

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: 4/04/2023

RE: TRC agenda for **April 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 **May 11th, 2023** (thomas.mierisch@sanfordnc.net):

TRC-04-15-23—SANFORD CHRISTIAN FELLOWSHIP [Commercial/Industrial Plan Review] 09:00AM

LOCATION: 5045 NC 87 Hwy S (just south of the intersection of Commerce Dr. and NC 87 Hwy, across from Carolina Trace)

LEE CO. PIN NO.: 9660-46-7226-00

ZONING: RR (Restricted Residential)

ACRES: 1.44 +/- acres

DESCRIPTION: Proposed conversion of an existing accessory building into a religious complex and existing single-family dwelling into church offices and classroom.

UTILITIES: Private on-site septic and private well; public utilities do not appear to be available to the site.

STREET(s): NC Hwy 87 South is an NCDOT-maintained roadway.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Felix Gomez | 919-930-5405 | felixdechava@98@gmail.com

PROJECT MANAGER: Ken Bright, PE | 919-356-4687 | kwbright@kenbrightengineering.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-04-16-23—CONTRACT LUMBER EXPANSION PROJECT [Commercial/Industrial Plan Review] 09:30AM

LOCATION: 3193 Industrial Drive (at the corner of Industrial Dr. and Wilson Rd.)

LEE CO. PIN NO.: 9651-76-9273-00

ZONING: LI (Light Industrial)

ACRES: 11.31 +/- acres

DESCRIPTION: A proposed addition of three new 3-sided storage buildings (each to be unconditioned). The outside storage area will be graveled with chain-link fence surrounding it. A new driveway (exit only) is proposed on Lee Avenue. No proposed additional employees (16 currently employed).

UTILITIES: Public water is available along Industrial Drive, Wilson Rd., and Lee Ave.; public sewer is available along Lee Ave.

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

JURISDICTION: City of Sanford.

APPLICANT: Troy Meikle | 740-964-3114 | tmieikle@contractlumber.com

PROJECT MANAGER: Ken Bright, PE | 919-356-4687 | kwbright@kenbrightengineering.com

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

TRC-04-17-23— SOUTH PARK CENTER [Commercial/Industrial Plan Review] 10:00AM

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

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

ZONING: C-2 (General Commercial)

ACRES: 1.8 +/- acres

DESCRIPTION: Proposed construction of two new commercial buildings intended for multi-tenant retail space with associated parking and landscaping.

UTILITIES: Public water is available along NC 87 Hwy and Commerce Drive; Public sewer is available along Harvey Faulk Road.

STREET(s): Harvey Faulk and NC 87 Hwy are NCDOT-maintained roadways; Commerce Drive is city-maintained.

JURISDICTION: City of Sanford jurisdiction

APPLICANT: Jeremy Sparrow | 910-684-8487 | jsparrow@koontzjones.com

PROJECT MANAGER: Jeremy Sparrow | 910-684-8487 | jsparrow@koontzjones.com

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

TRC-04-18-23—HELIX INNOVATION PARK AT THE BRICKYARD [Concept Plan Review] 10:30AM

LOCATION: 3635 Hawkins Avenue (the most notable area fronting Hawkins Ave. is the Optimist Baseball Fields)

LEE CO. PIN NO.: 9635-94-9766-00, 9645-11-1316-00, 9645-23-6182-00, 9645-33-2134-00, 9645-32-1978-00, 9644-29-5867-00, 9644-39-5717-00, 9645-30-8543-00, and 9645-30-8629-00

ZONING: RA (Residential Agricultural), LI (Light Industrial), and HI (Heavy Industrial)

ACRES: 885 +/- acres

DESCRIPTION: A proposal for a fully amenitized, modern advanced manufacturing/industrial parking for the benefit of new companies and the surrounding community. The park will have the optionality to attract a wide range of projects from local business to large economic development projects from all over the world.

UTILITIES: Public water is available along Hawkins Avenue; Public sewer is available further north near the railroad crossing and would have to be extended to serve the site.

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

JURISDICTION: Mostly in Lee County jurisdiction, with one 220+ acre parcel (ParID 9645-11-1316-00) already in Sanford's corporate limits

APPLICANT: Chris Pilz, PE | 919-371-6208 | chris@trustwellgroup.com

PROJECT MANAGER: Chris Pilz, PE | 919-371-6208 | chris@trustwellgroup.com

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

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

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

TRC-04-19-23—ASHBY VILLAGE APARTMENTS [Multi-Family Plan Review] 11:00AM

LOCATION: 0 Horner Blvd. (next to the intersection of Ashby Road and Truelove Street, abutting S. Horner Blvd.)

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

ZONING: Ashby Village Conditional Zoning District

ACRES: 16.41 +/- acres

DESCRIPTION: Proposed multi-family development comprised of multiple 3-story, garden-style apartments with a clubhouse and assorted amenities (including a community pool and dog park) totaling 330 dwelling units.

UTILITIES: Public water and sewer are available along S. Horner Blvd.

STREET(S): S. Horner Blvd and Ashby Road are NCDOT-maintained; Truelove Street is city-maintained.

JURISDICTION: City of Sanford jurisdiction

APPLICANT: Tim Hess | 984-255-2367 or 919-349-0174 | tim.hess@timmons.com

PROJECT MANAGER: Charles Persons | 540-873-9626 | cfpersons@drhorton.com

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

TRC-04-20-23—THE STATION APARTMENTS [Multi-Family Plan Review] 11:30AM

LOCATION: 1602 Charleston Drive (behind the Hawkins Ave. Food Lion shopping center, also fronting Hawkins Ave.)

LEE CO. PIN NO.: 9644-53-0423-00; 9644-53-6465-00; 9644-63-1661-00

ZONING: The Station Apartments Conditional Zoning District

ACRES: 22.39 +/- acres

DESCRIPTION: Proposed 456-unit apartment complex with clubhouse, pool, and amenities.

UTILITIES: Public water is available along Hawkins Avenue; Public sewer is available to the south from Hawkins Run Subdivision.

STREET(S): Hawkins Avenue and Charleston Drive are NCDOT-maintained roadway.

JURISDICTION: City of Sanford jurisdiction

APPLICANT: Joe Faulkner, PLA | 919-606-7703 | joe@cegrouppinc.com

PROJECT MANAGER: Corey Mabus | 919-776-4641 | corey@carolinacommericalnc.com

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