

LEE COUNTY PLANNING BOARD

Fiscal Year July 1, 2023 – June 30, 2024

7 regular members and 2 alternates | 3-year terms | A quorum shall consist of 4 members

Meetings are held at 6:00pm on the third Monday of each month as needed at the

Dennis A. Wicker Civic & Conference Center at 1801 Nash Street or the McSwain Center at 2420 Tramway Road, Sanford, NC.

REGULAR MEMBERS

Steve Baber
3644 Lower Moncure Rd, Sanford, NC 27330
Home: 919-777-6666; Work: 919-656-6133
Email: scbaber@gmail.com
Term: 2022-2025

Jonathan Hilliard, Vice-Chair
6105 Mockingbird Lane, Sanford, NC 27332
Home: 910-308-2770; Work: 910-643-5859
Email: jhilliard@rocketmail.com
Terms: 2020-2026

Chuck Baker
97 Oak Leaf Road, Sanford, NC 27332
Work: 919-782-0033; Cell: 919-356-5860
Email: ccbakerj8@gmail.com
Terms: 2016-2026

Chanel Simpson
6039 Saint Andrews Dr., Sanford, NC 27332
Home: 910-232-4414; Work: 919-774-3772
Email: mcta7299@gmail.com
Term: 2022-2025

Jesse Ellerbe
200 Saintsbury Place, Sanford, NC 27330
Cell: 919-352-4843
Email: ellerbyj@hotmail.com
Term: 2022-2025

Dave Turner, Chair
1746 Daiquiri Turn, Sanford, NC 27332
Home: 919-498-6285; Cell: 919-902-1218
Email: cdturner@windstream.net
Terms: 2016-2026

Darrik Farmer
509 Miners Loop, Sanford, NC 27330
Home: 208-270-6900
Email: darrik.farmer@gmail.com
Term: 2022-2025

ALTERNATE MEMBERS

Brad Kelly, 1st, Alternate
2621 Wellington Drive
Sanford, NC 27330
Home: 919-895-0677; Work: 919-777-7865
Email: bmichaelkelly8321@gmail.com
Term: 2023-2026

Vacant, 2nd Alternate

SANFORD / LEE COUNTY COMMUNITY DEVELOPMENT STAFF

115 Chatham Street, Suite 1 (First Floor) Sanford, NC 27330

Paulette Harmon, Clerk & Planning Tech.
919-718-4656, ext. 5395
paulette.harmon@sanfordnc.net

Tanner O'Quin, Planner II (Major Subdivisions)
919-718-4656 ext. 5398
tanner.oquin@sanfordnc.net

Amy McNeill, Senior Planner (Rezoning)
919-718-4656 ext. 5397
amy.mcneill@sanfordnc.net

Thomas Mierisch, Zoning Admin. (UDO text amend)
919-718-4656 ext. 5396
thomas.mierisch@sanfordnc.net

Marshall Downey, Director
919-718-4657 ext. 5390
marshall.downey@sanfordnc.net

David Montgomery, Long Range/Transportation Plan.
919-718-4657 ext. 5392
avid.montgomery@sanfordnc.net

LEE COUNTY PLANNING BOARD

ESTABLISHMENT

Pursuant to NCGS §§ 160D-301, the County of Lee, Town of Broadway and City of Sanford shall each maintain a separate Planning Board. Within each jurisdiction, each respective Board shall execute all powers and duties as set forth in the North Carolina General Statutes (NCGS) and the Sanford/Lee County/Broadway Unified Development Ordinance (UDO).

POWERS AND DUTIES

Each Planning Board shall provide an advisory function to their respective Governing Body and assist in making decisions pertaining to amendments to the Comprehensive Plan and the UDO, and applications for development approval. In no event is the Board authorized to render a final decision approving, denying or conditionally approving a change in the zoning ordinance, or to render a final decision on an application for development approval. The Board shall have the following powers and duties:

- the preparation of a comprehensive plan or other long-range planning document for the respective jurisdiction;
- to prepare or cause to be prepared amendments to such plan and elements thereof and to submit the amendments for the respective jurisdiction;
- to initiate, hear, review and make recommendations to the respective governing body on applications for amendments to the text of the UDO or the Official Zoning Map;
- to hear, review and recommend approval or disapproval of applications for preliminary subdivision plat approval, in accordance with the rules and regulations established herein; and
- to adopt bylaws, policies, procedures and regulations for the conduct of its meetings, the consideration of applications for development approval, and for any other purposes deemed necessary for the functioning of the Board provided, however, that bylaws, policies, procedures and regulations shall be consistent with the UDO before taking effect.

MEMBERSHIP AND APPOINTMENTS FOR LEE COUNTY

The Lee County Planning Board shall consist of seven regular members and two alternate members who shall be appointed by the Board of Commissioners. Alternate members shall serve in the absence of a regular member and shall have the same powers and duties as a regular member while serving in this capacity. Alternate members shall be designated as either “first alternate” or “second alternate” with the first alternate always being the first candidate to step in for an absent regular member. The Board shall annually elect a Chair and a Vice-Chair by a majority vote of the Board. The Chairperson shall preside at all meetings and hearings of the Planning Board and the duties normally conferred by parliamentary usage on such officers. The Vice-Chairperson shall preside in the absence of the Chairperson and shall have the same powers and duties as that of the Chair. Per the By-laws, four members shall constitute a quorum. A quorum shall be present before any formal business is transacted.

MEETING INFORMATION

The Lee County Planning Board shall meet on the third Monday of each month as needed at 6:00pm at the Dennis A. Wicker Civic & Conference Center at 1801 Nash Street in Sanford, N.C. If an item requires a public hearing to be held, the board will convene in the Exhibition Hall prior to moving to the meeting room or auditorium.

JOINT PLANNING COMMISSION (JPC)

The Chairman of each local Planning Board shall also serve as a member of the JPC. The JPC is to provide guidance to the all three governing bodies regarding certain matters of land use administration. More specifically, the JPC will review and provide recommendations to the local Planning Boards and Governing Bodies regarding any and all proposed amendments to the UDO and multi-jurisdictional land use plans or other similar long-range planning documents. As an advisory board, the decisions of the JPC are recommendations that shall be transmitted to all three local Planning Boards and to the Governing Bodies for their review and final decision.