

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, Assistant Police Chief

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 & 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: 05.6.21

RE: TRC agenda for May 27, 2021 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 May 27, 2021 (Alexandria.rye@sanfordnc.net):

TRC-05-19-21

Hwy 55 Restaurant - Commercial Plan Review

LOCATION: Located on the corner of Grimm and Horner Blvd., Sanford NC 27330

LEE CO. PIN NO.: 9652-70-9795-00

ZONING: LI Light Industrial

ACRES: .99 +/-

DESCRIPTION: Proposed development of commercial quick-serve restaurant with associated parking and utilities.

UTILITIES: Proposed utilities, public water and sewer.

STREET(s): Proposed driveway off Horner Blvd which is NCDOT maintained and Grimm Street, City Maintained street.

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

APPLICANT: Brian Soltz | 919.848.6121 | soltz@csitedesign.com

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

TRC-05-20-21

COP Sanford -Major Subdivision Plan Review

LOCATION: Carthage Street

LEE CO. PIN NO.: 9642-46-4747-00, 9642-46-1793-00, 9642-46-0774-00. 9642-46-0668-00, and 9642-46-3536-00

ZONING: OI Office and Institutional

ACRES: 8.146 +/-

DESCRIPTION: Proposed subdivision with 3 lots. All tracts will be served by one driveway and public utilities.

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

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

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

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

APPLICANT: David Baker | 585.406.4473 | dbaker@choiceonproperty.com

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

TRC-05-21-21

Sweet Gum Meadows Subdivision– Major Subdivision Plan Review

LOCATION: located off Lemon Springs Road.

LEE CO. PIN NO.: 9651-07-9102-00, 9651-17-1154-00

ZONING: R-10 Residential Mixed and R-20 Residential Single Family

ACRES: 6.67 +/-

DESCRIPTION: Single Family Residential Subdivision

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

STREET(s): Proposed access off of Lemon Springs Road, NCDOT maintained.

JURISDICTION: ETJ, outside of corporate City limits.

APPLICANT: Jarrod Hilliard | 919.352.2834 | jhilliard@hilliardengineering.com

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

NOTE(S): The subject property would need to be rezoned, annexed, and subdivided to be developed as proposed. Long range plan calls for low density residential. Has been rezoned to R-6.

TRC-05-22-21

Gum Fork PUD – Concept Plan Review

LOCATION: 3942 Colon Road, Sanford NC 27330 (existing address per GIS)

LEE CO. PIN NO.: 9656-61-6791-00, 9656-50-9252-00, 9655-59-2618-00, 9655-58-7870-00

ZONING: Conditional Zoning CCEP – TRIASSIC and RA Residential Agricultural

ACRES: 112 +/-

DESCRIPTION: The proposed development is a mixed-use project consisting of approximately 300 residential units consisting of townhomes and single-family lots. The single-family portion will likely be developed in at least two phases. One commercial outparcel and a multi-family outparcel are also included in the proposal. The wetlands will be primarily unimpacted with the exception of the necessary road crossings to access upland areas. The project will have several amenity areas are proposed throughout the development. Examples of the types of amenities that are proposed are walking trails, pocket parks, playgrounds, and natural undisturbed greenspaces. These areas are further shown and on the submitted conceptual plan. The two Southernmost parcels will also require annexation into the City of Sanford.

UTILITIES: Proposed access to private utilities, water and septic.

STREET(s): access connection road is Colon, a NCDOT maintain street. Internal streets proposed to be City Maintained.

JURISDICTION: partially inside City of Sanford, inside of corporate City limits and majority in Lee County, outside the corporate limits of Sanford.

APPLICANT: Micah Jones | 251.263.3513 | mjones@criteriadevelopment.com

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

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

NOTE(S): The subject property would need to be rezoned, annexed, and subdivided to be developed as proposed.

TRC-05-23-21

Adams Village – Concept Plan Review

LOCATION: Located between Wilson, Lee, NC HWY 87

LEE CO. PIN NO.: 9661-23-2715-00, 9661-15-1024-00, 9661-04-7828-00, 9651-96-7882-00, 9651-96-7712-00 and a portion of the following; 9651-94-6640-00, 9661-04-5206-00, 9651-96-7004-00, 9651-95-3465-00

ZONING: LI Light Industrial, RR Restricted Residential. R-20 Residential Single Family

ACRES: 140 +/-

DESCRIPTION: Proposed concept plan for single family detached, attached townhomes, and 30 acres of commercial.

UTILITIES: Proposed access to public utilities, water and sewer.

STREET(s): access connection road is Wilson, Lee, and NC HWY 87, a NCDOT maintain street. Internal streets proposed to be private drives.

JURISDICTION: partially inside City of Sanford inside of corporate City limits, some in the ETJ and others in Lee County, both jurisdictions are outside the corporate limits of Sanford.

APPLICANT: Beth Blackmon | 919.866.4509 | beth.blackmon@timmons.com

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

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

NOTE(S): The subject property would need to be rezoned, annexed, and subdivided to be developed as proposed.

TRC-05-24-21

Broadwell – Concept Plan Review

LOCATION: 4870 NC HWY 87 Sanford NC 27330 (existing address per GIS)

LEE CO. PIN NO.: 9660-26-2753-00, 9660-36-8707-00

ZONING: Barrington Park CZD #3

ACRES: 143 +/-

DESCRIPTION: Proposed concept plan for single family detached, attached townhomes, and 12.9 acres of commercial.

UTILITIES: Proposed access to public utilities, water and sewer.

STREET(s): access connection rod is Colon, a NCDOT maintain street. Internal streets proposed to be private drives.

JURISDICTION: partially inside City of Sanford, inside of corporate City limits and majority in Lee County, outside the corporate limits of Sanford.

APPLICANT: Beth Blackmon | 919.866.4509 | beth.blackmon@timmons.com

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

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

NOTE(S): The subject property is being proposed to rezone to C2 General Commercial and R-6 Residential Mixed annexed, and subdivided to be developed as proposed.