

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. Community Development Dept.:	Curtis Lee, Long Range Planner I
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/Lee County Building Inspections Dept.:	Nelson Daniels, Field Superintendent
Sanford Public Works Dept. / Engineering Division:	Sherry Earley, City Engineer
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
Lee County Schools:	Dr. Andy Bryan, Lee Co. Schools Superintendent
NCDOT:	Janet James, Assistant District Engineer, Division 8, District 2

CC: Project Managers/Designers and Project Representatives

FROM: SANFORD/LEE COUNTY ZONING & DESIGN REVIEW DEPT.

DATE: 3/03/2023

RE: TRC agenda for **March 2023**. There will be a **in-person meeting** held among staff and applicants at the Buggy Building in Downtown Sanford, located at 115 Chatham Street, Suite 1, Sanford, NC 27330. Review comments should be provided to me within 30 days of the TRC review. Please upload comments to our [TRC Workspace in Notion](#) or send in all comments pertaining to these projects to me via email by **April 13th, 2023** (thomas.mierisch@sanfordnc.net):

TRC-03-11-23—TRAMWAY ONE SELF-STORAGE [Commercial/Industrial Plan Review] 09:00AM

LOCATION: 0 Tramway Road (behind radio station on US 1 Hwy and behind the rehabilitation facility on Tramway Rd.)

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

ZONING: C-2 (General Commercial)

ACRES: 20.05 +/- acres

DESCRIPTION: Proposed self-storage facility with both conditioned interior storage spaces and unconditioned RV/boat storage

UTILITIES: Existing public water available along US 1 Hwy and Tramway Road. An existing public sewer main bisects the site.

STREET(S): Site has access to both US 1 Hwy (NCDOT-maintained) and Tramway Road (also NCDOT-maintained)

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Jeff Foster, PE | 919-367-8790, ext. 105 | jeff@cegrouppinc.com

PROJECT MANAGER: Tom Poore | 910-444-9274 | tom@roberthighdevelopment.com

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

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

TRC-03-12-23—KELLY DRIVE TOWNHOMES [Major Subdivision Plan Review] 09:20AM

LOCATION: 0 Kelly Drive (across from intersection with Calcutta Lane)

LEE CO. PIN NO.: 9652-87-8384-00

ZONING: R-6 (Residential Mixed)

ACRES: 12.06 +/- acres

DESCRIPTION: A proposed townhome project to create 76 attached single-family lots, served by public water and public sewer

UTILITIES: Public water is available along Kelly Drive, public sewer will have to be extended to serve the proposed development.

STREET(s): Access available to Kelly Drive, which is NCDOT-maintained.

JURISDICTION: City of Sanford ETJ.

APPLICANT: Salman Moazzam, PE | 919-275-5002 | smoazzam@urbandesignpartners.com

PROJECT MANAGER: Salman Moazzam, PE | 919-275-5002 | smoazzam@urbandesignpartners.com

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

NOTE: Subject property must be annexed and a rezoning hearing is scheduled for 03/21/23 with the Sanford Planning Board.

TRC-03-13-23—TRUELOVE STREET APARTMENTS [Multifamily Plan Review] 09:40AM

LOCATION: 0 Truelove Street (area fronting

LEE CO. PIN NO.: 9661-27-0694-00

ZONING: Truelove Street Apartments Conditional Zoning District (rezoned November 1, 2022).

ACRES: 7.23 +/- acres

DESCRIPTION: Proposed multi-family development consisting of seven apartment buildings, a clubhouse, pool, bark park, and mail kiosk. The apartment buildings will contain 90 1-bedroom units, 60 2-bedroom units, and 30 3-bedroom units, totaling 180 apartments.

UTILITIES: Public water is available along Truelove Street, public sewer will have to be extended to serve the site.

STREET(s): Truelove Street is a city-maintained roadway; secondary access proposed along NC 87 Hwy (NCDOT-maintained).

JURISDICTION: City of Sanford jurisdiction

APPLICANT: Salman Moazzam, PE | 919-275-5002 | smoazzam@urbandesignpartners.com

PROJECT MANAGER: Salman Moazzam, PE | 919-275-5002 | smoazzam@urbandesignpartners.com

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

TRC-02-06-23—HAWKINS AVENUE TOWNHOMES [Concept Plan Review] 10:00AM

LOCATION: 2410 Hawkins Avenue (next to the Sanford Municipal Golf Course)

LEE CO. PIN NO.: 9644-63-9231-00

ZONING: R-20 (Residential Single-Family)

ACRES: 3.37 +/- acres

DESCRIPTION: Proposed townhome development consisting of 29 attached single-family dwelling units and open space.

UTILITIES: Public water and sewer are available along Hawkins Avenue.

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

JURISDICTION: City of Sanford jurisdiction

APPLICANT: Bill Bober | 919-868-5958 | masterbuiltnc@gmail.com

PROJECT MANAGER: Bill Bober | 919-868-5958 | masterbuiltnc@gmail.com

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

NOTE: Subject property must be annexed and rezoned to be developed in the manner proposed.