

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: 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 Kavasckitz, GIS Administrator
Lee County Schools: Justin Covert, Transportation Director
NCDOT: James Garner, Assistant District Engineer, Division 8, District 2
NCDOT: DeAngelo Jones, Senior 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: **12/06/2023**

RE: TRC agenda for **December 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-12-58-23—DOLLAR TREE AT BROADWAY [Commercial Plan Review] 09:00AM

LOCATION: 0 N. Main Street in Broadway (at the intersection with Milton Ave.)

LEE CO. PIN NO.: 9682-21-9885-00

ZONING: C-1 (Light Commercial)

ACRES: 1.82 +/-

DESCRIPTION: Proposed construction of a new commercial building intended for a Dollar Tree retail location with approximately 9,800sf of space and associated landscaping and parking.

UTILITIES: Public water and public sewer available.

STREET(s): N. Main Street is an NCDOT-maintained roadway.

JURISDICTION: Broadway corporate limits.

APPLICANT: Will Stronach | 919-783-7003 | will@stronachproperties.com

PROJECT MANAGER: Will Stronach | 919-783-7003 | will@stronachproperties.com

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

TRC-12-59-23—CIRCLE K GAS STATION REMODEL [Commercial Plan Review] 09:20AM

LOCATION: 1612 Tramway Road (at the intersection of Tramway Rd. and Courtland Dr.)

LEE CO. PIN NO.: 9641-87-6261-00

ZONING: C-2 (General Commercial)

ACRES: 0.92 +/-

DESCRIPTION: Proposed demolition of left- and right-side vacant tenant spaces and exterior and interior remodel of remaining Circle K Gas Station & C-Store. Installation of new food reheating equipment, including plumbing and electrical work.

UTILITIES: Public water and public sewer currently serve the site.

STREET(s): Tramway Road and Courtland Drive are NCDOT-maintained roadways.

JURISDICTION: City of Sanford corporate limits.

APPLICANT: Larry Craig Taylor | 910-703-1564 | brandy@craigtaylorconstructionco.com

PROJECT MANAGER: Jay Journigan | 919-664-0744 | jay.journigan@circlek.com

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

TRC-12-60-23—TRAMWAY NORTH COMMERCIAL SUBDIVISION [Major Subdivision Review] 09:45AM

LOCATION: 0 Tramway Road (near intersection of US 1 Hwy and Tramway Road, directly across from Bojangles)

LEE CO. PIN NO.: 9631-54-5467-00

ZONING: C-2 (General Commercial)

ACRES: 3.27 +/-

DESCRIPTION: Proposed master plan overview of a four-lot commercial subdivision and utility extension.

UTILITIES: Public water is available along Tramway Road, public sewer must be extended from adjoining parcels.

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

JURISDICTION: City of Sanford corporate limits.

APPLICANT: Matthew Taggart | 910-944-0881 | matthew@rhetson.com

PROJECT MANAGER: Matt Williams | 910-944-0881 | matthew@rhetson.com

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

TRC-12-61-23—ACE HARDWARE at TRAMWAY SOUTH [Concept Plan Review] 10:10AM

LOCATION: 0 Marketplace Drive (behind the CVS Pharmacy and Bojangles at the corner of US 1 Hwy and Tramway Rd)

LEE CO. PIN NO.: 9631-53-0069-00

ZONING: Tramway South Conditional Zoning District & RR (Restricted Residential)

ACRES: 15.1 +/-

DESCRIPTION: Proposed 20,000sf retail space for a hardware retail store with associated parking and landscaping.

UTILITIES: Site is served by public water and public sewer

STREET(s): Marketplace Drive is a privately-maintained roadway, Pegg Street is an NCDOT-maintained street.

JURISDICTION: Mostly within City of Sanford corporate limits, a small portion is within Lee County jurisdiction.

APPLICANT: Matthew Taggart | 910-944-0881 | matthew@rhetson.com

PROJECT MANAGER: Matthew Taggart | 910-944-0881 | matthew@rhetson.com

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

NOTE: A portion of the site will have to be annexed and rezoned to be developed in the manner proposed.

TRC-12-62-23—DAVISON'S STEAKS EXPANSION PROJECT [Commercial Plan Review] 10:40AM

LOCATION: 1724 Westover Drive (along US 1 Hwy between Farm Bureau Insurance and Shed Depot)

LEE CO. PIN NO.: 9631-56-6654-00

ZONING: C-2 (General Commercial)

ACRES: 1.7+/-

DESCRIPTION: Proposed expansion of existing restaurant to add 2,000sf for seating space and a bar, site improvements include new parking and driveways, grading, erosion control, and landscaping.

UTILITIES: Public water and sewer currently serve the site.

STREET(s): Westover Drive is NCDOT-maintained.

JURISDICTION: City of Sanford corporate limits.

APPLICANT: Jeremy R. Thomas, PE | 919-777-6010 | jthomas@jthomasengineering.com

PROJECT MANAGER: Matt Brown | 919-353-0378 | mbrown.rwb@gmail.com

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

TRC-13-63-23—HARRINGTON TOWNHOMES AT BRAGG & COOPER [Major Subdivision Review] 11:00AM

LOCATION: 802 Bragg Street (at intersection of Bragg St. & Cooper St.)

LEE CO. PIN NO.: 9652-38-1810-00; 9652-38-1969-00; 9652-39-2131-00

ZONING: R-12 (Single-Family Residential)

ACRES: 4.1 +/-

DESCRIPTION: Proposed 29-lot townhome development.

UTILITIES: Public water and sewer are available along Bragg St.

STREET(s): Bragg Street is NCDOT-maintained, while Cooper and Barnes Streets are City-maintained.

JURISDICTION: City of Sanford corporate limits

APPLICANT: Jeremy R. Thomas, PE | 919-777-6010 | jthomas@jthomasengineering.com

PROJECT MANAGER: Brandon Harrington | 919-770-5969 | brandon@harringtonpropertiesofnc.com

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