

# Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

115 Chatham Street, Sanford, NC 27330

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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: Nicholas Kent, Civil Engineer I  
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:** 08/02/2024

**RE:** TRC agenda for **August, 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, August 29<sup>th</sup>**, starting at **9:00am**.

### **TRC-08-38-24—THE PINES AT BUCKHORN SUBDIVISION [Concept Plan Review] 09:00AM**

**LOCATION:** Adjoining 2242 Buckhorn Road, opposite of the intersection of Buckhorn Road and Pottery Lane

**LEE CO. PIN NO.:** 9693-65-8486-00

**ZONING:** RA (Residential Agricultural)

**ACRES:** 210.36 +/-

**DESCRIPTION:** Proposed 113-lot single-family detached residential subdivision with associated open space areas.

**UTILITIES:** Public water is available along Buckhorn Road and private on-site septic will be utilized for wastewater.

**STREET(s):** Buckhorn Road is NCDOT-maintained

**JURISDICTION:** Lee County jurisdiction.

**APPLICANT:** Bryant Montague | 919-362-7477 | [Bryant.montague@montaguedevelopment.com](mailto:Bryant.montague@montaguedevelopment.com)

**PROJECT MANAGER:** Fleet Temple | 910-658-2446 | [fleet@f templeengineering.com](mailto:fleet@f templeengineering.com)

**PLANNER:** Tanner O'Quin | 919-718-4656, ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

**TRC-08-39-24—SANFORD CITY HALL ANNEX [Commercial 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](mailto:yaalanubia@clhdesignpa.com)

**PROJECT MANAGER:** Andre Miller | 949-273-9775 | [andre.miller@sanfordnc.net](mailto:andre.miller@sanfordnc.net)

**PLANNER:** Anne Mauro | 919.718.4656 ext. 5399 | [anne.mauro@sanfordnc.net](mailto:anne.mauro@sanfordnc.net)

**TRC-08-40-24—SAM’S XPRESS CAR WASH [Commercial Plan Review] 09:40AM**

**LOCATION:** 2700 S. Horner Blvd. (vacant lot between Grimm and Bank Streets)

**LEE CO. PIN NO.:** 9652-70-8835-00

**ZONING:** LI (Light Industrial)

**ACRES:** 2.19 +/-

**DESCRIPTION:** Proposed construction of a new automated commercial car wash with vacuums and fuel covered by canopy.

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

**STREET(s):** S. Horner Blvd. is an NCDOT-maintained street.

**JURISDICTION:** City of Sanford.

**APPLICANT:** Rebecca Gay | 704-882-4222 | [rebecca.gay@eagleonline.net](mailto:rebecca.gay@eagleonline.net)

**PROJECT MANAGER:** Andre Miller | 949-273-9775 | [andre.miller@sanfordnc.net](mailto:andre.miller@sanfordnc.net)

**PLANNER:** Anne Mauro | 919.718.4656 ext. 5399 | [anne.mauro@sanfordnc.net](mailto:anne.mauro@sanfordnc.net)

**TRC-08-41-24—PENDERGRASS VILLAGE SUBDIVISION [Concept Plan Review] 10:00AM**

**LOCATION:** At the intersection of Steel Bridge Road and Pendergrass Road, between the Chancellor’s Ridge and Waterview Estates neighborhoods

**LEE CO. PIN NO.:** 9622-86-4175-00, 9622-95-2482-00, 9622-85-8395-00, 9622-84-7558-00, 9622-93-0474-00, 9622-93-6341-00, 9632-03-2570-00, 9632-04-6426-00, 9632-04-0732-00, 9622-94-8305-00

**ZONING:** RR (Restricted Residential) and R-20 (Single-Family Residential)

**ACRES:** 167.2 +/-

**DESCRIPTION:** Proposed 548-lot residential subdivision with single-family detached and attached homes planned, including preservation of substantial open space and amenities.

**UTILITIES:** Public water is available along Steel Bridge and Pendergrass Roads; public sewer must be extended to the site.

**STREET(s):** Pendergrass and Steel Bridge Roads are both NCDOT-maintained

**JURISDICTION:** Lee County jurisdiction.

**APPLICANT:** Beth Blackmon | 919-866-4509 | [beth.blackmon@timmons.com](mailto:beth.blackmon@timmons.com)

**PROJECT MANAGER:** Mark Lyczkowski | 919-842-0334 | [mark@fig.llc](mailto:mark@fig.llc)

**PLANNER:** Tanner O’Quin | 919-718-4656, ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

**NOTE:** The site must be annexed and rezoned to be developed in the manner proposed.

**TRC-08-42-24—KELLY DRIVE COMMERCIAL PROJECT [Commercial Plan Review] 10:20AM**

**LOCATION:** Vacant parcel directly opposite the Stevens Center at 1576 Kelly Drive, just south of the US 421 Bypass.

**LEE CO. PIN NO.:** 9652-99-2272-00

**ZONING:** R-20

**ACRES:** 12.54 +/-

**DESCRIPTION:** Proposed development of a small hotel, grocery store, retail space, and commercial outparcel.

**UTILITIES:** Site is currently served by public water, but public sewer must be extended to serve the site.

**STREET(s):** Kelly Drive is an NCDOT-maintained street.

**JURISDICTION:** City of Sanford ETJ.

**APPLICANT:** London Devaul | 919-275-5002 | [ldevaul@urbandesignpartners.com](mailto:ldevaul@urbandesignpartners.com)

**PROJECT MANAGER:** Brian Richards | 919-275-5002 | [brichards@urbandesignpartners.com](mailto:brichards@urbandesignpartners.com)

**PLANNER:** Anne Mauro | 919.718.4656 ext. 5399 | [anne.mauro@sanfordnc.net](mailto:anne.mauro@sanfordnc.net)

**NOTE:** The site must be annexed and rezoned to be developed in the manner proposed.

**TRC-08-43-24—ASHBY VILLAGE AMENITY CENTER [Commercial Plan Review] 10:40AM**

**LOCATION:** Currently 0 S. Horner Blvd., in the area to be developed as Ashby Village, just east of Lowe's Home Improvement

**LEE CO. PIN NO.:** 9661-19-5841-00 and 9661-18-9674-00

**ZONING:** Ashby Village Conditional Zoning District

**ACRES:** 1.55 +/- (proposed future area); 84+ acres total site currently

**DESCRIPTION:** Proposed amenity area for Ashby Village Subdivision, including a pool, bath house, pickle ball courts, tot lot, and mail kiosk to serve the residential portion of the development.

**UTILITIES:** Site is currently under development and public water and public sewer will serve the site.

**STREET(s):** S. Horner Blvd. is an NCDOT-maintained street, proposed internal streets to serve this site will be City-maintained.

**JURISDICTION:** City of Sanford.

**APPLICANT:** Hew King | 864-244-6443 | [hking@matrix.net](mailto:hking@matrix.net)

**PROJECT MANAGER:** Thomas Malena | 864-244-6443 | [tmalena@matrix.net](mailto:tmalena@matrix.net)

**PLANNER:** Anne Mauro | 919.718.4656 ext. 5399 | [anne.mauro@sanfordnc.net](mailto:anne.mauro@sanfordnc.net)

**TRC-08-44-24—L&S DRIVE SUBDIVISION [Concept Plan Review] 11:00AM**

**LOCATION:** 2702 Pine Acres Drive (two large parcels that are served by Pine Acres Dr. and L&S Dr. respectively)

**LEE CO. PIN NO.:** 9641-67-7317-00 and 9641-66-2871-00

**ZONING:** LI (Light Industrial) and R-12 (Residential Mixed)

**ACRES:** 36.25 +/-

**DESCRIPTION:** Proposed 140-lot major subdivision, including 89 single-family detached homes and 51 single-family attached homes (townhomes).

**UTILITIES:** Public water is available along L&S Drive and Tramway Road, and public sewer bisects one of the parcels.

**STREET(s):** L&S Drive and Pine Acres Drive are both private roads, but frontage also exists along Tramway Road, which is NCDOT-maintained.

**JURISDICTION:** Sanford ETJ.

**APPLICANT:** Jarrod E. Hilliard, PE | 919-352-2834 | [jhilliard@hilliardengineering.com](mailto:jhilliard@hilliardengineering.com)

**PROJECT MANAGER:** Justin Branch | 919-708-8465 | [babbranchgrading@gmail.com](mailto:babbranchgrading@gmail.com)

**PLANNER:** Tanner O'Quin | 919-718-4656, ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

**NOTE:** The site must be annexed and rezoned to be developed in the manner proposed.