

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.: Amy J. McNeill, Zoning Administrator
Sanford/Lee Co. Zoning & Design Review Dept.: Alexandria Rye, Planner II
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Sanford Fire Dept.: Wayne Barber, Chief & Ken Cotton, Deputy Chief / Fire Marshal
Sanford Police Dept.: Jamie Thomas, Major of Field Operations
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: Dago Pozos, Assistant District Engineer, District 2
CC: TRC "CC" Members, Project Managers/Designers

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

DATE: 2.3.2020

RE: TRC meeting on **Thursday February 27, 2020 at 9:00 am** in the Buggy Conference Room of the historic Buggy Company Building at 115 Chatham Street to review the following project(s):

TRC-2-6-2020

9:00 AM – Lee County Fireplace Building Renovation – Concept Plan Review

LOCATION: 1300 S. Horner Blvd

LEE CO. PIN NO.: 9652-05-9550-00

ZONING: C-2 General Commercial

ACRES: .84+/-

DESCRIPTION: Proposed renovation to the existing structure "Fireplace" for the purpose of Lee County Register of Deed office.

UTILITIES: Proposed to be served by existing public water and sewer.

STREET(s): Proposed access off of Horner Blvd, NCDOT maintained public street.

JURISDICTION: City of Sanford

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

PROJECT MANAGER: Shannon Babski | 919.840.0091 | sbabski@moseleyarchitects.com

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

TRC-2-7-2020

9:20AM – South Franklin Subdivision – Concept Plan Review

LOCATION: 125 S. Franklin Road (Parcel Address)

LEE CO. PIN NO.: 9632-45-0438-00

ZONING: R-20 Residential Single Family

ACRES: 25.12+/-

DESCRIPTION: Proposed new development of 106 single family home subdivision.

UTILITIES: Proposed to be served by public water and sewer.

STREET(s): The site is accessed off of S. Franklin Drive, NCDOT maintained public streets the interior roadways are proposed to be City maintained public streets.

JURISDICTION: City of Sanford

APPLICANT/DESIGNER: Tony Tate | 919.484.8880 | tony@tmtla.com

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

TRC-2-8-2020 (Reference TRC-8-39-19)

9:40 am – Southern Estates Residential Subdivision – Major Subdivision Technical Review (Resubmittal)

LOCATION: (Vacant) Fire Tower Road, Sanford NC 27330

LEE CO. PIN NO.: 9641-55-0952-00 and 9641-45-5299-00

ZONING: Residential-Mixed (R-6) Conditional Zoning District (approved in March of 2019)

ACREAGE: 29.04

DESCRIPTION: 92 lot residential single-family home subdivision.

WATER SOURCE: Proposed to be served by City maintained public water.

WASTE WATER DISPOSAL: Proposed to be served by City maintained public sanitary sewer.

STREET(s): The site is accessed off of Fire Tower Road (SR 1152), a NCDOT maintained public street with a 60ft r/o/w. The interior roadways are proposed to be City maintained public streets with 50ft r/o/ws.

JURISDICTION: City of Sanford

APPLICANT: Mark Lyczkowski of Esplanade Communities | 919-842-0334 | mlyczkowski@esplanadecommunities.com

DESIGNER: Jim Chandler of Timmons Group | 919-866-4507 | jim.chandler@timmons.com

PLANNER: Thomas Mierisch | 919-718-4656 Ext. 5396 | thomas.mierisch@sanfordnc.net

NOTES(S): This subdivision design was approved in 2019 and is now being revised due to wetland delineation on site; therefore, it must be reapproved by the boards since this project is associated with a site plan specific conditional zoning district.