

# 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

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### 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  
Sanford/Lee County Building Inspections Dept.: Chris Riggins, Inspections Administrator  
Sanford Public Works Dept. / Engineering Division: Michael Lamping, Civil Engineer 1  
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  
NCDOT: Dago Pozos, Assistant District Engineer, District 2  
CC: TRC "CC" Members, Project Managers/Designers

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

DATE: 9.26.2019

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RE: TRC meeting on **Thursday September 26, 2019 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-9-40-19

##### **9:00 AM – Wilson Machine & Tool, Inc. – Concept Plan Review**

LOCATION: 4956 Womack Road, Sanford, NC 27330

LEE CO. PIN NO.: 9645-84-4982-00

ZONING: LI, Light Industrial

ACRES: 2.94 +/-

DESCRIPTION: Expansion of existing site by developing an additional structure for industrial use.

UTILITIES: Currently served by public water and private septic system.

STREET(s): Existing driveway access from Womack Road (NCDOT maintained).

JURISDICTION: Lee County, outside of corporate City limits.

APPLICANT: Frankie Wilson | 919.776.0043 | ray.wilson@wmtusa.com

PLANNER: Amy McNeill | 919.718.4656 ext. [5397](tel:5397) | [amy.mcneill@sanfordnc.net](mailto:amy.mcneill@sanfordnc.net)

#### TRC-9-41-19

##### **9:20 AM – Galvin's Ridge Subdivision – Major Subdivision Review**

LOCATION: Located off Colon Road

LEE CO. PIN NO.: 9656-33-6617-00, 9656-53-7929-00, 9656-64-5263-00, 9656-52-8194-00, 9656-42-9136-00, 9656-32-0572-00, 9656-31-3906-00, 9656-31-6495-00, 9656-40-5730-00, 9656-40-4064-00, 9656-30-6363-00, 9656-30-2798-00, 9656-21-8042-00, 9656-21-6195-00, 9656-21-3414-00, 9656-21-1854-00, and 9656-11-7328-00

ZONING: Proposed CZD – Conditional Zoning District

ACRES: 426.5 +/- (combined)

DESCRIPTION: Proposed mixed use neighborhood with both residential and commercial uses.

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

STREET(s): Access off of Colon Road (NCDOT maintained) and Perry Pond Road (private road).

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

APPLICANT: Zachary Fuller | 919.469.3340 | [zfuller@withersravenel.com](mailto:zfuller@withersravenel.com)  
PROJECT MANAGER: Kelly Race | 919.469.3340 | [krace@witherravenel.com](mailto:krace@witherravenel.com)  
PLANNER: Amy McNeill | 919.718.4656 ext. 5397 | [amy.mcneill@sanfordnc.net](mailto:amy.mcneill@sanfordnc.net)

**TRC-9-42-19**

**10:00 AM – Laurel Oaks Subdivision – Major Subdivision Review**

LOCATION: Located off Commerce Drive

LEE CO. PIN NO.: 9650-96-8137-00, 9660-16-4729-00, 9660-27-6006-00, 9660-37-7933-00, 9660-18-5664-00, 9650-98-9031-00, 9650-97-8129-00, 9660-07-7574-00, 9660-17-4596-00, 9660-18-6263-00, and 9660-15-0255-00

ZONING: Laurel Oaks CZD – Conditional Zoning District

ACRES: 224.24 +/- (combined)

DESCRIPTION: Proposed residential development of townhomes and single-family dwellings. The proposed development will include centralized amenities such as a club house, dog park, tot lot, and greenway trails.

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

STREET(s): Access off of Commerce Drive, (City maintained).

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

APPLICANT: Zachary Fuller | 919.469.3340 | [zfuller@withersravenel.com](mailto:zfuller@withersravenel.com)

PROJECT MANAGER: Kelly Race | 919.469.3340 | [krace@witherravenel.com](mailto:krace@witherravenel.com)

PLANNER: Amy McNeill | 919.718.4656 ext. [5397](tel:5397) | [amy.mcneill@sanfordnc.net](mailto:amy.mcneill@sanfordnc.net)

**TRC-9-43-19**

**10:30 AM – Horton Park – Site Improvements Technical Review**

LOCATION: 0 Washington Ave. Sanford, NC 27330

LEE CO. PIN NO.: 9642-73-0448-00

ZONING: R-6, Single-Family Residential

ACRES: 9.68 +/-

DESCRIPTION: Renovation of existing park facility to remove and replace outdated site features, resurface basketball court, new playground surfacing with seat walls, new sidewalks, renovating parking, softball field renovations, and updated landscaping.

UTILITIES: Currently served by public water and public sewer.

STREET(s): Existing driveway access from Washington Ave. (NCDOT maintained)

JURISDICTION: City of Sanford, inside the corporate City limits

APPLICANT: John Payne | 919.775.2107, ext. 4303 | [john.payne@leecountync.gov](mailto:john.payne@leecountync.gov)

PROJECT MANAGER: Gary Warner | 919.535.5238 | [gwarner@withersravenel.com](mailto:gwarner@withersravenel.com)

PLANNER: Amy McNeill | 919.718.4656 ext. [5397](tel:5397) | [amy.mcneill@sanfordnc.net](mailto:amy.mcneill@sanfordnc.net)

**TRC-9-44-19**

**10:45 AM – Kiwanis Park – Site Improvements Technical Review**

LOCATION: 101 Park Ave. Sanford, NC 27330

LEE CO. PIN NO.: 9642-37-8797-00

ZONING: R-12, Residential Mixed

ACRES: 4.59 +/-

DESCRIPTION: Renovation of existing park facility to remove outdated site features, removal and reconstruction of existing North tennis court, new sidewalk, renovated parking, new playground, new picnic shelters.

UTILITIES: Currently served by public water and public sewer.

STREET(s): Existing driveway access from Park Ave. and Tryon Street (City-maintained)

JURISDICTION: City of Sanford, inside the corporate City limits

APPLICANT: John Payne | 919.775.2107, ext. 4303 | [john.payne@leecountync.gov](mailto:john.payne@leecountync.gov)  
PROJECT MANAGER: Gary Warner | 919.535.5238 | [gwarner@withersravenel.com](mailto:gwarner@withersravenel.com)  
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**TRC-9-45-19**

**11:00 AM – O.T. Sloan Park – Site Improvements Technical Review**

LOCATION: 1418 Bragg Street. Sanford, NC 27330

LEE CO. PIN NO.: 9652-35-6448-00

ZONING: R-12, Residential Mixed and Heavy Industrial

ACRES: 49.67 +/-

DESCRIPTION: Renovation of existing park facility to remove and replace outdated site features, a new entry drive and internal circulation, new parking layout, tennis court resurfacing, tennis court addition, sidewalks, picnic shelter, drainage improvements, and updated landscaping.

UTILITIES: Currently served by public water and public sewer.

STREET(s): Existing driveway access from Bragg Street (NCDOT maintained).

JURISDICTION: City of Sanford, inside the corporate City limits

APPLICANT: John Payne | 919.775.2107, ext. 4303 | [john.payne@leecountync.gov](mailto:john.payne@leecountync.gov)

PROJECT MANAGER: Gary Warner | 919.535.5238 | [gwarner@withersravenel.com](mailto:gwarner@withersravenel.com)

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**TRC-9-46-19**

**11:15AM – Temple Park – Site Improvements Technical Review**

LOCATION: 204 S. Seventh Street, Sanford, NC 27330

LEE CO. PIN NO.: 9653-00-8434-00

ZONING: R-10, Single-Family Residential

ACRES: 4.57 +/-

DESCRIPTION: Renovation of existing park facility to remove and replace outdated site features, regrade sports fields, addition of new sidewalks and plaza, renovation of existing parking lot, repair of existing storm water pipe and existing culvert.

UTILITIES: Currently served by public water and public sewer.

STREET(s): Existing driveway access from S. Seventh Street (NCDOT maintained) and S. Eighth Street (City-maintained).

JURISDICTION: City of Sanford, inside the corporate City limits

APPLICANT: John Payne | 919.775.2107, ext. 4303 | [john.payne@leecountync.gov](mailto:john.payne@leecountync.gov)

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