

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.: Thomas Mierisch, Planner I

Sanford/Lee Co. Zoning & Design Review Dept.: Amy J. McNeill, Zoning Administrator

Sanford/Lee County Building Inspections Dept.: Chris Riggins, Inspections Administrator

Sanford Public Works Dept. / Engineering Division: Mary DePina, Civil Engineer II

Sanford Fire Dept.: Wayne Barber, Chief & Ken Cotten, Deputy Chief / Fire Marshal

Sanford Police Dept.: Jamie Thomas, Assistant Police Chief

Lee County Office of Emergency Services: Shane Seagroves, Director

Lee County Strategic Services Dept.: Don Kovaschitz, GIS Administrator

Lee County Schools: Reid Cagle, Transportation Director & Dr. Andy Bryan, Lee Co. Schools Superintendent

NCDOT: Janet James, Assistant District Engineer, Division 8, District 2

CC: TRC "CC" Members, Project Managers/Designers

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

DATE: 12.06.2021

RE: TRC agenda for January 6, 2022. 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 **January 20, 2022** (thomas.mierisch@sanfordnc.net):

TRC-12-59-21

Midtown Village South – Concept Plan Review

LOCATION: 0 Lower Moncure Road (development site is located between Colon Road, Lower Moncure Road, and US 421 Hwy)

LEE CO. PIN NO.: 9653-17-6784-00; 9653-26-3853-00; 9653-15-4239-00; 9653-24-1951-00; 9653-25-6511-00; 9653-34-3218-00; 9653-36-6299-00; 9653-46-2729-00; 9653-46-6325-00; 9653-46-8365-00; 9653-56-5753-00; 9653-57-3523-00

ZONING: RR (Restricted Residential), R-20 (Single-family Residential); and HI-CU (Heavy Industrial-

ACRES: 288.4 +/-

DESCRIPTION: A diverse development of single-family attached and single-family detached dwellings.

UTILITIES: proposed access to public water and public sewer.

STREET(s): proposed access to Lower Moncure Road (NCDOT-maintained)

JURISDICTION: a portion of the subject properties are located within the City of Sanford's ETJ, the remainder is within Lee County's jurisdiction.

APPLICANT: Mark Lyczkowski | 919.842.0334 | mark@fig.llc

PROJECT MANAGER: Mark Lyczkowski | 919.842.0334 | mark@fig.llc

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

NOTE(S): The subject property must be rezoned and annexed into corporate limits to be developed in the manner proposed.

TRC-12-60-21

Steel Bridge Road Subdivision – Concept Plan Review

LOCATION: 0 Steel Bridge Road (just north of the intersection of Steel Bridge Road and Bridges Road)

LEE CO. PIN NO.: 9622-42-5184-00

ZONING: RR (Restricted Residential)

ACRES: 25.02 +/-

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

DESCRIPTION: Proposed 28-lot residential major subdivision for single-family detached homes.
UTILITIES: Proposed extension of the public water main to serve all lots, with private septic tanks for sanitary wastewater
STREET(s): Existing access along Steel Bridge Road, an NCDOT-maintained roadway.
JURISDICTION: Subject properties are within Lee County jurisdiction.
APPLICANT: Trevor Hansen | 910.684.8487 | thansen@koontzjones.com
PROJECT MANAGER: Lee Humphrey | 910.684.8486 | lee@doubledeng.com
PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net
NOTE(S): The subject property must be rezoned to be developed in the manner proposed.

TRC-12-61-21

Petty Road Subdivision – Concept Plan Review

LOCATION: 0 Petty Road (two lots at the corner of Petty Road and Carbonton Road)
LEE CO. PIN NO.: 9622-98-8965-00 and 9632-09-5217-00
ZONING: LI (Light Industrial)
ACRES: 35.17 +/-
DESCRIPTION: Possible splitting of this development into two separate, stand-alone major residential subdivisions. Both of which would be single-family dwellings with a mix of R-10 and R-6 densities, totaling 131 residential lots.
UTILITIES: Existing access to public water, with public sewer located within the adjacent development of Carbonton Cove.
STREET(s): Existing access along both Carbonton Road and Petty Road, which are both NCDOT-maintained.
JURISDICTION: Subject property is within the City of Sanford’s ETJ.
APPLICANT: Terry Stewart | 919.774.8714 | tstewart@tlstewartbuilders.com
PROJECT MANAGER: Terry Stewart | 919.774.8714 | tstewart@tlstewartbuilders.com
PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net
NOTE(S): The subject property must be rezoned and annexed into corporate limits to be developed in the manner proposed.

TRC-12-62-21

Central Carolina Charter School – Site Improvements Review

LOCATION: 1801 Douglas Drive (formerly the corporate offices of The Pantry convenience stores)
LEE CO. PIN NO.: 9643-05-6303-00 and 9643-05-8064-00
ZONING: O&I (Office & Institutional)
ACRES: 6.39 +/-
DESCRIPTION: Proposal to convert the third floor of an existing office building into a charter school. Subsequent floors will be converted. The site itself will see limited changes, with the existing parking area to be re-sealed and re-striped, with limited paving to occur immediately south of the southern entrance, and bus parking to the southeast of the main building.
UTILITIES: Existing access to public water and public sewer.
STREET(s): Existing access along Douglas Drive, an NCDOT-maintained road, and Boone Drive, which is privately maintained.
JURISDICTION: Subject property is within corporate City limits.
APPLICANT: Ethan Mansfield | 208.921.4686 | emansfield@hcollc.com
PROJECT MANAGER: George Genero | 844.574.4331 ext. 2905 | ggenero@cecinc.com
PLANNER: Tanner O’Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net
NOTE(S): The subject property must be rezoned and annexed into corporate limits to be developed in the manner proposed.

TRC-12-63-21

Peace Academy – Commercial Plan Review

LOCATION: 2914 Carbonton Road (property abutting Carbonton Cove subdivision)
LEE CO. PIN NO.: 9632-19-7717-00 and 9632-28-0978-00
ZONING: R-20 (Residential Single-Family)
ACRES: 8.28 +/-
DESCRIPTION: Proposed construction of a daycare (estimated at 6,500 sq. ft.), an outdoor play area, a gym containing two indoor basketball courts, and a field maintained for recreational use, with parking to serve the facilities.

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

UTILITIES: Existing access to public water, proposed access to public sewer.

STREET(s): Existing access along Caribton Road, an NCDOT-maintained road.

JURISDICTION: Subject property is in the City of Sanford's ETJ.

APPLICANT: Ashton Smith | 919.677.2000 | ashton.smith@kimley-horn.com

PROJECT MANAGER: Ashton Smith | 919.677.2000 | ashton.smith@kimley-horn.com

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net

NOTE(S): The proposed land use must be issued a Special Use Permit and the subject property must be annexed into corporate limits to be developed in the manner proposed.

TRC-12-64-21

Home 2 Suites Hotel – Commercial Plan Review

LOCATION: 0 Oak Branch Lane (at the intersection of Amos Bridges Road and Oak Branch Lane, which leads into *The Oaks* apartments)

LEE CO. PIN NO.: 9644-65-0007-00

ZONING: C-2 (General Commercial)

ACRES: 2.38 +/-

DESCRIPTION: A proposed 110-room hotel with associated private driveway access and paved parking.

UTILITIES: Existing access to public water and public sewer.

STREET(s): Existing access along Amos Bridges Road, an NCDOT-maintained road.

JURISDICTION: Subject property is within corporate city limits of Sanford.

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

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

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net

TRC-12-65-21

Dollar General – Commercial Plan Review

LOCATION: 0 St. Andrews Church Road (intersection of St. Andrews Church Road and Lemon Springs Road)

LEE CO. PIN NO.: 9651-03-7209-00

ZONING: C-2 (General Commercial)

ACRES: 2.04 +/-

DESCRIPTION: Construction of a 10,650sf retail store with associated site improvements, including paved parking and landscaping.

UTILITIES: Existing access to public water and proposed use of private septic system for sanitary wastewater disposal.

STREET(s): Existing access along St. Andrews Church Road and Lemon Springs Road, both NCDOT-maintained roads.

JURISDICTION: Subject property is within the City of Sanford ETJ.

APPLICANT: Scott Brown | 910.426.6777, ext. 102 | sbrown@4dsitesolutions.com

PROJECT MANAGER: John Parker | 910.944.0081 | john@rhetson.com

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net