

# 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 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: **01/03/2024**

RE: TRC agenda for **January, 2025**. 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 30<sup>th</sup>, starting at 9:00am.** This project is delayed to accommodate the Christmas and New Year holidays.

### **TRC-01-01-25—CROSSROADS CHURCH EXPANSION [Concept Plan Review] 09:00AM**

**LOCATION:** 107 Milton Avenue (at the corner of Milton Ave. and N. Main Street)

**LEE CO. PIN NO.:** 9682-33-8599-00

**ZONING:** R-20 (Residential Single-Family)

**ACRES:** 33.4 +/-

**DESCRIPTION:** Proposed 55,865sf expansion of an existing church site with associated parking and landscaping.

**UTILITIES:** Public sewer and public water are available along both S. Main Street and Milton Avenue.

**STREET(s):** N. Main Street is an NCDOT roadway and Milton Avenue is a town-maintained street.

**JURISDICTION:** Town of Broadway jurisdiction.

**APPLICANT:** Trenton Stewart | 919-363-1422 | [trent@arcadiaengineers.com](mailto:trent@arcadiaengineers.com)

**PROJECT MANAGER:** Ryan Rhodes | 919-776-0129, ext. 3 | [mr83@windstream.net](mailto:mr83@windstream.net)

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

**TRC-01-01-25—WAREHOUSE AT 400 GOLDSBORO AVE. [Concept Plan Review] 09:25AM**

**LOCATION:** 400 Goldsboro Avenue (at the intersection of S. Fifth St. and Goldsboro Ave.)

**LEE CO. PIN NO.:** 9642-98-9253-00

**ZONING:** LI (Light Industrial)

**ACRES:** 3.98 +/-

**DESCRIPTION:** Proposed construction of a new 6,000sf warehouse space with associated parking and landscaping.

**UTILITIES:** Public water and public sewer are available along both S. Fifth Street and Goldsboro Avenue.

**STREET(s):** Both S. Fifth St. and Goldsboro Ave. are city-maintained public streets.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** David Martinez | 919-897-9282 | [damario1959@gmail.com](mailto:damario1959@gmail.com)

**PROJECT MANAGER:** Lisa Meadows, EI | 336-886-4821, ext. 276 | [lmeadows@dmp-inc.com](mailto:lmeadows@dmp-inc.com)

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

**TRC-12-66-24—KELLER FAMILY TRACT SUBDIVISION [Concept Plan Review] 9:50AM**

**LOCATION:** 714 Westover Drive (near the intersection of Westover Drive and Gibson Drive)

**LEE CO. PIN NO.:** 9632-62-7454-00, 9632-71-1749-00, and 9632-72-9905-00

**ZONING:** SN-12 (Suburban Neighborhood)

**ACRES:** 62 +/-

**DESCRIPTION:** Proposed conceptual site plan to establish a conditional zoning district to develop a residential major subdivision consisting of a mix of townhouses and single-family lots ranging from 6,000sf to 10,000sf in area.

**UTILITIES:** Public sewer bisects the subject property, and public water is available along Westover Drive.

**STREET(s):** Westover Drive and Gibson Drive are both NCDOT-maintained roadways

**JURISDICTION:** Mostly within Sanford's ETJ, but the northern portion is within corporate limits.

**APPLICANT:** Jessica Watson | 919-469-3340 | [jwatson@withersravenel.com](mailto:jwatson@withersravenel.com)

**PROJECT MANAGER:** Suzy Russell | 919-469-3340 | [srussell@withersravenel.com](mailto:srussell@withersravenel.com)

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

**NOTE:** The subject property must be rezoned and annexed to be developed as proposed.

**TRC-12-66-24—BOHG TOWING YARD [Commercial Plan Review] 10:20AM**

**LOCATION:** 0 Cameron Drive (at the intersection of Cameron Drive and Industrial Drive)

**LEE CO. PIN NO.:** 9651-76-5322-00

**ZONING:** LI (Light Industrial)

**ACRES:** 1.44 +/-

**DESCRIPTION:** Proposed establishment of a towing storage yard with a small office and perimeter fencing.

**UTILITIES:** Public water is available along both Cameron Drive and Industrial Drive; public sewer bisects the subject property.

**STREET(s):** Cameron Drive is city-maintained, and Industrial Drive is NCDOT-maintained.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Michael Blakley | 919-499-8759 | [draftinganddesign@ymail.com](mailto:draftinganddesign@ymail.com)

**PROJECT MANAGER:** Robert House | 919-935-2964 | [bohglc@gmail.com](mailto:bohglc@gmail.com)

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