

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
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 Kavasckitz, 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: 11.5.2019

RE: TRC meeting on **Thursday November 21, 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-11-49-19

9:00AM – TLC Home Inc. – Commercial Plan Review

LOCATION: 1775 Hawkins Ave. Sanford, NC

LEE CO. PIN NO.: 9643-69-4375-00

ZONING: OI Office and Institutional

ACRES: 5.03 +/-

DESCRIPTION: Proposed to construct addition to existing facility to provide 10 additional private rooms for existing residents.

UTILITIES: Existing utilities served by public water & public sewer.

STREET(s): Existing drive off a Public Street (NCDOT maintained).

JURISDICTION: City of Sanford, inside the corporate City limits

APPLICANT: Tim Sherman | 919.775.2355 | tim@sherman-arch.com

PROJECT MANAGER: Dave Richardson | 919.776.4641 | dave@carolinacommericalnc.com

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

TRC-11-50-19

9:30 AM – Samet Building Corporation – Commercial Plan Review

LOCATION: TBD Enterprise Park Drive (Lot 3-CCEP)

LEE CO. PIN NO.: 9655-29-8562-00

ZONING: CZ Conditional Zoning CCEP

ACRES: 16.52 +/-

DESCRIPTION: Proposed development of new Spec Building with associated parking, water service, sanitary sewer main extension and service, storm drainage and water quality pond.

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

STREET(s): Proposed access off of Enterprise Park Drive, City maintained street.

JURISDICTION: City of Sanford, inside the corporate City limits

APPLICANT: Joseph Craig | 919.367.8790 | mitch@CEgroupinc.com

PROJECT MANAGER: Joseph Craig | 919.367.8790 | mitch@CEgroupinc.com

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

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

TRC-11-51-19

10:00AM – Northview Subdivision – Concept Plan Review

LOCATION: Located off of Beechtree Drive (Parcel Address is 3021 Beechtree Drive)

LEE CO. PIN NO.: 9644-46-0251-00 and 9644-46-0528-00

ZONING: LI Light Industrial and RA Residential Agricultural

ACRES: 25.26 +/- (combined)

DESCRIPTION: Proposed development of a 120-lot subdivision.

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

STREET(s): Proposed Public interior streets and access off of Beechtree, a NCDOT maintained street.

JURISDICTION: Part of the subject property is in the ETJ, otherwise Lee County, outside the corporate City limits

NOTE: In order to be developed in the manner proposed this site would require annexation and rezoning.

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

PROJECT MANAGER: Bobby Branch | 919.708.8465 | redmud@windstream.net

PLANNER: Amy McNeill | 919-718-4656 Ext. 5397 | amy.mcneill@sanfordnc.net

TRC-11-52-19

10:30 AM – Echo Hills Subdivision – Concept Plan Review

LOCATION: Located at the corner of Carthage Street and Tyndall Road (parcel address is 0 Carthage Street)

LEE CO. PIN NO.: 9631-77-7606-00

ZONING: R-12 Residential Mixed

ACRES: 7.68 +/-

DESCRIPTION: Proposed 21 lot subdivision on existing Tyndall Drive, proposed 1600' sewer extension, 400' new water line extension, and 400' Tyndall Drive extension.

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

STREET(s): Proposed off of Tyndall Drive, a NCDOT maintained street.

JURISDICTION: Lee County ETJ, outside the corporate City limits.

NOTE: In order to be developed in the manner proposed this project would require annexation and rezoning.

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

PROJECT MANAGER: Bobby Branch | 919.708.8465 | redmud@windstream.net

PLANNER: Amy McNeill | 919-718-4656 Ext. 5397 | amy.mcneill@sanfordnc.net

TRC-11-53-19

11:00AM – Subdivision off Jefferson David Hwy – Concept Plan Review

LOCATION: 2700 Jefferson David Hwy. Sanford, NC

LEE CO. PIN NO.: 9630-19-9797-00

ZONING: RA Residential Agricultural and HC Highway Commercial

ACRES: 28.9 +/-

DESCRIPTION: Proposing to subdivide 2.9 acres along Jefferson Davis Hwy and petition to rezone all to HC, proposed to subdivide the rear 6 acres into 17 lots (1.5 acres each).

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

STREET(s): Proposed access off of Public Street (NCDOT maintained).

JURISDICTION: Lee County, outside the corporate City limits

APPLICANT: John Ramsperger | 919.721.2200 | john@sanfordhome.com

PROJECT MANAGER: John Ramsperger | 919.721.2200 | john@sanfordhome.com

PLANNER: Amy McNeill | 919-718-4656 Ext. 5397 | amy.mcneill@sanfordnc.net

TRC-11-54-19

11:30 AM – Village of Cumnock – Concept Plan Review

LOCATION: parcel address is 0 Cotton Road, Sanford NC

LEE CO. PIN NO.: 9635-04-5989-00

ZONING: PUD, Planned Unit Development

ACRES: 158.03 +/-

DESCRIPTION: Proposed to annex of 153 +/- acres off of Cotton Road and Cumnock Road into City Corporate limits and proposed to rezone to PUD per this plan.

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

STREET(s): Access off of Cotton Road and Cumnock Road, NCDOT maintained streets.

JURISDICTION: Lee County, outside the corporate City limits.

APPLICANT: Michael Mazzella | 919.622.3843 | Michael.Mazzella@Caryortho.com

PROJECT MANAGER: M. Gray Styers Jr. | 919.755.8741 | gstyers@foxrothschild.com

PLANNER: Amy McNeill | 919-718-4656 Ext. 5397 | amy.mcneill@sanfordnc.net