

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 Kavaschitz, 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: 9.3.2020

RE: TRC agenda for September 24 2020 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 September 24, 2020 (Alexandria.rye@sanfordnc.net):

TRC-9-33-20

Copper Ridge Development LLC– Major Subdivision Review

LOCATION: (Parcel Address) 3284 Farrell Rd. SR 1423

LEE CO. PIN NO.: 9666-44-0337-00

ZONING: Per GIS RA Residential Agricultural.

ACRES: 30.25 +/-

DESCRIPTION: Proposed development of 19 lots, to clear and construct streets, will not be clearing or grading lots.

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

STREET(s): Proposed access off of Farrell Road, NCDOT maintained. The project would be served internally by proposed public streets, NCDOT maintained.

JURISDICTION: Lee County, outside of corporate City limits.

APPLICANT: Van Groce Sr. | 919.775.1497 | vangroce@grocecompanies.com

PROJECT MANAGER: Van Groce Sr. | 919.775.1497 | vangroce@grocecompanies.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.

TRC-9-34-20

The Park at South Park Phase 3 – Major Subdivision Review

LOCATION: Located off Commerce Drive

LEE CO. PIN NO.: (portion of parcel) 9661-00-5390-00

ZONING: Per GIS R-14 Residential. Applicant is proposing to rezone subject property to R-10 Residential

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

ACRES: Total of 70.47 +/-

DESCRIPTION: Proposed rezoning to R10. Proposed to develop 26 lots on 9.2 +/- acres. Amenities such as sidewalks to pond area which will also include common passive and active walking area of 17.21 +/- acres.

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

STREET(s): Proposed access off of Commerce Ave. City maintained. The project would be served internally by proposed public streets.

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

APPLICANT: Van Groce Sr. | 919.775.1497 | vangroce@grocecompanies.com

PROJECT MANAGER: Van Groce Sr. | 919.775.1497 | vangroce@grocecompanies.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.

TRC-9-35-20

Brantley Place Subdivision – Major Subdivision Review

LOCATION: (parcel address) 2100 Brantley Road

LEE CO. PIN NO.: 9631-86-5489-00, 9631-76-2583-00, 9631-76-8877-00, 9631-76-3324-00, 9631-76-4207-00, 9631-76-5128-00, 9631-76-1056-00, 9631-76-6958-00, 9631-76-2073-00, 9631-75-4929-00

ZONING: RR Rural Residential and R-12 Residential

ACRES: 53.95 +/-

DESCRIPTION: Proposed new development of single-family subdivision with 139 lots.

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

STREET(s): Proposed subdivision access off of Brantley and Tyndall Road, both NCDOT maintained public street.

JURISDICTION: ETJ and Lee county, both outside of corporate City limits.

APPLICANT: Van Groce Sr. | 919.775.1497 | vangroce@grocecompanies.com

PROJECT MANAGER: Van Groce Sr. | 919.775.1497 | vangroce@grocecompanies.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 property must be offered for annexation in order to connect to City maintained public sanitary sewer.

TRC-9-36-20

Brownstone Subdivision– Major Subdivision 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(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.