

# 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**

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### **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

Sanford/Lee County Building Inspections Dept.: Chris Riggins, Inspections Administrator

Sanford Public Works Dept. / Engineering Division: Mary DePina, Civil Engineer II

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 Kovasckitz, GIS Administrator

Lee County Schools: Reid Cagle, Transportation Director & Dr. Andy Bryan, Lee Co. Schools Superintendent

NC DOT: 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: 09.02.2021**

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**RE: TRC agenda for September 30, 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 **October 14, 2021** ([thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)):

#### **TRC-09-42-21**

#### **Swartz Property Subdivision – Major Subdivision Plan Review**

LOCATION: 125 S. Franklin Drive, Sanford NC 27330 (existing address per GIS)

LEE CO. PIN NO.: 9632-46-4097-00; 9632-46-1244-00; 9632-45-0438-00

ZONING: R-10-C

ACRES: 33.6 +/-

DESCRIPTION: The proposed development consists of a mix of detached single-family homes and attached single-family (townhomes) residential development.

UTILITIES: Proposed access to public water and sewer.

STREET(s): proposed access to connect to Wicker Street (NC 42 Hwy) and S. Franklin Drive (S.R. 1332). Internal streets proposed to be City Maintained.

JURISDICTION: a portion along Wicker Street is already within corporate limits of the City of Sanford, the bulk of the property is within the City of Sanford ETJ.

APPLICANT: Mark Lyczkowski | 919.842-0334 | [mark@fig.llc](mailto:mark@fig.llc)

PROJECT MANAGER: Beth Blackmon | 919.866.4509 | [beth.blackmon@timmons.com](mailto:beth.blackmon@timmons.com)

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

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

**TRC-09-43-21**

**Brantley Place (Phase III) – Major Subdivision Plan Review**

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

LEE CO. PIN NO.: 9631-78-3276-00; 9631-78-4126-00; 9631-78-4086-00; 9631-77-5895-00; 9631-77-7604-00; 9631-77-7545-00; 9631-77-7497-00; 9631-77-8338-00; 9631-77-8298-00; 9631-87-0005-00

ZONING: R-12 Residential Mixed

ACRES: 7.67 +/- per GIS

DESCRIPTION: Proposed 21 single family lots fronting Tyndall Drive

UTILITIES: Proposed to be served by existing public water and public sewer to be extended from the southeast from Phases I and II of Brantley Place.

STREET(s): Proposed access off of Tyndall Drive, currently an NCDOT maintained public street but proposed to become a City-maintained street.

JURISDICTION: ETJ, outside of corporate City limits.

APPLICANT: Mark Lyczkowski | 919.842-0334 | [mark@fig.llc](mailto:mark@fig.llc)

PROJECT MANAGER: Beth Blackmon | 919.866.4509 | [beth.blackmon@timmons.com](mailto:beth.blackmon@timmons.com)

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

NOTE(S): This property is currently in the annexation process.

**TRC-09-44-21**

**Broadwell Subdivision – Major Subdivision 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: Broadwell Conditional Zoning District

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 along NC 87 Highway, a NCDOT maintained road. Proposed internal streets are to be City-maintained.

JURISDICTION: City of Sanford

APPLICANT: Mark Lyczkowski | 919.842-0334 | [mark@fig.llc](mailto:mark@fig.llc)

PROJECT MANAGER: Beth Blackmon | 919.866.4509 | [beth.blackmon@timmons.com](mailto:beth.blackmon@timmons.com)

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**TRC-09-45-21**

**Wilson Road Self-Storage – Commercial Plan Review**

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

LEE CO. PIN NO.: 9651-87-5343-00

ZONING: LI (Light Industrial)

ACRES: 2.66 +/- acres

DESCRIPTION: The proposed construction of a self-storage facility, including four (4) conditioned buildings with a total building square footage of 30,800sf.

UTILITIES: Existing access to public water and public sewer.

STREET(s): existing access along Cameron Drive (City-maintained).

JURISDICTION: City of Sanford

APPLICANT: Clifford Phillips | 225.276.2662 | [cphil1824@gmail.com](mailto:cphil1824@gmail.com)

PROJECT MANAGER: Ken Bright | 919.356.4687 | [kwbright@kenbrightengineering.com](mailto:kwbright@kenbrightengineering.com)

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)