

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, Major of Field Operations
Lee County Office of Emergency Services: Shane Seagroves, Director & Bill Rogers, Fire Marshal
Lee County Strategic Services Dept.: Don Kavaschitz, Administrator
Lee County Schools: Reid Cagle, Transportation Director & Dr. Andy Bryan, Lee Co. Schools Superintendent
NCDOT: Dago Pozos, Assistant District Engineer, Division 8, District 2
CC: TRC "CC" Members, Project Managers/Designers

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

DATE: 5.5.2020

RE: TRC agenda for May 2020 There will be no actual meeting again this month. Please send in all comments by June 1, 2020 to Alexandria.rye@sanfordnc.net for the following project(s):

TRC-5-19-20

Hwy 78 Subdivision- Concept Plan Review

LOCATION: Located off W. Courtland Drive and Tramway Road/NC Hwy 78

LEE CO. PIN NO.: 9641-98-7696-00, 9641-99-7002-00, 9641-99-9351-00, 9641-99-4464-00, 9652-00-5103-00, 9651-07-5937-00, 9651-07-4087-00, 9651-06-5679-00, 9651-06-4458-00, and 9651-06-3385-00

ZONING: LI Light Industrial

ACRES: Total of 132 +/- per GIS

DESCRIPTION: Two proposed concepts; Concept one is a mix of single-family and multi-family. Concept two is single family subdivision.

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

STREET(s): Proposed access off of Courtland Ave. and Tramway Road both NCDOT maintained. The project would be served internally by proposed public streets.

JURISDICTION: ETJ, outside of corporate City limits.

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

PROJECT MANAGER: Mark Lyczkowski | 919-842-0334 | mlconsulting09@yahoo.com

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

NOTE(S): The subject property must be rezoned in order to be developed in the manner proposed.

Subject property must be offered for annexation in order to connect to City maintained public sanitary sewer.

TRC-5-20-20

Carthage Square Phase II – Concept Plan Review

LOCATION: (parcel address) 0 Carthage St. Sanford, NC 27330

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

ZONING: R-12 Residential Mixed

ACRES: 7.67 +/- per GIS

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

DESCRIPTION: Proposed 10 single family lots fronting Tyndall Drive
UTILITIES: Proposed to be served by existing public water and individual private septic systems.
STREET(s): Proposed access off of Tyndall Drive, NCDOT maintained public street.
JURISDICTION: ETJ, outside of corporate City limits.
APPLICANT: Bobby Branch | 919.708.8465 | redmud@windstream.net
PROJECT MANAGER: Mark Lyczkowski | 919-842-0334 | mlconsulting09@yahoo.com
PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net

TRC-5-21-20

Country Lane Acres Subdivision – Concept Plan Review

LOCATION: (parcel address) 5201 Pioneer Drive Sanford, NC 27330

LEE CO. PIN NO.: 9631-66-6354-00 and 9631-66-4492-00

ZONING: R-12 Residential Mixed

ACRES: 1.97 +/- (combined)

DESCRIPTION: Proposed 5 lot major subdivision extending public sewer and utilizing existing public water.

UTILITIES: Existing/proposed public water and private septic.

STREET(s): Accessed off of Pioneer Drive, a NCDOT maintained public street.

JURISDICTION: ETJ, outside of corporate City limits.

APPLICANT: Mark Barbour | 919.770.5800 | mike@centerheat.com

PROJECT MANAGER: Mark Lyczkowski | 919-842-0334 | mlconsulting09@yahoo.com

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

NOTE(S): It is the understanding of staff that the subject property must be offered for annexation in order to connect to City maintained public sanitary sewer.

TRC-5-22-2020

Pine Reserve Apartments – Commercial 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: (Existing) RA Residential Agricultural, RR Restricted Residential and C-2 General Commercial. (Proposed) Conditional Zoning

ACRES: 16.43 +/- in total per GIS

DESCRIPTION: Proposed multi-family development of 252 units with a clubhouse, and associated site improvements and amenities.

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: Robert Koontz | 910.684.8487 | bkoontz@koontzjones.com

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

NOTE: This project was previously submitted for conceptual review in January and the applicant has submitted a rezoning request for Conditional Zoning. It is the understanding of staff that the subject property that is not within the corporate City limits must be offered for annexation in order for the project to connect to City maintained public sanitary sewer.

TRC-5-23-20

Samet Building Corporation (CCEP Lot 2) – Commercial Plan Review

LOCATION: TBD Enterprise Park Drive (Lot 2-CCEP)

LEE CO. PIN NO.: 9655-38-2580-00

ZONING: CZ Conditional Zoning CCEP

ACRES: 10.6 +/-

DESCRIPTION: Spec Building with associated parking, utilities, and site improvements.

UTILITIES: Proposed to be served by public water and public 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

TRC-5-24-20

Columbine Road Variance Request – Discussion Item

VARIANCE APPLICATION: **Application by Thomas M. Joyner**, for property owned by Thomas M. Joyner and Charles S. Hazlewood, **requesting a 70ft variance** from the Unified Development Ordinance (UDO), Article 4 Zoning District Regulations, Section 4.7 Dimensional and Density Regulation, Table 4.7-1 Density and Dimensional Standards, “Residential Single-family (R-20), Minimum Lot Width, 100ft”, **to allow a parcel to have a minimum of 30ft of public road frontage on Columbine Road/Lord Ashley Drive.**

The subject property is identified as Tax Parcel 9633-23-6390-00, depicted on Lee County Tax Map 9633.03, and illustrated as Lot 55 on a 1974 survey labeled “Section 4, Westlake Valley” recorded at Plat Cabinet 14, Slide 41 of the Lee County Register of Deeds Office. The subject property adjoins 1415 Columbine Road to the south and is located on the opposite side of/west of an unimproved right-of-way for a section of Columbine Road from 2307 Lord Ashley Drive.

Per the direction of the City of Sanford Legal Department, this would be the first step in the reconfiguration of a parcel off of Columbine Road/Lord Ashley Drive. If the variance is approved, a road closure request for the unimproved portion of Columbine Road will be placed on a future Sanford City Council agenda for consideration.

JURISDICTION: City of Sanford, inside the corporate City limits

PLANNER: Amy McNeil | 919.718.4656 ext. 5397 | amy.mcneill@sanfordnc.net