

# Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

115 Chatham Street, Sanford, NC 27330

Phone 919-718-4656

[zoning@sanfordnc.net](mailto: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.: Patrick Marion, 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.: Angela Wood, 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: **04/03/2024**

**RE: TRC agenda for April, 2024.** There will be a **virtual meeting** held among staff and applicants to discuss the proposed projects for this month. This meeting will be held on **Thursday, April 25<sup>th</sup>**, starting at **9:00am**.

### **TRC-04-12-24—LUCK STONE QUARRY [Commercial Plan Review] 09:00AM**

**LOCATION:** 4191 Swanns Station Road

**LEE CO. PIN NO.:** 9660-01-2744-00, 9660-11-6185-00, 9660-10-6469-00, 9569-09-4643-00, 9569-19-2568-00, 9559-99-8251-00, and 9569-19-2568-00

**ZONING:** RA (Residential Agricultural)

**ACRES:** 363 +/-

**DESCRIPTION:** Proposed rock quarry to be operated by Luck Stone, with approximately 110 acres to be disturbed out of 360+ acres of total site area.

**UTILITIES:** Private water and private septic are proposed to serve the site.

**STREET(s):** NC 87 Hwy and Fred Stone Road are both NCDOT-maintained.

**JURISDICTION:** Lee County jurisdiction.

**APPLICANT:** Rick Baker, P.E. | 919-866-4939 | [rick.baker@timmons.com](mailto:rick.baker@timmons.com)

**PROJECT MANAGER:** Clint Zimmerman | 804-920-5373 | [clint.zimmerman@luckstone.com](mailto:clint.zimmerman@luckstone.com)

**PLANNER:** Tanner O'Quin | 919-718-4656, ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

**TRC-04-13-24—HELIX BRICKYARD ROADWAY PROJECT [Site Improvements Plan Review] 09:30AM**

**LOCATION:** 0 Hawkins Avenue (near the intersection of Hawkins Ave. and Northview Drive)

**LEE CO. PIN NO.:** 9645-11-1316-00

**ZONING:** Helix Brickyard Conditional Zoning District

**ACRES:** 226.45 +/-

**DESCRIPTION:** Proposed site improvements to construct a new public road and public utilities (water and sewer) to construct infrastructure for a future advanced manufactured campus.

**UTILITIES:** Public water and public sewer are being extended to serve the site.

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

**JURISDICTION:** City of Sanford corporate limits.

**APPLICANT:** Josh Lamb | 267-229-3679 | [jlamb@arcodb.com](mailto:jlamb@arcodb.com)

**PROJECT MANAGER:** Josh Lamb | 267-229-3679 | [jlamb@arcodb.com](mailto:jlamb@arcodb.com)

**PLANNER:** Tanner O'Quin | 919.718.4656 ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

**TRC-04-14-24—SOUTHPARK CENTER COMMERCIAL SITE [Commercial Plan Review] 10:00AM**

**LOCATION:** 0 Commerce Drive (at the intersection of Commerce Drive and NC 87 Hwy, and abutting Harvey Faulk Road)

**LEE CO. PIN NO.:** 9660-48-1726-00 and 9660-48-0621-00

**ZONING:** C-2 (General Commercial)

**ACRES:** 1.8 +/-

**DESCRIPTION:** Proposed construction of two new commercial structures intended for retail uses, including paved parking, landscaping, and other site improvements.

**UTILITIES:** Public water and public sewer are available.

**STREET(s):** Commerce Drive is City-maintained, NC 87 Hwy and Harvey Faulk Road are NCDOT-maintained.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Lee Humphrey | 910-684-8646 | [lee@doubledeng.com](mailto:lee@doubledeng.com)

**PROJECT MANAGER:** George Blackwell | 910-248-6464 | [jr@jkgc-us.com](mailto:jr@jkgc-us.com)

**PLANNER:** Anne Mauro | 919-718-4656, ext. 5399 | [anne.mauro@sanfordnc.net](mailto:anne.mauro@sanfordnc.net)

**TRC-04-15-24—1509 CARTHAGE STREET MIXED-USE PROJECT [Concept Plan Review] 10:30AM**

**LOCATION:** 1509 Carthage Street (across from intersection of Carthage Street and Keller-Andrews Road)

**LEE CO. PIN NO.:** 9642-11-6991-00; 9642-11-2504-00; 9642-01-3474-00; 9642-01-2345-00; 9642-12-0153-00

**ZONING:** R-12 (Residential Single-Family)

**ACRES:** 39.29 +/-

**DESCRIPTION:** Proposed mixed-use development with detached and attached single-family homes (75 total) and eleven multi-family apartment buildings to be constructed in three phases.

**UTILITIES:** Public water is available along Carthage Street; public sewer bisects the site from Carthage Street.

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

**JURISDICTION:** Mostly in corporate limits of Sanford, partially in ETJ.

**APPLICANT:** Josh Swindell | 919-388-4825 | [josh@envisionhomesnc.com](mailto:josh@envisionhomesnc.com)

**PROJECT MANAGER:** Andrew Petty, P.E. | 919-552-0849 | [andy@curryeng.com](mailto:andy@curryeng.com)

**PLANNER:** Tanner O'Quin | 919.718.4656 ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)