

# 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: 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:** 05/02/2025

**RE: TRC agenda for May, 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, May 29<sup>th</sup>, starting at 9:00am.**

## **TRC-05-22-25—PACKFORCE HANGAR AT RALEIGH EXECUTIVE JETPORT [Commercial Plan Review] 09:00AM**

**LOCATION:** 0 Rod Sullivan Rd. (Address TBD, but located within the Raleigh Executive JetPort site)

**LEE CO. PIN NO.:** 9676-09-8483-00

**ZONING:** RA (Residential Agricultural)

**ACRES:** 398 acres (+/-)

**DESCRIPTION:** Proposed construction of an 22,175 SF airport hangar, associated parking and utilities.

**UTILITIES:** Public water and sewer is available at the Raleigh Executive JetPort.

**STREET(s):** Rod Sullivan Road is NCDOT-maintained.

**JURISDICTION:** Lee County jurisdiction.

**APPLICANT:** Don Bataille | 919-233-8091 | [dbatalle@mckimcreed.com](mailto:dbatalle@mckimcreed.com)

**PROJECT MANAGER:** Ben Machia | 919-718-1049 | [bmachia@sanfordcontractors.com](mailto:bmachia@sanfordcontractors.com)

**PLANNER:** Anne Mauro | 919.718.4656 ext. 5399 | [anne.mauro@sanfordnc.net](mailto:anne.mauro@sanfordnc.net)

**TRC-05-23-25—CROSSROADS MINISTRIES EXPANSION PROJECT [Commercial Plan Review] 09:20AM**

**LOCATION:** 107 Milton Avenue (at the corner of Milton Ave. and N. Main Street)

**LEE CO. PIN NO.:** 9682-33-8599-00

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

**ACRES:** 33.4 +/-

**DESCRIPTION:** Proposed 50,865sf expansion of an existing church site with associated parking and landscaping.

**UTILITIES:** Public sewer and public water are available along both S. Main Street and Milton Avenue.

**STREET(s):** N. Main Street is an NCDOT roadway and Milton Avenue is a town-maintained street.

**JURISDICTION:** Town of Broadway jurisdiction.

**APPLICANT:** Trenton Stewart | 919-363-1422 | [trent@arcadiaengineers.com](mailto:trent@arcadiaengineers.com)

**PROJECT MANAGER:** Ryan Rhodes | 919-776-0129, ext. 3 | [mr83@windstream.net](mailto:mr83@windstream.net)

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

**TRC-05-24-25—BLOSSMAN GAS SITE AT CAMERON DRIVE [Major Subdivision Review] 09:50AM**

**LOCATION:** 3304 Cameron Drive (between the intersections of Cameron Drive with Lee Ave. and Industrial Dr.)

**LEE CO. PIN NO.:** 9651-76-8504-00

**ZONING:** LI (Light Industrial)

**ACRES:** 1.72 acres (+/-)

**DESCRIPTION:** Proposed development of the site as a propane tank refurbishment center with storage building and outdoor storage.

**UTILITIES:** Public water is available along Cameron Drive and public sewer bisects the site.

**STREET(s):** Cameron Drive is city-maintained.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Martha Bright, PE | 919-776-3444 | [mabright@kenbrightengineering.com](mailto:mabright@kenbrightengineering.com)

**PROJECT MANAGER:** Darrin Shaffer | 336-300-0897 | [dshaffer@blossmangas.com](mailto:dshaffer@blossmangas.com)

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

**TRC-05-25-25—PETTY ROAD SUBDIVISION [Major Subdivision Plan Review] 10:20AM**

**LOCATION:** 3116 Carbonton Road (adjoining Carbonton Cove, at the intersections of Petty, Carbonton, and Wicker).

**LEE CO. PIN NO.:** 9632-09-5315-00, 9622-98-9903-00, and 9632-08-3316-00

**ZONING:** Petty Road Conditional Zoning District (rezoned in January, 2023).

**ACRES:** 58.2 +/-

**DESCRIPTION:** Proposed 133-lot single-family residential subdivision with internal public streets and utilities.

**UTILITIES:** Public water is available along Petty Road and a portion of Carbonton Road; public sewer must be extended to serve the site.

**STREET(s):** Wicker Street, Petty Road and Carbonton Road are all NCDOT-maintained streets.

**JURISDICTION:** City of Sanford ETJ.

**APPLICANT:** Joe Faulkner, PLA | 919-606-7703 | [joe@cegrouppinc.com](mailto:joe@cegrouppinc.com)

**PROJECT MANAGER:** Joe Faulkner, PLA | 919-606-7703 | [joe@cegrouppinc.com](mailto:joe@cegrouppinc.com)

**PLANNER:** Thomas Mierisch | 919-718-4656, ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

**NOTE:** The subject property was rezoned to a site plan-specific conditional zoning district in January, 2023. The proposed layout must substantially match the conditional zoning district's standards **or** the subject property must be rezoned. The subject property must be annexed into the corporate city limits to be developed in the manner proposed.

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

**TRC-05-26-25—SKY RIDGE ESTATES SUBDIVISION [Concept Plan Review] 10:40AM**

**LOCATION:** 0 Lee Avenue (abutting Park at South Park Subdivision where Eddy Drive terminates)

**LEE CO. PIN NO.:** 9650-99-9695-00

**ZONING:** SN-9

**ACRES:** 16.48 +/-

**DESCRIPTION:** Proposed 28-lot single-family residential subdivision.

**UTILITIES:** Public water is available along Eddy Drive and public sewer bisects the site.

**STREET(s):** Eddy Drive is a city-maintained roadway.

**JURISDICTION:** City of Sanford jurisdiction

**APPLICANT:** Jarrod Hilliard | 919-352-2834 | [jhilliard@hilliardengineering.com](mailto:jhilliard@hilliardengineering.com)

**PROJECT MANAGER:** Elvis Faircloth | 919-499-8190 | [elvisfaircloth@yahoo.com](mailto:elvisfaircloth@yahoo.com)

**PLANNER:** Thomas Mierisch | 919-718-4656, ext. 5396 | [thomas.mierisch@sanfordnc.net](mailto:thomas.mierisch@sanfordnc.net)

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