

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 Kovaschitz, Administrator
Lee County Schools: Reid Cagle, Transportation Director & Dr. Andy Bryan, Lee Co. Schools Superintendent
NCDOT: Dago Pozos, Assistant District Engineer, District 2
CC: TRC "CC" Members, Project Managers/Designers

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

DATE: 1-6-2020

RE: TRC meeting on **Thursday January 30, 2020 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-1-2-2020

9:00 AM – East Park Subdivision – Subdivision Plan Review

LOCATION: 0 Main Street (located between Main and Vernon Street.)

LEE CO. PIN NO.: 9681-48-8270-00

ZONING: R-20 Residential Single Family

ACRES: 9.82 +/-

DESCRIPTION: Proposed new development of 50 single family lots with public roads and sidewalks. Proposed to rezone R-20 to condition zoning.

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

STREET(S): Proposed access off of Main and Vernon, both NCDOT maintained public streets, interior streets proposed to be public streets.

JURISDICTION: Town of Broadway, outside the corporate City limits of Sanford.

APPLICANT: Tim Grissinger | 919.866.4502 | tim.grissinger@timmons.com

PROJECT MANAGER: Danielle Kirk | N/A | Danielle.kirk@timmons.com

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

TRC-1-3-2020

9:30 AM – Cox Maddox Road Development– Subdivision Plan Review

LOCATION: 0 Cox Maddox Road (located off of Cox Maddox and Wilmer Road.)

LEE CO. PIN NO.: 9681-48-8270-00

ZONING: RA Residential Agricultural

ACRES: 43.1 +/-

DESCRIPTION: Proposed new development of 40 single family home subdivision.

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

STREET(s): The site is accessed off of Cox Maddox Road (SR 1527) and Wilmer Road (SR 1528), both NCDOT maintained public streets with 60ft r/o/ws. The interior roadways are proposed to be NCDOT maintained public streets with 60ft r/o/ws.

JURISDICTION: Lee County, outside the corporate City limits of Sanford.

APPLICANT/DESIGNER: Jeremy Thomas | 919-777-6010 | jthomas@jthomasengineering.com

PROJECT MANAGER: Brandon Harrington | 919-770-5969 | brandon@harringtonpropertiesofnc.com

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

NOTES(S): The site adjoins Carolina Trace subdivision

TRC-1-4-2020

10:00 AM – Winding Brook Apartments – Concept Plan Review

LOCATION: 0 Woodland Ave. Sanford, NC

LEE CO. PIN NO.: 9652-32-3205-00

ZONING: Request from CZ Conditional Zoning (2010/2015) to Winding Brook Apartments Conditional Zoning

ACRES: 8.5 +/- per GIS

DESCRIPTION: Proposed Winding Brook development will be an attractive multifamily community for seniors and small families. The construction of the residential buildings and community center will be done in traditional architecture utilizing low maintenance, high quality materials with a substantial amount of brick.

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

STREET(s): Proposed access off of Woodland Ave., NCDOT maintained public streets.

JURISDICTION: City of Sanford, inside the corporate City limits

APPLICANT: Patrick Theismann | 336.398.2702 | pthesimann@beacon-nc.com

PROJECT MANAGER: Patrick Theismann | 336.398.2702 | pthesimann@beacon-nc.com

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

TRC-1-5-2020

10:30 AM – Pine Reserve Apartments – Concept Plan Review

LOCATION: 0 Center Church Road. Sanford, NC

LEE CO. PIN NO.: 9631-44-0754-00, 9631-44-1034-00, 9631-34-9072-00

ZONING: RA Residential Agricultural, RR Restricted Residential and C-2 General Commercial

ACRES: 16.43 +/- per GIS

DESCRIPTION: Proposed new multi-family apartment complex

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

STREET(s): Proposed access off of Center Church Road, NCDOT maintained public streets.

JURISDICTION: portion of land is City of Sanford inside the corporate City limits, and portion is Lee County, outside corporate City limits.

APPLICANT: Branden Riley | 919.601.1217 | randwdevelopment@gmail.com

PROJECT MANAGER: Branden Riley | 919.601.1217 | randwdevelopment@gmail.com

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