

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.: Alexandria Rye, Planner II
Sanford/Lee Co. Zoning & Design Review Dept.: Thomas Mierisch, Planner I and Amy J. McNeill, Zoning Administrator
Sanford/Lee County Building Inspections Dept.: Chris Riggins, Inspections Administrator
Sanford Public Works Dept. / Engineering Division: Paul Weeks, City Engineer (temp TRC member)
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 Kovaschitz, Administrator
Lee County Schools: Reid Cagle, Transportation Director & Dr. Andy Bryan, Lee Co. Schools Superintendent
NCDOT: Dago Pozos, Assistant District Engineer, Division 8, District 2
CC: TRC "CC" Members, Project Managers/Designers

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

DATE: 3.4.2020

RE: TRC meeting on **Thursday March 26, 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-3-9-20

9:00 am – C & G Automotive – Commercial Plan Technical Review

LOCATION: (Vacant) Broadway Road, Sanford, NC 27330

LEE CO. PIN NO.: 9672-03-6833-00

ZONING: HC Highway Commercial

ACRES: 4.02 +/-

DESCRIPTION: New shop and office building for C&G automotive w/associated parking and site improvements.

UTILITIES: Proposed to be served by existing public water and a proposed private septic system.

STREET(S): Proposed driveway access off of Broadway Road (SR1579), NCDOT maintained.

JURISDICTION: Lee County, outside of corporate City limits.

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

PROJECT MANAGER: Richard Oldham | 919.708.1024 | roldham@sanfordcontractors.com

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

NOTE: A concept plan for this project was reviewed in March of 2019. The subject property has since been rezoned to allow the proposed use and the property/business owners are ready to move forward with the development of the site.

TRC-3-10-20

9:20 am – St. Andrews Subdivision – Major Subdivision Technical Review

LOCATION: (Vacant) St. Andrews Church Road, Sanford, NC 27332

LEE CO. PIN NO.: 9650-59-8199-00

ZONING: R-20 Residential Single Family (Minimum Lot size 20,000 sf)

ACRES: 26.22 +/-

DESCRIPTION: Proposed 29 lot residential single-family home subdivision.

UTILITIES: Proposed to be served by public water and individual private septic systems.

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

STREET(s): New lots to be served by one internal public street off of St. Andrews Church Road (SR1146), NCDOT maintained.

JURISDICTION: Lee County, outside of corporate City limits.

APPLICANT: Dustin Blackwell | 910.433.0888 | cdb1971@gmail.com

PROJECT MANAGER: Jarrod Hilliard | 919.352.2834 | jhilliard@hilliardengineering.com

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

NOTE: This site was rezoned to R-20 in February of 2020 and is now moving forward with the preliminary plat review. Once all TRC comments have been addressed, the preliminary plat will be placed on an agenda for consideration by the Lee County Planning Board and the Lee County Commissioners.

TRC-3-11-20

9:40 AM – Azalea Lane Master Plan – Concept Plan Review

LOCATION: 65 Azalea Lane Sanford, NC 27330

LEE CO. PIN NO.: 9528-93-8685-00 and 9528-93-6769-00

ZONING: RA Residential Agricultural proposed to rezone to CZ Conditional Zoning

ACRES: 4.86 +/-

DESCRIPTION: Proposed rezoning to a site plan specific Conditional Zoning District to allow the addition of six additional manufactured/mobile homes to the existing mobile home park using the existing design layout.

UTILITIES: Existing/proposed public water and individual private septic systems.

STREET(s): Accessed off of Azalea Lane, a private drive off Old Jefferson Davis (SR1752), NCDOT maintained.

JURISDICTION: Lee County, outside of corporate City limits.

APPLICANT: Ronnie Turner | 919.775.3828 | rturner@sandhillscontractors.com

PROJECT MANAGER: Jarrod Hilliard | 919.775.3828 | jhilliard@sandhillscontractors.com

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

NOTE: Once all TRC comments have been addressed, the public hearing for the rezoning request associated with this project will be scheduled with the Lee Co. Planning Bd and Commissioners.

TRC-3-12-20

10:00 AM – Eagle Crest Place Subdivision – Major Subdivision Technical Review

LOCATION: (Vacant) Jasany Street, Sanford, NC 27330

LEE CO. PIN NO.: 9633-25-4897-00

ZONING: R-20 Residential Single Family (Minimum Lot size 20,000 sf)

ACRES: 3.73 +/-

DESCRIPTION: Proposed 5 five lot residential single-family home subdivision.

UTILITIES: Proposed to be served by public water and sewer (installed in 2010).

STREET(s): New lots to be served by one internal street off of Jasany Street, City maintained.

JURISDICTION: City of Sanford, within the corporate limits.

APPLICANT: David Lind | 919.776.4923 | david@sandspur.ws

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

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

NOTE(S): Approved in 2003, but all of the infrastructure was not installed; therefore, the plat was not recorded. The unfished subdivision is now for sale.

TRC-3-13-20

10:20 AM – Washington Ave. Affordable Housing – Concept Plan Review

LOCATION: (Vacant) Washington Avenue, Sanford, NC 27330

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

ZONING: R-6 Residential Mixed (Minimum Lot size 6,000 SF)

ACRES: 16.93 +/-

DESCRIPTION: Proposed 41 lot residential single-family home subdivision and a one 16-unit apartment complex.

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

STREET(s): New lots to be served by internal City maintained public streets off of Washington Ave, City maintained.

JURISDICTION: City of Sanford, within the corporate city limits of Sanford

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

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

NOTE: Proposed to be developed by Brick Capital as affordable housing.

TRC-3-14-20

10:40 AM – Pinehurst Medical Clinic – Commercial Plan Technical Review

LOCATION: 110 Dennis Drive Sanford, NC 27330 – to the rear of

LEE CO. PIN NO.: 9642-33-5658-00

ZONING: OI Office and Institutional

ACRES: 2.92 +/-

DESCRIPTION: New medical office for Gastroenterology procedure services w/associated parking and site improvements.

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

STREET(s): Proposed access off of existing driveway from Dennis Dr., City maintained.

JURISDICTION: City of Sanford, within the corporate city limits of Sanford

APPLICANT: Chad Eichel | 910.215.5050 | ceichel@pinehurstmedical.com

PROJECT MANAGER: Chad Eichel | 910.215.5050 | ceichel@pinehurstmedical.com

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

TRC-3-15-20

11:00 AM – Tramway Commercial (Retail Building) – Commercial Plan Review

LOCATION: (Vacant) Jefferson Davis Hwy, Sanford, NC 27330

LEE CO. PIN NO.: 9631-54-2596-00, 9631-54-5467-00

ZONING: C-2 General Commercial

ACRES: Combined 5.05 +/-

DESCRIPTION: Proposed to recombine two tracts, and develop a multi-tenant retail building w/associated parking and site improvements and a private access drive to Tramway Road.

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

STREET(s): Proposed access from Jefferson Davis Hwy/US Hwy 1 and Tramway/NC Hwy 78, both NCDOT maintained.

JURISDICTION: City of Sanford, within the corporate city limits of Sanford

APPLICANT: John Parker | 910.944.0881 | john@par5development.com

PROJECT MANAGER: John Parker | 910.944.0881 | john@par5development.com

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