

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.: 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 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 Kovasckitz, 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: **02/07/2024**

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

TRC-02-03-24—PALOMINO TOWNHOMES [Major Subdivision Plan Review] 09:00AM

LOCATION: 4916 Palomino Drive (nearly entire block bounded by Palomino Dr. & Dogwood Acres, behind Midway Tire & Auto)

LEE CO. PIN NO.: 9631-57-3905-00, 9631-57-3608-00, 9631-57-0997-00, and 9631-58-0192-00

ZONING: R-20 (Residential Single-Family)

ACRES: 3.37 +/-

DESCRIPTION: Proposed residential subdivision consisting of 27 townhome dwellings.

UTILITIES: Public water and public sewer are available.

STREET(s): Palomino Drive and Dogwood Acres Drive are currently private roads.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Martha Bright | 919-356-3212 | mabright@kenbrightengineering.com

PROJECT MANAGER: Martha Bright | 919-356-3212 | mabright@kenbrightengineering.com

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

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

TRC-02-04-24—DEL TACO RESTAURANT [Commercial Plan Review] 09:30AM

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

LEE CO. PIN NO.: 9661-08-1478-00

ZONING: C-2 (General Commercial) & LI (Light Industrial)

ACRES: 1.01 +/-

DESCRIPTION: Proposed 2,021sf single-story restaurant with double drive-thru accommodations and associated site improvements.

UTILITIES: Public water is available along S. Horner Blvd.

STREET(s): S. Horner Blvd. is NCDOT-maintained.

JURISDICTION: City of Sanford corporate limits

APPLICANT: Danny L. Howell, Jr. PE | 919-539-7340 | danny@realengineeringnc.com

PROJECT MANAGER: Ammar Amin Yameen | 919-491-7739 | deltacordu@gmail.com

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

TRC-02-05-24—GRACE CHRISTIAN SCHOOL MODULAR CLASSROOMS ADDITION [Commercial Plan Review] 10:00AM

LOCATION: 3114 Alpine Avenue (near intersection of Alpine Ave. & Minter Ave.)

LEE CO. PIN NO.: 9631-41-3386-00

ZONING: RR (Residential Restricted)

ACRES: 1.69 +/-

DESCRIPTION: Proposed set up of two modular units and establishment of 35 parking spaces and a drop-off lane with a driveway onto Alpine Lane.

UTILITIES: Public water is available along Alpine Lane; no public sewer is available.

STREET(s): Alpine Lane is NCDOT-maintained.

JURISDICTION: Lee County.

APPLICANT: William Stanton | 919-319-6716 | wstanton@clhdesignpa.com

PROJECT MANAGER: Rob Brisley | 919-718-1052 | rbrisley@sanfordcontractors.com

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

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