

# 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. 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: **9/07/2023**

RE: TRC agenda for **September 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 **October 13<sup>th</sup>, 2023** ([thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)):

## TRC-09-41-23—PFIZER MSAT BUILDING [Commercial Plan Review] 09:00AM

LOCATION: 4300 Oak Park Drive (Pfizer Compound off Hawkins Avenue/US 15-501 Hwy)

LEE CO. PIN NO.: 9645-72-5175-00

ZONING: LI (Light Industrial)

ACRES: 107.12 +/-

DESCRIPTION: Proposed new 11,300sf structure on an existing industrial campus for manufacturing, science, and technology purposes.

UTILITIES: Public water, public sewer are available.

STREET(s): Oak Park Drive is an NCDOT-maintained roadway.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Paul Devlin, PE | 919-535-5200 | [pdevlin@withersravenel.com](mailto:pdevlin@withersravenel.com)

PROJECT MANAGER: Paul Devlin, PE | 919-535-5200 | [pdevlin@withersravenel.com](mailto:pdevlin@withersravenel.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-09-42-23—TRIANGLE READY MIX [Concept Plan Review] 09:30AM**

**LOCATION:** 0 Industrial Drive (just south of the Snyder Street intersection with Industrial Drive)

**LEE CO. PIN NO.:** 9651-74-0826-00

**ZONING:** LI (Light Industrial) and R-20 (Residential Single-Family)

**ACRES:** 21.78 +/-

**DESCRIPTION:** Proposed new construction of a concrete plant.

**UTILITIES:** Public water, public sewer are available.

**STREET(s):** Industrial Drive is an NCDOT-maintained roadway, but unimproved right-of-way appears to bisect the site.

**JURISDICTION:** City of Sanford ETJ.

**APPLICANT:** Tony Toro | 919-307-4254 | [tony@lamcohomes.com](mailto:tony@lamcohomes.com)

**PROJECT MANAGER:** Ken Bright, PLLC | 919-535-5200 | [pdevlin@withersravenel.com](mailto:pdevlin@withersravenel.com)

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

**Note:** This project *may* require annexation to be developed as proposed.

**TRC-09-43-23—WAFFLE HOUSE [Commercial Plan Review] 10:00AM**

**LOCATION:** 0 Tramway Road (near intersection of US 1 Hwy and Tramway Road, behind the Circle K & Dunkin Donuts)

**LEE CO. PIN NO.:** 9631-54-6517-00

**ZONING:** C-2 (General Commercial)

**ACRES:** 3.27 +/-

**DESCRIPTION:** Proposed new construction of an approximately 2,000sf new Waffle House restaurant with associated parking and landscaping.

**UTILITIES:** Public water, public sewer are available.

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

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Erica Bruce-May | 678-755-3771 | [ericab@thecontineogroup.com](mailto:ericab@thecontineogroup.com)

**PROJECT MANAGER:** Juan Del Rio | 404-399-5192 | [juand@thecontineogroup.com](mailto:juand@thecontineogroup.com)

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

**TRC-09-44-23—TUCKER TOWNES SUBDIVISION [Major Subdivision Plan Review] 10:30AM**

**LOCATION:** 0 Fire Tower Road (at the intersection of W. Garden Street and Fire Tower Road)

**LEE CO. PIN NO.:** 9642-42-1112-00, 9642-42-6311-00

**ZONING:** Fire Tower Road Conditional Zoning District (rezoned in August, 2023)

**ACRES:** 7.12 +/-

**DESCRIPTION:** Proposed new townhome development consisting of 67 dwellings, including 25 rear-loaded townhomes fronting existing thoroughfares (Garden Street & Fire Tower Road).

**UTILITIES:** Public water, public sewer are available.

**STREET(s):** Fire Tower Road and W. Garden Street are NCDOT-maintained roadways.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Travis Thompson | 919-522-0878 | [tthompson@jmtompson.com](mailto:tthompson@jmtompson.com)

**PROJECT MANAGER:** Beth Blackmon | 919-866-5683 | [beth.blackmon@timmons.com](mailto:beth.blackmon@timmons.com)

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

**TRC-09-45-23—ADAMS VILLAGE SUBDIVISION [Concept Plan Review] 11:00AM**

**LOCATION:** 0 Wilson Road (intersection of Lee Avenue & Wilson Road)

**LEE CO. PIN NO.:** 9661-05-4898-00, 9651-94-6640-00, 9651-96-7007-00, 9651-96-6671-00, 9661-04-5206-00

**ZONING:** LI (Light Industrial) & R-20 (Residential Single-Family)

**ACRES:** 85.01 +/-

**DESCRIPTION:** Proposed new residential development consisting of a maximum of 300 total dwellings, including a mix of townhomes and single-family detached homes.

**UTILITIES:** Public water is available, public sewer must be extended.

**STREET(s):** Wilson Road and Lee Avenue are NCDOT-maintained roadways.

**JURISDICTION:** Mostly Sanford ETJ, but with some Sanford corporate jurisdiction.

**APPLICANT:** Beth Blackmon | 919-866-5683 | [beth.blackmon@timmons.com](mailto:beth.blackmon@timmons.com)

**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-09-46-23—SANDHILLS TEEN CHALLENGE [Concept Plan Review] 11:30AM**

**LOCATION:** 1715 Spring Lane (at the intersection of Spring Lane and Plantation Drive)

**LEE CO. PIN NO.:** 9633-61-8936-00

**ZONING:** R-20 (Residential Single-Family)

**ACRES:** 5.93 +/-

**DESCRIPTION:** Proposed change of use of an existing structure from a religious institution to a residential group care facility with no proposed site improvements; TRC required to apply for a Special Use Permit.

**UTILITIES:** Public water, public sewer are available.

**STREET(s):** Spring Lane is an NCDOT-maintained roadway.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Russ Cambria | 484-400-0127 | [russ@sandhillstc.org](mailto:russ@sandhillstc.org)

**PROJECT MANAGER:** Nelson Hodge | 704-925-1532 | [nelson@sandhillstc.org](mailto:nelson@sandhillstc.org)

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

**Note: This project will require a Special Use Permit from the Board of Adjustment to be developed as proposed.**