

Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

115 Chatham Street, Sanford, NC 27330

Phone 919-718-4656

zoning@sanfordnc.net

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 & Waste Services 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: 09/04/2024

RE: TRC agenda for **September, 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, September 26th**, starting at **9:00am**.

TRC-09-45-24—MCMILLIAN LANE SUBDIVISION [Major Subdivision Review] 09:00AM

LOCATION: 39 McMillian Lane (along Sugar Maple Road—which runs parallel to US 1 Hwy, just north of the Cedar Lane Road interchange)

LEE CO. PIN NO.: 9539-20-3820-00

ZONING: RA (Residential Agricultural)

ACRES: 75.86 +/-

DESCRIPTION: Proposed single-family residential subdivision.

UTILITIES: Public water is available, private on-site septic will be utilized.

STREET(s): Sugar Maple Road is NCDOT-maintained, McMillian Lane is a private road/easement.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Robert D. Lee | 910-695-5652 | dlee@lee-electrical.com

PROJECT MANAGER: Tim Carpenter | 910-639-2410 | tim@lkengineering.com

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

TRC-09-46-24—RIVER FALLS SUBDIVISION [Concept Plan Review] 09:20AM

LOCATION: 0 River Falls Road (at the intersection of River Falls and Sheriff Watson Roads)

LEE CO. PIN NO.: 9650-41-2026-00

ZONING: RA (Residential Agricultural)

ACRES: 132 +/-

DESCRIPTION: Proposed continuation of the River Falls subdivision, for which three phases are already platted and developed, the last of which was from 2005.

UTILITIES: Site is currently served by public water and will be served by private, on-site septic systems.

STREET(s): River Falls Road is currently private and would need to be converted to an NCDOT-maintained roadway.

JURISDICTION: Lee County.

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

PROJECT MANAGER: Van Groce Jr. | 919-770-2554 | vgrocejr@grocecompanies.com

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

TRC-09-47-24 – CCEP LOTS 15 & 16 [Commercial Plan Review] 09:40AM

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: 13.3 +/-

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

UTILITIES: Public water is available along 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-09-48-24—ACE HARDWARE at TRAMWAY SOUTH [Commercial Plan Review] 10:00AM

LOCATION: 0 Marketplace Drive (behind the CVS Pharmacy and Bojangles at the corner of US 1 Hwy and Tramway Rd)

LEE CO. PIN NO.: 9631-53-0069-00

ZONING: Tramway South Conditional Zoning District & RR (Restricted Residential)

ACRES: 15.1 +/-

DESCRIPTION: Proposed 20,000sf retail space for a hardware retail store with associated parking and landscaping.

UTILITIES: Site is served by public water and public sewer

STREET(s): Marketplace Drive is a privately-maintained roadway, Pegg Street is an NCDOT-maintained street.

JURISDICTION: Mostly within City of Sanford corporate limits, a small portion is within Lee County jurisdiction.

APPLICANT: Matthew Taggart | 910-944-0881 | matthew@rhetson.com

PROJECT MANAGER: Matthew Taggart | 910-944-0881 | matthew@rhetson.com

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

NOTE: A portion of the site will have to be annexed and rezoned to be developed in the manner proposed.

TRC-09-49-24—HARKEY ROAD APARTMENTS [Concept Plan Review] 10:20AM

LOCATION: 610 Harkey Road (equidistant between Woodland Ave. and Hughes St)

LEE CO. PIN NO.: 9652-22-2107-00, 9652-22-3119-00, and 9652-22-3293-00

ZONING: MF-12

ACRES: 2.35 +/-

DESCRIPTION: Proposed multifamily building to contain 28 apartment units with associated parking and landscaping.

UTILITIES: Public water and sewer are available along Harkey Road.

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

JURISDICTION: City of Sanford.

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

PROJECT MANAGER: Pamela Porter | 919-484-8880 | pam@tmtla.com

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

TRC-09-50-24 – CIRCLE K @ COURTLAND DRIVE & TRAMWAY ROAD [Commercial Plan Review] 10:40AM

LOCATION: 1608 Tramway Road (existing gas station at the corner of Tramway and Courtland, next to Brannan Schlitz BBQ)

LEE CO. PIN NO.: 9641-87-6261-00

ZONING: C-2

ACRES: 0.91 +/-

DESCRIPTION: Proposed demolition of portions of existing structure to reduce building footprint, installation of new fuel pumps and canopy, and installation of new solid waste area and concrete pad. Enclosure and resurfacing of existing vehicular areas also included in proposal.

UTILITIES: Public water is available along Courtland Drive and Tramway Road; Public sewer available along Courtland Drive.

STREET(s): Courtland Drive and Tramway Road are both NCDOT-maintained roadways.

JURISDICTION: City of Sanford

APPLICANT: Andy Priolo | 919-566-1714 | apriolo@circlek.com

PROJECT MANAGER: Mike Davidson | 984-222-1610 | mike.davidson@timmons.com

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

TRC-09-51-24 – AUTOZONE @ TRAMWAY [Commercial Plan Review] 11:00AM

LOCATION: 0 Marketplace Drive (outparcel between US 1 Hwy and Marketplace Drive, directly behind 2716 Pegg St.)

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

ZONING: C-2

ACRES: 7.75 +/-

DESCRIPTION: Proposed construction of an AutoZone retail space, totaling 7,400sf with associated parking and landscaping.

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

STREET(s): Jefferson Davis Hwy/US 1 Hwy is an NCDOT-maintained roadway, Marketplace Drive is currently privately-maintained but will be converted to a city-maintained street.

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