

# Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

115 Chatham Street, Sanford, NC 27330

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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, 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 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: James Garner, Assistant District Engineer, Division 8, District 2  
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:** 02/07/2024

**RE:** TRC agenda for **February 2024**. There will be a **virtual meeting** held among staff and applicants to discuss the proposed projects for this month.

## **TRC-02-03-24—PALOMINO TOWNHOMES [Major Subdivision Plan Review] 09:00AM**

**LOCATION:** 4916 Palomino Drive (nearly entire block bounded by Palomino Dr. & Dogwood Acres, behind Midway Tire & Auto)

**LEE CO. PIN NO.:** 9631-57-3905-00, 9631-57-3608-00, 9631-57-0997-00, and 9631-58-0192-00

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

**ACRES:** 3.37 +/-

**DESCRIPTION:** Proposed residential subdivision consisting of 27 townhome dwellings.

**UTILITIES:** Public water and public sewer are available.

**STREET(s):** Palomino Drive and Dogwood Acres Drive are currently private roads.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Martha Bright | 919-356-3212 | [mabright@kenbrightengineering.com](mailto:mabright@kenbrightengineering.com)

**PROJECT MANAGER:** Martha Bright | 919-356-3212 | [mabright@kenbrightengineering.com](mailto:mabright@kenbrightengineering.com)

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

**NOTE:** the subject property must be rezoned to be developed in the manner proposed.

**TRC-02-04-24—DEL TACO RESTAURANT [Commercial Plan Review] 09:30AM**

**LOCATION:** 3116 S. Horner Blvd. (between the Dunkin Donuts and Ron's Barn)

**LEE CO. PIN NO.:** 9661-08-1478-00

**ZONING:** C-2 (General Commercial) & LI (Light Industrial)

**ACRES:** 1.01 +/-

**DESCRIPTION:** Proposed 2,021sf single-story restaurant with double drive-thru accommodations and associated site improvements.

**UTILITIES:** Public water is available along S. Horner Blvd.

**STREET(s):** S. Horner Blvd. is NCDOT-maintained.

**JURISDICTION:** City of Sanford corporate limits

**APPLICANT:** Danny L. Howell, Jr. PE | 919-539-7340 | [danny@realengineeringnc.com](mailto:danny@realengineeringnc.com)

**PROJECT MANAGER:** Ammar Amin Yameen | 919-491-7739 | [deltacordu@gmail.com](mailto:deltacordu@gmail.com)

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

**TRC-02-05-24—GRACE CHRISTIAN SCHOOL MODULAR CLASSROOMS ADDITION [Commercial Plan Review] 10:00AM**

**LOCATION:** 3114 Alpine Avenue (near intersection of Alpine Ave. & Minter Ave.)

**LEE CO. PIN NO.:** 9631-41-3386-00

**ZONING:** RR (Residential Restricted)

**ACRES:** 1.69 +/-

**DESCRIPTION:** Proposed set up of two modular units and establishment of 35 parking spaces and a drop-off lane with a driveway onto Alpine Lane.

**UTILITIES:** Public water is available along Alpine Lane; no public sewer is available.

**STREET(s):** Alpine Lane is NCDOT-maintained.

**JURISDICTION:** Lee County.

**APPLICANT:** William Stanton | 919-319-6716 | [wstanton@clhdesignpa.com](mailto:wstanton@clhdesignpa.com)

**PROJECT MANAGER:** Rob Brisley | 919-718-1052 | [rbrisley@sanfordcontractors.com](mailto:rbrisley@sanfordcontractors.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 to be developed in the manner proposed.