

# Sanford/Lee County Zoning & Design Review Dept.

115 Chatham Street, Sanford, NC 27330 Phone 919-718-4656

**SANFORD / LEE COUNTY / BROADWAY**

## **TECHNICAL REVIEW COMMITTEE (TRC) MEMO**

---

### **TO: SANFORD / LEE COUNTY / BROADWAY (TRC) MEMBERS**

Sanford/Lee Co. Community Development Dept.: Marshall Downey, Director

Sanford/Lee Co. Community Development Dept.: David Montgomery, Long Range-Transportation Planner

Sanford/Lee Co. Zoning & Design Review Dept.: Thomas Mierisch, Planner I

Sanford/Lee Co. Zoning & Design Review Dept.: Amy J. McNeill, Zoning Administrator

Sanford/Lee County Building Inspections Dept.: Chris Riggins, Inspections Administrator

Sanford Public Works Dept. / Engineering Division: Mary DePina, Civil Engineer II

Sanford Public Works Dept. / Engineering Division: Fedd Walker, Public Works Manager

Sanford Fire Dept.: Wayne Barber, Chief & Ken Cotten, Deputy Chief / Fire Marshal

Sanford Police Dept.: Jamie Thomas, Assistant Police Chief

Lee County Office of Emergency Services: Kevin Smith, Deputy Fire Marshal

Lee County Strategic Services Dept.: Don Kovasckitz, GIS Administrator

Lee County Schools: Reid Cagle, Transportation Director & Dr. Andy Bryan, Lee Co. Schools Superintendent

NCDOT: Janet James, Assistant District Engineer, Division 8, District 2

CC: TRC "CC" Members, Project Managers/Designers

### **FROM: SANFORD/LEE COUNTY ZONING & DESIGN REVIEW DEPT.**

**DATE: 02.02.2022**

---

**RE: TRC agenda for February 24, 2021.** There will be a **virtual meeting held** among staff and applicants via HD Meeting (Office Suite). Please send in all comments pertaining to these projects to me by **March 10, 2022** ([thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)):

#### **TRC-02-08-22**

##### **Modwash Car Wash at 2220 Jefferson Davis Hwy – Commercial Plan Review**

LOCATION: 2220 Jefferson Davis Hwy (currently the Harbour Car Wash)

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

ZONING: C-2

ACRES: 1.02 +/-

DESCRIPTION: Proposed demolition and removal of the existing building to construct a new automated carwash facility.

UTILITIES: Existing access to public water and public sewer.

STREET(s): Existing access along both Cox Maddox Road, which is NCDOT-maintained.

JURISDICTION: Subject property is within the City of Sanford's corporate limits.

APPLICANT: Jan Pass | 423.800.5350 | [jan.pass@stantec.com](mailto:jan.pass@stantec.com)

PROJECT MANAGER: Josh Ligon | 423.521.0653 | [jligon@hutton.build](mailto:jligon@hutton.build)

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

#### **TRC-02-09-22**

##### **S. Moore Street Warehouse Development – Concept Plan Review**

LOCATION: 315 & 318 S. Moore Street (intersection of S. Moore St. and E. Pearl St.)

LEE CO. PIN NO.: 9642-78-6913-00

ZONING: LI (Light Industrial)

ACRES: 3.0 +/-

DESCRIPTION: Proposed renovations to existing warehouse structures and additional construction of a new 10,000sf warehouse building with associated site improvements.

IF YOU ARE UNABLE TO ATTEND THE MEETING, PLEASE FORWARD REVIEW COMMENTS &/OR QUESTIONS TO THE PROJECT PLANNER. Thank you.

UTILITIES: Existing access to public water and public sewer along E. Pearl St.

STREET(s): Existing access along S. Moore St. / E. Pearl St.

JURISDICTION: Subject property is in the City of Sanford's corporate limits.

APPLICANT: Jeremy Thomas | 919.777.6010 | [jthomas@jthomasengineering.com](mailto:jthomas@jthomasengineering.com)

PROJECT MANAGER: Travis Thompson | 919.851.1611 | [tthompson@jmtompson.com](mailto:tthompson@jmtompson.com)

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

### **TRC-02-10-22**

#### **Washington Avenue Subdivision – Major Subdivision Review**

LOCATION: 2220 Jefferson Davis Hwy (currently the Harbour Car Wash)

LEE CO. PIN NO.: 9642-63-2855-00

ZONING: R-6

ACRES: 15.45+/-

DESCRIPTION: Proposed 44-lot single-family residential subdivision with city-maintained streets for the purposes of creating more affordable housing within Sanford.

UTILITIES: Existing access to public water along Washington Avenue and public sewer access from both Washington Avenue and Hooker Street to the north.

STREET(s): Existing access from Washington Avenue, the portion serving this site being NCDOT-maintained.

JURISDICTION: Subject property is within corporate limits of the City of Sanford.

APPLICANT: Kerry Bashaw | 919.775.2300 | [kbashaw@bc-cdc.org](mailto:kbashaw@bc-cdc.org)

PROJECT MANAGER: Ken Bright | 919.356.46871.0653 | [jligon@hutton.build](mailto:jligon@hutton.build)

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

### **TRC-02-11-22**

#### **Tramway South Apartments – Conceptual Plan Review**

LOCATION: 0 Marketplace Drive (near intersection of Tramway Road and Jefferson Davis Hwy, behind Bojangles and CVS)

LEE CO. PIN NO.: 9631-53-6433-00 and 9631-62-1820-00

ZONING: C-2 (General Commercial)

ACRES: 25.60 +/-

DESCRIPTION: Proposal to develop the subject property with a multi-family apartment home community, consisting of 12 apartment buildings, an amenity center, and a pool.

UTILITIES: Existing access to public water along Marketplace Drive, existing public sewer mains installed along Marketplace Drive, too

STREET(s): Existing access from Marketplace Drive, which is a privately-maintained street, and Pegg St. and Cheshire Dr, which are both NCDOT-maintained streets.

JURISDICTION: Subject property is within corporate limits of the City of Sanford.

APPLICANT: Jacob Hudson | 919.367.8790, ext. 110 | [jacob@cegrouppinc.com](mailto:jacob@cegrouppinc.com)

PROJECT MANAGER: John Parker | 910.944.0881 | [john@rhetson.com](mailto:john@rhetson.com)

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

**Note:** Subject property must be rezoned in order to be developed as proposed.

### **TRC-02-12-22**

#### **Marelli Subdivision – Major Subdivision Plan Review**

LOCATION: 0 Broadway Road / NC 42 Hwy (near the intersection of Broadway Road and Rosser Road)

LEE CO. PIN NO.: 9652-84-7852-00 and 9652-97-1020-00

ZONING: R-6-C (Marelli Conditional Zoning District) [Rezoned in November, 2021]

ACRES: 116.4 +/-

DESCRIPTION: Proposed 356-lot residential major subdivision for single-family attached homes (townhomes).

UTILITIES: Existing access to public water along Broadway Road, existing public sewer main that bisects the property.

STREET(s): Existing access along Broadway Road / NC 42 Hwy.

JURISDICTION: Subject properties are within City of Sanford corporate limits.

IF YOU ARE UNABLE TO ATTEND THE MEETING, PLEASE FORWARD REVIEW COMMENTS &/OR QUESTIONS TO THE PROJECT PLANNER. Thank you.

APPLICANT: Beth Blackmon | 919.866.4509 | [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-02-13-22**

**Autumnwood Subdivision – Conceptual Plan Review**

LOCATION: 0 Cool Springs Road (intersection of Cool Springs Road and Valley Road)

LEE CO. PIN NO.: 9634-11-5000-00

ZONING: R-20 (Residential Single-Family)

ACRES: 146.51 +/-

DESCRIPTION: Completion of a previously-approved and partially-developed residential major subdivision for single-family homes. The last plat was recorded in 2010, and a previous request for preliminary plat approval extension was approved in 2020, and expired as of February 5, 2022.

UTILITIES: Existing access to public water along Valley Road and Cool Springs Road, and internal public streets, as well as public sewer that extends through the subject property.

STREET(s): Existing access along Cool Springs Road and Valley Road, which are NCDOT-maintained roads, as well as internal connections along Redwood Drive, Clovermist Court, and Roundrock Lane, which are city-maintained streets.

JURISDICTION: Subject properties are within City of Sanford corporate limits.

APPLICANT: Brad Haertling | 919.605.5562 | [bhaertling@american-ea.com](mailto:bhaertling@american-ea.com)

PROJECT MANAGER: Brad Haertling | 919.605.5562 | [bhaertling@american-ea.com](mailto:bhaertling@american-ea.com)

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