

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: Caroline Jeffries, 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: **12/03/2024**

RE: TRC agenda for **December, 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, January 9th, starting at 9:00am.** This project is delayed to accommodate the Christmas and New Year holidays.

TRC-12-64-24—TRINITY SOCCER ACADEMY [Concept Plan Review] 09:00AM

LOCATION: 0 Center Church Road (at the intersection of Center Church Rd and Henley Rd)

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

ZONING: RA (Residential Agricultural) with a small portion zoned as HC-CU (Highway Commercial – Conditional Use)

ACRES: 33.4 +/-

DESCRIPTION: Proposed first phase of a multi-field soccer complex with associated parking and landscaping.

UTILITIES: Public water is available, private on-site septic is proposed for the site.

STREET(s): Center Church and Henley Roads are both NCDOT-maintained.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Sean O'Connor | 919-818-5260 | soconnor@trinitysa.com

PROJECT MANAGER: Brandon Moore | 919-835-4787 | bdm@thesitegroup.net

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

NOTE: This project will require a Special Use Permit to be developed in the manner proposed.

TRC-12-65-24—DOLLAR GENERAL AT BROADWAY ROAD [Commercial Plan Review] 09:20AM

LOCATION: 0 Broadway Road (adjacent to 1136 Broadway Road and directly across from intersection with Rice Road).

LEE CO. PIN NO.: 9662-13-8066-00 and 9662-13-6055-00

ZONING: C-2 (rezoned from SN-12 to C-2 in October, 2024).

ACRES: 6.4 +/-

DESCRIPTION: Proposed 10,640sf commercial retail structure with associated parking and landscaping.

UTILITIES: Public water is available along Broadway Road; public sewer may need to be extended to serve the site or the development may utilize private on-site septic.

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

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Ivan Rosales-Flores | 919-578-9000 | irosales@bohlereng.com

PROJECT MANAGER: Spencer B. Terry, III | 919-578-9000 | sterry@bohlereng.com

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

TRC-12-66-24—PETTY ROAD SUBDIVISION [Concept Plan Review] 09:40AM

LOCATION: 3116 Carbonton Road (adjoining Carbonton Cove, at the intersections of Petty, Carbonton, and Wicker).

LEE CO. PIN NO.: 9632-09-5315-00, 9622-98-9903-00, and 9632-08-3316-00

ZONING: Petty Road Conditional Zoning District (rezoned in January, 2023).

ACRES: 58.2 +/-

DESCRIPTION: Proposed 133-lot single-family residential subdivision with internal public streets and utilities.

UTILITIES: Public water is available along Petty Road and a portion of Carbonton Road; public sewer must be extended to serve the site.

STREET(s): Wicker Street, Petty Road and Carbonton Road are all NCDOT-maintained streets.

JURISDICTION: City of Sanford ETJ.

APPLICANT: Joe Faulkner, PLA | 919-606-7703 | joe@cegrouppinc.com

PROJECT MANAGER: Joe Faulkner, PLA | 919-606-7703 | joe@cegrouppinc.com

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

NOTE: The subject property was rezoned to a site plan-specific conditional zoning district in January, 2023. The proposed layout must substantially match the conditional zoning district's standards **or** the subject property must be rezoned. The subject property must be annexed into the corporate city limits to be developed in the manner proposed.

TRC-12-67-24—BROADWAY 87 SUBDIVISION [Concept Plan Review] 10:00AM

LOCATION: 0 Thomas Kelly Road (between the intersections of Bradley Road and Buckhorn Road)

LEE CO. PIN NO.: 9692-17-3408-00, 9692-17-6662-00, 9692-08-8355-00, 9692-18-1573-00, 9692-18-5737-00, 9692-19-9191-00, 9692-29-1422-00, and 9692-29-2823-00

ZONING: RA (Residential Agricultural)

ACRES: 87.1 +/-

DESCRIPTION: Proposed 48-lot single-family residential subdivision with internal public streets and utilities.

UTILITIES: Public water is available along Thomas Kelly Road, and on-site private septic systems are proposed.

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

JURISDICTION: Lee County jurisdiction

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

PROJECT MANAGER: Jim Schaafsma | 919-656-6077 | jschaafsma@nc.rr.com

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