



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 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: Aaron Bullard, Lee County 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: 05.11.2022

RE: TRC agenda for May 25th and 26th, 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 **May 26, 2022** (thomas.mierisch@sanfordnc.net):

WEDNESDAY, MAY 25TH

TRC-05-26-22

9:00AM

DEEP RIVER WEST – Major Subdivision Review

LOCATION: 0 Cumnock Road (vicinity of Cumnock Rd. and Cotten Rd. intersection)

LEE CO. PIN NO.: 9635-04-5989-00, 9625-93-8206-00, and 9635-02-2844-00

ZONING: Village of Cumnock Conditional Zoning District (rezoned Feb., 2022)

ACRES: 288.74 +/-

DESCRIPTION: the second half of the Deep River subdivision, which includes 567 single-family lots.

UTILITIES: Access to public water along Cotten and Cumnock Roads, and public sewer bisects the southern end of the site.

STREET(S): The site is accessed along both Cotten and Cumnock Roads, which are both NCDOT-maintained roadways.

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

APPLICANT: Josh Spiegel | 984.200.6186 | josh.spiegel@lgihomes.com

PROJECT MANAGER: Beth Blackmon | 919.866.4509 | beth.blackmon@timmons.com

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

TRC-05-27-22

9:25AM

1715 CARTHAGE STREET SUBDIVISION – Concept Review

LOCATION: 0 Carthage Street (in front of Carthage Colonies and near intersection with Gloucester Drive)

LEE CO. PIN NO.: 9641-09-5617-00

ZONING: R-12

ACRES: 47.35 +/-

DESCRIPTION: Proposed development of single-family attached and detached homes of varying lot sizes.

UTILITIES: Public water exists along Colon and Lower Moncure Rds, public sewer must be extended to serve the site.

STREET(s): Existing access along Lower Moncure and Colon Roads.

JURISDICTION: Subject property is partially in the City limits, partially within the ETJ and Lee County jurisdiction.

APPLICANT: Randy King | 919.816.1146 | randy.king@pultegroup.com

PROJECT MANAGER: Beth Blackmon | 919.866.4509 | beth.blackmon@timmons.com

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

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

TRC-05-28-22

9:50AM

TIMBER CROSSING OFFICES – Commercial Plan Review

LOCATION: 1601 Wayne Street (at the corner of Wayne and Bogan Streets, just south of Pentair)

LEE CO. PIN NO.: 9643-76-8933-00

ZONING: LI (Light Industrial)

ACRES: 3.99 +/-

DESCRIPTION: Proposed construction of a 6,000sf metal building with associated parking spaces and gravel area for loading/unloading, as well as storage.

UTILITIES: Site has access to public water along Wayne Street and public sewer bisects the property to the east.

STREET(s): Existing access along Wayne Street, a partially paved city-maintained street, and Bogan Street, an unpaved city-maintained street.

JURISDICTION: Subject property is within corporate city limits.

APPLICANT: Jeremy Thomas | 919.777.6010 | jthomas@jthomasengineering.com

PROJECT MANAGER: Jim Walker | 919.349.0057 | jwslim1@aol.com

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

TRC-05-29-22

10:15AM

GOLDSBORO AVENUE SUBDIVISION – Concept Plan Review

LOCATION: 0 Goldsboro Avenue (city block bounded by Goldsboro Ave., Barnes St., and Cooper Ave.)

LEE CO. PIN NO.: 9652-28-9577-00 and 9652-38-0432-00

ZONING: R-12

ACRES: 2.9 +/-

DESCRIPTION: Proposed townhome development consisting of twenty-five units with new streets and an extension of public utilities.

UTILITIES: Site has access to public water and sewer along Barnes St. and Goldsboro Ave.

STREET(s): Existing access along Barnes and Cooper Streets, and Goldsboro Ave. Proposed two new streets.

JURISDICTION: Subject property is in City corporate limits.

APPLICANT: Jeremy Thomas | 919.777.6010 | jthomas@jthomasengineering.com

PROJECT MANAGER: Brandon Harrington | 919.770.5696 | brandon@harringtonpropertiesofnc.com

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

Note: Subject property must be rezoned in order to be developed in the manner proposed.

TRC-05-30-22

10:40AM

PENTAIR (PHASE II) – Site Improvements

LOCATION: 1618 Hawkins Avenue

LEE CO. PIN NO.: 9643-78-4292-00

ZONING: LI (Light Industrial)

ACRES: 35.17 +/-

DESCRIPTION: Proposed construction of a 101-space paved parking lot for employees at the Pentair Aquatic System facility in Sanford.

UTILITIES: Access to public water along Hawkins Ave. and access to public sewer along western property line.

STREET(s): Existing access from Hawkins Avenue, which is NCDOT-maintained.

JURISDICTION: Subject property is corporate city limits.

APPLICANT: Steven Miller | 919.319.6716 | smillere@clhdesignpa.com

PROJECT MANAGER: Brad Olan | 919.566.8109 | brad.olan@pentair.com

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

THURSDAY, MAY 26TH

TRC-05-31-22

9:00AM

TRUELOVE STREET APARTMENTS – Concept Plan Review

LOCATION: 3239 NC 87 Highway (site has frontage on Truelove Street and NC 87 Hwy)

LEE CO. PIN NO.: 9661-27-0612-00

ZONING: C-2 (General Commercial)

ACRES: 7.21 +/-

DESCRIPTION: Proposed construction of a multi-family apartment complex with associated amenities, including a pool and dog park.

UTILITIES: Site has access to public water along Truelove St. and NC 87 Hwy, and public sewer from adjacent property via a 15ft utility easement.

STREET(s): Existing access along NC 87 Hwy (NCDOT-maintained) and Truelove St. (which is city-maintained).

JURISDICTION: Site is within corporate limits of Sanford.

APPLICANT: Brian Richards | 919.275.5002 | brichards@urbandesignpartners.com

PROJECT MANAGER: Brian Richards | 919.275.5002 | brichards@urbandesignpartners.com

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

Note: Subject property must be rezoned in order to be developed in the manner proposed.

TRC-05-32-22

9:25AM

SUPERIOR DISTRIBUTION @ 2401 Rosser Road – Concept Plan Review

LOCATION: 2401 Rosser Road (at intersection of Rosser and J.R. Industrial Drive)

LEE CO. PIN NO.: 9652-92-2444-00

ZONING: LI (Light Industrial)

ACRES: 5.19 +/-

DESCRIPTION: Proposed construction of a 40,000sf warehouse with associated parking and nearly 3 acres of laydown yard.

UTILITIES: Site has access to public water and public sewer along J.R. Industrial Drive and Rosser Rd.

STREET(s): Existing access along Rosser Road (NCDOT-maintained) and J.R. Industrial Dr., which is city-maintained.

JURISDICTION: Site is within corporate limits of Sanford.

APPLICANT: Brian Richards | 919.275.5002 | brichards@urbandesignpartners.com

PROJECT MANAGER: Brian Richards | 919.275.5002 | brichards@urbandesignpartners.com

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

TRC-05-33-22

9:50AM

SHEETZ GAS STATION @ S. HORNER BLVD. – Concept Plan Review

LOCATION: 0 S. Homer Blvd. (corner of Broadway Rd. and S. Horner Blvd.)

LEE CO. PIN NO.: 9652-62-4594-00; 9652-62-6406-00; and 9652-62-6398-00

ZONING: C-2 (General Commercial)

ACRES: 1.97 +/-

DESCRIPTION: Proposed construction of a 4,966sf Sheetz convenience store, restaurant with drive-thru, and 6 gas pumps/12 fueling stations.

UTILITIES: Site has access to public water and public sewer along N. Main Street

STREET(s): Existing access along N. Main Street, which is an NCDOT-maintained roadway.

JURISDICTION: Site is within town limits of Broadway.

APPLICANT: Tom Anastasi, PE | 919.437.9859 | tanastas@sheetz.com

PROJECT MANAGER: Tom Anastasi, PE | 919.437.9859 | tanastas@sheetz.com

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

TRC-05-34-22

10:15AM

GAS STATION @ Colon Road – Concept Plan Review

LOCATION: 0 Colon Road (just north of intersection with US 1 Hwy)

LEE CO. PIN NO.: 9656-40-4064-00 and 9656-30-6363-00

ZONING: Galvin's Ridge Conditional Zoning District

ACRES: 13.41 +/- (total existing); 3.78 +/- proposed

DESCRIPTION: Proposed construction of gas station with convenience store and drive-through facilities.

UTILITIES: Site has access to public water and public sewer along Colon Road

STREET(s): Existing access along Colon Road, which is an NCDOT-maintained roadway.

JURISDICTION: Site is within corporate limits of Sanford.

APPLICANT: Micah Jones | 251.263.3513 | mjones@criteriadevelopment.com

PROJECT MANAGER: Micah Jones | 251.263.3513 | mjones@criteriadevelopment.com

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

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

TRC-05-35-22

10:40AM

LEE COUNTY MULTI-SPORT COMPLEX – Concept Plan Review

LOCATION: 0 Broadway Road (southwest corner of US 421 Hwy and NC 42 Hwy)

LEE CO. PIN NO.: 9662-31-2077-00

ZONING: R-20, LI (Light Industrial), and C-2 (General Commercial)

ACRES: 121.14 +/-

DESCRIPTION: Proposed public park for Lee County featuring athletic facilities, community park features, and associated parking and utilities.

UTILITIES: Site has access to public water along Broadway Rd. and public sewer along the southwestern corner of the site.

STREET(s): Existing access along Broadway Rd., which is an NCDOT-maintained roadway.

JURISDICTION: Site is within corporate limits of Sanford.

APPLICANT: Jason Galloway | 919.808.5385 | galloway@mcadamsco.com

PROJECT MANAGER: Jason Galloway | 919.808.5385 | galloway@mcadamsco.com

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

Note: Subject property must be rezoned in order to be developed in the manner proposed.

TRC-05-36-22

11:05AM

ASCEND ACADEMY – Site Improvements

LOCATION: 283 Harvey Faulk Road

LEE CO. PIN NO.: 9661-22-8224-00

ZONING: Ascend Leadership Academy Conditional Zoning District

ACRES: 23.1 +/-

DESCRIPTION: The project is intended to expand current site to allow for new athletic facilities.

UTILITIES: Existing access to public water and sewer along Harvey Faulk Road

STREET(s): Existing access along Harvey Faulk Road, which is an NCDOT-maintained road.

JURISDICTION: Subject property is within corporate city limits.

APPLICANT: William R. Akin | 919.490.1645 | randy.akin@civil-consultants.com

PROJECT MANAGER: Steve Hubrich | 919.471.2895 | steve@hubrichcontracting.com

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

Note: Subject property’s conditional rezoning must be amended in order to be developed in the manner proposed.