

# 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: **02/05/2025**

RE: TRC agenda for **February, 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, February 27<sup>th</sup>, starting at 9:00am.**

## TRC-02-05-25—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: 25.89 +/-

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](mailto:rusty@ammonsrealty.com)

PROJECT MANAGER: Lee Humphrey | 910-684-8646 | [lee@doubledeng.com](mailto:lee@doubledeng.com)

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

**TRC-02-06-25—VERMILLION SUBDIVISION AT RIDDLE ROAD [Concept Plan Review] 09:25AM**

**LOCATION:** 0 Riddle Road (approximately ½ mile down Riddle Rd. from the Colon Rd. intersection)

**LEE CO. PIN NO.:** 9654-40-7539-00; 9654-43-1235-00; 9654-44-8271-00; 9654-53-7920-00; 9654-34-7239-00; 9654-55-1352-00

**ZONING:** RA (Residential Agricultural) and HI (Heavy Industrial)

**ACRES:** 480 +/-

**DESCRIPTION:** Proposed planned development of a residential major subdivision consisting of a mix of detached single-family homes and attached townhouses totaling 1,219 lots.

**UTILITIES:** Public water is available along Riddle Road and public sewer must be extended to serve the site.

**STREET(s):** Riddle Road is an NCDOT-maintained road.

**JURISDICTION:** Lee County jurisdiction.

**APPLICANT:** Bob Wiggins | 919-752-4898 | [bob.wiggins@mattamycorp.com](mailto:bob.wiggins@mattamycorp.com)

**PROJECT MANAGER:** Emily Rothrock | 919-678-1070 | [erthrock@espassociates.com](mailto:erthrock@espassociates.com)

**PLANNER:** Tanner O'Quin | 919-718-4656, ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

**NOTE:** The subject property will need to be annexed and rezoned in order to be developed as proposed.

**TRC-02-07-25—PATHWAY TOWNS SUBDIVISION [Major Subdivision Plan Review] 09:50AM**

**LOCATION:** 0 Pathway Drive (at the end of the roadway, next to Westridge Apartments, up against the railroad tracks)

**LEE CO. PIN NO.:** 9643-25-6533-00

**ZONING:** Sanford Townhomes at Pathway Drive Conditional Zoning District (approved by City Council Aug., 2023)

**ACRES:** 13.97 +/-

**DESCRIPTION:** Proposed 93-unit townhome subdivision with associated open space, based on a site plan-specific conditional zoning district approved in 2023.

**UTILITIES:** Public water is available along Pathway Drive and public sewer bisects the subject property.

**STREET(s):** Pathway Drive is a city-maintained road.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Adam Freeman | 919-851-4422 | [adam.freeman@bnkinc.com](mailto:adam.freeman@bnkinc.com)

**PROJECT MANAGER:** Adam Freeman | 919-851-4422 | [adam.freeman@bnkinc.com](mailto:adam.freeman@bnkinc.com)

**PLANNER:** Tanner O'Quin | 919-718-4656, ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

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

**TRC-02-08-25—TIMBER CROSSING NEW BUILDING PROJECT [Commercial Plan Review] 10:15AM**

**LOCATION:** 1515 Wayne Street (bounded by Wayne, Winfield, and Bogan Streets)

**LEE CO. PIN NO.:** 9643-76-2948-00

**ZONING:** LI (Light Industrial)

**ACRES:** 1.34 +/-

**DESCRIPTION:** Proposed construction of a 10,000sf building (two 5,000sf units) with associated parking and landscaping.

**UTILITIES:** Public water is available along Colon Road and Galvin's Ridge Run; public sewer will need to be extended.

**STREET(s):** Wayne, Winfield, and Bogan Streets are city-maintained.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Jeremy Thomas | 919-777-6010 | [jthomas@jthomasengineering.com](mailto:jthomas@jthomasengineering.com)

**PROJECT MANAGER:** Jim Walker | 919-349-0057 | [jwslim@aol.com](mailto:jwslim@aol.com)

**PLANNER:** Anne Mauro | 919-718-4656, ext. 5399 | [anne.mauro@sanfordnc.net](mailto:anne.mauro@sanfordnc.net)

**TRC-02-09-25—GALVIN'S RIDGE COMMERCIAL SPACE (PARCEL 3) [Concept Plan Review] 10:40AM**

**LOCATION:** 0 Colon Road (bounded by Colon Rd. to the west, US 1 to the south, and Galvin's Ridge Run to the north)

**LEE CO. PIN NO.:** 9656-40-2047-00

**ZONING:** Galvin's Ridge Conditional Zoning District (approved by City Council in 2019)

**ACRES:** 13.98 +/-

**DESCRIPTION:** Proposed amending of the existing site plan-specific conditional zoning to allow for four commercial outparcels to be developed on what is now Parcel #3 of the commercial space along Colon Road.

**UTILITIES:** Public water is available along Colon Road and Galvin's Ridge Run; public sewer will need to be extended.

**STREET(s):** Colon Road is an NCDOT-maintained street; Galvin's Ridge Run is city-maintained.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Jason Via | 678-595-6945 | [via.jason@outlook.com](mailto:via.jason@outlook.com)

**PROJECT MANAGER:** Jason Via | 678-595-6945 | [via.jason@outlook.com](mailto:via.jason@outlook.com)

**PLANNER:** Anne Mauro | 919-718-4656, ext. 5399 | [anne.mauro@sanfordnc.net](mailto:anne.mauro@sanfordnc.net)

**NOTE:** The subject property's conditional zoning must be amended to allow for this project to move forward.

**TRC-02-10-25—Amberwood Towns Subdivision [Concept Plan Review] 11:00AM**

**LOCATION:** 0 Burns Drive (intersection of Burns and Friars Drives)

**LEE CO. PIN NO.:** 9643-57-1338-00 and 9643-57-6362-00

**ZONING:** Burns Drive Townhomes Conditional Zoning District (approved by City Council in July, 2022)

**ACRES:** 3.31 +/-

**DESCRIPTION:** Proposed amending of the existing site plan-specific conditional zoning (Burns Drive Conditional Zoning District) to allow for an additional four (4) townhouse units to be added to the project and a realignment of the originally proposed street.

**UTILITIES:** Public water is available along Burns Drive and Friars Drive; public sewer is available along Friars Drive

**STREET(s):** Burns Drive is an NCDOT-maintained street; Friars Drive is city-maintained.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Mark Lyczkowski | 919-842-0334 | [mark@mlconsultingllc.net](mailto:mark@mlconsultingllc.net)

**PROJECT MANAGER:** Mark Lyczkowski | 919-842-0334 | [mark@mlconsultingllc.net](mailto:mark@mlconsultingllc.net)

**PLANNER:** Tanner O'Quin | 919-718-4656, ext. 5398 | [tanner.oquin@sanfordnc.net](mailto:tanner.oquin@sanfordnc.net)

**NOTE:** The subject property's conditional zoning must be amended to allow for this project to move forward.