

Sanford/Lee County Zoning & Design Review Dept.

115 Chatham Street, Sanford, NC 27330 Phone 919-718-4656

SANFORD / LEE COUNTY / BROADWAY TECHNICAL REVIEW COMMITTEE (TRC) MEMO

TO: SANFORD / LEE COUNTY / BROADWAY (TRC) MEMBERS

Sanford/Lee Co. Community Development Dept.: Marshall Downey, Director

Sanford/Lee Co. Community Development Dept.: David Montgomery, Long Range-Transportation Planner

Sanford/Lee Co. Zoning & Design Review Dept.: Alexandria Rye, Planner II

Sanford/Lee Co. Zoning & Design Review Dept.: Thomas Mierisch, Planner1 and Amy J. McNeill, Zoning Administrator

Sanford/Lee County Building Inspections Dept.: Chris Riggins, Inspections Administrator

Sanford Public Works Dept. / Engineering Division: Paul Weeks, City Engineer (temp TRC member)

Sanford Fire Dept.: Wayne Barber, Chief & Ken Cotton, Deputy Chief / Fire Marshal

Sanford Police Dept.: Jamie Thomas, Assistant Police Chief

Lee County Office of Emergency Services: Shane Seagroves, Director & Bill Rogers, Fire Marshal

Lee County Strategic Services Dept.: Don Kovasckitz, Administrator

Lee County Schools: Reid Cagle, Transportation Director & Dr. Andy Bryan, Lee Co. Schools Superintendent

NCDOT: Janet James, Assistant District Engineer, Division 8, District 2

CC: TRC "CC" Members, Project Managers/Designers

FROM: SANFORD/LEE COUNTY ZONING & DESIGN REVIEW DEPT.

DATE: 04.08.21

RE: TRC agenda for April 29, 2021 There will be a **virtual meeting held** among staff and applicants via HD Meeting (Office Suite). Please send in all comments pertaining to these projects to me by April 29, 2021 (Alexandria.rye@sanfordnc.net):

TRC-04-14-21

Neurology and Pain Management Center, PLLC – Site Improvement Plan Review

LOCATION: 1212 Central Drive, Sanford NC 27330

LEE CO. PIN NO.: 9642-44-2880-00

ZONING: OI Office and Institutional

ACRES: 1.04 +/-

DESCRIPTION: Proposed parking lot expansion with 18 spaces, paved with landscaping.

UTILITIES: Existing access to public utilities, no utilities proposed.

STREET(s): existing driveway of off Central Drive, City maintained streets.

JURISDICTION: City of Sanford, inside of corporate City limits.

APPLICANT: Steve Oliverio | 252.399.0704 | steve@bartletteng.com

PLANNER: Alexandria Rye | 919.718.4656 ext. 5399 | alexandria.rye@sanfordnc.net

NOTE(S): The subject property is located in the Flood Zone AE Skunk Creek.

TRC-04-15-21

San Felipe Restaurant (Addition and Site Improvements)– Commercial Plan Review

LOCATION: 1706 Horner Blvd., Sanford NC 27330

LEE CO. PIN NO.: 9652-24-4537, 9652-24-3385-00, 9652-24-3455-00, and 9652-24-3317-00

ZONING: C-2 General Commercial and R-12 Residential Mixed

ACRES: 1.23 +/-

DESCRIPTION: Building addition for San Felipe with the intent to recombine parcels for parking to expansion and necessary site improvements.

UTILITIES: Existing access to public utilities, no utilities proposed.

STREET(s): existing driveway of off Horner Blvd which is NCDOT maintained, new access proposed of Jefferson and Elm, City Maintained streets.

IF YOU ARE UNABLE TO ATTEND THE MEETING, PLEASE FORWARD REVIEW COMMENTS &/OR QUESTIONS TO THE PROJECT PLANNER. Thank you.

JURISDICTION: City of Sanford, inside of corporate City limits.

APPLICANT: Jeremy Thomas | 919.777.6010 | jthomas@jthomasengineering.com

PLANNER: Alexandria Rye | 919.718.4656 ext. 5399 | alexandria.rye@sanfordnc.net

NOTE(S): The subject property would need to be recombined and rezoned.

TRC-04-16-21

CCEP Lot #6 – Commercial Plan Review

LOCATION: TBD Enterprise Park Drive, Sanford NC 27330

LEE CO. PIN NO.: 9655-17-3451-00

ZONING: CCEP CZ Conditional Zoning District

ACRES: 19.4 +/-

DESCRIPTION: Proposed spec building to accommodate future use with associated parking, utilities, and site improvements.

UTILITIES: Proposed public utilities, water and sewer.

STREET(S): Proposed driveway off Enterprise Park Drive, City maintained streets.

JURISDICTION: City of Sanford, inside of corporate City limits.

APPLICANT: Joseph Craig | 919.367.8790 | mitch@cegroupinc.com

PLANNER: Alexandria Rye | 919.718.4656 ext. 5399 | alexandria.rye@sanfordnc.net

TRC-04-17-21

MINA Charter School Phase II – Concept Plan Review

LOCATION: 2727 Industrial Drive, Sanford NC 27330

LEE CO. PIN NO.: 9651-59-2630-00

ZONING: C-2 General Commercial

ACRES: 8 +/-

DESCRIPTION: Proposed phase II to include the renovation of an existing shopping center into a charter school to accommodate Elementary and Middle school. The renovation will include additional parking and 24 classrooms.

UTILITIES: Existing access to public utilities, water and sewer.

STREET(S): existing driveways, City maintained streets.

JURISDICTION: City of Sanford, inside of corporate City limits.

APPLICANT: William Altman | 919.866.4938 | William.Altman@timmons.com

PLANNER: Alexandria Rye | 919.718.4656 ext. 5399 | alexandria.rye@sanfordnc.net

TRC-04-18-21

West Pointe – Concept Plan Review

LOCATION: TBD Carbonton Road, Sanford NC 27330

LEE CO. PIN NO.: 9622-19-3068-00, 9622-07-8672-00, 9622-16-17177-00, 9622-38-9586-00, 9622-58-6039-00, 9622-57-4961-00, 9622-57-8419-00, 9622-68-4176-00, 9622-67-9844-00, 9622-35-0542-00, and 9622-33-9958-00

ZONING: RR Restricted Residential

ACRES: 426 +/-

DESCRIPTION: Proposed single family development of two acre lots with two acres of neighborhood retail.

UTILITIES: Proposed access to public utilities, water and sewer.

STREET(S): driveway of off Carbonton, NCDOT maintained streets, Internal streets proposed as City maintained.

JURISDICTION: Lee County, outside of corporate City limits.

APPLICANT: Mark Lyczkowski | 919.842.0334 | mark@fig.llc

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net

NOTE(S): The subject property to be rezoned and annexed to be developed as proposed.

IF YOU ARE UNABLE TO ATTEND THE MEETING, PLEASE FORWARD REVIEW COMMENTS &/OR QUESTIONS TO THE PROJECT PLANNER. Thank you.