

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

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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 Kavaschitz, 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: 08.02.2021

RE: TRC agenda for August 26, 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 **September 9, 2021** (thomas.mierisch@sanfordnc.net):

TRC-08-39-21

Reeves Property - Concept Plan Review

LOCATION: 1039, 1040 and 1041 Carthage Street, Sanford, NC 27330

LEE CO. PIN NOS.: 9642-26-3017-00 and 9642-25-6727-00

ZONING: Residential Mixed (R-12)

ACRES: 41.5 + 5.22 = 46.72+/- total

DESCRIPTION: Development of a 248 unit townhome community with clubhouse on two existing lots of record off of Wicker Street that are currently developed with 3 single-family homes. Two of the houses appear to be demolished and one home is proposed to be converted into a clubhouse.

UTILITIES: Proposed utilities, public water and sewer.

STREET(S): Existing access from Wicker Street, a NCDOT maintained public roadway.

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

APPLICANT: Criteria Development, Mr. Micah Jones | 251-263-3513 | mjones@criteriadevelopment.com

PROJECT MANAGER: Criteria Development, Micah Jones | 251-263-3513 | mjones@criteriadevelopment.com

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

TRC-08-40-21

Discount Tire – Commercial Plan Review

LOCATION: 0 (TBD) S. Horner Blvd. (next to Smithfield's Chicken & BBQ at 2642 S. Horner Blvd.)

LEE CO. PIN NO.: 9652-70-6998-00

ZONING: LI (Light Industrial)

ACRES: 1.86 +/- acres

DESCRIPTION: The new construction of a Discount Tire site, including the construction of a new building, parking area, dry retention pond, and the installation of driveways to connect to existing roadways. Connection of utilities to existing systems and installation of such connections will be performed.

UTILITIES: Existing access to public water and public sewer.

STREET(s): existing access along S. Horner Blvd. (NCDOT-maintained) and Dalrymple Street (City-maintained).

JURISDICTION: City of Sanford

APPLICANT: Matthew Johnson | 480.606.6000 | construction@discounttire.com

PROJECT MANAGER: Stanley Hill | 919.622.7486 | stanleyhill@bellsouth.net

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