

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

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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

Lee County Strategic Services Dept.: Don Kovaschitz, GIS Administrator

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

NC DOT: 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: 01.04.2022

RE: TRC agenda for January 27, 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 **February 10, 2022** (thomas.mierisch@sanfordnc.net):

TRC-01-01-22

Wilson Road Self-Storage – Commercial Plan Review

LOCATION: 0 Cameron Drive (Lot 11B within Jonesboro Industrial Park)

LEE CO. PIN NO.: 9651-86-6883-00

ZONING: LI (Light Industrial)

ACRES: 1.92 +/-

DESCRIPTION: A proposed boat and RV storage area with gravel parking.

UTILITIES: Existing access to public water and public sewer.

STREET(S): Existing access along Cameron Drive, a city-maintained street.

JURISDICTION: Subject property is within corporate city limits of Sanford.

APPLICANT: Clifford Phillips | 225.276.2662 | cphil1824@gmail.com

PROJECT MANAGER: Ken Bright | 919.356.4687 | kwbright@kenbrightengineering.net

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net

TRC-01-02-22

Washington Avenue Apartments – Multi-Family Plan Review

LOCATION: 0 Washington Avenue (just north of the intersection of W. Garden St. and Washington Ave.)

LEE CO. PIN NO.: 9642-63-2855-00

ZONING: MF-12 (rezoned from R-6 in August, 2021)

ACRES: 1.35 +/-

DESCRIPTION: Proposed multi-family component of a larger residential development. The multi-family project will consist of one (1) building totaling 9,122 SF with 16 units.

UTILITIES: Existing access to public water and public sewer along Washington Avenue.

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

STREET(s): Existing access along Washington Avenue, an NCDOT-maintained street.

JURISDICTION: Subject property is in the City of Sanford's corporate limits.

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

PROJECT MANAGER: Ken Bright | 919.356.4687 | kwbright@kenbrightengineering.net

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

TRC-01-03-22

Jakel Mini Storage – Commercial Plan Review

LOCATION: 0 Cox Maddox Road (directly across from the Lee County Schools bus garage, and next to the US 421 Hwy bypass)

LEE CO. PIN NO.: 9661-37-6069-00

ZONING: C-2 (recently rezoned from R-20)

ACRES: 5.52 +/-

DESCRIPTION: Proposed development of three partially-conditioned mini-storage buildings with an RV/boat storage building.

UTILITIES: Existing access to public water and public sewer.

STREET(s): Existing access along both Cox Maddox Road, which is NCDOT-maintained.

JURISDICTION: Subject property is within the City of Sanford's corporate limits.

APPLICANT: Jim Bell | 919.851.1980 | jbelt@bobbitt.com

PROJECT MANAGER: Jim Bell | 919.851.1980 | jbelt@bobbitt.com

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net

TRC-01-04-22

Northview, LLC – Commercial Plan Review

LOCATION: 2301 Brown Road (directly behind Mertek Solutions, LLC, along Hawkins Avenue)

LEE CO. PIN NO.: 9645-15-5975-00

ZONING: HI (Heavy Industrial)

ACRES: 20.64 +/-

DESCRIPTION: Proposal to construct a metal building on an existing 60ft x 161ft concrete foundation. A previous metal building had existing on the same foundation, but was removed in 1985, as estimated by the property owner.

UTILITIES: Existing access to public water and private septic system.

STREET(s): Existing easement access from Brown Road, which is an NCDOT-maintained roadway, to the subject property.

JURISDICTION: Subject property is within Lee County jurisdiction.

APPLICANT: Jerry Pedley | 919.775.1454 | jerry@pedleygroup.com

PROJECT MANAGER: Nick Robinson | 336.622.3150 | nick@robinsonsinc.net

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net

TRC-01-05-22

Elizabeth Landing Subdivision – Concept Plan Review

LOCATION: 0 Carbonton Rd. (approximately ¼ mile west of the Carbonton Rd. / Petty Rd. intersection)

LEE CO. PIN NO.: 9622-79-8013-00

ZONING: RR (Restricted Residential)

ACRES: 27.4 +/-

DESCRIPTION: Proposed 188-lot residential major subdivision for single-family attached homes (townhomes).

UTILITIES: Proposed extension of the public water main and public sewer to serve all lots.

STREET(s): Existing access along Carbonton Road, an NCDOT-maintained roadway.

JURISDICTION: Subject properties are within Lee County jurisdiction.

APPLICANT: Beth Blackmon | 919.866.4509 | beth.blackmon@timmons.com

PROJECT MANAGER: 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 must be rezoned and annexed into City limits to be developed in the manner proposed.

TRC-01-06-22

Brookshire Subdivision – Concept Plan Review

LOCATION: 0 US 421 Hwy Business and 0 Valley Rd. (Development site fronts several public roads, including Valley Rd., Forestwood Park Rd., and US 421 Hwy/Boone Trail Road)

LEE CO. PIN NO.: 9624-96-0209-00; 9364-04-4681-00; and 9634-14-7642-00

ZONING: Brookshire Conditional Zoning District

ACRES: 167.91 +/-

DESCRIPTION: A proposed mixed-use development including single-family residential, multi-family, and commercial development.

UTILITIES: proposed access to public water and public sewer.

STREET(s): proposed access to Forestwood Park Road, Valley Road, and US 421 Hwy/Boone Trail Road

JURISDICTION: the development site is located within the City of Sanford's corporate limits.

APPLICANT: William G. Daniel | 919.467.9708 | bdaniel@wmgda.com

PROJECT MANAGER: Terry E. Slate | 919.868.1298 | terry@dukelazzara.com

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

TRC-01-07-22

West Main Street Townhomes – Concept Plan Review

LOCATION: 0 Tramway Road/W. Main Street (just east of the intersection of Tramway Road and Lemon Springs Road)

LEE CO. PIN NO.: 9651-09-9046-00

ZONING: R-20 and LI (Light Industrial)

ACRES: 30.27 +/-

DESCRIPTION: A proposed townhome development with approximately 180 attached single-family dwellings, preserved open space, and street connections to existing developments (Bailes Dr. and Sommers St. to the northeast) and developments currently under construction to the north (78 North subdivision).

UTILITIES: proposed access to public water and public sewer.

STREET(s): proposed access to W. Main Street (Tramway Road) with connections to Bailes Drive, Sommers Street, and future roadways associated with the 78 North development.

JURISDICTION: the development site is located within the City of Sanford's ETJ.

APPLICANT: Jeff Foster | 919.367.8790, ext. 105 | jeff@cegrouppinc.com

PROJECT MANAGER: Kirby LaForce | 704.608.3085 | carolinalandgroup@outlook.com

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

NOTE(S): The subject property must be rezoned and annexed into City limits to be developed in the manner proposed.