

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: **7/06/2023**

RE: TRC agenda for **July 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 **August 3rd, 2023** (thomas.mierisch@sanfordnc.net):

TRC-07-29-23—PEDLEY GROUP, LLC COMMERCIAL BUILDING [Commercial Plan Review] 09:00AM

LOCATION: 2301 E. Brown Road (just north of the Hawkins Ave. intersection with Deep River Road)

LEE CO. PIN NO.: 9645-15-5975-00

ZONING: HI (Heavy Industrial)

ACRES: 20.64 +/- acres

DESCRIPTION: Proposed new 60' x 80' metal building intended for warehousing and storage purposes to an already developed industrial site.

UTILITIES: Public water is available along Hawkins Ave.; site is also served by public sewer.

STREET(S): Brown Road is NCDOT-maintained.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Nick Robinson | 336-622-3150 | nick@robinsoninc.net

PROJECT MANAGER: Jerry Pedley | 919-775-9234 | jerry@pedleygroup.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-07-30-23— COMFORT FIRST HEATING & AIR SITE EXPANSION [Concept Plan Review] 09:30AM

LOCATION: 7001 Lark Lane (just south of intersection of US 1 Hwy and US 15-501/Rocky Fork Church Road)

LEE CO. PIN NO.: 9630-00-6912-00

ZONING: HC (Highway Commercial)

ACRES: 6.00+/- acres

DESCRIPTION: Proposed new commercial building and additional parking to be added to existing commercial site..

UTILITIES: Public water is available along US 1 Hwy; site served by existing private on-site septic system.

STREET(s): Lark Lane and US 1 Hwy are NCDOT-maintained roadways.

JURISDICTION: Lee County.

APPLICANT: Victor Suglia | 984-977-2082 | vsuglia.hms@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

TRC-07-31-23— GKN AUTOMOTIVE COMPONENTS, INC. [Site Improvements] 10:00AM

LOCATION: 4901 Womack Road (just south of the intersection of Womack Road and Enterprise Park Drive)

LEE CO. PIN NO.: 9645-74-7251-00

ZONING: LI (Light Industrial)

ACRES: 49.51 +/- acres

DESCRIPTION: Proposed new access drive into the site and utilities, parking and additional infrastructure.

UTILITIES: Public water is available along Womack Road; public sewer is available at the site

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

JURISDICTION: Lee County.

APPLICANT: Robin Shugars | 919-708-4562 | robin.shugars@gknautomotive.com

PROJECT MANAGER: Antonio Selliman | 336-364-6200 | antonio.selliman@gknautomotive.com

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

TRC-07-32-23— CAMPBELL CREEK SUBDIVISION [Major Subdivision Plan Review] 10:30AM

LOCATION: 1527 Boone Trail Road (between Wilkins Dr., Cool Springs Rd., Sandy Creek Church Rd., and US 421 Hwy)

LEE CO. PIN NO.: 9633-78-8745-00, 9633-79-1200-00 and 9633-69-2199

ZONING: Campbell Creek Subdivision Conditional Zoning District (rezoned January, 2023)

ACRES: 51.58 +/- acres

DESCRIPTION: Proposed new residential single-family development to include 100 detached and 38 attached dwellings.

UTILITIES: Public water is available along Wilkins Drive, Boone Trail Road and Cool Springs Road; public sewer bisects the site.

STREET(s): Wilkins Drive, Cool Springs Road, Sandy Creek Church Road, and Boone Trail Road are NCDOT-maintained roadways.

JURISDICTION: City of Sanford.

APPLICANT: Ethan Averette | 252-459-8196 | eaverette@stocksengineering.com

PROJECT MANAGER: Ethan Averette | 252-459-8196 | eaverette@stocksengineering.com

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

TRC-07-33-23— AFC URGENT CARE [Commercial Plan Review] 11:00AM

LOCATION: 2000 S. Horner Blvd. (the former PNC Bank location at S. Horner Blvd. & Dalrymple Street)

LEE CO. PIN NO.: 9652-53-2603-00 and 9652-53-1565-00

ZONING: C-2 (General Commercial)

ACRES: 0.66 +/- acres

DESCRIPTION: Proposed renovations to an existing commercial structure, formerly a bank, to be occupied by an urgent care facility.

UTILITIES: Public water is available along Horner Blvd. and Dalrymple Street; public sewer available along Horner Blvd.

STREET(s): S. Horner Blvd. is NCDOT-maintained, Dalrymple Street is city-maintained.

JURISDICTION: City of Sanford.

APPLICANT: Nicholas T. Vesely | 704-940-2883 | nvesely@vc3co.com

PROJECT MANAGER: Nicholas T. Vesely | 704-940-2883 | nvesely@vc3co.com

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

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TRC-07-34-23— SOUTH CARTER INDUSTRIAL PARK [Major Subdivision Plan Review] 11:30AM

LOCATION: 0 NC 87 Hwy. (across from Carolina Trace, just north of the intersection of Winstead Rd. and NC 87 Hwy)

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

ZONING: LI (Light Industrial) and C-2 (General Commercial)

ACRES: 140+/- acres

DESCRIPTION: Proposed 8-lot industrial park with pad sites for large industrial and warehouse structures, including utilities, landscaping, and a private roadway.

UTILITIES: Public water available along NC 87 Hwy, public sewer to be extended from adjoining property to the north.

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

JURISDICTION: City of Sanford.

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

PROJECT MANAGER: Rick Baker | 919-866-4939 | rick.baker@timmons.com

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