

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 II

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 Public Works Dept. / Engineering Division: Fedd Walker, Public Works Manager

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: Aaron Bullard, Lee County Fire Marshal

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: 04.05.2022

RE: TRC agenda for April 28, 2022. 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 28, 2022** (thomas.mierisch@sanfordnc.net):

TRC-04-19-22

Burns Drive Townhomes – Concept Plan Review

LOCATION: 0 Friars Drive (at the intersection of Burns Drive and Friars Drive)

LEE CO. PIN NO.: 9643-57-6362-00 and 9643-57-1338-00

ZONING: O & I (Office & Institutional)

ACRES: 7.2 +/-

DESCRIPTION: Proposed residential subdivision consisting of 45 single-family attached townhomes.

UTILITIES: Existing access to public water along Friars and Burns Drives, Sewer terminates right at the site along Friars Dr.

STREET(S): Friars Drive is a City-maintained street, and Burns Drive is an NCDOT-maintained roadway.

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

APPLICANT: Mark Lyczkoski | 919.774.5464 | mark@fig.llc

PROJECT MANAGER: Beth Blackmon | 919.866.4509 | beth.blackmon@timmons.com

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

Note: Subject property must be rezoned in order to be developed as proposed.

TRC-04-20-22

Midtown Village South – Major Subdivision Review

LOCATION: 0 Lower Moncure Road (area between Lower Moncure Rd, US 421 Hwy, and Colon Rd.)

LEE CO. PIN NO.: 9653-17-6784-00; 9653-26-3853-00; 9653-15-4239-00; 9653-24-1951-00; 9653-25-6511-00; 9653-34-3218-00; 9653-36-6299-00; 9653-46-2729-00; 9653-46-6325-00; 9653-46-8365-00; 9653-56-8753-00; 9653-57-3523-00

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

ZONING: Midtown Village South Conditional Zoning District (as of March 1st, 2022)

ACRES: 288.74 +/-

DESCRIPTION: Proposed development of single-family attached and detached homes of varying lot sizes.

UTILITIES: Public water exists along Colon and Lower Moncure Rds, public sewer must be extended to serve the site.

STREET(s): Existing access along Lower Moncure and Colon Roads.

JURISDICTION: Subject property is partially in the City limits, partially within the ETJ and Lee County jurisdiction.

APPLICANT: Mark Lyczkoski | 919.774.5464 | mark@fig.lla

PROJECT MANAGER: Beth Blackmon | 919.866.4509 | beth.blackmon@timmons.com

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

Note: Subject property must be annexed in order to be developed as proposed.

TRC-04-21-22

Otter Creek Subdivision – Concept Plan Review

LOCATION: 3905 NC 87 Hwy

LEE CO. PIN NO.: 9661-24-7824-00 and 9661-24-8442-00

ZONING: R-20/MH

ACRES: 10 +/-

DESCRIPTION: Proposed commercial subdivision to allow for several smaller outparcels to develop, while constructing stub streets that will serve the property to the east for future, undetermined development.

UTILITIES: Site has access to public water along NC 87 Hwy, but not public sewer.

STREET(s): Existing access from NC 87 Hwy, which is an NCDOT-maintained roadway.

JURISDICTION: Subject property is in City corporate limits.

APPLICANT: Ken Bright | 919.776.3444 | kwbright@kenbrightengineering.com

PROJECT MANAGER: Ken Bright | 919.776.3444 | kwbright@kenbrightengineering.com

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

Note: Subject property must be rezoned in order to be developed as commercial property.

TRC-04-22-22

Sanford Fire Dept. Station #5 – Concept Plan Review

LOCATION: 0 Colon Road (at intersection of US 1 Hwy and Colon Road)

LEE CO. PIN NO.: 9655-48-4471-00

ZONING: HC (Highway Commercial)

ACRES: 4.7 +/-

DESCRIPTION: Proposed construction of a new, 1-story, 12,000+ sf fire station for the Sanford Fire Dept. The building will have two apparatus bays and a residential portion occupied by firefighters, and will be constructed of light GA metal stud walls and roof strusses with CMU walls at the apparatus bays.

UTILITIES: Access to public water along Colon Road exists, with public sewer main on the property to the south and crossing Colon Rd

STREET(s): Existing access from Colon Road, which is NCDOT-maintained.

JURISDICTION: Subject property is in Lee County jurisdiction.

APPLICANT: Zak Pierce | 919.319.6716 | zpierce@clhdesignpa.com

PROJECT MANAGER: Paul Weeks | 919.777.1119 | paul.weeks@sanfordnc.net

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

Note: Subject property must be annexed in order to be developed as proposed.

TRC-04-23-22

Sheetz Gas Station – Commercial Plan Review

LOCATION: 2304 Jefferson Davis Hwy (retail space across from Walgreens and CVS Pharmacies at the intersection of Center Church Road and US 1 Hwy).

LEE CO. PIN NO.: 9631-43-6709-00, 9631-43-6903-00, and 9631-43-3781-00

ZONING: HC (Highway Commercial) & RR (Restricted Residential)

ACRES: 2.18 +/-

DESCRIPTION: Proposed demolition of existing buildings, parking and associated utilities to be re-developed with a 6,000sf +/- convenience store and gas station. Proposed addition of 40 parking spaces, a drive-thru, and associated utilities.

UTILITIES: Site has access to public water along US 1 Hwy. Public sewer must be extended to serve the site.

STREET(s): Existing access along Jefferson Davis Hwy/US 1 Hwy., an NCDOT-maintained roadway.

JURISDICTION: Partially in City limits, partially in County jurisdiction.

APPLICANT: Doug Benoit | 781.769.5900 | doug@aristadevllc.com

PROJECT MANAGER: Gary Zurawski | 919.578.9000 | gzurawski@bohlereng.com

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

Note: Subject property must be annexed and rezoned in order to be developed as proposed.

TRC-04-24-22

Service Off-Site Solutions – Industrial Plan Review

LOCATION: 0 Colon Road (intersection of Colon Rd. and Brickyard Rd.)

LEE CO. PIN NO.: 9654-26-8768-00

ZONING: HI (Heavy Industrial)

ACRES: 43 +/-

DESCRIPTION: Proposed redevelopment of an industrial site for a homebuilding component manufacturer.

UTILITIES: Existing access to public water from Colon Road, with public sewer to be extended to serve the site.

STREET(s): Existing access along Colon Road and Brickyard Road., both are NCDOT-maintained roadways.

JURISDICTION: Site was annexed into corporate city limits in January, 2022

APPLICANT: Samuel Nye | 919.835.4787 | srn@thesitegroup.net

PROJECT MANAGER: Samuel Nye | 919.835.4787 | srn@thesitegroup.net

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

TRC-04-25-22

Knodding Donkey Brew Company – Concept Plan Review

LOCATION: 0 N. Main Street (next to Howards Dips & Dawgs at 120 N. Main Street)

LEE CO. PIN NO.: 9682-32-7840-00

ZONING: LI (Light Industrial)

ACRES: 1.69 +/-

DESCRIPTION: Proposed construction of a microbrewery.

UTILITIES: Site has access to public water and public sewer along N. Main Street

STREET(s): Existing access along N. Main Street, which is an NCDOT-maintained roadway.

JURISDICTION: Site is within town limits of Broadway.

APPLICANT: Charles W. Harwell | 919.264.8004 | knoddingdonkey@gmail.com

PROJECT MANAGER: Charles W. Harwell | 919.264.8004 | knoddingdonkey@gmail.com

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