

Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

115 Chatham Street, Sanford, NC 27330

Phone 919-718-4656

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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: Ebony McLean, 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 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.: Angela Wood, GIS Administrator
Lee County Schools: Justin Covert, Transportation Director
Lee County Schools: Stacie Eggers, Asst. Superintendent of Operations
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: 04/02/2025

RE: TRC agenda for **April, 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, April 24th, starting at 9:00am.**

TRC-04-17-25—DEEP RIVER ROAD WAREHOUSE PROJECT [Commercial Plan Review] 09:00AM

LOCATION: 0 Deep River Road (directly across from the Wake Stone Quarry and backing up to US 1 Hwy)

LEE CO. PIN NO.: 9667-98-1195-00

ZONING: LI (Light Industrial)

ACRES: 14 acres (+/-)

DESCRIPTION: Proposed construction of an 80,100 SF warehouse and office space with truck loading areas, parking, and associated landscaping.

UTILITIES: Public water is available along Deep River Road; on-site private septic will be utilized.

STREET(s): Deep River Road is NCDOT-maintained.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Mike Schneider, PE | 919-854-7600 | mikes@pedmontlanddesign.com

PROJECT MANAGER: Mike Schneider, PE | 919-854-7600 | mikes@pedmontlanddesign.com

PLANNER: Anne Mauro | 919.718.4656 ext. 5399 | anne.mauro@sanfordnc.net

TRC-04-18-25—CHIPOTLE AT NC 87 HWY [Commercial Plan Review] 09:20AM

LOCATION: 0 NC 87 Hwy South (between Lidl and Harbor Freight)

LEE CO. PIN NO.: 9661-17-6523-00

ZONING: C-2 (General Commercial)

ACRES: 0.88 acres (+/-)

DESCRIPTION: Proposed new construction of a quick-service restaurant (Chipotle) with associated parking and landscaping.

UTILITIES: Public water is available along NC 87 Hwy; public sewer *may* need to be extended to serve the site.

STREET(S): NC 87 Hwy is an NCDOT-maintained roadway.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Russ Folsom, PE | 770-617-2305 | russf@aeengineer.com

PROJECT MANAGER: James Walser | 704-962-2648 | walser.il@gmail.com

PLANNER: Anne Mauro | 919.718.4656 ext. 5399 | anne.mauro@sanfordnc.net

TRC-04-19-25—PORTER'S LANDING SUBDIVISION [Major Subdivision Review] 09:50AM

LOCATION: 1005 W. Raleigh Street (area bounded by Frazier Dr., Lemon Springs Rd., and Kendale Dr.)

LEE CO. PIN NO.: 9651-29-7736-00, 9651-29-5245-00, 9651-29-8075-00, 9651-29-9406-00, 9651-29-8543-00, 9651-28-8460-00

ZONING: Porter's Landing Conditional Zoning District (rezoned approved December, 2024)

ACRES: 34 acres (+/-)

DESCRIPTION: Proposed mixed-use traditional neighborhood with residential single-family lots (including both detached cottage homes and attached townhomes) and additional space for future commercial and multifamily development, as well as common open space.

UTILITIES: Public water is available along Frazier Dr., Lemon Springs Rd., and W. Raleigh St.; Public sewer must be extended down W. Raleigh St. to serve the site.

STREET(S): W. Raleigh Street, Kendale Drive, and Frazier Drive are city-maintained; Lemon Springs Rd. is NCDOT-maintained.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Moore HL Properties | 910-639-5973 | carolinabuilder@gmail.com

PROJECT MANAGER: Trevor Hansen | 910-684-8487 | thansen@koontzjones.com

PLANNER: Thomas Mierisch | 919-718-4656, ext. 5396 | thomas.mierisch@sanfordnc.net

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

TRC-04-20-25—LEMON SPRINGS ESTATES SUBDIVISION [Major Subdivision Plan Review] 10:20AM

LOCATION: 0 Glendale Circle (just north of the intersection of Glendale Circle and Lemon Springs Rd.)

LEE CO. PIN NO.: 9651-16-7869-00

ZONING: UN-6

ACRES: 14.9 +/-

DESCRIPTION: Proposed 35-lot single-family residential subdivision.

UTILITIES: Public water is available along Lemon Springs Rd.; public sewer must be extended from Lemon Springs Rd.

STREET(S): Lemon Springs Road is an NCDOT-maintained roadway; Glendale Circle is a city-maintained roadway.

JURISDICTION: City of Sanford jurisdiction

APPLICANT: Martha Bright, PE | 919-776-3444 | mabright@kenbrightengineering.com

PROJECT MANAGER: Bobby Branch | 919-708-8465 | babranchgrading@gmail.com

PLANNER: Thomas Mierisch | 919-718-4656, ext. 5396 | thomas.mierisch@sanfordnc.net

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

TRC-04-21-25—COX MADDOX TOWNHOMES SUBDIVISION [Concept Plan Review] 10:40AM

LOCATION: 0 Cox Maddox Road (between the Lee County School Bus Garage at 416 Cox Maddox Rd. and US 421 Bypass)

LEE CO. PIN NO.: 9661-46-1171-00

ZONING: R-10/MH

ACRES: 8.45 +/-

DESCRIPTION: Proposed 41-lot single-family residential subdivision.

UTILITIES: Public water and public sewer are available along Cox Maddox Road.

STREET(s): Cox Maddox Road is an NCDOT-maintained roadway.

JURISDICTION: City of Sanford jurisdiction

APPLICANT: Alicia & Laura Bright | 919-776-3444 | marthalybright@gmail.com

PROJECT MANAGER: Ken Bright, PE | 919-776-3444 | kwbright@kenbrightengineering.com

PLANNER: Thomas Mierisch | 919-718-4656, ext. 5396 | thomas.mierisch@sanfordnc.net

NOTE: This site will need to be rezoned to be developed in the manner proposed.