

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: **06/04/2024**

RE: TRC agenda for **June, 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, June 27th**, starting at **9:00am**.

TRC-06-24-24—184 PRESSLEY FOUSHEE RD RURAL FAMILY HOME OCCUPATION [Concept Plan Review] 09:00AM

LOCATION: 184 Pressley Foushee Road (very close to Big Bloomer's off of Center Church Road)

LEE CO. PIN NO.: 9631-12-9639-00 and 9631-12-8598-00

ZONING: RA (Residential Agricultural)

ACRES: 2.32 +/-

DESCRIPTION: Proposed rural family home occupation; applicant proposing to operate a tree-cutting business from his home, which requires review by the Lee County Board of Adjustment and the issuance of a Special Use Permit.

UTILITIES: Public water and private septic are available

STREET(s): Pressley Foushee Road is NCDOT-maintained

JURISDICTION: Lee County jurisdiction.

APPLICANT: Sonya Williams | 910-947-2671 | sonya@matthewslandsurveying.com

PROJECT MANAGER: Bartolome Guadarrama Jacobo | 919-356-3501 | nancyguadarrama2005@gmail.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 as proposed.

TRC-06-25-24—MONCURE SUBSTATION PROJECT [Concept Plan Review] 09:20AM

LOCATION: 4079 Lower Moncure Road (approximately 2/3 mile south of the intersection with Cletus Hall Rd.)

LEE CO. PIN NO.: 9665-76-6348-00 and 9675-17-8439-00

ZONING: RA (Residential Agricultural)

ACRES: 17 acres out of 536 +/- (total site)

DESCRIPTION: Proposed electrical substation to provide increased electrical service for the City of Sanford's Water Treatment Plant and associated lift stations, the Dixie Pipeline, critical farming loads in Lee County, and a growing Central Electric customer base.

UTILITIES: Site is currently served by private well and private septic; no public utilities available.

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

JURISDICTION: Lee County.

APPLICANT: Edward B. Oldham | 919-708-1647 | oldhame@cemcpower.com

PROJECT MANAGER: Laura Harris, P.E. | 919-851-8770, ext. 179 | laural.harris@booth-assoc.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-05-26-24 – DEEP RIVER ROAD SUBDIVISION [Concept Plan Review] 9:45AM

LOCATION: 1017 Deep River Road (between Womack Road and Wendy Lane)

LEE CO. PIN NO.: 9645-69-7357-00

ZONING: RA (Residential Agricultural)

ACRES: 39.55 +/-

DESCRIPTION: Proposed residential major subdivision for single-family detached homes.

UTILITIES: Public water is available along Deep River Road; public sewer would need to be extended to serve the site.

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

JURISDICTION: Lee County jurisdiction.

APPLICANT: London DeVaul | 919-275-5002 | ldevaul@urbandesignpartners.com

PROJECT MANAGER: Brian Richards, PLA | 919-275-5002 | brichards@urbandesignpartners.com

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

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

TRC-06-27-24 – CCEP LOTS 15 & 16 [Concept Plan Review] 10:10AM

LOCATION: 0 Womack Road (between Womack Road and Rex McLeod Dr.; adjoining Noble Oil at 5108 Rex McLeod Dr.)

LEE CO. PIN NO.: 9645-64-9895-00, 9645-65-9073-00, and 9645-75-3371-00

ZONING: CCEP CZ

ACRES: 11.61 +/-

DESCRIPTION: Proposed industrial site with four (4) new buildings and associated parking.

UTILITIES: Public water is available along both Rex McLeod Dr. and Womack Rd.; Public sewer available along Rex McLeod Dr.

STREET(s): Rex McLeod Dr. and Womack Rd. are both NCDOT-maintained.

JURISDICTION: City of Sanford

APPLICANT: Jarrod E. Hilliard | 919-352-2834 | jhilliard@hilliardengineering.com

PROJECT MANAGER: Jarrod E. Hilliard | 919-352-2834 | jhilliard@hilliardengineering.com

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

TRC-06-28-24 – CAMPBELL CREEK SUBDIVISION (PHASE II) [Concept Plan Review] 10:35AM

LOCATION: 0 Sandy Creek Church Road (just south of the intersection with Cool Springs Rd.)

LEE CO. PIN NO.: 9633-69-3963-00

ZONING: R-20 (Residential Single-Family)

ACRES: 8.47 +/-

DESCRIPTION: Proposed subdivision to create 29 single-family lots for detached homes.

UTILITIES: Public water available and will have to be extended to serve the site.

STREET(s): Sandy Creek Church Road is an NCDOT-maintained roadway.

JURISDICTION: City of Sanford

APPLICANT: Ethan Averette | 252-459-8196 | eaverette@stocksenengineering.com

PROJECT MANAGER: Tom White | 919-760-0101 | twhite@axiom-land.com

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-06-29-24 – NORTH HARKEY ROAD TOWNS [Major Subdivision Review] 11:00AM

LOCATION: 0 Harkey Road (between Hillwood St. and W. Garden St.)

LEE CO. PIN NO.: 9642-91-3215-00

ZONING: North Harkey Towns Conditional Zoning District (rezoned in May, 2024)

ACRES: 12.7 +/-

DESCRIPTION: Proposed new development consisting of 83 townhomes and 1 single-family detached home with associated infrastructure and open space.

UTILITIES: Public water and public sewer are available for the site.

STREET(s): Harkey Road is an NCDOT-maintained roadway, Hillwood Street is a City-maintained street.

JURISDICTION: City of Sanford

APPLICANT: Brian Duncan | 984-304-7990 | brian@deltalanddesign.com

PROJECT MANAGER: Brian Duncan | 984-304-7990 | brian@deltalanddesign.com

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

TRC-06-30-24 – SOUTH HARKEY ROAD TOWNS [Major Subdivision Review] 11:30AM

LOCATION: 0 Harkey Road (opposite side of Harkey Road from North Harkey Road Towns project)

LEE CO. PIN NO.: 9642-91-3839-00

ZONING: South Harkey Towns Conditional Zoning District (rezoned in May, 2024)

ACRES: 9.01 +/-

DESCRIPTION: Proposed new development consisting of 63 townhomes with associated infrastructure and open space.

UTILITIES: Public water and public sewer are available for the site.

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

JURISDICTION: City of Sanford

APPLICANT: Brian Duncan | 984-304-7990 | brian@deltalanddesign.com

PROJECT MANAGER: Brian Duncan | 984-304-7990 | brian@deltalanddesign.com

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

TRC-06-31-24—GUNTER STREET APARTMENTS [Concept Plan Review] 12:00PM

LOCATION: 0 Gunter Street (at the intersection of Gunter and Hawkins Ave.)

LEE CO. PIN NO.: 9643-64-6390-00

ZONING: MF-12 (Multifamily)

ACRES: 2.08 +/-

DESCRIPTION: Proposed 3-story apartment complex with 24 units.

UTILITIES: Public water and sewer are available along Gunter Street.

STREET(s): Gunter Street is City-maintained.

JURISDICTION: City of Sanford

APPLICANT: John Johnson | 919-302-0699 | jwileyj@bellsouth.net

PROJECT MANAGER: Sobhi Alowdi | 919-897-4708 | sobhi.alowdi@gmail.com

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