



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.: 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

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: **07/05/2022**

RE: **TRC agenda for July 28th, 2022.** There will be a **virtual meeting held** among staff and applicants via HD Meeting (Office Suite). Review comments should be provided to me within 30 days of the TRC review. Please send in all comments pertaining to these projects to me by **August 25, 2022** (thomas.mierisch@sanfordnc.net):

TRC-07-45-22—SPRING LANE SELF-STORAGE [Concept Plan Review] 9:00AM

LOCATION: 0 Spring Lane (directly behind McDonalds at 1001 Spring Lane)

LEE CO. PIN NO.: 9643-01-7903-00

ZONING: HC (Highway Commercial)

ACRES: 5.11 +/-

DESCRIPTION: A self-storage facility, plus office space, totaling over 74,000sf of gross floor area.

UTILITIES: Public water available along Spring Lane; Public sewer bisects the site, running parallel to the walking trail.

STREET(s): Spring Lane is an NCDOT-maintained roadway.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Paul Saathoff | 910.684.8487 | psaathoff@koontzjones.com

PROJECT MANAGER: Paul Saathoff | 910.684.8487 | psaathoff@koontzjones.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-07-46-22 – SPRING LANE FAST FOOD [Concept Plan Review] 9:25AM

LOCATION: 0 Spring Lane (next to gas station at 1003 Spring Lane, in front of Riverbirch Shopping Center entrance)

LEE CO. PIN NO.: 9643-02-3208-00

ZONING: C-2 (General Commercial)

ACRES: 2.21 +/-

DESCRIPTION: A proposed 2,250sf fast food restaurant drive-thru facilities and stormwater control measures.

UTILITIES: Public water available along Spring Lane; Public sewer bisects the site, running parallel to the walking trail.

STREET(s): Spring Lane is an NCDOT-maintained roadway.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Paul Saathoff | 910.684.8487 | psaathoff@koontzjones.com

PROJECT MANAGER: Paul Saathoff | 910.684.8487 | psaathoff@koontzjones.com

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

TRC-07-47-22 – ADAMS VILLAGE [Concept Plan Review] 9:50AM

LOCATION: Frontage on Wilson Road, Lee Avenue, and NC 87 Hwy (located behind Wal-Mart on Horner Blvd.)

LEE CO. PIN NO.: 9661-15-1024-00; 9651-94-6640-00; 9651-96-6631-00; 9661-04-7828-00; 9661-04-5206-00

ZONING: R-20, RR, and LI

ACRES: 105.8 +/-

DESCRIPTION: A proposed residential development consisting of single-family detached dwellings, single-family attached dwellings (townhomes) and multi-family dwellings.

UTILITIES: Public water available along Wilson Rd., Lee Ave., and NC 87 Hwy; Public sewer available along Wilson Rd.

STREET(s): Lee Ave., Wilson Rd., and NC 87 Hwy are all NCDOT-maintained roads

JURISDICTION: Sanford ETJ

APPLICANT: Beth Blackmon | 919.866.4509 | beth.blackmon@timmons.com

PROJECT MANAGER: Mark Lyczkowski | 919.842.0334 | mark@fig.llc

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

NOTE: The subject property must be annexed and rezoned to be developed in the manner proposed.

TRC-07-48-22 – NORTHVIEW APARTMENTS [Multi-family Plan Review] 10:15AM

LOCATION: 3041 Beechtree Drive (near intersection of Beechtree Drive & US 15-501 Hwy)

LEE CO. PIN NO.: 9644-36-2998-00; 9644-37-7077-00; 9644-36-8923-00; 9644-47-4054-00; 9644-36-9851-00; 9644-46-0528-00; 9644-46-0251-00; 9644-36-1633-00; 9644-36-1708-00

ZONING: Northview Conditional Zoning District (MF-12-CZ); rezoned in December, 2021

ACRES: 25.1 +/-

DESCRIPTION: Proposed multi-family development consisting of 12 buildings (each with 24 units per building) with a total of 288 apartment units; the Community will include a clubhouse, pool, fitness complex, and mail kiosks.

UTILITIES: Public water exists along US 15-501 Hwy and Beechtree Drive; Public sewer must be extended.

STREET(s): Beechtree Drive and US 15-501 Hwy/Hawkins Ave. are NCDOT-maintained roadways.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Timothy Hess | 919.866.4651 | tim.hess@timmons.com

PROJECT MANAGER: Alexandria Rye | 919.601.1217 | alexandria@rileyandwalker.com

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

TRC-07-49-22 – COPPER RIDGE ESTATES [Major Subdivision Review] 10:40AM

LOCATION: 3284 Farrell Road

LEE CO. PIN NO.: 9666-44-0337-00

ZONING: RA (Residential Agricultural)

ACRES: 30.25 +/-

DESCRIPTION: Proposed major residential subdivision with 19 single-family lots utilizing public water and private septic systems

UTILITIES: Public water available along Farrell Road; proposed private, on-site septic systems.

STREET(s): Farrell Road is NCDOT-maintained

JURISDICTION: Lee County jurisdiction.

APPLICANT: Johnny Byrd | 919.478.0965 | jbyrdconstruction9@gmail.com

PROJECT MANAGER: Ken Bright Associates, PLLC | 919.356.4687 | kwbright@kenbrightengineering.com

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

TRC-07-50-22—ROSSER ROAD INDUSTRIAL PROJECT [Commercial/Industrial Plan Review] 11:05AM

LOCATION: 2401 Rosser Road (intersection of Rosser Rd. and J.R. Industrial Dr.)

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

ZONING: LI (Light Industrial)

ACRES: 5.19 +/-

DESCRIPTION: Proposed new construction of a 40,000sf warehouse, with outdoor storage (laydown yard).

UTILITIES: Public water and public sewer available along J.R. Industrial Dr.; Public water available along Rosser Rd.

STREET(s): Rosser Rd. is an NCDOT-maintained roadway and J.R. Industrial Dr. is City-maintained

JURISDICTION: City of Sanford jurisdiction.

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: The project must receive a Special Use Permit to be developed in the manner proposed.

TRC-07-51-22—THE COVE AT STEEL BRIDGE [Concept Plan Review] 11:30AM

LOCATION: 0 Steel Bridge Road (across from intersection of Pocket Church Road and Steel Bridge Road)

LEE CO. PIN NO.: 9622-42-5184-00

ZONING: RR (Restricted Residential)

ACRES: 25.02 +/-

DESCRIPTION: Proposed residential single-family subdivision consisting of 30 lots.

UTILITIES: Public water available along Steel Bridge Road; proposed private septic systems (on-site and community)

STREET(s): Access to Steel Bridge Rd., which is NCDOT-maintained.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Bob Koontz | 910.684.8487 | bkoontz@koontzjones.com

PROJECT MANAGER: Lee Humphrey | 910.684.8486 | lee@doubledeng.com

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

TRC-07-52-22—GOLDSBORO AVENUE TOWNHOMES [Major Subdivision Review] 11:55AM

LOCATION: 0 Goldsboro Avenue (fronting Goldsboro Ave and Barnes & Cooper Streets)

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

ZONING: R-12

ACRES: 2.94 +/-

DESCRIPTION: Proposed residential subdivision with twenty-five townhomes fronting public streets and proposed private back alley for driveway access.

UTILITIES: Public water and sewer are available along Goldsboro Ave. and Barnes St.

STREET(s): Goldsboro Ave., Barnes St., and Cooper St. are city-maintained roads.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Jeremy Thomas | 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

NOTE: The subject property must be rezoned to be developed in the manner proposed.

TRC-07-53-22—LEE AVENUE SELF-STORAGE [Commercial/Industrial Plan Review] 12:20PM

LOCATION: 2206 & 2208 Lee Avenue (just north of Lee Ave. intersection with W. Globe St.)

LEE CO. PIN NO.: 9652-41-0991-00 and 9652-41-1805-00

ZONING: C-2 (General Commercial)

ACRES: 0.71 +/-

DESCRIPTION: Proposed self-storage business consisting of five buildings totaling 6,700sf.

UTILITIES: Public water and sewer available along Lee Avenue

STREET(s): Lee Avenue is an NCDOT-maintained roadway

JURISDICTION: City of Sanford

APPLICANT: Jarrod Hilliard | 919.352.2834

PROJECT MANAGER:

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

TRC-07-54-22—THE STATION APARTMENTS [Concept Plan Review] 12:55PM

LOCATION: 1602 Charleston Drive (behind the Food Lion shopping center fronting Hawkins Ave.)

LEE CO. PIN NO.: 9644-53-6465-00; 9644-53-0423-00; 9644-63-1661-00

ZONING: C-2 (General Commercial) and R-20

ACRES: 22.39 +/-

DESCRIPTION: Conceptual proposal for a 456-unit apartment complex with clubhouse and pool.

UTILITIES: Public water is available along Hawkins Ave.; public sewer is available to the south via a utility easement from Hawkins Run subdivision.

STREET(s): Charleston Drive and Hawkins Ave. are NCDOT-maintained roads.

JURISDICTION: City of Sanford

APPLICANT: Joe Faulkner | 919.606.7703 | joe@cegrouppinc.com

PROJECT MANAGER: Corey Mabus | 919.775.1497 | corey@carolinacommercialnc.com

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

NOTE: The subject property must be rezoned to be developed in the manner proposed.

TRC-07-55-22—SANFORD FIRE DEPARTMENT STATION #5 [Commercial Plan Review] 01:20PM

LOCATION: 0 Colon Road (intersection of US 1 Hwy and Colon Rd.)

LEE CO. PIN NO.: 9655-48-4471-00

ZONING: HC (Highway Commercial)

ACRES: 5.05 +/-

DESCRIPTION: Proposed fire station building with two apparatus bays, two dry retention ponds, necessary utility connections to serve the fire station, a parking lot, and associated landscaping.

UTILITIES: Public water available along Colon Road, public sewer available from adjoining property to the south.

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

JURISDICTION: Lee County jurisdiction

APPLICANT: Y’Hoshua Aal-Anubia | 919.319.6716 | yaalanubia@clhdesignpa.com

PROJECT MANAGER: Paul Weeks | 919.777.1121 | paul.weeks@sanfordnc.net

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