

Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

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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: **03/04/2025**

RE: TRC agenda for **March, 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, March 27th, starting at 9:00am.**

TRC-03-11-25—ST. ANDREWS CHURCH RD. SUBDIVISION [Major Subdivision Plan Review] 09:00AM

LOCATION: 1471 St. Andrews Church Rd. (just south of the intersection with Carson Drive)

LEE CO. PIN NO.: 9651-31-0932-00

ZONING: SN-9 (Suburban Neighborhood)

ACRES: 21.13 +/-

DESCRIPTION: Proposed 29-lot residential single-family subdivision with internal public roads and mail kiosk.

UTILITIES: Public sewer is available along St. Andrews Church Rd.; on-site private septic systems will be utilized.

STREET(s): St. Andrews Church Rd. is an NCDOT roadway.

JURISDICTION: Sanford ETJ (Extra-Territorial Jurisdiction).

APPLICANT: Rusty Ammons | 919-270-2100 | rusty@ammonsrealty.com

PROJECT MANAGER: Lee Humphrey | 910-684-8646 | lee@doubledeng.com

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

NOTE: For subdivisions within Sanford's jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.

TRC-03-12-25—CEMC ELECTRICAL SUBSTATION PROJECT [Commercial Plan Review] 09:20AM

LOCATION: 4079 Lower Moncure Road (approximately 2/3 mile south of the intersection with Cletus Hall Rd.)

LEE CO. PIN NO.: 9665-76-6348-00 and 9675-17-8439-00

ZONING: RA (Residential Agricultural)

ACRES: 17 acres out of 536 +/- (total site)

DESCRIPTION: Proposed electrical substation to provide increased electrical service for the City of Sanford's Water Treatment Plant and associated lift stations, the Dixie Pipeline, critical farming loads in Lee County, and CEMC customers.

UTILITIES: Site is currently served by private well and private septic; no public utilities available.

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

JURISDICTION: Lee County jurisdiction.

APPLICANT: Edward B. Oldham | 919-708-1647 | oldhame@cemcpower.com

PROJECT MANAGER: Edward B. Oldham | 919-708-1647 | oldhame.@cemcpower.com

PLANNER: Anne Mauro | 919.718.4656 ext. 5399 | anne.mauro@sanfordnc.net

NOTE: This project received a Special Use Permit in November, 2024.

TRC-03-13-25—WASHINGTON AVENUE SUBDIVISION [Concept Plan Review] 09:50AM

LOCATION: 0 Washington Avenue (just north of intersection with W. Garden St. and abutting a solar farm)

LEE CO. PIN NO.: 9642-63-2855-00

ZONING: UN-6 and MF-12

ACRES: 16.93 +/-

DESCRIPTION: Proposed 48-lot single-family residential subdivision and 16-unit multifamily building for Brick Capital.

UTILITIES: Public water and public sewer are available along Washington Ave.

STREET(s): Washington Avenue is a city-maintained street.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Andy Lamm, PE | 919-378-9111 | andy.lamm@mcgillassociates.com

PROJECT MANAGER: Andy Lamm, PE | 919-378-9111 | andy.lamm@mcgillassociates.com

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

NOTE: For subdivisions within Sanford's jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.

TRC-03-14-25—SPENCE RIDGE TOWNHOME SUBDIVISION [Major Subdivision Plan Review] 10:15AM

LOCATION: 1509 Carthage Street (across from intersection of Carthage St. and Keller Andrews Rd.)

LEE CO. PIN NO.: 9642-11-2504-00, 9642-11-6991-00, 9642-01-3474-00, 9642-01-2345-00, and 9642-12-0153-00

ZONING: UN-6

ACRES: 18.74 +/-

DESCRIPTION: Proposed development of a 119-lot townhome neighborhood with associated infrastructure and open space

UTILITIES: Public water is available along Carthage Street and public sewer bisects the site.

STREET(s): Carthage Street is NCDOT-maintained.

JURISDICTION: Site is partially within Sanford city limits, partially within Sanford ETJ.

APPLICANT: Josh Swindell | 919-389-7595 | josh@envisionhomesnc.com

PROJECT MANAGER: Andy Petty, PE | 919-552-0849 | andy@curryeng.com

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

NOTE: For subdivisions within Sanford's jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.

TRC-03-15-25—GROCERY STORE AT WOODLAND AVE. [Commercial Plan Review] 10:40AM

LOCATION: 1206 Woodland Ave. (at the intersection of Woodland and W. Garden St.—current *Sanford Grocery* site)

LEE CO. PIN NO.: 9652-04-2856-00

ZONING: C-2 (General Commercial) and UN-6 (Urban Neighborhood)

ACRES: 1.03 +/-

DESCRIPTION: Construction of a new building into which the existing Sanford Grocery business will relocate; existing retail store to remain for rent/lease.

UTILITIES: Public water and sewer are available along Woodland Ave. and W. Garden St.

STREET(s): Woodland Ave. is NCDOT-maintained and W. Garden St. is city-maintained.

JURISDICTION: City of Sanford jurisdiction.

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

PROJECT MANAGER: Jonathan Hart | 919-935-2603 | jonhart@jahartconstruction.com

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

TRC-03-16-25—WAREHOUSE AT 400 GOLDSBORO AVE. [Commercial Plan Review] 11:00AM

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

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

PROJECT MANAGER: Lisa Meadows, EI | 336-886-4821, ext. 276 | lmeadows@dmp-inc.com

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