

# 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**

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### **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

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

Sanford Public Works Dept. / Engineering Division: Mary DePina, Civil Engineer II

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

Lee County Strategic Services Dept.: Don Kovaschitz, 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: 10.05.2021**

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**RE: TRC agenda for October 28, 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 **November 11, 2021** ([thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)):

#### **TRC-10-46-21**

#### **Central Carolina Enterprise Park (CCEP) Lot 10A – Commercial Plan Review**

LOCATION: 0 Enterprise Park Drive

LEE CO. PIN NO.: 9654-96-2489-00; 9645-96-8271-00

ZONING: CCEP CZ

ACRES: 56.57 +/- overall; construction site (Lot 10A) totals 33.6 +/-

DESCRIPTION: Proposed new construction of an industrial spec building with associated parking, water service, sanitary sewer main extension through the site and service to building, storm drainage, and water quality pond. Initial civil construction proposed for Lot 10B.

UTILITIES: proposed access to public water and public sewer.

STREET(S): proposed access to Enterprise Park Drive via a proposed 40ft access easement

JURISDICTION: a portion along Wicker Street is already within corporate limits of the City of Sanford, the bulk of the property is within the City of Sanford ETJ.

APPLICANT: Jacob Hudson | 919.367.8790, ext. 110 | [jacob@cegrouppinc.com](mailto:jacob@cegrouppinc.com)

PROJECT MANAGER: Jacob Hudson | 919.367.8790, ext. 110 | [jacob@cegrouppinc.com](mailto:jacob@cegrouppinc.com)

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

NOTE(S): The subject property must be subdivided to be developed in the manner proposed.

### **TRC-10-47-21**

#### **Ashby Village – Major Subdivision Plan Review**

LOCATION: 0 S. Horner Blvd. (multiple parcels with frontage along S. Horner Blvd., Rosser Rd., and Broadway Rd.)

LEE CO. PIN NO.: 9661-09-4453-00, 9661-09-1700-00, 9661-19-7499-00, 9661-19-0040-00, 9661-09-0175-00, 9661-18-9674-00, 9661-18-6812-00, 9661-09-2049-00, 9662-11-7367-00, 9662-10-3327-00, 9652-90-6299-00, 9652-90-4508-00 9662-00-2971-00

ZONING: Rezoned to R-6-C conditional zoning in August, from R-20, C-2, LI

ACRES: 102 +/- per GIS

DESCRIPTION: Proposed residential major subdivision with single-family detached and attached townhomes.

UTILITIES: Proposed extension of public water mains from Horner Blvd. and Broadway Rd., existing public sewer that runs from Pine Village MHP to Rosser Rd.

STREET(s): Proposed access off from both S. Horner Blvd. and Broadway Road, both NCDOT-maintained roadways. Proposed internal streets to be city-maintained.

JURISDICTION: Subject properties are within corporate City limits.

APPLICANT: Mark Lyczkowski | 919.842.0334 | [mark@fig.llc](mailto:mark@fig.llc)

PROJECT MANAGER: Beth Blackmon | 919.866.4509 | [beth.blackmon@timmons.com](mailto:beth.blackmon@timmons.com)

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

### **TRC-10-48-21**

#### **Deep River West (formerly Village of Cumnock) – Major Subdivision Plan Review**

LOCATION: 0 Cumnock Road (located just north of the intersection of US 421 Hwy and Cumnock Rd.)

LEE CO. PIN NO.: 9625-75-1532-00 and 9625-63-6695-00

ZONING: Village of Cumnock Conditional Zoning District

ACRES: 145.87 +/-

DESCRIPTION: Proposed concept plan for single family detached, attached townhomes, and 12.9 acres of commercial.

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

STREET(s): access along Cumnock Road, a NCDOT maintained road. Proposed internal streets are to be City-maintained.

JURISDICTION: Subject properties are within corporate City limits.

APPLICANT: Mark Lyczkowski | 919.842-0334 | [mark@fig.llc](mailto:mark@fig.llc)

PROJECT MANAGER: Beth Blackmon | 919.866.4509 | [beth.blackmon@timmons.com](mailto:beth.blackmon@timmons.com)

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

### **TRC-10-49-21**

#### **Sanford Valley Road – Concept Plan Review**

LOCATION: 0 Valley Road (south of Wildforest Rd. and north of Hubbard Rd.)

LEE CO. PIN NO.: 9623-79-9371-00; 9624-90-9636-00; 9624-90-6258-00; 9633-09-6755-00

ZONING: RR (Restricted Residential)

ACRES: 191.75 +/- acres

DESCRIPTION: A proposed residential subdivision of single-family homes with extensive amenities and open space.

UTILITIES: Existing access to public water, public sewer will need to be extended

STREET(s): existing access along Valley Road (S.R. 1325), an NCDOT-maintained roadway. Proposed internal streets to be city-maintained.

JURISDICTION: Lee County

APPLICANT: Chris Record | 984.200.1932 | [chris@strongrockgroup.com](mailto:chris@strongrockgroup.com)

PROJECT MANAGER: Chris Record | 984.200.1932 | [chris@strongrockgroup.com](mailto:chris@strongrockgroup.com)

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

Note: The subject property will need to be rezoned and annexed into city limits to be developed in the manner proposed.

**TRC-10-50-21**

**Reeves Property – Concept Plan Review**

LOCATION: 1039 Wicker Street

LEE CO. PIN NO.: 9642-26-3017-00 and 9642-25-6727-00

ZONING: R-12 (Residential Mixed)

ACRES: 46.70 +/- acres

DESCRIPTION: Proposed development of townhome and single-family home project consisting of 246 units, to be completed in one phase.

UTILITIES: Existing access to public water and public sewer.

STREET(s): existing access along Wicker Street, an NCDOT-maintained road.

JURISDICTION: City of Sanford

APPLICANT: Micah Jones | 251.263.3513 | [mjones@criteriadevelopment.com](mailto:mjones@criteriadevelopment.com)

PROJECT MANAGER: Micah Jones | 251.263.3513 | [mjones@criteriadevelopment.com](mailto:mjones@criteriadevelopment.com)

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