

# 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**

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### **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 II

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 Kovaschitz, 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: 03.03.2022**

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**RE: TRC agenda for March 31, 2022.** 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 14, 2022** ([thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)):

#### **TRC-03-14-22**

##### **Campbell Creek Subdivision – Concept Plan Review**

LOCATION: 0 Sandy Creek Church Road (several parcels of land at the terminus of Sandy Creek Church Road, parallel to US 421 Hwy)

LEE CO. PIN NO.: 9633-69-2199-00, 9633-79-1200-00, 9633-78-8745-00

ZONING: R-20 and HC (Highway Commercial)

ACRES: 51.57 +/-

DESCRIPTION: Proposed residential subdivision with 98 detached single-family homes and 38 attached single-family homes.

UTILITIES: Existing access to public water along US 421 Hwy/Boone Trail Road, and an existing sewer main bisects the property.

STREET(s): Sandy Creek Church Road, which is NCDOT-maintained, will need to be extended to serve this development.

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

APPLICANT: Ethan Averette | 252.459.8196 | [eaverette@stocksenineering.com](mailto:eaverette@stocksenineering.com)

PROJECT MANAGER: Tom White | 919.760.0101 | [twhite@pintailofs.com](mailto:twhite@pintailofs.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-03-15-22**

##### **Home 2 Suites – Concept Plan Review**

LOCATION: 0 Amos Bridges Road (near US 1 Hwy onramp at the Hawkins Avenue traffic circle)

LEE CO. PIN NO.: 9644-66-0121-00

ZONING: HC (Highway Commercial)

ACRES: 3.3 +/-

DESCRIPTION: Proposed construction of a 110-room hotel with associated private internal driveway and parking.

UTILITIES: Existing access to public water and public sewer along Amos Bridges Road.

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

STREET(s): Existing access along Amos Bridges Road.

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: Dave Richardson | 919.776.4641 | [dave@carolinacommercialinc.com](mailto:dave@carolinacommercialinc.com)

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

### **TRC-03-16-22**

#### **Mitchell Paving Facility – Commercial Plan Review**

LOCATION: 0 Lower Moncure Rd. (equidistant between the intersections of Lower Moncure Rd. with Regan Rd. and Lower River Rd.)

LEE CO. PIN NO.: 9677-30-5514-00, 9677-30-5434-00, 9677-30-5334-00, and 9677-30-5255-00

ZONING: Mitchell Conditional Zoning District (as of February, 2022)

ACRES: 2.4 +/-

DESCRIPTION: Proposed construction of a 4,800sf metal building to be use as office/administration and storage space for Mitchell Paving Company. Outdoor storage is also proposed for existing gravel areas. A 3,200sf un-enclosed equipment storage shelter will be constructed at a later date.

UTILITIES: Site does not have access to public water or public sewer.

STREET(s): Existing access from Lower Moncure Road, which is maintained by NCDOT.

JURISDICTION: Subject property is in Lee County jurisdiction.

APPLICANT: Robert Brantly, P.E. | 919.781.7798 | [e2bs@bellsouth.net](mailto:e2bs@bellsouth.net)

PROJECT MANAGER: Mark Mitchell | 919.498.5718 | [mitchellpave.@gmail.com](mailto:mitchellpave.@gmail.com)

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

### **TRC-03-17-22**

#### **PMC Cardiology Expansion – Commercial Plan Review**

LOCATION: 110 Fields Drive (at the intersection of Fields Dr. and Carthage St. across from the hospital)

LEE CO. PIN NO.: 9642-45-0023-00

ZONING: O&I (Office & Institutional)

ACRES: 4.69 +/-

DESCRIPTION: Proposed 3,055sf expansion of existing medical office building; proposed additional 11,777sf parking lot expansion.

UTILITIES: Access to public water along Fields Dr. and Central Dr.; site is bisected by public sewer from Fields Dr. and Carthage St.

STREET(s): Existing access from Fields Dr., Carthage St. (NCDOT-maintained streets) and Central Dr. (city-maintained).

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

APPLICANT: Jesse Wilson | 336.308.9613 | [jesse@wilsongroup.com](mailto:jesse@wilsongroup.com)

PROJECT MANAGER: Kevin Franklin | 404.214.5200 | [kevin@peacockpartnership.com](mailto:kevin@peacockpartnership.com)

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

### **TRC-03-16-22**

#### **Blue Chip Hotel & Apartments – Concept Plan Review**

LOCATION: 1143 N. Horner Blvd. (Sanford Inn just across the street from Luli Sushi)

LEE CO. PIN NO.: 9643-15-1503-00

ZONING: C-2 (General Commercial)

ACRES: 4.39 +/-

DESCRIPTION: Partial demolition of existing hotel to renovate and construct a new hotel/apartment building. New building will have 120 "flex units."

UTILITIES: Site has access to public water and public sewer along N. Horner Blvd.

STREET(s): Existing access along N. Horner Blvd., an NCDOT-maintained roadway.

JURISDICTION: City of Sanford corporate limits.

APPLICANT: Bhavik Patel | 910.579.0999 | [Bhavik@bluechipdevelopment.net](mailto:Bhavik@bluechipdevelopment.net)

PROJECT MANAGER: Bhavik Patel | 910.579.0999 | [Bhavik@bluechipdevelopment.net](mailto:Bhavik@bluechipdevelopment.net)

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

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