

# 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. 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:** 5/04/2023

**RE:** TRC agenda for **May 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 **June 8<sup>th</sup>, 2023** ([thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)):

## **TRC-05-21-23—KTTA HANGAR AT RALEIGH EXECUTIVE JETPORT [Commercial/Industrial Plan Review] 09:00AM**

**LOCATION:** 701 Rod Sullivan Road (Raleigh Executive Jetport)

**LEE CO. PIN NO.:** 9676-09-8483-00; 9666-85-7648-00; 9666-72-1898-00; 9666-74-6473-00; 9666-82-7686-00; 9666-71-3855-00; 966-81-0911-00

**ZONING:** RA (Residential Agricultural)

**ACRES:** 721.9 +/- acres

**DESCRIPTION:** Proposed new airplane hangar to be constructed.

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

**STREET(S):** Rod Sullivan Road is NCDOT-maintained.

**JURISDICTION:** Lee County jurisdiction.

**APPLICANT:** Blair Pittman, PE | 919-800-4596 | [bpittman@bobbitt.com](mailto:bpittman@bobbitt.com)

**PROJECT MANAGER:** Jim Bell | 919-851-1980 | [jbelle@bobbitt.com](mailto:jbelle@bobbitt.com)

**PLANNER:** Tanner O'Quin | 919.718.4656 ext. 5398 | [tanner.oquin@sanfordnc.net](mailto: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-05-22-23— WIND SOLUTIONS COMMERCIAL BUILDING EXPANSION [Commercial/Industrial Plan Review] 09:30AM**

**LOCATION:** 111 Rand Street (intersection of Rand St. and Lee Ave.)

**LEE CO. PIN NO.:** 9651-68-5931-00

**ZONING:** LI (Light Industrial)

**ACRES:** 2.14 +/- acres

**DESCRIPTION:** Proposed new building on site totaling 13,750sf for warehouse space and offices. Proposed rework of a portion of the existing parking and driveway(s), new utility services, and new storm drainage.

**UTILITIES:** Public water and sewer are available along Rand Street.

**STREET(s):** Rand Street is a city-maintained roadway.

**JURISDICTION:** City of Sanford.

**APPLICANT:** Jeremy Thomas, PE | 919-777-6010 | [jthomas@jthomasengineering.com](mailto:jthomas@jthomasengineering.com)

**PROJECT MANAGER:** C.J. Winslow | 518-813-8029 | [cj@wind-solutions-llc.com](mailto:cj@wind-solutions-llc.com)

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

**TRC-05-23-23— SOUTH CARTER INDUSTRIAL PARK [Concept Plan Review] 10:00AM**

**LOCATION:** 0 NC 87 Hwy (north of the intersection of NC 87 Hwy and Winstead Rd.)

**LEE CO. PIN NO.:** 9660-35-9486-00; 9660-34-1873-00; 9660-23-7579-00; 9660-13-8685-00; 9660-33-6802-00; 9660-53-0622-00

**ZONING:** LI (Light Industrial) & C-2 (General Commercial); rezoned on February 7, 2023.

**ACRES:** 142.71 +/- acres

**DESCRIPTION:** Proposed 8-lot subdivision concept plan for an industrial park to be established, with internal paved public streets and associated utilities.

**UTILITIES:** Public water and sewer are proposed to extend to the site and lots within.

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

**JURISDICTION:** City of Sanford jurisdiction

**APPLICANT:** Mark Lyczkowski | 919-842-0334 | [mark@fig.llc](mailto:mark@fig.llc)

**PROJECT MANAGER:** Mark Lyczkowski | 919-842-0334 | [mark@fig.llc](mailto:mark@fig.llc)

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

**TRC-05-24-23— LEMON SPRINGS ESTATES SUBDIVISION [Major Subdivision Plan Review] 10:30AM**

**LOCATION:** 0 Lemon Springs Road (just north of the intersection of Lemon Springs Road and Glendale Circle)

**LEE CO. PIN NO.:** 9651-16-7869-00

**ZONING:** R-6 (Residential Mixed)

**ACRES:** 13.92 +/- acres

**DESCRIPTION:** Proposed 28-lot residential subdivision intended for single-family detached homes.

**UTILITIES:** Public water is available along Lemon Springs Road; Public sewer must be extended to serve the site.

**STREET(s):** Lemon Springs Road is NCDOT-maintained.

**JURISDICTION:** City of Sanford jurisdiction.

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

**TRC-05-25-23—SHEETZ CONVENIENCE STORE [Commercial/Industrial Plan Review] 11:00AM**

**LOCATION:** 2304 Jefferson Davis Hwy (corner of US 1 Hwy and Center Church Rd.)

**LEE CO. PIN NO.:** 9631-43-6709-00; 9631-43-6903-00; 9631-43-3781-00

**ZONING:** HC (Highway Commercial)

**ACRES:** 2.63 +/- acres

**DESCRIPTION:** Proposed demolition of existing structure(s) and parking, to replace same with a new 6,000sf convenience store and gas station with 40 parking spaces, a drive-through, and associated utilities.

**UTILITIES:** Public water is available along US 1 Hwy and Center Church Road; Public sewer will need to be extended to the site.

**STREET(s):** US 1 Hwy and Center Church Road are both NCDOT-maintained roads.

**JURISDICTION:** Partially City jurisdiction, partially Lee County jurisdiction.

**APPLICANT:** Doug Benoit | 781-769-5900 | [doug@aristadevllc.com](mailto:doug@aristadevllc.com)

**PROJECT MANAGER:** Paul Asche | 919-578-9000 | [pasche@bohlereng.com](mailto:pasche@bohlereng.com)

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

**NOTE:** The site will have to be annexed and rezoned to be developed in the manner proposed.