

# Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

115 Chatham Street, Sanford, NC 27330

Phone 919-718-4656

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## TO: SANFORD / LEE COUNTY / BROADWAY (TRC) MEMBERS

Sanford/Lee Co. Community Development Dept.: David Montgomery, Long Range-Transportation Planner  
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/Lee County Building Inspections Dept.: Nelson Daniels, Field Superintendent  
Sanford Public Works Dept. / Engineering Division: Mary DePina, Civil Engineer II  
Sanford Public Works Dept. / Engineering Division: Fedd Walker, Public Works Manager  
Sanford Fire Department: Alex Collazo, Deputy Fire Marshal  
Sanford Fire Department: Ken Cotten, Deputy Chief / Fire Marshal  
Lee County Office of Emergency Services: Aaron Bullard, Lee County Fire Marshal  
Lee County Environmental Health Dept.: Andrew Currin, Environmental Health Supervisor  
Lee County Strategic Services Dept.: Don Kavasckitz, GIS Administrator  
Lee County Schools: Justin Covert, Transportation Director  
NCDOT: James Garner, Assistant District Engineer, Division 8, District 2  
NCDOT: DeAngelo Jones, Senior District Engineer, Division 8, District 2  
NCDOT: Dago JuarezPozos, District Engineer, Division 8, District 2  
CC: Project Managers/Designers and Project Representatives

## FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: **01/05/2023**

RE: TRC agenda for **January 2024**. There will be a **virtual meeting** held among staff and applicants to discuss the proposed projects for this month.

### **TRC-01-01-24—MAKO EXPRESS CAR WASH [Commercial Plan Review] 09:00AM**

**LOCATION:** 2220 Jefferson Davis Hwy (currently the Harbour Car Wash in front of Food Lion in Tramway)

**LEE CO. PIN NO.:** 9631-55-0032-00

**ZONING:** C-2 (General Commercial)

**ACRES:** 1.02 +/-

**DESCRIPTION:** Proposed demolition of existing car wash structure for construction of a new, automated car wash facility.

**UTILITIES:** Public water and public sewer are available.

**STREET(s):** Jefferson Davis Hwy. is NCDOT-maintained.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Kyle Branning | 423-497-1452 | [kyle.branning@stantec.com](mailto:kyle.branning@stantec.com)

**PROJECT MANAGER:** John McLendon | 864-905-4737 | [john@makoexpresswash.com](mailto:john@makoexpresswash.com)

**PLANNER:** Tanner O'Quin | 919.718.4656 ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

**TRC-01-02-24—GUM FORK MIXED USE DEVELOPMENT [Concept Review] 09:25AM**

**LOCATION:** 3942 Colon Road (across Colon Road from new Sanford Fire Station) along US 1 Hwy

**LEE CO. PIN NO.:** 9656-50-9252-00, 9656-61-6791-00, 9655-59-2618-00

**ZONING:** RA (Residential Agricultural)

**ACRES:** 116.67 +/-

**DESCRIPTION:** Proposed mixed use development of commercial, single-family residential and multi-family, totaling 583 dwelling units overall.

**UTILITIES:** Public water is available along Colon Road, public sewer bisects the site.

**STREET(s):** Colon Road is NCDOT-maintained.

**JURISDICTION:** City of Sanford corporate limits

**APPLICANT:** Brian Richards, PLA | 919-275-5002 | [brichards@urbandesignpartners.com](mailto:brichards@urbandesignpartners.com)

**PROJECT MANAGER:** Brian Richards, PLA | 919-275-5002 | [brichards@urbandesignpartners.com](mailto:brichards@urbandesignpartners.com)

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

**NOTE:** the subject property must be rezoned to be developed in the manner proposed.