



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. Zoning & Design Review Dept.: Thomas Mierisch, Planner II
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: 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: 11/03/2022

RE: **TRC agenda for December 1st, 2022.** 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 **December 15th, 2022** (thomas.mierisch@sanfordnc.net):

TRC-11-86-22—CARTHAGE STREET SUBDIVISION [Concept Plan Review] 09:00AM

LOCATION: 1509 Carthage Street (just south of the intersection with Keller-Andrews Road)

LEE CO. PIN NO.: 9642-11-6991-00, 9642-11-2504-00, 9642-01-3474-00, 9642-01-2345-00

ZONING: R-12 (Residential Mixed)

ACRES: 37.59 +/-

DESCRIPTION: Proposed new single-family residential subdivision for detached dwellings.

UTILITIES: Public water and public sewer available along Carthage Street.

STREET(s): Carthage Street is NCDOT-maintained.

JURISDICTION: Partially in Sanford's corporate limits, partially in Sanford's ETJ.

APPLICANT: Josh Swindell | 919.388.4825 | josh@envisionhomesnc.com

PROJECT MANAGER: Andy Petty | 919.552.0849 | andy@curryeng.com

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

NOTE: Site must be rezoned and annexed into corporate limits of Sanford to be developed in the manner proposed.

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

TRC-11-87-22—LEE COUNTY MULTI-SPORT COMPLEX [Commercial Plan Review] 09:25AM

LOCATION: 0 Broadway Road (at the intersection of Broadway Road and US 421 Hwy)

LEE CO. PIN NO.: 9662-31-2077-00

ZONING: R-20 (Residential Single-Family); LI (Light Industrial); C-2 (General Commercial)

ACRES: 121.14 +/-

DESCRIPTION: Proposed multi-sport complex consisting of baseball fields and rectangular multi-use fields. Additionally, a playground, restroom facilities, parking, and infrastructure improvements are proposed.

UTILITIES: Public water available along Broadway Road, and public sewer available at the southwestern corner of the site.

STREET(s): Broadway Road is NCDOT-maintained.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Jason Galloway | 919.808.5385 | galloway@mcadamsco.com

PROJECT MANAGER: Jason Galloway | 919.808.5385 | galloway@mcadamsco.com

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

TRC-11-88-22—TC&I TIMBER [Concept Plan Review] 09:55AM

LOCATION: 0 Broadway Road (near intersection of Broadway Road and US 421 Hwy Bypass)

LEE CO. PIN NO.: 9666-78-7977-00; 9666-57-5048-00; 9666-58-4589-00

ZONING: LI (Light Industrial)

ACRES: 402 +/-

DESCRIPTION: Proposed construction of a 216,320 +/- sq. ft. light industrial building, with supporting parking, truck loading/unloading areas, water and sewer extensions. Shared driveway will connect to Rod Sullivan Road.

STREET(s): Rod Sullivan Road is an NCDOT-maintained roadway.

JURISDICTION: City of Sanford

APPLICANT: Dave Bartone | 919.469.3340 | dbartone@withersravenel.com

PROJECT MANAGER: Dave Bartone | 919.469.3340 | dbartone@withersravenel.com

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

TRC-11-89-22—WAKEFIELD ROAD EVENT VENUE [Concept Plan Review] 10:10AM

LOCATION: 385 Wakefield Road

LEE CO. PIN NO.: 9623-17-0663-00 and 9623-09-6337-00

ZONING: RA (Residential Agricultural)

ACRES: 91.29 +/-

DESCRIPTION: Proposed multi-purpose space with a wedding venue area, church, amphitheater, as well as campground space and cabins, and associated improvements.

UTILITIES: Site is served by private well (public water currently unavailable) and is proposed to utilize on-site septic system(s).

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

JURISDICTION: Lee County jurisdiction

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

PROJECT MANAGER: Michael Blakley | 919.499.8759 | draftinganddesign@gmail.com

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.