

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. 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: DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: **10/03/2023**

RE: TRC agenda for October 2023. There will be an **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.

TRC-09-47-23—MCMILLIAN LANE SUBDIVISION [Concept Plan Review] 09:00AM

LOCATION: 39 McMillian Lane (along Sugar Maple Road—which runs parallel to US 1 Hwy, just north of the Cedar Lane Road interchange)

LEE CO. PIN NO.: 9539-20-3820-00

ZONING: RA (Residential Agricultural)

ACRES: 76.86 +/-

DESCRIPTION: Proposed single-family residential subdivision.

UTILITIES: Public water is available, private on-site septic will be utilized.

STREET(s): Sugar Maple Road is NCDOT-maintained, McMillian Lane is a private road/easement.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Robert D. Lee | 910-695-5652 | dlee@lee-electrical.com

PROJECT MANAGER: Tim Carpenter | 910-639-2410 | tim@lkengineering.com

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

TRC-09-48-23—DOLLAR GENERAL at S. HORNER BLVD. [Commercial Plan Review] 09:20AM

LOCATION: 0 S. Horner Blvd. (at the corner of E. Garden Street and S. Horner Blvd. across from the Register of Deeds)

LEE CO. PIN NO.: 9652-15-1783-00

ZONING: LI (Light Industrial)

ACRES: 1.32 +/-

DESCRIPTION: Proposed retail store with associated parking and landscaping.

UTILITIES: Public water and public sewer are available.

STREET(s): S. Horner Blvd. is NCDOT-maintained.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Scott Brown, PE | 910-426-6777 | sbrown@4dsitesolutions.com

PROJECT MANAGER: John Parker | 910-944-0881 | permits@rhetson.com

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

TRC-09-49-23—MAKO EXPRESS at JEFFERSON DAVIS HWY. [Concept Plan Review] 09:45AM

LOCATION: 2220 Jefferson Davis Hwy (currently the Harbour Car Wash in front of Food Lion in Tramway)

LEE CO. PIN NO.: 9631-55-0032-00

ZONING: C-2 (General Commercial)

ACRES: 1.02 +/-

DESCRIPTION: Proposed demolition of existing car wash structure for construction of a new, automated car wash facility.

UTILITIES: Public water and public sewer are available.

STREET(s): Jefferson Davis Hwy. is NCDOT-maintained.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Kyle Branning | 423-497-1452 | kyle.branning@stantec.com

PROJECT MANAGER: John McLendon | 864-905-4737 | john@makoexpresswash.com

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

TRC-09-50-23—SANFORD SELF-STORAGE at SPRING LANE [Commercial Plan Review] 10:10AM

LOCATION: 0 Spring Lane (behind the McDonald's and up against US 1 Hwy)

LEE CO. PIN NO.: 9643-01-7903-00

ZONING: HC (Highway Commercial)

ACRES: 1.02 +/-

DESCRIPTION: Proposed construction of a Class-A self-storage facility with associated infrastructure.

UTILITIES: Public water and public sewer are available.

STREET(s): Parcel is landlocked, but has easement access along adjoining McDonald's.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Andrew Mericle | 804-240-1911 | americle@vtaglobal.com

PROJECT MANAGER: Andrew Mericle | 804-240-1911 | americle@vtaglobal.com

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

TRC-09-51-23—ENTERTAINMENT VENUE at N. HORNER BLVD. [Concept Plan Review] 10:30AM

LOCATION: 1054 N. Horner Blvd. (site of the former truck stop along US 1 Hwy and Horner Blvd.)

LEE CO. PIN NO.: 9643-25-1243-00

ZONING: C-2 (General Commercial)

ACRES: 4.79 +/-

DESCRIPTION: Proposed redevelopment of a truck stop into a multi-use entertainment venue, featuring a hotel, restaurant, brewery, indoor athletic facilities and outdoor amenities, including pickleball courts.

UTILITIES: Public water and public sewer are available.

STREET(s): N. Horner Blvd. is NCDOT-maintained.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Matt Callahan | 919-422-9481 | matt@callahancd.com

PROJECT MANAGER: Matt Callahan | 919-422-9481 | matt@callahancd.com

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

NOTE: Site will have to be rezoned to be developed in the manner proposed.