



## Sanford/Lee County Zoning & Design Review Dept.

115 Chatham Street, Sanford, NC 27330 Phone 919-718-4656

### SANFORD / LEE COUNTY / BROADWAY TECHNICAL REVIEW COMMITTEE (TRC) MEMO

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**TO: SANFORD / LEE COUNTY / BROADWAY (TRC) MEMBERS**

Sanford/Lee Co. Community Development Dept.: Marshall Downey, Director  
Sanford/Lee Co. Community Development Dept.: David Montgomery, Long Range-Transportation Planner  
Sanford/Lee Co. Zoning & Design Review Dept.: Thomas Mierisch, Planner II  
Sanford/Lee Co. Zoning & Design Review Dept.: Amy J. McNeill, Zoning Administrator  
Sanford/Lee County Building Inspections Dept.: Chris Riggins, Inspections Administrator  
Sanford Public Works Dept. / Engineering Division: Mary DePina, Civil Engineer II  
Sanford Public Works Dept. / Engineering Division: Fedd Walker, Public Works Manager  
Sanford Fire Dept.: Wayne Barber, Chief & Ken Cotten, Deputy Chief / Fire Marshal  
Sanford Police Dept.: Jamie Thomas, Assistant Police Chief  
Lee County Office of Emergency Services: Aaron Bullard, Lee County Fire Marshal  
Lee County Strategic Services Dept.: Don Kovasckitz, GIS Administrator  
Lee County Schools: Reid Cagle, Transportation Director & Dr. Andy Bryan, Lee Co. Schools Superintendent  
NCDOT: Janet James, Assistant District Engineer, Division 8, District 2  
CC: TRC "CC" Members, Project Managers/Designers

**FROM: SANFORD/LEE COUNTY ZONING & DESIGN REVIEW DEPT.**

**DATE: 06.03.2022**

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**RE: TRC agenda for June 30<sup>th</sup>, 2022.** There will be a **virtual meeting held** among staff and applicants via HD Meeting (Office Suite). Please send in all comments pertaining to these projects to me by **June 30, 2022** ([thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)):

**TRC-06-37-22**

**9:00AM**

**HAWKINS VILLAGE APARTMENTS – Concept Review**

LOCATION: 0 Hawkins Avenue

LEE CO. PIN NO.: 9644-60-0952-00

ZONING: R-12 (Residential Mixed)

ACRES: 22.27 +/-

DESCRIPTION: a proposed apartment complex consisting of twelve 3-story buildings

UTILITIES: Public water and public sewer are proposed.

STREET(s): Existing public street access.

JURISDICTION: City of Sanford

APPLICANT: Beth Blackmon | 919.866.4509 | [beth.blackmon@timmons.com](mailto:beth.blackmon@timmons.com)

PROJECT MANAGER: Mark Lyczkowski | 919.842.0334 | [mark@fig.llc](mailto:mark@fig.llc)

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

**Note: Subject property must be rezoned to be developed as proposed.**

IF YOU ARE UNABLE TO ATTEND THE MEETING, PLEASE FORWARD REVIEW COMMENTS &/OR QUESTIONS TO THE PROJECT PLANNER. Thank you.

**TRC-06-38-22**

**9:25AM**

**HAWKINS AVENUE TOWNHOMES – Concept Review**

LOCATION: 2410 Hawkins Avenue

LEE CO. PIN NO.: 9644-63-9 231-00

ZONING: R-20 Residential Single-Family

ACRES: 3.37 +/-

DESCRIPTION: Proposed development of 40 townhomes with central open space.

UTILITIES: Existing public water and proposed public sewer.

STREET(s): Existing public street access.

JURISDICTION: City of Sanford

APPLICANT: William Bober | 919.868.5958 | [masterbuiltnc@gmail.com](mailto:masterbuiltnc@gmail.com)

PROJECT MANAGER: William Bober | 919.868.5958 | [masterbuiltnc@gmail.com](mailto:masterbuiltnc@gmail.com)

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

**Note:** Subject property must be rezoned to be developed as proposed.

**TRC-06-39-22**

**09:50AM**

**HOME 2 SUITES HOTEL – Commercial Plan Review**

LOCATION: 0 Amos Bridges Road

LEE CO. PIN NO.: 9644-66-0 121-00

ZONING: HC (Highway Commercial)

ACRES: 3.35 +/-

DESCRIPTION: Proposed 110-room hotel with swimming pool and parking.

UTILITIES: Existing public water and proposed public sewer.

STREET(s): Existing public street access.

JURISDICTION: City of Sanford

APPLICANT: Jeremy Thomas | 919.777.6010 | [jthomas@jthomasengineering.com](mailto:jthomas@jthomasengineering.com)

PROJECT MANAGER: Dave Richardson | 919.776.4641 | [dave@carolinacommercialnc.com](mailto:dave@carolinacommercialnc.com)

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

**TRC-06-40-22**

**10:15AM**

**HOMESTEAD MANUFACTURED HOME PARK – Multi-Family Plan Review**

LOCATION: 0 Cox Maddox Road

LEE CO. PIN NO.: 9661-64-0 281-00

ZONING: R-10/MH & R-20 (Residential Single-Family)

ACRES: 84.9 +/-

DESCRIPTION: Proposed development of 115-unit manufactured home park.

UTILITIES: Existing public water and existing public sewer.

STREET(s): Existing public street access.

JURISDICTION: City of Sanford

APPLICANT: Robbie Brafford | 919.888.1980 | [robbiebrafford@gmail.com](mailto:robbiebrafford@gmail.com)

PROJECT MANAGER: Ken Bright, PE | 919.776.3444 | [kwbright@kenbrightengineering.com](mailto:kwbright@kenbrightengineering.com)

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

**Note:** Subject property must be rezoned to be developed as proposed.

IF YOU ARE UNABLE TO ATTEND THE MEETING, PLEASE FORWARD REVIEW COMMENTS &/OR QUESTIONS TO THE PROJECT PLANNER. Thank you.

**TRC-06-41-22**

**10:40AM**

**MATTHEWS RESERVE SUBDIVISION**

LOCATION: 321 S. Franklin Drive

LEE CO. PIN NO.: 9632-32-4485-00

ZONING: R-20 (Residential Single-Family)

ACRES: 106.87 +/-

DESCRIPTION: Proposed residential development including a mix of single-family detached and attached homes, open spaces, and amenities.

UTILITIES: Existing public water and existing public sewer.

STREET(s): Existing public street access.

JURISDICTION: City of Sanford ETJ

APPLICANT: Andrew Ross | 910.460.3027 | [andrew.ross@floyddevelopment.com](mailto:andrew.ross@floyddevelopment.com)

PROJECT MANAGER: Mark Ashness | 919.367.8790, ext. 101 | [mark@cegrouppinc.com](mailto:mark@cegrouppinc.com)

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

**Note:** Subject property must be annexed rezoned to be developed as proposed.

**TRC-06-42-22**

**11:05AM**

**WEST MAIN TOWNHOMES – Major Subdivision Review**

LOCATION: 1100 Tramway Road

LEE CO. PIN NO.: 9651-09-9046-00

ZONING: West Main Townhome Conditional Zoning District (rezoned as of March, 2022)

ACRES: 30.93 +/-

DESCRIPTION: Proposed 180-unit townhome development.

UTILITIES: Existing public water and proposed public sewer.

STREET(s): Existing public street access.

JURISDICTION: City of Sanford

APPLICANT: Andrew Ross | 910.460.3027 | [andrew.ross@floyddevelopment.com](mailto:andrew.ross@floyddevelopment.com)

PROJECT MANAGER: Andrew Ross | 910.460.3027 | [andrew.ross@floyddevelopment.com](mailto:andrew.ross@floyddevelopment.com)

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

**TRC-06-43-22**

**11:30AM**

**LEE AVENUE SELF-STORAGE – Concept Plan Review**

LOCATION: 2206 & 2208 Lee Avenue

LEE CO. PIN NO.: 9652-41-0991-00 and

ZONING: C-2 (General Commercial)

ACRES: 0.73 +/-

DESCRIPTION: Proposed mini-storage facility.

UTILITIES: Existing public water and proposed public sewer.

STREET(s): Existing public street access.

JURISDICTION: City of Sanford

APPLICANT: Stephen Grant Page | 919.777.6930 | [smithfamilyautomotive@gmail.com](mailto:smithfamilyautomotive@gmail.com)

PROJECT MANAGER: Jarrod Hilliard | 919.352.2834 | [jhilliard@hilliardengineering.com](mailto:jhilliard@hilliardengineering.com)

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

**TRC-06-44-22**

**11:55AM**

**STONE'S THROW BBQ JOINT & MEAT MARKET – Concept Plan Review**

LOCATION: 0 Cool Springs Road

LEE CO. PIN NO.: 9633-40-2040-00

ZONING: NC (Neighborhood Commercial)

ACRES: 0.73 +/-

DESCRIPTION: Proposed mini-storage facility.

UTILITIES: Existing public water and proposed private septic.

STREET(s): Existing public street access.

JURISDICTION: City of Sanford

APPLICANT: R. Kevin Stone | 919.721.1231 | [scvmechcav@hotmail.com](mailto:scvmechcav@hotmail.com)

PROJECT MANAGER: Eric Riley | 704.824.2009 | [eric@crescentstructures.com](mailto:eric@crescentstructures.com)

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)