



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: Paul Weeks, Utilities & Engineering Director

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.: Matthew Arnold, 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: 10/06/2022

RE: **TRC agenda for October 27th, 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 **November 10th, 2022** (thomas.mierisch@sanfordnc.net):

TRC-10-78-22—BLUE DOOR STORAGE [Commercial/Industrial Plan Review] 09:00AM

LOCATION: 0 Cox Maddox Road (located directly across from Lee Co. Schools Bus Garage)

LEE CO. PIN NO.: 9661-37-6069-00 and 9661-37-2484-00

ZONING: C-2 (General Commercial)

ACRES: 7.56 +/-

DESCRIPTION: Proposed new construction of a self-storage facility consisting of four storage buildings (48,120 sf) and a 900sf office building.

UTILITIES: Public water and public sewer available along Cox Maddox Road.

STREET(s): Cox Maddox Road is NCDOT-maintained.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: C. Tyrus Clayton Jr., PE | 919.827.0909 | tclayton@trccompanies.com

PROJECT MANAGER: Nicholas Jakel | 608.921.3785 | nicholas.jakel@jakelorg.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-10-79-22—CIRCLE K GAS STATION @ HAWKINS AVE. [Commercial/Industrial Plan Review] 09:25AM

LOCATION: 3006 Hawkins Avenue (near intersection of Hawkins Ave. & Perkinson Rd.)

LEE CO. PIN NO.: 9644-57-0090-00; 9644-46-9967-00; 9644-47-9121-00; 9644-47-8582-00

ZONING: C-2 (General Commercial); HC (Highway Commercial); RR (Restricted Residential)

ACRES: 6.59 +/-

DESCRIPTION: Proposed redevelopment of the site with a new gas station, including outdoor seating, truck weighing, car/truck parking, landscaping, parking lot lighting, and other improvements.

UTILITIES: Public water is available along Hawkins Avenue, public sewer is available along Perkinson Rd.

STREET(s): Hawkins Ave. and Perkinson Rd. are NCDOT-maintained.

JURISDICTION: Part of the site is within City of Sanford jurisdiction; part is within Lee County jurisdiction.

APPLICANT: Jacob Dooley | 919.866.4937 | jacob.dooley@timmons.com

PROJECT MANAGER: Rick Baker | 919.866.4939 | rick.baker@timmons.com

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

NOTE: This site will need to be annexed and rezoned to be developed in the manner proposed.

TRC-10-80-22—CIRCLE K GAS STATION @ BROADWAY ROAD [Concept Plan Review] 09:55AM

LOCATION: 0 Broadway Road (near intersection of Broadway Road and US 421 Hwy Bypass)

LEE CO. PIN NO.: 9622-32-8450-00

ZONING: C-2 (General Commercial);

ACRES: 3.43 +/-

DESCRIPTION: Proposed new construction of a 3,666sf convenience store with 7 fuel pumps, parking, and associated utilities.

UTILITIES: Site is served by public water along Broadway Road; public sewer must be extended to serve the site.

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

JURISDICTION: City of Sanford

APPLICANT: Jacob Dooley | 919.866.4937 | jacob.dooley@timmons.com

PROJECT MANAGER: Rick Baker | 919.866.4939 | rick.baker@timmons.com

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

TRC-10-81-22—HAWKINS AVENUE APARTMENT RENOVATION PROJECT [Concept Plan Review] 10:10AM

LOCATION: 118 Hawkins Avenue (across the street from the First Presbyterian Church)

LEE CO. PIN NO.: 9643-70-1818-00

ZONING: O&I (Office & Institutional)

ACRES: 0.60 +/-

DESCRIPTION: Conversion of an existing single-family dwelling into a four-unit apartment building.

UTILITIES: Public water and public sewer available along Hawkins Avenue.

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

JURISDICTION: City of Sanford jurisdiction

APPLICANT: Kehinde Olajide | 919.452.7300 | kolajide@atoinvpro.com

PROJECT MANAGER: Josh Crumpler, PE | 919.413.1704 | josh@crumplerconsulting.com

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

NOTE: Site will require a Special Use Permit to be developed in the manner proposed.

TRC-10-82-22 – JOHNSON AUTOMOTIVE HANGAR AT RALEIGH EXECJETPORT [Commercial/Industrial Plan Review] 10:45AM

LOCATION: 700 Rod Sullivan Road

LEE CO. PIN NO.: 9666-72-1898-00 9666-82-7686-00 9666-74-6473-00 9666-94-5833-00 9676-09-8486-00

ZONING: RA

ACRES: 398.74 +/-

DESCRIPTION: A proposed 36,834sf hangar along with associated parking and infrastructure within the existing airport.

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

STREET(s): Access to Rod Sullivan Road (NCDOT-maintained)

JURISDICTION: Lee County jurisdiction.

APPLICANT: Don Bataille | 919.233.8091 | dbataille@mckimcreed.com

PROJECT MANAGER: Richard Oldham | 919.718.1024 | roidham@sanfordcontractors.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-10-83-22 – OLDE JONESBORO SUBDIVISION (PHASE 6) [Major Subdivision Plan Review] 11:10AM

LOCATION: 0 Tinney Inn Road (near intersections with Cherokee Trail and Mann Street)

LEE CO. PIN NO.: 9651-64-0744-00

ZONING: R-20 (Residential Single-Family)

ACRES: 16.79 +/-

DESCRIPTION: A proposed residential subdivision with 23 lots for single-family detached homes.

UTILITIES: Public water and public sewer available along Tinney Inn Road and Mann Street.

STREET(s): Tinney Inn Road, a City-maintained street, is to be extended to serve the new lots.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Ken W. Bright | 919.356.4687 | kwbright@kenbrightengineering.com

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

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

TRC-10-84-22 – S. FRANKLIN DRIVE SUBDIVISION [Concept Plan Review] 11:35AM

LOCATION: 0 S. Franklin Drive (between Western Hills Drive and Pendergrass Road)

LEE CO. PIN NO.: 9632-32-4485-00

ZONING: R-20 (Residential Single-Family)

ACRES: 106.87 +/-

DESCRIPTION: A proposed residential subdivision with 278 lots for single-family homes in a variety of sizes, inspired by the VN-CZ zoning standards of the upcoming UDO revisions.

UTILITIES: Public water available along S. Franklin Drive, and both public water and sewer are available from Wickfield Dr.

STREET(s): S. Franklin Drive is an NCDOT-maintained road, and Wickfield Drive is a City-maintained street.

JURISDICTION: City of Sanford ETJ.

APPLICANT: Michael Blakley | 910.499.8759 | draftinganddesign@gmail.com

PROJECT MANAGER: Michael Blakley | 910.499.8759 | draftinganddesign@gmail.com

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

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

TRC-10-85-22 – WAKE STONE MONCURE FACILITY [Commercial Plan Review] 12:00PM

LOCATION: 9725 Stone Quarry Road (between W. Forest Oaks Drive and US 1 Hwy)

LEE CO. PIN NO.: 9668-90-4209-00

ZONING: HI-CU (Heavy Industrial – Conditional Use)

ACRES: 248 +/-

DESCRIPTION: Construction of a two-story building to function as a mobile equipment shop and employee offices.

UTILITIES: Existing public water and on-site private septic.

STREET(s): Access from Stone Quarry Road, which is NCDOT-maintained.

JURISDICTION: Lee County jurisdiction

APPLICANT: Zachary Kistingner | 919.266.1100 | zachkistingner@wakestonecorp.com

PROJECT MANAGER: Buster Brown | 919.413.0575 | jcayman3@gmail.com

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