

Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

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TO: SANFORD / LEE COUNTY / BROADWAY (TRC) MEMBERS

Sanford/Lee Co. Community Development Dept.: David Montgomery, Long Range-Transportation Planner
Sanford/Lee Co. Zoning & Design Review Dept.: Amy J. McNeill, Senior Planner
Sanford/Lee Co. Zoning & Design Review Dept.: Thomas Mierisch, Zoning Administrator
Sanford/Lee Co. Zoning & Design Review Dept.: Tanner O'Quin, Planner II
Sanford/Lee Co. Zoning & Design Review Dept.: Anne Mauro, Planner I
Sanford/Lee County Building Inspections Dept.: Patrick Marion, Inspections Administrator
Sanford Public Works Dept. / Engineering Division: Mary DePina, Civil Engineer II
Sanford Public Works Department: Phil Lawrence, Transportation Administrator
Sanford Public Works Department: Kris Furmage, Facilities & Beautification Administrator
Sanford Public Works Department: Nick Fortune, Parks Administrator
Sanford Fire Department: Alex Collazo, Deputy Fire Marshal
Sanford Fire Department: Ken Cotten, Deputy Chief / Fire Marshal
Lee County Office of Emergency Services: Aaron Bullard, Lee County Fire Marshal
Lee County Environmental Health Dept.: Andrew Currin, Environmental Health Supervisor
Lee County Strategic Services Dept.: Angela Wood, GIS Administrator
Lee County Schools: Justin Covert, Transportation Director
NCDOT: DeAngelo Jones, Senior District Engineer, Division 8, District 2
NCDOT: Dago JuarezPozos, District Engineer, Division 8, District 2
CC: Project Managers/Designers and Project Representatives

FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: **05/02/2024**

RE: TRC agenda for **May, 2024**. There will be a **virtual meeting** held among staff and applicants to discuss the proposed projects for this month. This meeting will be held on **Thursday, May 30th**, starting at **9:00am**.

TRC-05-16-24—WHITE HILL ROAD SUBDIVISION [Concept Plan Review] 09:00AM

LOCATION: 688 White Hill Road

LEE CO. PIN NO.: 9620-80-2469-00 and 9620-71-6604-00

ZONING: RA (Residential Agricultural)

ACRES: 86.3 +/-

DESCRIPTION: Proposed single-family residential subdivision consisting of 29 lots.

UTILITIES: Public water and private septic are proposed to serve the site.

STREET(s): White Hill Road/US 15-501 Hwy is NCDOT-maintained.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Martha Bright, PE | 919-776-3444 | mabright@kenbrightengineering.com

PROJECT MANAGER: Martha Bright, PE | 919-776-3444 | mabright@kenbrightengineering.com

PLANNER: Tanner O'Quin | 919-718-4656, ext. 5398 | tanner.oquin@sanfordnc.net

TRC-05-17-24—OAKS AT WAKEFIELD SITE [Concept Plan Review] 09:20AM

LOCATION: 385 Wakefield Road

LEE CO. PIN NO.: 9623-08-8043-00

ZONING: RA (Residential Agricultural)

ACRES: 61.7 +/-

DESCRIPTION: Proposed mixed use site consisting of a church, campground, amphitheater, event/wedding venue, and cabins for rent.

UTILITIES: Private water and private on-site septic are proposed to serve the site.

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

JURISDICTION: Lee County.

APPLICANT: Michael Blakley | 919-499-8759 | draftinganddesign@ymail.com

PROJECT MANAGER: Michael Blakley | 919-499-8759 | draftinganddesign@ymail.com

PLANNER: Anne Mauro | 919.718.4656 ext. 5399 | anne.mauro@sanfordnc.net

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

TRC-05-18-24 – STIER INDUSTRIAL SITE [Commercial Plan Review] 9:45AM

LOCATION: 603 Rod Sullivan Road

LEE CO. PIN NO.: 9666-76-2990-00

ZONING: LI (Light Industrial)

ACRES: 59.25 +/-

DESCRIPTION: Proposed industrial building with associated parking, utilities, and stormwater management.

UTILITIES: Public water is available along Rod Sullivan Road; proposed public sewer to be utilized on-site.

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

JURISDICTION: City of Sanford

APPLICANT: Tim Wipperman | 919-339-2371 | twipperman@arcodb.com

PROJECT MANAGER: Tim Wipperman | 919-339-2371 | twipperman@arcodb.com

PLANNER: Anne Mauro | 919-718-4656, ext. 5399 | anne.mauro@sanfordnc.net

TRC-05-19-24 – AMMONS INDUSTRIAL SITE [Concept Plan Review] 10:10AM

LOCATION: 0 Colon Road (at the intersection with Post Office Road)

LEE CO. PIN NO.: 9654-26-2060-00

ZONING: HI (Heavy Industrial)

ACRES: 3.56 +/-

DESCRIPTION: Proposed construction of three warehouse buildings with associated driveways and landscaping.

UTILITIES: Public water is available along Carthage Street; public sewer bisects the site from Carthage Street.

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

JURISDICTION: Lee County jurisdiction.

APPLICANT: Jeremy Thomas, PE | 919-777-6010 | jthomas@jthomasengineering.com

PROJECT MANAGER: Logan Ammons | 919-352-8583 | ammonspipe@gmail.com

PLANNER: Anne Mauro | 919-718-4656, ext. 5399 | anne.mauro@sanfordnc.net

NOTE: This project will need to be annexed into Sanford's corporate limits to be developed in the manner proposed.

TRC-05-20-24 – AUTOZONE AT TRAMWAY [Commercial Plan Review] 10:35AM

LOCATION: 0 Jefferson Davis Hwy

LEE CO. PIN NO.: 9631-43-8104-00

ZONING: C-2 (General Commercial)

ACRES: 1.75 +/-

DESCRIPTION: Proposed retail store totaling 7,400sf with associated parking and landscaping.

UTILITIES: Public water and sewer are available along Marketplace Drive.

STREET(s): Jefferson Davis Hwy is NCDOT-maintained, Marketplace Drive is privately-maintained.

JURISDICTION: City of Sanford

APPLICANT: Cassandra Peeler | 901-495-8753 | cassandra.peeler@autozone.com

PROJECT MANAGER: Cassandra Peeler | 901-495-8753 | cassandra.peeler@autozone.com

PLANNER: Anne Mauro | 919-718-4656, ext. 5399 | anne.mauro@sanfordnc.net

TRC-05-21-24 – PROJECT BIOBLOOM [Commercial Plan Review] 11:00AM

LOCATION: 3635 Hawkins Avenue

LEE CO. PIN NO.: 9635-94-9766-00

ZONING: Helix at the Brickyard Conditional Zoning District

ACRES: 990 +/-; 75.29 acres to be developed

DESCRIPTION: Proposed industrial site intended for Kyowa Kirin North America and is a 171,700sf pharmaceutical building with associated office and laboratory space.

UTILITIES: Public water is available along Carthage Street; public sewer bisects the site from Carthage Street.

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

JURISDICTION: City of Sanford

APPLICANT: Austin Jackson, PE | 919-677-2000 | austin.jackson@kimley-horn.com

PROJECT MANAGER: Austin Jackson, PE | 919-677-2000 | austin.jackson@kimley-horn.com

PLANNER: Anne Mauro | 919-718-4656, ext. 5399 | anne.mauro@sanfordnc.net

TRC-05-22-24 – LEE AVENUE TOWNHOMES [Concept Plan Review] 11:30AM

LOCATION: 0 Commerce Drive (this project would connect Commerce Dr. to Lee Ave. and it abuts Park at South Park subdivision)

LEE CO. PIN NO.: 9651-90-8705-00

ZONING: R-14 (Residential Mixed)

ACRES: 36.38 +/-

DESCRIPTION: Proposed residential development consisting of 35 single-family detached homes and 95 single-family attached homes, commonly known as townhomes.

UTILITIES: Public water is available along Lee Avenue, public sewer bisects the site.

STREET(s): Lee Avenue is an NCDOT-maintained road; Commerce Drive is a City-maintained road.

JURISDICTION: City of Sanford

APPLICANT: John Woodlief | 919-649-4329 | john.woodlief@siteadviceinc.com

PROJECT MANAGER: Geno Ray | 954-621-3814 | geno@ginvest.net

PLANNER: Tanner O'Quin | 919-718-4656, ext. 5398 | tanner.oquin@sanfordnc.net

NOTE: This project will need to be rezoned to be developed in the manner proposed

TRC-05-23-24—WOODSPRING SUITES HOTEL [Commercial Plan Review] 12:00PM

LOCATION: 0 NC 87 Hwy (next to Wilkinson Chevy dealership)

LEE CO. PIN NO.: 9661-25-7217-00

ZONING: C-2 (General Commercial)

ACRES: 2.54 +/-

DESCRIPTION: Proposed new hotel construction with associated parking and landscaping.

UTILITIES: Public water and public sewer are available.

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

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Ray Nix | 630-693-6350 | ray.nix@woolpert.com

PROJECT MANAGER: Ray Nix | 630-693-6350 | ray.nix@woolpert.com

PLANNER: Anne Mauro | 919-718-4656, ext. 5399 | anne.mauro@sanfordnc.net