

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: 10.29.2020

RE: TRC agenda for October 29, 2020 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 October 29, 2020 (Alexandria.rye@sanfordnc.net):

TRC-10-37-20

Alexandria Angel Daycare– Concept Plan Review

LOCATION: (Parcel Address) 531 Cox Maddox Road

LEE CO. PIN NO.: 9661-56-5544-00

ZONING: R-20 Residential Single Family.

ACRES: .48 +/-

DESCRIPTION: Proposed development of daycare facility, this use requires Special Use Permit, thus Technical Review is needed.

UTILITIES: Existing public water and public sewer.

STREET(S): Existing drive access off of Cox Maddox Road, NCDOT maintained.

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

APPLICANT: Myers Colvin | 910.623.0052 | mc761417@aol.com

PROPERTY OWNER: Taquita Reid | 919.842.9109 | rtaquita@yahoo.com

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

NOTE(S): The subject property must be granted a special use permit in order to be developed in the manner proposed.

TRC-10-38-20

Cape Fear Camp Ground – Concept Plan Review

LOCATION: Located off Lower River Road (per GIS 0 LOWER RIVER RD)

LEE CO. PIN NO.: 9686-60-2278-00 & 9685-27-0496-00

ZONING: RA Residential Agricultural

ACRES: Total of 270 +/-

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

DESCRIPTION: Development of two parcels along the Cape Fear River into a Campground with water/sewer/electric hookups with boat storage, boat/RV sales office, water access and walking/horse riding trails.

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

STREET(S): Proposed access off of Lower River Road, NCDOT maintained. The project would be served internally by proposed private drive.

JURISDICTION: Lee county, outside of corporate City limits.

APPLICANT: Michael Blakley | 919.499.8759 | draftinganddesign@ymail.com

PROPERTY OWNER: Durant Holler & TC&I Timber Company, LLC

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

NOTE(S): The subject property must be granted a special use permit in order to be developed in the manner proposed.

TRC-10-39-20

Hearthfield Lakes Subdivision (addition) – Major Subdivision Review

LOCATION: (parcel address) 0 Carbonton Road

LEE CO. PIN NO.: Portions of 9623-70-2817-00 and 9623-82-1343-00

ZONING: RR Rural Residential

ACRES: 29.84 +/-

DESCRIPTION: Proposed development of 44 single-family lot as an addition to an existing subdivision.

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

STREET(S): Internal streets proposed to be City maintained.

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

APPLICANT: Glenn Godfrey. | 919.774.9446 | southern@windstream.net

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. Applicant is proposing to rezone from RR to R-14. Subject property must be offered for annexation in order to connect to City maintained public sanitary sewer.