



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: 09/02/2022

RE: **TRC agenda for September 29th, 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 **October 27, 2022** (thomas.mierisch@sanfordnc.net):

TRC-09-68-22—WILSON ROAD COMMERCIAL BLDG. PROJECT [Commercial/Industrial Plan Review] 09:00AM

LOCATION: 232 Wilson Road

LEE CO. PIN NO.: 9651-96-3947-00

ZONING: LI (Light Industrial)

ACRES: 1.36 +/-

DESCRIPTION: Proposed new construction of a 6,538sf retail space for 5 tenant units.

UTILITIES: Public water and public sewer available along Wilson Road.

STREET(S): Wilson Road is an NCDOT-maintained street.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: George M. Rose | 910.485.5822 | george@gmrpe.com

PROJECT MANAGER: George M. Rose | 910.485.5822 | george@gmrpe.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-09-69-22—BURNS DRIVE TOWNHOMES [Major Subdivision Plan Review] 09:25AM

LOCATION: 0 Burns Drive (at intersection of Burns Drive and Friars Drive)

LEE CO. PIN NO.: 9643-57-6362-00 and 9643-57-6362-00

ZONING: Burns Drive Townhome Conditional Zoning District

ACRES: 7.11 +/-

DESCRIPTION: Proposed 40-unit townhome community.

UTILITIES: Existing public water along Burns and Friars Drives, public sewer to be extended from Friars Drive.

STREET(s): Existing access to Burns Drive (NCDOT-maintained) and Friars Drive (city-maintained)

JURISDICTION: City of Sanford jurisdiction.

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

TRC-09-70-22—ROLLING HILLS SUBDIVISION [Major Subdivision Plan Review] 09:55AM

LOCATION: 78 Tim Patterson Lane (intersection of Tim Patterson Lane and Seminole Rd. inside Harnett County)

HARNETT CO. PIN NO.: 9691-25-4156-00; 9681-76-7218-00; 9691-07-7381-00; 9691-05-9708-00; 9681-76-8760-00; 9681-96-9302-00; 9681-97-3457-00; 9691-26-4869-00; 9681-85-4416-00; 9681-76-4875-00; 9681-97-7650-00; 9691-16-7968-00; and 9681-85-4416-00

ZONING: RA (Residential Agricultural) and RA-30 (Harnett County)

ACRES: 368-08 +/-

DESCRIPTION: A proposed residential subdivision with 221 single-family dwelling lots to be served by Harnett County water and private septic. Of the 221 total lots, 44 of which are located within the Town of Broadway ETJ.

UTILITIES: Public water provided by Harnett County is proposed; private, on-site septic systems proposed for each home.

STREET(s): Proposed streets within the new development are NCDOT-maintained.

JURISDICTION: Town of Broadway ETJ within 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

TRC-09-71-22—ASHBY VILLAGE APARTMENTS [Concept Plan Review] 10:10AM

LOCATION: 0 S. Horner Blvd. (near intersection of S. Horner Blvd. and Ashby Road)

LEE CO. PIN NO.: 9661-28-0538-00

ZONING: Ashby Village Conditional Zoning District

ACRES: 16.41 +/-

DESCRIPTION: An apartment complex with twelve (12) 3-story buildings with a total of 330 dwelling units; associated club house and parking garages, and other amenities.

UTILITIES: Public water and public sewer must be extended to serve the site.

STREET(s): Site to be served by Ashby Road until a direct connection to US 421 Hwy through Truelove Street and proposed future public streets within the Ashby Village development can be completed.

JURISDICTION: City of Sanford jurisdiction

APPLICANT: Tim Hess | 919.349.0174 | tim.hess@timmons.com

PROJECT MANAGER: Charles Persons | 540.873.9626 | cfpersons@drhorton.com

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

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

TRC-09-72-22 – CHARLES GRACE RV PARK [Concept Plan Review] 10:45AM

LOCATION: 205 McNeill Road (near railroad crossing and just east of Boone Trail Road)

LEE CO. PIN NO.: 9634-81-0610-00

ZONING: R-20

ACRES: 6.85 +/-

DESCRIPTION: A proposed 34-site RV park with public utilities and open space area.

UTILITIES: Proposed public water and public sewer to serve the site.

STREET(s): Access to McNeill Road (NCDOT-maintained)

JURISDICTION: Partially within City of Sanford corporate limits, partially within ETJ

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

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

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

NOTE: Site will have to be rezoned and annexed into corporate limits to be developed as proposed.

TRC-09-73-22 – SWANNY LAKE RV RESORT [Concept Plan Review] 11:10AM

LOCATION: 4191 Swanns Station Road (just east of intersection with John Garner Rd.)

LEE CO. PIN NO.: 9569-02-8182-00 and 9569-03-5035-00

ZONING: RA (Residential Agricultural)

ACRES: 57.2 +/-

DESCRIPTION: A proposed 80-site campground with water, sewer, and power hook-ups, an on-site office for staff, 6 floating cabins on the pond, and two home sites.

UTILITIES: Public water available along Swanns Station Road, proposed on-site private septic system.

STREET(s): Access from Swanns Station Road, which is NCDOT-maintained.

JURISDICTION: Lee County jurisdiction.

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

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

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

NOTE: Site will have to be rezoned to be developed as proposed.

TRC-09-74-22 – TOWNS AT WESTLAKE [Concept Plan Review] 11:35AM

LOCATION: 0 Wilkins Drive (near the intersection of Wilkins Drive and US 421 Hwy)

LEE CO. PIN NO.: 9633-87-5642-00

ZONING: C-2 (General Commercial)

ACRES: 14.87 +/- (portion)

DESCRIPTION: A proposed 91-unit townhome development.

UTILITIES: Available public water and public sewer along Wilkins Drive

STREET(s): Wilkins Drive is an existing NCDOT-maintained road; internal streets to be city-maintained.

JURISDICTION: City of Sanford jurisdiction

APPLICANT: Scott Brown | 910.489.6731 | sbrown@4sitesolutions.com

PROJECT MANAGER: Hugh Surles | 919.422.7065 | hughsurlesbuilders@gmail.com

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

NOTE: Site will have to be rezoned to be developed as proposed.

TRC-09-75-22 – TAKE 5 OIL CHANGE [Commercial Plan Review] 12:00PM

LOCATION: 0 NC 87 Hwy South (between Harbor Freight and Lidl)

LEE CO. PIN NO.: 9661-17-6459-00

ZONING: C-2 (General Commercial)

ACRES: 1.56 +/-

DESCRIPTION: Construction of a Take 5 Oil Change site.

UTILITIES: Proposed public water and public sewer.

STREET(s): Access from NC 87 Hwy South (NCDOT-maintained roadway)

JURISDICTION: City of Sanford jurisdiction

APPLICANT: Drew Gaertner | 704.319.8384 | drew.gaertner@durbandevelopment.com

PROJECT MANAGER: Drew Gaertner | 704.319.8384 | drew.gaertner@durbandevelopment.com

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

TRC-09-76-22 – KELLY DRIVE TOWNHOMES [Concept Plan Review] 12:25PM

LOCATION: 0 Kelly Drive

LEE CO. PIN NO.: 9652-98-6274-00 (Portion of)

ZONING: R-20

ACRES: 26.15 +/-

DESCRIPTION: A proposed residential subdivision consisting of 68 detached single-family lots and 104 townhome lots (attached single-family units).

UTILITIES: Public water available along Kelly Drive; Public sewer to be extended from the south along Kelly Drive.

STREET(s): Kelly Drive is an NCDOT-maintained street; proposed internal streets to be city-maintained.

JURISDICTION: City of Sanford ETJ

APPLICANT: Chad Harrell | 919.457.8095 | chad.harrell@bellcreekdevelopment.com

PROJECT MANAGER: Patrick Perez | 919.815.6724 | patrick.perez@nv5.com

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

NOTE: Site will have to be rezoned and annexed into corporate limits to be developed as proposed.

TRC-09-77-22 – DOLLAR GENERAL @ GREENWOOD RD [Concept Plan Review] 12:50PM

LOCATION: 0 Greenwood Road

LEE CO. PIN NO.: 9549-36-0427-00

ZONING: RR and RA

ACRES: 1.96 +/-

DESCRIPTION: Proposed development of a commercial retail space with on-site parking.

UTILITIES: Available public water along Greenwood Road, with proposed on-site private septic.

STREET(s): Access available along Greenwood Road, which is NCDOT-maintained.

JURISDICTION: Lee County

APPLICANT: Jamie S. Encinosa | 910.994.0881 | john@rhetson.com

PROJECT MANAGER: John Parker | 910.994.0881 | john@rhetson.com

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