

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. Community Development Dept.:	Curtis Lee, Long Range Planner I
Sanford/Lee Co. Zoning & Design Review Dept.:	Amy J. McNeill, Zoning Administrator
Sanford/Lee Co. Zoning & Design Review Dept.:	Thomas Mierisch, Planner II
Sanford/Lee Co. Zoning & Design Review Dept.:	Tanner O'Quin, Planner I
Sanford/Lee County Building Inspections Dept.:	Chris Riggins, Inspections Administrator
Sanford/Lee County Building Inspections Dept.:	Nelson Daniels, Field Superintendent
Sanford Public Works Dept. / Engineering Division:	Sherry Earley, City Engineer
Sanford Public Works Dept. / Engineering Division:	Mary DePina, Civil Engineer II
Sanford Public Works Dept. / Engineering Division:	Fedd Walker, Public Works Manager
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.:	Don Kovasckitz, GIS Administrator
Lee County Schools:	Justin Covert, Transportation Director
NCDOT:	Janet James, Assistant District Engineer, Division 8, District 2
NCDOT:	Dago JuarezPozos, District Engineer, Division 8, District 2

CC: Project Managers/Designers and Project Representatives

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

DATE: **8/03/2023**

RE: TRC agenda for **August 2023**. There will be a **in-person meeting** held among staff and applicants at the Buggy Building in Downtown Sanford, located at 115 Chatham Street, Suite 1, Sanford, NC 27330.

Review comments should be provided to me within 30 days of the TRC review.

Please upload comments to our [TRC Workspace in Notion](#) or send in all comments pertaining to these projects to me via email by **September 14th, 2023** (thomas.mierisch@sanfordnc.net):

TRC-08-35-23—NOBLE OIL FREIGHT YARD EXPANSION [Site Improvements] 09:00AM

LOCATION: 0 Clyde Rhyne Drive (at the intersection of Clyde Rhyne and Elwin Buchanan Roads)

LEE CO. PIN NO.: 9645-55-9906-00

ZONING: HI (Heavy Industrial)

ACRES: 4.16 +/- acres

DESCRIPTION: Proposed site improvements to currently vacant lot to establish a graveled freight yard for Noble Oil trucks.

UTILITIES: Public water and sewer are available along Clyde Rhyne Drive.

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

JURISDICTION: Lee County jurisdiction.

APPLICANT: Bryan Welborn | 910-695-8825 | bwelborn@nsengineering.com

PROJECT MANAGER: J.C. Maness | 910-428-2106 | jcmaness@myrickc.com

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net

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

TRC-08-36-23— 2721 TRAMWAY ROAD LAYDOWN YARD [Site Improvements] 09:30AM

LOCATION: 2721 Tramway Road

LEE CO. PIN NO.: 9631-93-2929-00

ZONING: LI (Light Industrial) (partially rezoned from RA to LI in March, 2023)

ACRES: 4.87 +/- acres

DESCRIPTION: Proposed expansion of an existing business's outdoor storage area with associated buffer yard and fencing installation.

UTILITIES: Public water is available along US 1 Hwy; site served by existing private on-site septic system.

STREET(s): Tramway Road / NC 78 Hwy is an NCDOT-maintained roadway.

JURISDICTION: Lee County jurisdiction.

APPLICANT: John F. Watson | 919-833-1212 | jwatson@finch-associates.com

PROJECT MANAGER: Sally Nobling | 910-658-3914 | sally@taprootrentals.com

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net

TRC-08-37-23— RIVERBIRCH SHOPPING CENTER REDEVELOPMENT [Concept Plan Review] 10:00AM

LOCATION: 1033 Spring Lane

LEE CO. PIN NO.: 9643-01-0668-00, 9633-92-8481-00, 9643-00-5683-00

ZONING: C-2 (General Commercial) and O&I (Office & Institutional)

ACRES: 42.74 +/- acres

DESCRIPTION: Proposed redevelopment of the Riverbirch Shopping Center, including the demolition and replacement of most structures to establish a completely redesigned mixed-use space including retail, offices, multi-family, and integrated first-floor commercial/multi-family structures and associated public and private open spaces and recreational areas, nature trails, and landscaping.

UTILITIES: Public water and sewer are available to the site from US 1 Hwy and Spring Lane.

STREET(s): Spring Lane is NCDOT-maintained.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Thomas Lowell | 919-467-8880 | tlowell@castoinfo.com

PROJECT MANAGER: Taylor Critcher | 980-312-5450, ext. 250 | tcritcher@seamonwhiteside.com

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net

NOTE: The subject property will have to be rezoned to be developed in the manner proposed.

TRC-08-38-23— SHOPPES AT LEMON SPRINGS [Concept Plan Review] 10:30AM

LOCATION: 0 Lemon Springs Road (just south of the intersection of Lemon Springs Road and Frazier Drive)

LEE CO. PIN NO.: 9651-17-2761-00

ZONING: R-10 (Residential Mixed)

ACRES: 5.05 +/- acres

DESCRIPTION: Proposed new construction of a commercial flex space area for service retail or office uses with associated parking and site improvements.

UTILITIES: Public water and sewer are available along Lemon Springs Road.

STREET(s): Lemon Springs I Road is NCDOT-maintained.

JURISDICTION: City of Sanford.

APPLICANT: Andrew Ross | 919-460-3027 | andrew.ross@floyddevelopment.com

PROJECT MANAGER: Jeff Foster, PE | 919-367-8790, ext. 105 | jeff@cegroup.com

PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net

NOTE: The subject property will have to be rezoned to be developed in the manner proposed.

TRC-08-39-23— MIDLAND AVENUE TOWNHOMES [Concept Plan Review] 11:00AM

LOCATION: 0 Midland Avenue (between N. Second & N. Third Streets)

LEE CO. PIN NO.: 9643-80-4985-00

ZONING: R-6 (Residential Mixed)

ACRES: 0.46 +/- acres

DESCRIPTION: Proposed residential infill project consisting of 5 townhomes intended for rent (no subdivision of the property proposed), plus associated site improvements and a private drive accessed via Midland Road.

UTILITIES: Public water must be extended to serve the subject property; public sewer is available along Midland Avenue.

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

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

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Matt Marsh | 919-913-8788 | mmarsh@marsh-partners.com

PROJECT MANAGER: Don Curry | 919-552-0849 | don@curryeng.com

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net

NOTE: The subject property will have to be rezoned to be developed in the manner proposed.

TRC-08-40-23— MURRAY OFFICE BUILDING [Commercial Plan Review] 11:30AM

LOCATION: 0 NC 87 Hwy. (across from Carolina Trace, just north of the intersection of Winstead Rd. and NC 87 Hwy)

LEE CO. PIN NO.: 9660-33-6802-00, 9660-13-8685-00, 9660-34-1873-00, 9660-23-7579-00, 9660-53-0622-00, 9660-35-9486-00

ZONING: O&I (Office & Institutional)

ACRES: 0.73 +/- acres

DESCRIPTION: Proposed new 3,500sf office building with associated driveway, parking, and site improvements.

UTILITIES: Public water available along NC 87 Hwy, public sewer to be extended from adjoining property to the north.

STREET(s): NC 87 Hwy South is NCDOT-maintained.

JURISDICTION: City of Sanford.

APPLICANT: Jeremy Thomas, PE | 919-777-6010 | jthomas@jthomasengineering.com

PROJECT MANAGER: Ana Murray | 910-514-4514 | aramak1973@gmail.com

PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net