

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: 07/03/2024

RE: TRC agenda for July, 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, July 25th**, starting at **9:00am**.

TRC-07-32-24—CENTER CHURCH ROAD SUBDIVISION [Concept Plan Review] 09:00AM

LOCATION: Center Church Road between the Henley Road intersection and Tramway Elementary School

LEE CO. PIN NO.: 9631-14-9390-00 and 9631-14-7638-00

ZONING: RA (Residential Agricultural)

ACRES: 35.78 +/-

DESCRIPTION: Proposed single-family detached residential subdivision of approximately 90 lots ranging from 10,000 to 12,000sf in size.

UTILITIES: Public water is available but public sewer would need to be extended along Center Church Rd. to serve the site.

STREET(s): Center Church Road is NCDOT-maintained

JURISDICTION: Lee County jurisdiction.

APPLICANT: Sandeep Koneru | 304-276-0260 | konerusandeep@gmail.com

PROJECT MANAGER: Ramesh Sunkara | 970-452-1080 | rsunkara929@gmail.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-07-33-24—SANFORD CITY HALL ANNEX [Concept Plan Review] 09:20AM

LOCATION: 225 E. Weatherspoon St. (the current Sanford City Hall & Police Dept.)

LEE CO. PIN NO.: 9643-73-7577-00, 9643-73-4061-00. 9643-72-3983-00, 9643-72-7908-00, 9643-83-0096-00, 9643-83-1067-00, and 9643-83-1261-00

ZONING: O&I (Office & Institutional)

ACRES: 21.6 +/-

DESCRIPTION: Proposed additional building on the existing City Hall campus for governmental use, including associated parking, grading, utility connections, landscaping, a courtyard and splashpad.

UTILITIES: Site is currently served by public water and public sewer.

STREET(s): E. Weatherspoon Street is an NCDOT-maintained roadway.

JURISDICTION: City of Sanford.

APPLICANT: Y’Hoshua Aal-Anubia | 919-319-6716 | yaalanubia@clhdesignpa.com

PROJECT MANAGER: Andre Miller | 949-273-9775 | andre.miller@sanfordnc.net

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

TRC-07-34-24 – FIRST HEALTH AT TRAMWAY [Concept Plan Review] 9:45AM

LOCATION: 0 Jefferson Davis Hwy (at the intersection of Bryan Dr.)

LEE CO. PIN NO.: 9631-42-7829-00

ZONING: Tramway South Conditional Zoning District

ACRES: 2.69 +/-

DESCRIPTION: Proposed medical clinic and associated parking, landscaping, and other site improvements.

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

STREET(s): Jefferson Davis Hwy is an NCDOT-maintained road.

JURISDICTION: Lee County jurisdiction.

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

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

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

TRC-07-35-24 – MAGNOLIA SUBDIVISION [Concept Plan Review] 10:10AM

LOCATION: 0 Cool Springs Rd. (where Pebblebrook Court stubs up against property line)

LEE CO. PIN NO.: 9632-48-4424-00

ZONING: R-20 (Residential Single-Family)

ACRES: 3.37 +/-

DESCRIPTION: Proposed residential infill development of 10 lots for detached single-family homes.

UTILITIES: Public water and sewer available along Cool Springs Rd. and Pebblebrook Dr.

STREET(s): Cool Springs Rd. is NCDOT-maintained, Pebblebrook Dr. is City-maintained.

JURISDICTION: City of Sanford

APPLICANT: Selva Mohan | 919-434-5002 | 2mmlccary@gmail.com

PROJECT MANAGER: Selva Mohan | 919-434-5002 | 2mmlccary@gmail.com

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

TRC-07-36-24 – 421 NORTH TOWNHOMES SUBDIVISION [Concept Plan Review] 10:35AM

LOCATION: 415 Glenwood Drive (at the intersection of Glenwood Drive and US 421 Hwy and Nixon Drive)

LEE CO. PIN NO.: 9634-61-0581-00, 9634-61-1116-00, and 9634-51-8336-00

ZONING: R-20 (Residential Single-Family) and R-14 (Residential Single-Family)

ACRES: 12.26 +/-

DESCRIPTION: Proposed subdivision to create 59 single-family lots for attached townhomes.

UTILITIES: Public water and public sewer are available.

STREET(s): US 421 Hwy is an NCDOT-maintained roadway; Nixon Drive and Glenwood Drive are City-maintained streets.

JURISDICTION: City of Sanford

APPLICANT: Beth Blackmon | 919-866-4509 | beth.blackmon@timmons.com

PROJECT MANAGER: Mark Lyczkowski | 919-842-0334 | mark@fig.llc

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-07-37-24 – KELLER-ANDREWS TOWNS SUBDIVISION [Major Subdivision Review] 11:00AM

LOCATION: 3310 Keller-Andrews Road (at curve in Keller-Andrews Road up against US 1 Hwy)

LEE CO. PIN NO.: 9632-82-9799-00 and 9632-82-6535-00

ZONING: Keller-Andrews Conditional Zoning District (rezoned in June, 2024)

ACRES: 8.59 +/-

DESCRIPTION: Proposed new 68-unit townhome community with open space and landscaping.

UTILITIES: Public water is available along Keller-Andrews Road, public sewer must be extended to serve the site.

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

JURISDICTION: City of Sanford

APPLICANT: Edgar Rodriguez Diaz | 984-200-2103 | erodriguezdiaz@mragta.com

PROJECT MANAGER: Jeremy Keeny | 984-304-7990 | jkeeney@mragta.com

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