

# Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

115 Chatham Street, Sanford, NC 27330

Phone 919-718-4656

[zoning@sanfordnc.net](mailto: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: Caroline Ratkus, Parks Administrator  
Sanford Fire Department: Alex Collazo, Deputy 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: **10/04/2024**

RE: TRC agenda for **October, 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, October 31<sup>st</sup>**, starting at **9:00am**.

### **TRC-10-52-24—CIRCLE K AT BROADWAY RD [Commercial Plan Review] 09:00AM**

**LOCATION:** 0 Broadway Road (at the entrance to the Lee Co. Multisport Complex; the intersection of Broadway Rd. and Champion Rd.)

**LEE CO. PIN NO.:** 9662-32-8450-00

**ZONING:** C-2 (General Commercial)

**ACRES:** 3.43 +/-

**DESCRIPTION:** Proposed construction of a gas station/convenience store.

**UTILITIES:** Public water is available, public sewer is not readily accessible per GIS and will either have to be extended or on-site private septic utilized for wastewater disposal.

**STREET(s):** Broadway Road is NCDOT-maintained.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** John Best | 919-866-4951 | [publiclandpermits@timmons.com](mailto:publiclandpermits@timmons.com)

**PROJECT MANAGER:** Rick Baker | 919-866-4951 | [publiclandpermits@timmons.com](mailto:publiclandpermits@timmons.com)

**PLANNER:** Anne Mauro | 919-718-4656, ext. 5399 | [anne.mauro@sanfordnc.net](mailto:anne.mauro@sanfordnc.net)

**TRC-10-53-24—TRAMWAY ROAD MIXED-USE DEVELOPMENT [Concept Plan Review] 09:20AM**

**LOCATION:** 3008 Tramway Road, but including several other surrounding parcels that back up to Brantley Place Subdivision

**LEE CO. PIN NO.:** 9631-74-2618-00, 9631-75-3471-00, 9631-75-9159-00, 9631-74-4599-00, 9631-74-7518-00, 9631-74-8534-00, 9631-84-0507-00

**ZONING:** RR (Restricted Residential)

**ACRES:** 34 +/-

**DESCRIPTION:** Proposed development of a mixed-use neighborhood with 25 single-family residential lots, 135 townhouse lots, and 24 multifamily dwelling units on top of several commercial structures along Tramway Road totaling 35,400 SF of commercial space.

**UTILITIES:** Public water is available along Tramway Road and public sewer will need to be extended to serve the site.

**STREET(s):** Tramway Road is NCDOT-maintained.

**JURISDICTION:** Lee County jurisdiction.

**APPLICANT:** Robert Bowman | 704-875-9704, ext. 101 | [bowman31@gmail.com](mailto:bowman31@gmail.com)

**PROJECT MANAGER:** Tim Shaw | 336-286-3350 | [tshaw@hagen-eng.com](mailto:tshaw@hagen-eng.com)

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

**NOTE:** Site must be annexed and rezoned in order to be developed in the manner proposed.

**TRC-10-54-24—FIRSTHEALTH at TRAMWAY SOUTH [Commercial Plan Review] 9:50AM**

**LOCATION:** 0 Jefferson Davis Hwy (outparcel associated with the Tramway South Development near Marketplace Drive and Bryan Drive)

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

**ZONING:** Tramway South Conditional Zoning District

**ACRES:** 1.74 +/-

**DESCRIPTION:** Proposed construction of an 8,000 SF medical facility and associated landscaping and parking.

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

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

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Matthew Taggart | 910-944-0881 | [matthew@rhetson.com](mailto:matthew@rhetson.com)

**PROJECT MANAGER:** Matthew Taggart | 910-944-0881 | [matthew@rhetson.com](mailto:matthew@rhetson.com)

**PLANNER:** Anne Mauro | 919-718-4656, ext. 5399 | [anne.mauro@sanfordnc.net](mailto:anne.mauro@sanfordnc.net)

**TRC-10-55-24—FAST PACE URGENT CARE CLINIC [Commercial Plan Review] 10:15AM**

**LOCATION:** 0 S. Horner Blvd. (right next to 1606 S. Horner Blvd., the Colonial Plaza Building) at the corner of S. Horner Blvd. and Jefferson Street

**LEE CO. PIN NO.:** 9652-24-2687-00, 9652-24-2539-00, and 9652-24-1594-00

**ZONING:** C-2 (General Commercial)

**ACRES:** 0.51 +/-

**DESCRIPTION:** Proposed construction of an 2,700 SF medical facility and associated landscaping and parking.

**UTILITIES:** Public water and sewer are available along S. Horner Blvd. and Jefferson Street.

**STREET(s):** S. Horner Blvd. is NCDOT-maintained, Jefferson Street is City-maintained.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Ryan Gatewood | 434-251-4398 | [rgatewood@landeng.com](mailto:rgatewood@landeng.com)

**PROJECT MANAGER:** Aaron Dickenson | 865-200-4770 | [aaron@schaadbrown.com](mailto:aaron@schaadbrown.com)

**PLANNER:** Anne Mauro | 919-718-4656, ext. 5399 | [anne.mauro@sanfordnc.net](mailto:anne.mauro@sanfordnc.net)

**TRC-10-56-24—CHATHAM STREET STORAGE FACILITY [Commercial Plan Review] 10:40AM**

**LOCATION:** 0 Chatham Street (opposite the intersection of Weller Street); next to D&D HVAC at 605 Chatham St.

**LEE CO. PIN NO.:** 9642-88-6442-00

**ZONING:** LI (Light Industrial)

**ACRES:** 1.41 +/-

**DESCRIPTION:** Proposed construction of a 10,240 commercial structure consisting of 4 total units; intended for use as a contractor's office and storage space.

**UTILITIES:** Public water and sewer are available along Chatham Street.

**STREET(s):** Chatham Street is City-maintained.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Jeremy Thomas | 919-777-6010 | [jthomas@jthomasengineering.com](mailto:jthomas@jthomasengineering.com)

**PROJECT MANAGER:** Dave Hepburn | 919-761-4015 | [davehep123@gmail.com](mailto:davehep123@gmail.com)

**PLANNER:** Anne Mauro | 919-718-4656, ext. 5399 | [anne.mauro@sanfordnc.net](mailto:anne.mauro@sanfordnc.net)

**TRC-10-57-24—COLON ROAD WAREHOUSE SITE [Commercial Plan Review] 11:00AM**

**LOCATION:** 0 Colon Road (across from Hearn Lane, just north of railroad tracks and Post Office Road intersection)

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

**ZONING:** HI (Heavy Industrial)

**ACRES:** 3.5 +/-

**DESCRIPTION:** Proposed construction of three warehouse structures totaling 34,400 SF of industrial space with associated parking, and the extension of public water and sewer to serve the site.

**UTILITIES:** Public water is available along Colon Road; public sewer is proposed to be extended to serve the development.

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

**JURISDICTION:** Lee County jurisdiction.

**APPLICANT:** Jeremy Thomas | 919-777-6010 | [jthomas@jthomasengineering.com](mailto:jthomas@jthomasengineering.com)

**PROJECT MANAGER:** Logan Ammons | 919-352-8583 | [ammonspipe@gmail.com](mailto:ammonspipe@gmail.com)

**PLANNER:** Anne Mauro | 919-718-4656, ext. 5399 | [anne.mauro@sanfordnc.net](mailto:anne.mauro@sanfordnc.net)

**NOTE:** Site must be annexed in order to be developed in the manner proposed.

**TRC-10-57-24—COLON ROAD WAREHOUSE SITE [Concept Plan Review] 11:20AM**

**LOCATION:** 1515 Wayne Street (partial block bounded by Wayne, Bogan, and Winfield Streets)

**LEE CO. PIN NO.:** 9643-76-2948-00

**ZONING:** LI (Light Industrial)

**ACRES:** 1.34 +/-

**DESCRIPTION:** Proposed construction of a 10,000 SF building housing four units (2,500 SF each) with associated parking.

**UTILITIES:** Public sewer is available along Wayne Street; public water stops at the corner of Bogan and Wayne Streets.

**STREET(s):** Bogan, Wayne, and Winfield Streets are all City-maintained.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Jeremy Thomas | 919-777-6010 | [jthomas@jthomasengineering.com](mailto:jthomas@jthomasengineering.com)

**PROJECT MANAGER:** Jim Walker | 919-349-0057 | [jwslim1@aol.com](mailto:jwslim1@aol.com)

**PLANNER:** Anne Mauro | 919-718-4656, ext. 5399 | [anne.mauro@sanfordnc.net](mailto:anne.mauro@sanfordnc.net)