



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: 08/03/2022

RE: [TRC agenda for August 25th, 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 **September 30, 2022** (thomas.mierisch@sanfordnc.net):

TRC-08-56-22—HAWKINS AVENUE SELF-STORAGE [Commercial/Industrial Plan Review] 09:00AM

LOCATION: 3303 Hawkins Avenue (just south of intersection with Oak Park Drive)

LEE CO. PIN NO.: 9644-49-2093-00, 9644-49-2180-00, and 9644-49-2269-00

ZONING: HC (Highway Commercial)

ACRES: 3.43 +/-

DESCRIPTION: Proposed addition of new conditioned and un-conditioned storage space in a single new structure.

UTILITIES: Public water available along Hawkins Avenue; Private on-site septic system proposed.

STREET(S): Hawkins Ave. is an NCDOT-maintained street.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Jeff Foster | 919.367.8790, ext. 105 | jeff@cegrouppinc.com

PROJECT MANAGER: Toni Johnson | 910.790.9490 | toni@roberthighdevelopment.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-08-57-22—KELLY DRIVE TOWNHOMES [Concept Plan Review] 09:25AM

LOCATION: 0 Kelly Drive (across from intersection of Calcutta Lane and Kelly Drive)

LEE CO. PIN NO.: 9652-87-8384-00

ZONING: R-6

ACRES: 12.13 +/-

DESCRIPTION: A proposed residential development with 85 townhomes.

UTILITIES: Public water is available along Kelly Drive; Public sewer must be extended to serve the site.

STREET(s): Kelly Drive is an NCDOT-maintained street.

JURISDICTION: Sanford ETJ

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

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

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

NOTE: This project must be rezoned to be developed in the manner proposed.

TRC-08-58-22 – PETTY ROAD SUBDIVISION [Concept Plan Review] 09:50AM

LOCATION: 0 Petty Road (corner of Petty Road and Carbonton Road)

LEE CO. PIN NO.: 9622-98-8965-00 and 9632-09-5217-00

ZONING: R-20 (Residential Single-Family)

ACRES: 58.43 +/-

DESCRIPTION: Proposed residential development of single-family detached homes.

UTILITIES: Public water available along Carbonton Road; public sewer to be extended from Carbonton Cove development to the west.

STREET(s): Carbonton and Petty Roads are NCDOT-maintained roadways.

JURISDICTION: City of Sanford ETJ

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

PROJECT MANAGER: Terry Stewart | 919.774.8714 | tstewart@tstewartbuilders.com

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

NOTE: This project must be annexed and rezoned to be developed in the manner proposed.

TRC-08-59-22—NC 87 HWY MIXED-USE DEVELOPMENT [Concept Plan Review] 10:15AM

LOCATION: 0 S. NC 87 Hwy (directly across from intersection of S. NC 87 Hwy and Commerce Dr.)

LEE CO. PIN NO.: 9660-57-4827-00 and 9660-58-2607-00

ZONING: RR (Restricted Residential); O&I (Office & Institutional); C-2 (General Commercial)

ACRES: 52 +/-

DESCRIPTION: A mixed-use development with multi-family residential, single-family townhomes, and commercial space.

UTILITIES: Public water proposed (available along S. NC 87 Hwy); Public sewer proposed (to be extended from Commerce Dr.)

STREET(s): S. NC 87 Hwy is an NCDOT-maintained roadway.

JURISDICTION: Partially within City of Sanford jurisdiction, partially in Lee County jurisdiction.

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

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

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

NOTE: This project must be rezoned and annexed to be developed in the manner proposed.

TRC-08-60-22—VISTA TOWNHOMES [Concept Plan Review] 10:40AM

LOCATION: 701 & 707 N. Horner Blvd. and 816 N. Gulf St.

LEE CO. PIN NO.: 9643-32-8941-00, 9643-32-8883-00, 9643-32-9743-00, 9643-32-7649-00

ZONING: R-12

ACRES: 1.77 +/-

DESCRIPTION: Proposed residential development of 20 townhomes.

UTILITIES: Public water and sewer are available along N. Horner Blvd.

STREET(s): N. Horner Blvd. is an NCDOT-maintained roadway.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Selva Mohan | 919.434.5002 | 2mmlccary@gmail.com

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

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

NOTE: This project must be rezoned to be developed in the manner proposed.

TRC-08-61-22—SANFORD TOWNHOMES [Concept Plan Review] 11:05AM

LOCATION: 0 Pathway Drive (end of Pathway Drive, south of intersection with Robin Hood Ln.)

LEE CO. PIN NO.: 9643-25-6533-00

ZONING: C-2 (General Commercial)

ACRES: 13.88 +/-

DESCRIPTION: Proposed residential townhome development consisting of 97 total units.

UTILITIES: Public water to be extended along Pathway Drive; Existing public sewer bisects the site.

STREET(s): Proposed extension of Pathway Drive, which is a city-maintained roadway.

JURISDICTION: City of Sanford jurisdiction

APPLICANT: Marty Bizzell | 919.851.4422 | marty.bizzell@bnkinc.com

PROJECT MANAGER: Marty Bizzell | 919.851.4422 | marty.bizzell@bnkinc.com

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

NOTE: This project must be rezoned to be developed in the manner proposed.

TRC-08-62-22—CAPE FEAR CAMPGROUND [Commercial Plan Review] 11:30AM

LOCATION: 0 Lower River Road (near railroad tracks, running along the Deep River)

LEE CO. PIN NO.: 9686-40-2738-00; 9685-49-8870-00; 9686-60-2278-00

ZONING: Cape Fear Campground Conditional Zoning District (rezoned September 8, 2021)

ACRES: 176.9 +/-

DESCRIPTION: Proposed campground with 211 RV campsites, 16 primitive sites, and 6 permanent tree houses and one (1) 4-bedroom home with exercise building, welcome center, and bathhouses.

UTILITIES: Proposed private well water, private on-site septic.

STREET(s):

JURISDICTION: Lee County jurisdiction.

APPLICANT: Michael Blakely | 919.499.8759 | draftinganddesign@ymail.com

PROJECT MANAGER: Michael Blakely | 919.499.8759 | draftinganddesign@ymail.com

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

TRC-08-63-22 – PATTERSON FARM SUBDIVISION [Concept Plan Review] 11:55AM

LOCATION: 78 Tim Patterson Lane (just inside Harnett County along Seminole Rd.)

HARNETT CO. PIN NO.: 9681-76-4875-00; 9681-76-8760-00; 9681-76-7218-00; 9681-96-9302-00; and a portion of 9681-97-3457-00

ZONING: RA (Residential Agricultural)

ACRES: 56.6 +/-

DESCRIPTION: Proposed large lot residential development with on-site private septic and Harnett County public water.

UTILITIES: Public water to be provided by Harnett County; proposed private, individual, on-site septic systems.

STREET(s): Tim Patterson Lane is an NCDOT-maintained roadway

JURISDICTION: Broadway ETJ; Harnett County

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

ONE HOUR BREAK FOR LUNCH

TRC-08-64-22 – MIDTOWN VILLAGE SOUTH (PART II) [Concept Plan Review] 01:20PM

LOCATION: 728 Colon Road, Sanford, NC

LEE CO. PIN NO.: 9643-95-3460-00; 9653-06-2378-00; 9653-06-4343-00; 9653-05-6878-00; 9653-05-4173-00; 9653-04-5622-00; 9653-15-5767-00; and 9653-15-1854-00

ZONING: R-20 (Residential Single-Family)

ACRES: 63.5 +/-

DESCRIPTION: Proposed residential development of single-family detached homes, as well as a portion of multi-family dwellings.

UTILITIES: Public water available along Colon Road; public sewer to be extended from the south.

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

JURISDICTION: City of 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: This project must be annexed and rezoned to be developed in the manner proposed.

TRC-08-65-22—OMI DAY SHELTER [Concept Plan Review] 01:45PM

LOCATION: 507 S. Third Street (at the corner of Third St. and Oakwood Ave.)

LEE CO. PIN NO.: 9642-98-3686-00

ZONING: Outreach Mission, Inc. Conditional Zoning District (rezoned in August, 2020)

ACRES: 0.74 +/-

DESCRIPTION: Proposed construction of a 6,960 sf homeless shelter to include 76 beds.

UTILITIES: Public water and sewer available along S. Third St. and Oakwood Ave.

STREET(s): S. Third St. is an NCDOT-maintained street; Oakwood Ave. is city-maintained.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Kerry Bashaw | 919.775.2300 | kbashaw@bc-cdc.org

PROJECT MANAGER: Kerry Bashaw | 919.775.2300 | kbashaw@bc-cdc.org

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

TRC-08-66-22 – NEW COMMERCIAL BUILDING [Commercial Plan Review] 02:10PM

LOCATION: 139 Rand Street (former site of the Sanford bowling alley, near intersection with Industrial Drive)

LEE CO. PIN NO.: 9651-68-3632-00

ZONING: LI (Light Industrial)

ACRES: 4.74 +/-

DESCRIPTION: Proposed construction of a 30,700sf commercial building intended for rent/lease to an HVAC equipment sales business.

UTILITIES: Public water and sewer available along Rand St.

STREET(s): Rand St. is a city-maintained street; Industrial Drive is an NCDOT-maintained street.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Robert Bracken | 919.774.6074 | bjbracken@windstream.net

PROJECT MANAGER: Jeff Byrd | 253.341.3558 | jbyrdwebflp@gmail.com

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

TRC-08-67-22 – ABC STORE BUILDING RENOVATION [Commercial Plan Review] 02:35PM

LOCATION: 4470 S. NC 87 Hwy (between NC 87 South and Harvey Faulk Road, in front of South Park Apartments)

LEE CO. PIN NO.: 9660-39-9237-00

ZONING: C-2 (General Commercial)

ACRES: 1.94 +/-

DESCRIPTION: Proposed renovation of existing vacant gas station and associated car to be converted into an ABC Store. A portion of the site will be demolished for site improvements.

UTILITIES: Public water available along NC 87 Hwy S., public sewer available from the south. Private lift station on-site.

STREET(s): Both NC 87 Hwy and Harvey Faulk Road are NCDOT-maintained roads.

JURISDICTION: City of Sanford jurisdiction.

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

PROJECT MANAGER: Tim Sherman | 919.775.2355 | tim@sherman-arch.com

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