



# Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

115 Chatham Street, Sanford, NC 27330

Phone 919-718-4656

[zoning@sanfordnc.net](mailto: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 Environmental Health: Andrew Currin, Environmental Health Supervisor  
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: 11/03/2022

RE: **TRC agenda for December 1<sup>st</sup>, 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 **December 15<sup>th</sup>, 2022** ([thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)):

### **TRC-11-86-22—CARTHAGE STREET SUBDIVISION [Concept Plan Review] 09:00AM**

**LOCATION:** 1509 Carthage Street (just south of the intersection with Keller-Andrews Road)

**LEE CO. PIN NO.:** 9642-11-6991-00, 9642-11-2504-00, 9642-01-3474-00, 9642-01-2345-00

**ZONING:** R-12 (Residential Mixed)

**ACRES:** 37.59 +/-

**DESCRIPTION:** Proposed new single-family residential subdivision for detached dwellings.

**UTILITIES:** Public water and public sewer available along Carthage Street.

**STREET(s):** Carthage Street is NCDOT-maintained.

**JURISDICTION:** Partially in Sanford's corporate limits, partially in Sanford's ETJ.

**APPLICANT:** Josh Swindell | 919.388.4825 | [josh@envisionhomesnc.com](mailto:josh@envisionhomesnc.com)

**PROJECT MANAGER:** Andy Petty | 919.552.0849 | [andy@curryeng.com](mailto:andy@curryeng.com)

**PLANNER:** Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

**NOTE:** Site must be rezoned and annexed into corporate limits of Sanford to be developed in the manner proposed.

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

**TRC-11-87-22—LEE COUNTY MULTI-SPORT COMPLEX [Commercial Plan Review] 09:25AM**

**LOCATION:** 0 Broadway Road (at the intersection of Broadway Road and US 421 Hwy)

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

**ZONING:** R-20 (Residential Single-Family); LI (Light Industrial); C-2 (General Commercial)

**ACRES:** 121.14 +/-

**DESCRIPTION:** Proposed multi-sport complex consisting of baseball fields and rectangular multi-use fields. Additionally, a playground, restroom facilities, parking, and infrastructure improvements are proposed.

**UTILITIES:** Public water available along Broadway Road, and public sewer available at the southwestern corner of the site.

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

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Jason Galloway | 919.808.5385 | [galloway@mcadamsco.com](mailto:galloway@mcadamsco.com)

**PROJECT MANAGER:** Jason Galloway | 919.808.5385 | [galloway@mcadamsco.com](mailto:galloway@mcadamsco.com)

**PLANNER:** Tanner O'Quin | 919.718.4656 ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

**TRC-11-88-22—TC&I TIMBER [Concept Plan Review] 09:55AM**

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

**LEE CO. PIN NO.:** 9666-78-7977-00; 9666-57-5048-00; 9666-58-4589-00

**ZONING:** LI (Light Industrial)

**ACRES:** 402 +/-

**DESCRIPTION:** Proposed construction of a 216,320 +/- sq. ft. light industrial building, with supporting parking, truck loading/unloading areas, water and sewer extensions. Shared driveway will connect to Rod Sullivan Road.

**STREET(s):** Rod Sullivan Road is an NCDOT-maintained roadway.

**JURISDICTION:** City of Sanford

**APPLICANT:** Dave Bartone | 919.469.3340 | [dbartone@withersravenel.com](mailto:dbartone@withersravenel.com)

**PROJECT MANAGER:** Dave Bartone | 919.469.3340 | [dbartone@withersravenel.com](mailto:dbartone@withersravenel.com)

**PLANNER:** Tanner O'Quin | 919.718.4656 ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

**TRC-11-89-22—WAKEFIELD ROAD EVENT VENUE [Concept Plan Review] 10:10AM**

**LOCATION:** 385 Wakefield Road

**LEE CO. PIN NO.:** 9623-17-0663-00 and 9623-09-6337-00

**ZONING:** RA (Residential Agricultural)

**ACRES:** 91.29 +/-

**DESCRIPTION:** Proposed multi-purpose space with a wedding venue area, church, amphitheater, as well as campground space and cabins, and associated improvements.

**UTILITIES:** Site is served by private well (public water currently unavailable) and is proposed to utilize on-site septic system(s).

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

**JURISDICTION:** Lee County jurisdiction

**APPLICANT:** Michael Blakley | 919.499.8759 | [draftinganddesign@gmail.com](mailto:draftinganddesign@gmail.com)

**PROJECT MANAGER:** Michael Blakley | 919.499.8759 | [draftinganddesign@gmail.com](mailto:draftinganddesign@gmail.com)

**PLANNER:** Tanner O'Quin | 919.718.4656 ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

**NOTE:** Site must be rezoned to be developed in the manner proposed.