

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
NCDOT: Janet James, Assistant District Engineer, Division 8, District 2
NCDOT: Dago JuarezPozos, District Engineer, Division 8, District 2
CC: Project Managers/Designers and Project Representatives

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

DATE: **6/02/2023**

RE: TRC agenda for **June 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 **July 6th, 2023** (thomas.mierisch@sanfordnc.net):

TRC-06-25-23—COLE VILLAGE APARTMENTS [Concept Plan Review] 09:00AM

LOCATION: 3410 Hawkins Avenue (former site of Cole Pottery, just north of the Oak Park Road intersection/Pfizer entrance)

LEE CO. PIN NO.: 9645-50-2753-00 and 9645-40-2727-00

ZONING: RA (Residential Agricultural)

ACRES: 29.46 +/- acres

DESCRIPTION: Proposed new multi-family apartment complex.

UTILITIES: Public water is available along Hawkins Ave.; public sewer will need to be extended from adjoining property to the east of the site.

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

JURISDICTION: Lee County jurisdiction.

APPLICANT: Beth Blackmon | 919-866-4509 | beth.blackmon@timmons.com

PROJECT MANAGER: Mark Lyczkowski | 919-842-0334 | mark@fig.llc

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

NOTE: The 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-06-26-23— KELLER-ANDREWS ROAD TOWNHOME SUBDIVISION [Concept Plan Review] 09:30AM

LOCATION: 3310 Keller Andrews Road (at the curve in Keller Andrews Road running parallel to US 1 Hwy)

LEE CO. PIN NO.: 9632-82-9799-00 and 9632-82-6535-00

ZONING: R-12 (Residential Mixed)

ACRES: 8.59 +/- acres

DESCRIPTION: Proposed new townhome development on a vacant lot; project will comprise 66 townhomes units.

UTILITIES: Public water is available along Keller Andrews Road; public sewer must be extended from across US 1 Hwy.

STREET(s): Keller Andrews Road is an NCDOT-maintained roadway.

JURISDICTION: City of Sanford.

APPLICANT: Tony M. Tate, PLA | 919-484-8880 | tony@tmtla.com

PROJECT MANAGER: Rob Bailey | 919-239-4747 | rbailey@randrdev.com

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

NOTE: The subject property must be rezoned to be developed in the manner proposed.

TRC-06-27-23— HARKEY TOWNS NORTH [Concept Plan Review] 10:00AM

LOCATION: 0 Harkey Road (between Hillwood Street and W. Garden Street)

LEE CO. PIN NO.: 9642-91-3839-00 and 9642-92-3215-00

ZONING: R-12 (Residential Mixed)

ACRES: 12 +/- acres

DESCRIPTION: Proposed new townhome development on with 90 campus-style units.

UTILITIES: Public water is available along Harkey Road and Hillwood Street; public sewer is available along Hillwood Street.

STREET(s): Harkey Road is an NCDOT-maintained roadway.

JURISDICTION: Partially City of Sanford, partially ETJ.

APPLICANT: Tony M. Tate, PLA | 919-484-8880 | tony@tmtla.com

PROJECT MANAGER: Rob Bailey | 919-239-4747 | rbailey@randrdev.com

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

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

TRC-06-28-23— HARKEY TOWNS SOUTH [Concept Plan Review] 10:30AM

LOCATION: 0 Harkey Road (between Hillwood Street and W. Garden Street)

LEE CO. PIN NO.: 9642-92-3215-00 and 9632-82-6535-00

ZONING: R-12 (Residential Mixed) and R-20 (Residential Single-Family)

ACRES: 8.59 +/- acres

DESCRIPTION: Proposed new townhome development on a vacant lot; project will comprise 66 townhomes units.

UTILITIES: Public water is available along Harkey Road; public sewer will have to be extended to serve the site.

STREET(s): Harkey Road is an NCDOT-maintained roadway.

JURISDICTION: Sanford ETJ.

APPLICANT: Tony M. Tate, PLA | 919-484-8880 | tony@tmtla.com

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