

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.: Thomas Mierisch, Planner I

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

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Sanford Fire Dept.: Wayne Barber, Chief & Ken Cotten, 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, GIS 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: 07.02.2021

RE: TRC agenda for July 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 August 12, 2021 (thomas.mierisch@sanfordnc.net):

TRC-07-32-21

CCEP Lot #9 - Commercial Plan Review

LOCATION: 0 Enterprise Park Drive (CCEP Lot #6)

LEE CO. PIN NO.: 9645-96-8271-00 (per GIS, pending reconfiguration); 9655-17-3451-00

ZONING: CCEP Conditional Zoning District

ACRES: 17.92 +/-

DESCRIPTION: Proposed construction of a new industrial spec building with associated parking, water, sanitary sewer, storm drainage, and water quality pond.

UTILITIES: Proposed utilities, public water and sewer.

STREET(s): Existing access from Enterprise Park Drive (city-maintained).

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

APPLICANT: Jacob Hudson | 919-367-8790, ext. 110 | jacob@cegroupinc.com

PROJECT MANAGER: Blake Malpass | 919-703-0263 | bmalpass@sametcorp.com

PLANNER: Amy McNeill | 919.718.4656 ext. 5397 | amy.mcneill@sanfordnc.net

TRC-07-33-21

Sanford Contractors Inc. Asphalt Plant - Commercial Plan Review

LOCATION: Located next to the Lee County Solid Waste Convenience Center at 420 Rocky Fork Church Road

LEE CO. PIN NO.: 9539-19-6529-00

ZONING: LI (Light Industrial)

ACRES: Parent tract: 83.95 +/- acres; Proposed site of 15 acres

DESCRIPTION: Proposed construction of an asphalt plant, including conveyors, silo, and aggregate storage area. Proposed extension of public water and sanitary sewer service.

UTILITIES: Proposed utilities, public water and sewer.

STREET(s): Existing access from Rocky Fork Church Road (NCDOT-maintained).

JURISDICTION: Lee County

APPLICANT: Richard Oldham | 919.718.1024 | roldham@sanfordcontractors.com

PLANNER: Amy McNeill | 919.718.4656 ext. 5397 | amy.mcneill@sanfordnc.net

TRC-07-34-21

Masonic Temple Building Rehabilitation – Commercial Plan Review

LOCATION: 128 Carthage Street

LEE CO. PIN NO.: 9643-60-6063-00

ZONING: CBD (Central Business District)

ACRES: 0.11 +/-

DESCRIPTION: Proposed rehabilitation of historic Masonic Temple building, built in 1924, located in Downtown Sanford. Interior renovations to allow for a mix of multi-family residential and commercial uses.

UTILITIES: Existing public water and sewer access.

STREET(s): Existing access from Carthage Street (NCDOT-maintained) and S. Steele Street (city-maintained).

JURISDICTION: Corporate limits of City of Sanford

APPLICANT: Jared Martinson | 919.682.2870 | jmartinson@mhaworks.com

PROJECT MANAGER: Mike Bishop | 919.732.2546 | mike@wlbishop.com

PLANNER: Amy McNeill | 919.718.4656 ext. 5397 | amy.mcneill@sanfordnc.net

TRC-07-35-21

River Falls Subdivision – Major Subdivision Plan Review

LOCATION: 0 Sheriff Watson Road

LEE CO. PIN NO.: 9559-39-4946-00

ZONING: RA (Residential Agricultural)

ACRES: 131.8 +/-

DESCRIPTION: Proposed continuation of development of a residential subdivision to create 101 single-family lots over the course of three phases.

UTILITIES: Proposed access to public water and individual private septic systems.

STREET(s): existing access along Sheriff Watson Road and Holder Road (NCDOT-maintained). Partial access exists along two currently private roads initially built as part of the early phases of this development: River Falls Road and Old Farm Road.

JURISDICTION: Lee County

APPLICANT: Van Groce Sr. | 919.775.1497 | vangroce@grocecompanies.com

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

TRC-07-36-21

Jackson Heights Subdivision – Concept Plan Review

LOCATION: Located along Charlotte Avenue, N. Fifteenth, N. Sixteenth, N. Seventeenth, and Charles Streets.

LEE CO. PIN NO.: 9653-42-2209-00

ZONING: R-12 Residential Mixed

ACRES: 11.89 +/-

DESCRIPTION: Proposed concept plan for a 31-lot single-family residential subdivision.

UTILITIES: Proposed extension of existing public water and public sewer mains.

STREET(s): existing access along N. Fifteenth, N. Sixteenth, N. Seventeenth and Charles Streets. Charles Avenue remains unimproved public right-of-way while the other streets are partially paved/improved public rights-of-way.

JURISDICTION: inside corporate limits of the City of Sanford.

APPLICANT: Kerry Bashaw | 919.775.2300 | kbashaw@bc-cdc.org

PROJECT MANAGER: Jeremy Thomas | 919.777.6010 | jthomas@jthomasengineering.com

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

TRC-07-37-21

W. Courtland Drive Subdivision – Concept Plan Review

LOCATION: Located next to Christian Provision Ministries (addressed as 2300 W. Courtland Drive)

LEE CO. PIN NO.: 9642-80-0627-00

ZONING: R-6 Residential Mixed

ACRES: 10 acre portion of a 134 +/- parent tract.

DESCRIPTION: Proposed concept plan for a 53-lot single-family residential subdivision.

UTILITIES: Proposed extension of existing public water and public sewer mains.

STREET(s): existing access along W. Courtland Drive

JURISDICTION: currently within the City of Sanford ETJ.

APPLICANT: Jarrod Hilliard | 919.352.2834 | jhilliard@hilliardengineering.com

PROJECT MANAGER: Charles Mellette | 919.774.9462 | bishop@christianprovision.com

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

TRC-07-38-21

Circle K Gas Station – Concept Plan Review

LOCATION: 3006 Hawkins Avenue (existing gas station); expansion to encompass Budget Inn at 3114 Hawkins Avenue and single-family home addressed as 118 Perkinson Road.

LEE CO. PIN NO.: 9644-47-8582-00, 9644-47-9121-00, 9644-46-9967-00, 9644-57-0090-00

ZONING: HC (Highway Commercial), C-2 (General Commercial), RR (Restricted Residential)

ACRES: 6.7 +/- acres

DESCRIPTION: Proposed development of site with a Circle K convenience store with gas station and car wash, including 11 parking spaces for trucks.

UTILITIES: Existing access to public water, proposed access to public sewer.

STREET(s): existing access along Hawkins Avenue and Perkinson Road (NCDOT-maintained).

JURISDICTION: Two of four lots are within corporate limits of the City of Sanford, two lots remain in Lee County jurisdiction.

APPLICANT: Eliah Tekotte | 980.412.7474 | etekotte@bowman.com

PROJECT MANAGER: Peter Doster | 980.412.7474 | pdoster@bowman.com

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