



Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

115 Chatham Street, Sanford, NC 27330

Phone 919-718-4656

zoning@sanfordnc.net

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. Community Development Dept.: Curtis Lee, Long Range Planner I
Sanford/Lee Co. Zoning & Design Review Dept.: Amy J. McNeill, Zoning Administrator
Sanford/Lee Co. Zoning & Design Review Dept.: Thomas Mierisch, Planner II
Sanford/Lee Co. Zoning & Design Review Dept.: Tanner O'Quin, Planner I
Sanford/Lee County Building Inspections Dept.: Chris Riggins, Inspections Administrator
Sanford Public Works Dept. / Engineering Division: Paul Weeks, Utilities & Engineering Director
Sanford Public Works Dept. / Engineering Division: Mary DePina, Civil Engineer II
Sanford Public Works Dept. / Engineering Division: Fedd Walker, Public Works Manager
Sanford Fire Dept.: Matthew Arnold, Chief & Ken Cotten, Deputy Chief / Fire Marshal
Lee County Office of Emergency Services: Aaron Bullard, Lee County Fire Marshal
Lee County Environmental Health: Andrew Currin, Environmental Health Supervisor
Lee County Strategic Services Dept.: Don Kovasckitz, 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: 12/06/2022

RE: **TRC agenda for January 5th, 2023.** There will be a **virtual meeting held** among staff and applicants via HD Meeting (Office Suite). Review comments should be provided to me within 30 days of the TRC review.
Please send in all comments pertaining to these projects to me by **January 19th, 2023** (thomas.mierisch@sanfordnc.net):

TRC-12-91-22—KELLY'S MOBILE @ HAWKINS AVENUE [Commercial Plan Review] 09:00AM

LOCATION: 3107 Hawkins Avenue (just north of the intersection of Beechtree Drive and Hawkins Ave.)

LEE CO. PIN NO.: 9644-47-5392-00

ZONING: LI (Light Industrial)

ACRES: 1.28 +/-

DESCRIPTION: Proposed new 7,200sf storage building as an accessory to an existing gas station/tire shop, Kelly's Mobile.

UTILITIES: Site is served by public water along Hawkins Ave. and on-site private septic.

STREET(s): Hawkins Avenue is NCDOT-maintained.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Kelly Miller | 919.775.3214 | mark@3517@charter.net

PROJECT MANAGER: Mark Kelly | 919.775.3214 | mark@3517@charter.net

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net

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

TRC-12-92-22—ICE VENDING MACHINE @ HAWKINS AVENUE [Commercial Plan Review] 09:25AM

LOCATION: 3226 Hawkins Avenue (just south of Oak Park Road and Hawkins Avenue intersection)

LEE CO. PIN NO.: 9644-48-7516-00

ZONING: RA (Residential Agricultural)

ACRES: 1.42 +/-

DESCRIPTION: Proposed installation of an ice vending machine on a lot developed with what was previously utilized as a single-family dwelling.

UTILITIES: Public water available along Hawkins Avenue, and on-site private septic is utilized.

STREET(s): Hawkins Avenue is NCDOT-maintained.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Ken Bright | 919.356.4687 | kwbright@kenbrightengineering.com

PROJECT MANAGER: Paul Utley | 919.499.3094 | putley@leecountync.gov

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net

NOTE: Site must be rezoned to be developed in the manner proposed.

TRC-12-93-22—HARRINGTON TOWNHOMES @ BRAGG STREET [Concept Plan Review] 09:55AM

LOCATION: 802 Broadway Road (block surrounded by Barnes, Cooper, and Bragg Streets)

LEE CO. PIN NO.: 9652-39-2131-00; 9652-39-2131-00; 9652-38-1810-00

ZONING: R-12 (Residential Mixed) and C-2 (General Commercial)

ACRES: 4.1 +/-

DESCRIPTION: Proposed development of a residential subdivision consisting of thirty townhome units and two single-family detached homes, including the construction of a new street and extension of public utilities.

UTILITIES: Site has access to public water and public sewer along Barnes and Bragg Streets.

STREET(s): Barnes and Cooper Streets are City-maintained, and Bragg Street is NCDOT-maintained.

JURISDICTION: City of Sanford

APPLICANT: Jeremy Thomas | 919.777.6010 | jthomas@jthomasengineering.com

PROJECT MANAGER: Brandon Harrington | 919.770.5969 | brandon@harringtonpropertiesofnc.com

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

NOTE: Site must be rezoned to be developed in the manner proposed.

TRC-12-94-22—THE COVE AT STEEL BRIDGE SUBDIVISION [Major Subdivision Plan Review] 10:10AM

LOCATION: 0 Steel Bridge Road (directly across from intersection of Steel Bridge Rd. and Pocket Church Rd.)

LEE CO. PIN NO.: 9622-42-5184-00

ZONING: RR (Residential Restricted)

ACRES: 25.02 +/-

DESCRIPTION: Proposed development of a 29 lot residential single-family subdivision.

UTILITIES: Site is served by public water along Steel Bridge Road, and is proposed to utilize on-site septic system(s).

STREET(s): Steel Bridge Road is an NCDOT-maintained roadway.

JURISDICTION: Lee County jurisdiction

APPLICANT: Trevor Hansen | 910.684.8487 | thansen@koontzjones.com

PROJECT MANAGER: Lee Humphrey | 910.684.8646 | lee@doubledeng.com

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

TRC-12-95-22—1715 CARTHAGE STREET SUBDIVISION [Major Subdivision Plan Review] 10:35AM

LOCATION: 1715 Carthage Street (near intersection of Carthage Street and Gloucester Drive)

LEE CO. PIN NO.: 9641-09-5617-00

ZONING: 1715 Carthage Street Conditional Zoning District (rezoned in November, 2022)

ACRES: 47.76 +/-

DESCRIPTION: Proposed residential development with 115 lots intended for detached single-family homes.

UTILITIES: Public water is available along Carthage Street and is bisected by a public sewer main.

STREET(s): Carthage Street s an NCDOT-maintained roadway.

JURISDICTION: City of Sanford jurisdiction (annexed in November, 2022)

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

PROJECT MANAGER: Chris Raughley | 919.795.9347 | chris.raughley@pultegroup.com

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net

TRC-12-96-22—CENTRAL CAROLINA ENTERPRISE PARK (CCEP) LOT #9 / BLDG. #6 [Commercial Plan Review] 10:10AM

LOCATION: 0 Enterprise Park Drive

LEE CO. PIN NO.: 9655-16-3962-00

ZONING: CCEP Conditional Zoning District

ACRES: 18.57 +/-

DESCRIPTION: Proposed construction of a 117,185sf industrial spec building with associated parking, water service, sanitary sewer, storm drainage, and a water quality pond.

UTILITIES: Site is served by public water and public sewer along Enterprise Park Drive.

STREET(s): Enterprise Park Drive is a city-maintained roadway.

JURISDICTION: City of Sanford jurisdiction

APPLICANT: Jacob Hudson | 919.367.8790, ext. 110 | jacob@cegrouppinc.com

PROJECT MANAGER: Adam Fouse | 919.703.0263 | afouse@sametcorp.com

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net