

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: James Garner, 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: **11/03/2023**

RE: TRC agenda for **November 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-11-52-23—METAL IMPRESSIONS [Commercial Plan Review] 09:00AM

LOCATION: 3313 Hawkins Avenue (directly across from the Pfizer campus's main entrance)

LEE CO. PIN NO.: 9644-49-2614-00

ZONING: HC (Highway Commercial)

ACRES: 3.21 +/-

DESCRIPTION: Proposed new building totaling 8,400sf for warehouse and office space, including new parking, utilities, grading, landscaping, and erosion control.

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

STREET(S): Hawkins Avenue is an NCDOT-maintained roadway.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Jeremy R. Thomas, PE | 910-777-6010 | jthomas@jthomasengineering.com

PROJECT MANAGER: Renee Sweeley | 919-542-4665 | renee@metalimpressionsinc.com

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

TRC-11-53-23—CATERPILLAR BUILDING EXPANSION [Commercial Plan Review] 09:20AM

LOCATION: 5000 Womack Road (at the intersection of Womack Road and Oak Park Road)

LEE CO. PIN NO.: 9645-93-3762-00

ZONING: LI (Light Industrial)

ACRES: 88.33 +/-

DESCRIPTION: Proposed construction of a 16,500sf building expansion on the western end of the existing 5,000sf building for Caterpillar. This expansion will require the relocation of existing sewer and water lines that run north-to-south along this property.

UTILITIES: Public water and public sewer are available.

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

JURISDICTION: Lee County jurisdiction.

APPLICANT: Dan Bataille | 919-233-8091 | dbataille@mckimcreed.com

PROJECT MANAGER: T.C. Britt | 919-795-4139 | britt_tyrell_c@cat.com

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

TRC-11-54-23—1509 CARTHAGE STREET SUBDIVISION [Concept Plan Review] 09:45AM

LOCATION: 1509 Carthage Street (close to the intersection of Keller-Andrews Road and Carthage Street)

LEE CO. PIN NO.: 9642-11-6991-00, 9642-11-2504-00, 9642-01-3474-00, 9642-01-2345-00, and 9642-12-0153-00

ZONING: R-12 (Single-Family Residential)

ACRES: 39.29 +/-

DESCRIPTION: Proposed residential subdivision for single-family and townhome dwellings.

UTILITIES: Public water and public sewer are available.

STREET(s): Carthage Street is NCDOT-maintained.

JURISDICTION: Partially in the City of Sanford's corporate limits, partially in the ETJ.

APPLICANT: Josh Swindell | 919-388-4825 | josh@envisionhomesnc.com

PROJECT MANAGER: Andrew Petty, PE | 910-624-5215 | andy@curryeng.com

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

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

TRC-11-55-23—LEE COUNTY LIBRARY [Commercial Plan Review] 10:10AM

LOCATION: 1418 Bragg Street (opposite the intersection of Bragg Street and Nash Street, behind the State Employee's Credit Union)

LEE CO. PIN NO.: 9652-35-6448-00

ZONING: O&I (Office & Institutional)

ACRES: 10.96 +/-

DESCRIPTION: Proposed construction of new library with associated site improvements, including landscaping and parking.

UTILITIES: Public water is available along Bragg Street; public sewer is to be extended from the south.

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

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Fred Rash | 919-424-3748 | frash@dewberry.com

PROJECT MANAGER: Dave Hardin | 919-755-1975 | dhardin@vinesarchitecture.com

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

TRC-11-56-23—SANFORD AGRICULTURAL MARKET [Concept Plan Review] 10:30AM

LOCATION: 157 Charlotte Avenue (at the intersection of Charlotte Avenue and N. First Street)

LEE CO. PIN NO.: 9643-70-6685-00; 9643-70-8501-00; 9643-70-7596-00; 9643-70-7673-00; and 9643-70-7727-00

ZONING: LI (Light Industrial) and R-6 (Residential Single-Family)

ACRES: 1.67 +/-

DESCRIPTION: Proposed redevelopment of an existing commercial space to construct the Sanford Agricultural Marketplace with office space, commercial and demo kitchens, storage and cooler space, and open air market space for vendors.

UTILITIES: Public water and public sewer are available.

STREET(s): Charlotte Avenue is NCDOT-maintained, N. First Street is City-maintained.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Jon Blasco | 919-817-5356 | jblasco@withersravenel.com

PROJECT MANAGER: Jon Blasco | 919-817-5356 | jblasco@withersravenel.com

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

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

TRC-11-57-23—TRAMWAY TOWNHOMES [Concept Plan Review] 11:00AM

LOCATION: 264 Center Church Road (between the Food Lion Shopping Center and Tramway Elementary School)

LEE CO. PIN NO.: 9631-34-6613-00 and 9631-34-3479-00

ZONING: RA (Residential Agricultural)

ACRES: 17.89 +/-

DESCRIPTION: Proposed townhome community with garage and driveway parking, as well as overflow parking spaces, amenity spaces throughout, cluster mailbox site, and landscaping.

UTILITIES: Public water is available along Center Church Road, public sewer will need to be extended to serve the site.

STREET(s): Center Church Road is NCDOT-maintained.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Timothy Guadagno | 919-500-3024 | timothy.guadagno@summitde.com

PROJECT MANAGER: Timothy Guadagno | 919-500-3024 | timothy.guadagno@summitde.com

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

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