

# 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, Planner1 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 Kavasckitz, 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: 8.4.2020

---

**RE: TRC agenda for August 2020** There will be no actual meeting again this month. Please send in all comments by August 27, 2020 to [Alexandria.rye@sanfordnc.net](mailto:Alexandria.rye@sanfordnc.net) for the following project(s):

### **TRC-8-27-20**

#### **78 North Subdivision – Major Subdivision Review**

LOCATION: Located off W. Courtland Drive and Tramway Road/NC Hwy 78

LEE CO. PIN NO.: 9641-98-7696-00, 9641-99-7002-00, 9641-99-9351-00, 9641-99-4464-00, 9652-00-5103-00

ZONING: Per GIS R-20 Residential. Applicant is proposing to rezone subject property to R-6 Residential

ACRES: Total of 73.95 +/-

DESCRIPTION: Proposed single family residential subdivision with 188 lots located between Tramway Road and Courtland Drive. Developer is proposing to rezone and if rezoned then annex any necessary parcels. Developer is also proposing curb and gutter with open space.

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

STREET(S): Proposed access off of Courtland Ave. and Tramway Road both NCDOT maintained. The project would be served internally by proposed public streets.

JURISDICTION: ETJ, outside of corporate City limits.

APPLICANT: Bobby Branch | 919.708.8465 | [redmud@windstream.net](mailto:redmud@windstream.net)

PROJECT MANAGER: Jim Chandler | 919.866.4507 | [jim.chandler@timmons.com](mailto:jim.chandler@timmons.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 rezoned in order to be developed in the manner proposed.

Subject property must be offered for annexation in order to connect to City maintained public sanitary sewer.

**TRC-8-28-20**

**78 South Subdivision – Major Subdivision Review**

LOCATION: Located off W. Courtland Drive and Tramway Road/NC Hwy 78

LEE CO. PIN NO.: 9651-07-5937-00, 9651-07-4087-00, 9651-06-5679-00, 9651-06-4458-00, and 9651-06-3385-00

ZONING: Per GIS R-20 Residential. Applicant is proposing to rezone subject property to R-10 Residential

ACRES: Total of 58.04 +/-

DESCRIPTION: Proposed single family residential subdivision with 120 lots located between Tramway Road and Courtland Drive. Developer is proposing to rezone and if rezoned then annex any necessary parcels. Developer is also proposing curb and gutter with open space.

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

STREET(s): Proposed access off of Courtland Ave. and Tramway Road both NCDOT maintained. The project would be served internally by proposed public streets.

JURISDICTION: ETJ, outside of corporate City limits.

APPLICANT: Bobby Branch | 919.708.8465 | redmud@windstream.net

PROJECT MANAGER: Jim Chandler | 919.866.4507 | jim.chandler@timmons.com

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

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

**TRC-8-29-20**

**Brownstone Subdivision– Concept Plan Review**

LOCATION: (parcel address) 0 Cool Springs Road. Sanford, NC 27330

LEE CO. PIN NO.: 9633-04-2811-00

ZONING: R-20 Residential Single Family and RR Restricted Residential. Applicant proposing R-10 Residential.

ACRES: 53.85 +/- per GIS

DESCRIPTION: Proposed 132 single family lot subdivision located approximately 1.8 miles south of the Cool Springs Road and Boone Trail Road (421) intersection. Lots w\proposed with minimum 75' width and 30' front setbacks.

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

STREET(s): Proposed subdivision access off of Cool Springs Road, NCDOT maintained public street. Internal Streets proposed to be Public streets, City maintained.

JURISDICTION: Lee County, outside of corporate City limits.

APPLICANT: Mike Zaccardo | 919.532.3281 | mike.zaccardo@timmons.com

PROJECT MANAGER: Daniel Koeller | 919.349.7857 | danielkoeller@icloud.com

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

NOTE: Lot will require annexation and rezoning if developed as proposed and will require major subdivision review.

**TRC-8-30-20**

**Watson Ridge Subdivision – Major Subdivision Review**

LOCATION: (parcel address) 0 Sherriff Watson. Sanford, NC 27332

LEE CO. PIN NO.: 9557-48-2454-00

ZONING: RA Residential Agricultural

ACRES: 68.7 +/- per GIS

DESCRIPTION: Proposed new 81 lot subdivision only 38 of the lots located in Lee County along Sheriff Watson Road, proposed to be served by public water from Harnett County.

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

STREET(s): Proposed subdivision access off of Sheriff Watson Road, NCDOT maintained public street.

JURISDICTION: Lee County, outside of corporate City limits.

APPLICANT: Ralph Huff | 910.486.4854 | ralphhuff@hhomes.com

PROJECT MANAGER: Lee Humphrey | 910.684.8646 | lee@doubledeng.com

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

**TRC-8-31-20**

**Sanford Mill Building – Commercial Plan Review**

LOCATION: 202 Hickory Ave. Sanford NC, 27330

LEE CO. PIN NO.: 9642-89-6011-00

ZONING: LI Light Industrial

ACRES: .43 +/- per GIS

DESCRIPTION: Renovation of an existing building also new parking and driveway.

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

STREET(s): Proposed access off of Second Street, City maintained.

JURISDICTION: City of Sanford, inside of corporate City limits.

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

PROJECT MANAGER: Todd Snyder | 919.718.5454 | tsnyder@progressivecci.com

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

**TRC-8-33-20**

**Vogel Commercial Building– Commercial Plan Review**

LOCATION: (parcel address) 0 McNeill Road Sanford, NC 27330

LEE CO. PIN NO.: 9643-69-4676-00

ZONING: C-2 Commercial General

ACRES: .54 +/- per GIS

DESCRIPTION: Proposed new automotive shop with office building and associated parking.

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

STREET(s): Proposed access off of McNeill Road, NCDOT maintained.

JURISDICTION: City of Sanford, inside of corporate City limits.

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

PROJECT MANAGER: Luke Vogel | Veda Properties Inc. | Lukevogel1580@gmail.com

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