

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, Senior Planner
Sanford/Lee Co. Zoning & Design Review Dept.: Thomas Mierisch, Zoning Administrator
Sanford/Lee Co. Zoning & Design Review Dept.: Tanner O'Quin, Planner II
Sanford/Lee County Building Inspections Dept.: Chris Riggins, Permitting & Inspections Manager
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: 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: **03/04/2024**

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

TRC-03-06-24—MORRIS POND PARK [Concept Plan Review] 09:00AM

LOCATION: 4191 Swanns Station Road

LEE CO. PIN NO.: 9569-02-8182-00; 9569-03-5035-00; 9569-12-5805-00

ZONING: RA (Residential Agricultural)

ACRES: 57.16 +/-

DESCRIPTION: Proposed recreational park featuring pickleball and basketball courts, docks, a dog park, and hiking trails. A portion of the property will be subdivided for a single-family residence.

UTILITIES: Public water is available along Swanns Station Road, on-site private septic must be utilized.

STREET(s): Swanns Station Road is NCDOT-maintained.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Vaughn King | 919-376-5923 | vaughnking5@gmail.com

PROJECT MANAGER: Vaughn King | 919-376-5923 | vaughnking5@gmail.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.

TRC-03-07-24—SANFORD AGRICULTURAL MARKETPLACE [Commercial Plan Review] 09:30AM

LOCATION: 157 Charlotte Avenue (corner of Charlotte Ave. & S. First St.)

LEE CO. PIN NO.: 9643-70-6685-00, 9643-70-8501-00, 9643-70-7596-00, and 9643-70-7673-00

ZONING: LI & R-6

ACRES: 1.66 +/-

DESCRIPTION: Proposed new farmer's market with vendor spaces, educational facilities, commercial kitchen and demonstration kitchen.

UTILITIES: Public water and public sewer available.

STREET(s): Charlotte Avenue is NCDOT-maintained and First Street is city-maintained.

JURISDICTION: City of Sanford corporate limits.

APPLICANT: Jon Blasco, PLA | 919-817-5356 | jblasco@withersravenel.com

PROJECT MANAGER: Joanna Thomas | 919-828-2301 | jthomas@hh-arch.com

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

TRC-03-08-24—TRAMWAY SOUTH APARTMENTS [Multifamily Plan Review] 10:00AM

LOCATION: 0 Tramway Road / 0 Marketplace Drive (open space behind Bojangles in Tramway)

LEE CO. PIN NO.: 9631-53-6433-00, 9631-62-1820-00, 9631-63-3536-00, and 9631-63-6351-00

ZONING: Tramway South Conditional Zoning District

ACRES: 28.8 +/-

DESCRIPTION: Proposed 300-unit apartment community with clubhouse, pool, and associated site improvements.

UTILITIES: Public water and public sewer are available.

STREET(s): Marketplace Drive is currently private, but intended to be public right-of-way; Pegg St. and McDaniel Dr. are NCDOT-maintained roadways.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Thomas F. Craven, PE | 919-781-0300 | tcraven@priestcraven.com

PROJECT MANAGER: Joe Murray | 919-582-2050 | jmurray@drp-llc.com

PLANNER: Thomas Mierisch | 919-718-4656, ext. 5396 | thomas.mierisch@sanfordnc.net

TRC-03-09-24—ROSE STREET APARTMENTS [Concept Plan Review] 10:30AM

LOCATION: 0 W. Rose Street (opposite of intersection of W. Rose and Crest Streets)

LEE CO. PIN NO.: 9642-84-2024-00

ZONING: R-6 and R-12

ACRES: 10.19 +/-

DESCRIPTION: Proposed 72-unit apartment complex with six three-story buildings and associated green space.

UTILITIES: Public water and sewer are available along W. Rose Street.

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

JURISDICTION: City of Sanford

APPLICANT: David Barcal | 919-467-1239 | david@macconnellandassoc.com

PROJECT MANAGER: David Barcal | 919-467-1239 | david@macconnellandassoc.com

PLANNER: Thomas Mierisch | 919-718-4656, ext. 5396 | thomas.mierisch@sanfordnc.net

TRC-03-10-24—ADAMS VILLAGE SUBDIVISION [Major Subdivison Review] 11:00AM

LOCATION: 0 Wilson Road (near intersection of Wilson Road and Lee Avenue)

LEE CO. PIN NO.: 9661-04-2944-00, 9661-05-4898-00, and 9651-96-6671-00

ZONING: Adams Village Conditional Zoning District

ACRES: 85 +/-

DESCRIPTION: Proposed subdivision including 295 total lots, featuring a mix of attached townhomes and detached single-family dwellings.

UTILITIES: Public water is available along Lee Avenue and Wilson Road. Public sewer must be extended to serve the site.

STREET(s): Lee Avenue and Wilson Road are NCDOT-maintained roadways.

JURISDICTION: City of Sanford 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-03-11-24—108 MAIN ST. MIXED USE PROJECT [Concept Plan Review] 11:30AM

LOCATION: 157 Charlotte Avenue (corner of Charlotte Ave. & S. First St.)

LEE CO. PIN NO.: 9652-51-3449-00, 9652-51-2497-00, and 9652-51-2465-00

ZONING: CBD

ACRES: 0.31 +/-

DESCRIPTION: Proposed redevelopment of existing commercial downtown space to include a first-floor parking area and commercial/mercantile uses and second-floor multifamily dwellings (between 12 to 16 apartments are possible; retail undetermined).

UTILITIES: Public water and public sewer available.

STREET(s): West Main Street is an NCDOT-maintained roadway.

JURISDICTION: City of Sanford corporate limits.

APPLICANT: Rusty Long | 919-602-4180 | rusty@goodwork.design

PROJECT MANAGER: Rusty Long | 919-602-4180 | rusty@goodwork.design

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