

Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

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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: **11/04/2024**

RE: TRC agenda for **November, 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, December 5th, starting at 9:00am.**

TRC-11-59-24—VALUE BUILD MODEL HOME SITE EXPANSION [Commercial Plan Review] 09:00AM

LOCATION: 3015 Jefferson Davis Hwy (just south of the Arthur Maddox Rd. intersection with US 1 Hwy)

LEE CO. PIN NO.: 9630-16-8075-00

ZONING: HC (Highway Commercial)

ACRES: 2.8 +/-

DESCRIPTION: Proposed expansion of an existing model home site to include two new model homes and paved parking.

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

STREET(s): Jefferson Davis Hwy/US 1 Hwy is an NCDOT-maintained road.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Alan Shapiro | 919-907-3962 | ashapiro@valuebuildhomes.com

PROJECT MANAGER: Jackson Maples | 910-420-1437 | jackson@lkcengineering.com

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

TRC-11-60-24—BLACK BEAR TOWNHOMES SUBDIVISION [Concept Plan Review] 09:20AM

LOCATION: 0 Hawkins Avenue (block bounded by Veterans Way to the south and Wayne St. to the north)

LEE CO. PIN NO.: 9643-66-8615-00 and 9643-66-6766-00

ZONING: LI (Light Industrial)

ACRES: 1.82 +/-

DESCRIPTION: Proposed development of an 18-lot townhouse subdivision with a private alley bisecting the block.

UTILITIES: Public water is available along Veterans Way, Wayne Street, and Hawkins Ave. Public sewer is available along Veterans Way and Wayne Street currently.

STREET(s): Veterans Way, Wayne Street, and Landis Street are City-maintained; Hawkins Ave. is NCDOT-maintained.

JURISDICTION: City of Sanford

APPLICANT: Chett Mann | 919-356-7272 | chetmann@gmail.com

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

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

NOTE: Subject parcels must be rezoned to be developed as proposed.

TRC-11-61-24—PEACE TOWNHOMES SUBDIVISION [Concept Plan Review] 09:40AM

LOCATION: 2914 Carbonton Rd. (just east of Bridgewater Dr. intersection with Carbonton Rd. and Carbonton Cove Subdivision)

LEE CO. PIN NO.: 9632-29-0618-00 and 9632-28-0978-00

ZONING: SN-12 (Single-Family Residential)

ACRES: 7.92 +/-

DESCRIPTION: Proposed development of a 14-lot townhouse subdivision served by an new cul-de-sac street.

UTILITIES: Public water is available along Carbonton Road, public sewer bisects the subject property.

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

JURISDICTION: Lee County.

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

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

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

NOTE: Subject parcels must be annexed and rezoned to be developed as proposed.

TRC-11-62-24—SOUTH THIRD STREET RESIDENTIAL PROJECT [Concept Plan Review] 10:00AM

LOCATION: 108 S. Third Street (mid-block vacant lot between Charlotte Ave. and Mclver St.)

LEE CO. PIN NO.: 9643-80-7328-00

ZONING: UN-6

ACRES: 0.33 +/-

DESCRIPTION: Proposed development a duplex (two connected townhouses) with two ADUs (accessory dwelling units) in the back yard, for a total of four (4) dwelling units on the subject property.

UTILITIES: Public water and sewer are currently available along S. Third St.

STREET(s): S. Third St. is an NCDOT-maintained roadway.

JURISDICTION: City of Sanford

APPLICANT: Matt Marsh | 978-223-3284 | mmarsh@marsh-partners.com

PROJECT MANAGER: Matt Marsh | 978-223-3284 | mmarsh@marsh-partners.com

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

NOTE: Subject parcels must be rezoned to be developed as proposed.

TRC-11-63-24—AUTO SHOP AT 2111 DALRYMPLE ST. [Commercial Plan Review] 10:20AM

LOCATION: 2111 Dalrymple Street (vacant parcel next to the Holiday Inn Express)

LEE CO. PIN NO.: 9652-53-0151-00

ZONING: C-2 (General Commercial)

ACRES: 0.73 +/-

DESCRIPTION: Proposed new construction of a metal building for an auto repair business—relocation of Joe’s A+ Auto Repair from their current E. Raleigh St. location in downtown Jonesboro area to this parcel.

UTILITIES: Public water and sewer are available along Dalrymple St.

STREET(s): Dalrymple Street is city-maintained.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Marco Angeles | 919-842-2130 | baangeles@yahoo.com

PROJECT MANAGER: Marco Angeles | 919-842-2130 | baangeles@yahoo.com

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