

# Sanford/Lee County Zoning & Design Review Dept.

115 Chatham Street, Sanford, NC 27330 Phone 919-718-4656

**SANFORD / LEE COUNTY / BROADWAY**

## **TECHNICAL REVIEW COMMITTEE (TRC) MEMO**

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### **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 I

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: Mary DePina, Civil Engineer II

Sanford Fire Dept.: Wayne Barber, Chief & Ken Cotten, Deputy Chief / Fire Marshal

Sanford Police Dept.: Jamie Thomas, Assistant Police Chief

Lee County Office of Emergency Services: Shane Seagroves, Director

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: 11.01.2021**

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**RE: TRC agenda for December 2, 2021.** There will be a **virtual meeting held** among staff and applicants via HD Meeting (Office Suite). Please send in all comments pertaining to these projects to me by **December 9, 2021** ([thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)):

#### **TRC-11-51-21**

##### **Glendale Circle – Concept Plan Review**

LOCATION: 0 Lemon Springs Road

LEE CO. PIN NO.: 9651-16-7689-00

ZONING: R-20 (Residential Mixed)

ACRES: 14.9 +/-

DESCRIPTION: Two prospective concept plans for a proposed residential subdivision; one with 27 lots and another option with 20 lots, respectively.

UTILITIES: proposed access to public water and public sewer.

STREET(S): proposed access to Lemon Springs Road (NCDOT-maintained)

JURISDICTION: subject property is within corporate city limits of Sanford

APPLICANT: Matt Marsh | 978.223.3284 | [mmarsh@marsh-partners.com](mailto:mmarsh@marsh-partners.com)

PROJECT MANAGER: Ken Bright, PE | 919.356.4687 | [kwbright@kenbrightengineering.com](mailto:kwbright@kenbrightengineering.com)

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

NOTE(S): The subject property must be rezoned to be developed in the manner proposed.

#### **TRC-11-52-21**

##### **The Provisions at Courtland – Major Subdivision Plan Review**

LOCATION: 2300 W. Courtland Drive (located next to Christian Provision Ministries)

LEE CO. PIN NO.: 9642-80-0627-00

ZONING: Rezoned to R-6-C conditional zoning in August, from R-20, C-2, LI

ACRES: 10-acre portion of an approximately 134 +/- acre parent tract

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

DESCRIPTION: Proposed 53-lot residential major subdivision for single-family detached homes.

UTILITIES: Proposed extension of existing public water and public sewer mains.

STREET(s): Existing access along W. Courtland Drive, an NCDOT-maintained roadway.

JURISDICTION: Subject properties are within corporate City limits.

APPLICANT: Jarrod Hilliard | 919.352.2834 | [jhilliard@jhilliardengineering.com](mailto:jhilliard@jhilliardengineering.com)

PROJECT MANAGER: Charles Mellette | 919.774.9462 | [bishop@chrisitanprovision.com](mailto:bishop@chrisitanprovision.com)

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

### **TRC-11-53-21**

#### **Pentair Aquatic Systems, Ltd. – Commercial Plan Review**

LOCATION: 1618 Hawkins Avenue (between Burns Rd. and McNeill Rd.; south of US 421 Hwy)

LEE CO. PIN NO.: 9643-78-4292-00

ZONING: LI (Light Industrial)

ACRES: 35.17 +/-

DESCRIPTION: Construction of a 33,825 sq. ft. addition onto the rear side of an existing manufacturing building at the Pentair Aquatic Systems Sanford Operations facility. Water, sewer, and fire protection services for the building addition will be served by extensions of the existing plumbing systems internal to the building. Adequate parking exists on site, so no new parking is proposed.

UTILITIES: Existing access to public water and public sewer.

STREET(s): Existing access along Hawkins Avenue, an NCDOT-maintained road.

JURISDICTION: Subject property is within corporate City limits.

APPLICANT: Steve Miller | 919.319.6716 | [smiller@clhdesignpa.com](mailto:smiller@clhdesignpa.com)

PROJECT MANAGER: Brad Olan | 919.566.8109 | [brad.olan@pentair.com](mailto:brad.olan@pentair.com)

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

### **TRC-11-54-21**

#### **ABC Store Renovation at 4470 S. NC 87 Hwy – Concept Plan Review**

LOCATION: 4470 S. NC 87 Hwy (formerly BP Gas Station & Convenience Store)

LEE CO. PIN NO.: 9660-39-9237-00

ZONING: C-2 (General Commercial)

ACRES: 1.99 +/-

DESCRIPTION: Renovation of existing commercial building, including an addition, to be utilized as a retail store for City of Sanford Alcoholic Beverage Control.

UTILITIES: Existing access to public water and public sewer.

STREET(s): Existing access along NC 87 Hwy, and Harvey Faulk Road, both are NCDOT-maintained roads.

JURISDICTION: Subject property is within corporate City limits.

APPLICANT: Lee Dowd | 919.776.2520 | [sanabc@windstream.net](mailto:sanabc@windstream.net)

PROJECT MANAGER: Tim Sherman | 919.775.2355 | [tim@sherman-arch.com](mailto:tim@sherman-arch.com)

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

### **TRC-11-55-21**

#### **Hawkins Avenue Self-Storage Expansion – Commercial Plan Review**

LOCATION: 3303 & 3309 Hawkins Avenue

LEE CO. PIN NO.: 9644-49-2269-00; 9644-49-2180-00; 9644-49-2093-00

ZONING: HC (Highway Commercial)

ACRES: 2.46 +/-

DESCRIPTION: Expansion of the existing adjacent Elite Storage Mini-Storage facility. Addition of two new buildings with dry detention stormwater management.

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

UTILITIES: Existing access to public water.

STREET(s): Existing access along Hawkins Avenue, an NCDOT-maintained road.

JURISDICTION: Subject property is in Lee County jurisdiction.

APPLICANT: Jeff Foster | 919.367.8790, ext. 105 | [jeff@cegroupinc.com](mailto:jeff@cegroupinc.com)

PROJECT MANAGER: Chris Morgan | 910.944.0881 | [chris@rhetson.com](mailto:chris@rhetson.com)

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

### **TRC-11-56-21**

#### **Broadway Road Self-Storage Expansion – Commercial Plan Review**

LOCATION: 904 Broadway Road

LEE CO. PIN NO.: 9652-92-1997-00

ZONING: LI (Light Industrial)

ACRES: 1.81 +/-

DESCRIPTION: Replace existing mini-storage facility with upgraded buildings in a two-stage process. Accommodation of future NCDOT widening is taken into consideration.

UTILITIES: Existing access to public water.

STREET(s): Existing access along Broadway Road, an NCDOT-maintained road.

JURISDICTION: Subject property is within corporate city limits of Sanford.

APPLICANT: Jeff Foster | 919.367.8790, ext. 105 | [jeff@cegroupinc.com](mailto:jeff@cegroupinc.com)

PROJECT MANAGER: Chris Morgan | 910.944.0881 | [chris@rhetson.com](mailto:chris@rhetson.com)

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

### **TRC-11-57-21**

#### **Liberty Tire Recycling (CCEP Lot # 14) – Commercial Plan Review**

LOCATION: 0 Womack Road (just north of the intersection of Enterprise Park Drive and Womack Road)

LEE CO. PIN NO.: 9645-77-5741-00

ZONING: CCEP CZ

ACRES: 9.5 +/-

DESCRIPTION: Construction of a 5,100sf open-sided storage building, and gravel outdoor storage area for Liberty Tire Recycling, with water service, sanitary service, storm drainage, and a water quality pond.

UTILITIES: Existing access to public water and public sewer.

STREET(s): Existing access along Womack Road, an NCDOT-maintained road.

JURISDICTION: Subject property is within the corporate city limits of Sanford.

APPLICANT: Jacob Hudson | 919.867.8790, ext. 110 | [jacob@cegroupinc.com](mailto:jacob@cegroupinc.com)

PROJECT MANAGER: Tony Rhetson | 910.944.0081 | [tony@rhetson.com](mailto:tony@rhetson.com)

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

### **TRC-11-58-21**

#### **Tramway North Apartments – Concept Plan Review**

LOCATION: 0 Jefferson Davis Hwy (behind the radio station on US 1 Hwy and the VA Clinic on Broadway Rd.)

LEE CO. PIN NO.: 9631-65-5307-00

ZONING: C-2 (General Commercial)

ACRES: 20.05 +/-

DESCRIPTION: Development of five (5) 24-unit and two (2) 36-unit apartment buildings (192 units total) and associated amenities.

UTILITIES: Existing access to public water and public sewer.

STREET(s): Existing access along Jefferson Davis Hwy / US 1 Hwy, an NCDOT-maintained road.

JURISDICTION: Subject property is within the corporate city limits of Sanford.

APPLICANT: Mitch Craig | 919.367.8790 | [mitch@cegroupinc.com](mailto:mitch@cegroupinc.com)

PROJECT MANAGER: Tony Bornhorst | 910.944.0081 | [tony@rhetson.com](mailto:tony@rhetson.com)

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

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PLANNER. Thank you.