

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:	Sherry Earley, City Engineer
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:	Matthew Arnold, Chief
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 Kovasckitz, GIS Administrator
Lee County Schools:	Reid Cagle, Transportation Director
Lee County Schools:	Dr. Andy Bryan, Lee Co. Schools Superintendent
NCDOT:	Janet James, Assistant District Engineer, Division 8, District 2

CC: Project Managers/Designers and Project Representatives

FROM: SANFORD/LEE COUNTY ZONING & DESIGN REVIEW DEPT.

DATE: 2/02/2023

RE: TRC agenda for **February 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 upload comments to our [TRC Workspace in Notion](#) or send in all comments pertaining to these projects to me via email by **March 9th, 2023** (thomas.mierisch@sanfordnc.net):

TRC-02-03-23—BHARAT FORGE (PHASE II) [Commercial/Industrial Plan Review] 09:00AM

LOCATION: 777 Kalyani Way (north of intersection of Colon Rd. and Tabitha Lane)

LEE CO. PIN NO.: 9655-22-2125-00

ZONING: HI (Heavy Industrial)

ACRES: 77.2 +/-

DESCRIPTION: Proposed construction of an approximately 149,760sf building intended for industrial manufacturing use. Additional parking spaces and utility connections are also proposed.

UTILITIES: Public water and sewer.

STREET(s): Kalyani Way is a city-maintained street.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Paul Devlin | 919.469.3340 | pdevilin@withersravenel.com

PROJECT MANAGER: Jason Bertoncino | 919-469-3340 | jbertoncino@withersravenel.com

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-02-04-23—SANFORD SELF-STORAGE @ HAWKINS AVENUE [Concept Plan Review] 09:20AM

LOCATION: 0 Hawkins Avenue (next to the Dollar General, across the street from Lee Memory Gardens Cemetery)

LEE CO. PIN NO.: 9644-63-1465-00

ZONING: C-2 (General Commercial)

ACRES: 1.24 +/-

DESCRIPTION: Proposed construction of four self-storage buildings totaling 10,800 sf in area, with landscaping and associated improvements.

UTILITIES: Public water and sewer.

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

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Paul Devlin | 919.469.3340 | pdevilin@withersravenel.com

PROJECT MANAGER: Jason Bertoncino | 919-469-3340 | jbertoncino@withersravenel.com

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

TRC-02-05-23—BROOKSHIRE SUBDIVISION [Major Subdivision Plan Review] 09:40AM

LOCATION: 0 Boone Trail Road (near the intersection of Boone Trail Rd and Forestwood Park Rd)

LEE CO. PIN NO.: 9672-77-6834-00

ZONING: Brookshire Conditional Zoning District

ACRES: 167.91 +/-

DESCRIPTION: Proposed development of the site into a 391-lot for residential single-family dwellings, along with associated site improvements, such as water, sewer, and stormwater control.

UTILITIES: Public water and sewer.

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

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Bart J. McClain | 919.467.9708 | bmccclair@wmgda.com

PROJECT MANAGER: Terry Slate | 919.868.1298 | terry@dukellazzara.com

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

TRC-02-06-23—FIRE TOWER ROAD TOWNHOMES SUBDIVISION [Concept Plan Review] 10:00AM

LOCATION: 1203 Fire Tower Road (intersection of Fire Tower Road and W. Garden Street)

LEE CO. PIN NO.: 9642-42-1112-00 and 9642-42-6311-00

ZONING: R-12 (Residential Mixed)

ACRES: 7.12 +/-

DESCRIPTION: Proposed development of small townhome community.

UTILITIES: Public water and sewer available.

STREET(s): W. Garden Street is a city-maintained street,

JURISDICTION: Lee County jurisdiction.

APPLICANT: Travis Thompson | 919.522.0878 | tthompson@jmthompson.com

PROJECT MANAGER: Beth Blackmon | 919.866.4509 | beth.blackmon@timmons.com

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

NOTE: Site must be (partially) annexed and rezoned to be developed in the manner proposed.

TRC-02-07-23—ELIZABETH LANDING SUBDIVISION [Major Subdivision Plan Review] 10:30AM

LOCATION: 0 Carbonton Rd. (approximately ¼ mile west of the Carbonton Rd. / Petty Rd. intersection)

LEE CO. PIN NO.: 9622-78-4882-00

ZONING: Elizabeth Landing Conditional Zoning District

ACRES: 27.4 +/-

DESCRIPTION: Proposed 188-lot residential major subdivision for single-family attached homes (townhomes).

UTILITIES: Proposed extension of the public water main and public sewer to serve all lots.

STREET(s): Existing access along Carbonton Road, an NCDOT-maintained roadway.

JURISDICTION: Subject properties are within Lee County jurisdiction.

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

PROJECT MANAGER: Mark Lyczkowski | 919.842.0334 | mark@fig.llc

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

TRC-02-08-23—LEMON SPRINGS MIXED USE PROJECT [Concept Plan Review] 10:50AM

LOCATION: Straddling W. Raleigh Street (in the area bounded by Frazier Dr., Lemon Springs Rd., Kendale Dr., and Main St.)

LEE CO. PIN NO.: 9651-29-7736-00, 9651-29-5245-00, and 9651-29-8075-00

ZONING: R-14 and R-20

ACRES: 32.04 +/-

DESCRIPTION: Proposed mixed-use development with three-bedroom townhomes, single-family detached homes, and a three-story commercial building with space for a restaurant, office space, and taproom.

UTILITIES: Public water and sewer.

STREET(s): Main Street and Lemon Springs Road are NCDOT-maintained; Kendale Drive is city-maintained.

JURISDICTION: City of Sanford jurisdiction.

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

PROJECT MANAGER: Trevor Hansen | 910.684.8487 | thansen@koontzjones.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-02-09-23—NC 87 HWY COMMERCIAL SUBDIVISION / HOTEL PROJECT [Major Subdivision Plan Review] 11:20AM

LOCATION: 0 NC 87 Hwy (just north of the intersection of NC 87 Hwy and Harvey Faulk Rd, on the opposite side of the street)

LEE CO. PIN NO.: 9661-25-5298-00

ZONING: C-2 (General Commercial)

ACRES: 4.75 +/-

DESCRIPTION: Proposed division of commercial land into three lots; third lot is being investigated for a possible location for a Woodspring Suites Hotel.

UTILITIES: Public water is available; public sewer to be extended to serve the site.

STREET(s): NC 87 Hwy is NCDOT-maintained.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: C. Tyrus Clayton Jr. | 919.827.0909 | sanket@anvayainvestments.com

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

TRC-02-10-23—WILLOWBROOK FARMS SUBDIVISION [Major Subdivision Plan Review] 11:40AM

LOCATION: 0 Willowbrook Drive (intersection of Willowbrook Drive and Berke Thomas Road)

LEE CO. PIN NO.: 9672-77-6834-00

ZONING: RR (Restricted Residential)

ACRES: 30.28 +/-

DESCRIPTION: Proposed development of a 33-lot residential single-family subdivision. Paved roadways and water mains are already in place.

UTILITIES: Public water and sewer.

STREET(s): Willowbrook Road, Greenfield Drive, and Ridgewood Drive are existing paved roads not yet accepted by NCDOT for maintenance.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Tony Toro | 919.307.4254 | tony@lamcohomes.com

PROJECT MANAGER: Ken Bright | 919.356.4687 | kwbright@kenbrightengineering.com

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