

# Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

115 Chatham Street, Sanford, NC 27330

Phone 919-718-4656

[zoning@sanfordnc.net](mailto:zoning@sanfordnc.net)

## 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.:  
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:** 06/03/2025

**RE: TRC agenda for June, 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, June 26<sup>th</sup>, starting at 9:00am.**

### **TRC-06-27-25—BROADWAY 87 SUBDIVISION [Major Subdivision Plan Review] 09:00AM**

**LOCATION:** 202 Chicken Farm Lane (just east of the intersection of Buckhorn Rd. and Thomas Kelly Rd.)

**LEE CO. PIN NO.:** 9692-17-3408-00, 9692-17-6662-00, 9692-08-8355-00, 9692-18-1573-00, 9692-18-5737-00, 9692-19-9191-00, 9692-29-1422-00, and 9692-29-2823-00

**ZONING:** RA

**ACRES:** 87.1 +/-

**DESCRIPTION:** A proposed 52-lot major residential subdivision for detached single-family homes.

**UTILITIES:** Public water is available and private, on-site septic is intended for each lot.

**STREET(S):** Thomas Kelly and Buckhorn Roads are NCDOT-maintained roadway.

**JURISDICTION:** Lee County jurisdiction.

**APPLICANT:** Patrick Kiernan | 919-387-1174 | [patrick@jonescossen.com](mailto:patrick@jonescossen.com)

**PROJECT MANAGER:** Jim Schaafsma | 919-454-5776 | [jschaafsma@nc.rr.com](mailto:jschaafsma@nc.rr.com)

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

**TRC-06-28-25—JACKSON HEIGHTS SUBDIVISION [Concept Plan Review] 09:25AM**

**LOCATION:** Redevelopment of portions of property between Fifteenth and Seventeenth Streets along Charlotte Ave.

**LEE CO. PIN NO.:** 9653-42-0451-00

**ZONING:** SN-9 (Suburban Neighborhood)

**ACRES:** 9.08 +/-

**DESCRIPTION:** A proposed 25-lot major residential subdivision for detached single-family homes.

**UTILITIES:** Public water and public sewer are available in the area, but may need to be extended in certain places.

**STREET(s):** Charlotte Ave., Fifteenth, Sixteenth, and Seventeenth Streets are all city-maintained.

**JURISDICTION:** City of Sanford jurisdiction.

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

**PROJECT MANAGER:** Jeremy Thomas, PE | 919-777-6010 | [jthomas@jthomasengineering.com](mailto:jthomas@jthomasengineering.com)

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

**TRC-06-29-25—WASHINGTON AVE. SUBDIVISION & APARTMENTS [Subdivision & Multifamily Plan Review] 09:50AM**

**LOCATION:** 0 Washington Ave. (north of the intersection with W. Garden St.)

**LEE CO. PIN NO.:** 9642-63-2855-00

**ZONING:** UN-6 (Urban Neighborhood) and MF-12 (Multifamily)

**ACRES:** 16.93 +/-

**DESCRIPTION:** Proposed 48-lot residential major subdivision for detached single-family homes and one lot for the development of a 16-unit apartment building.

**UTILITIES:** Public sewer and public water are available along Washington Avenue

**STREET(s):** Washington Avenue is a city-maintained street.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Kerry Bashaw | 919-363-1422 | [kbashaw@bc-cdc.com](mailto:kbashaw@bc-cdc.com)

**PROJECT MANAGER:** Andy Lamm, PE | 919-378-9111 | [andy.lamm@mcgillassociates.com](mailto:andy.lamm@mcgillassociates.com)

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

**Note:** within the City of Sanford's jurisdiction, TRC approval of a civil plan set for a subdivision is also preliminary plat approval.

**TRC-06-30-25—DEEP RIVER ROAD SUBDIVISION [Concept Plan Review] 10:20AM**

**LOCATION:** 1017 Deep River Road (opposite the intersection of Womack Rd. with Deep River Rd., north of CCEP)

**LEE CO. PIN NO.:** 9645-69-7357-00, 9645-79-5329-00, 9645-79-8376-00, 9646-50-2697-00

**ZONING:** RA (Residential Agricultural)

**ACRES:** 51.04 +/-

**DESCRIPTION:** Proposed development of a single-family residential subdivision consisting of approximately 116 townhome lots (attached single-family dwellings) and 107 detached single-family lots, associated open space and street trees.

**UTILITIES:** Public water is available along Deep River Road; public sewer must be extended to serve the site.

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

**JURISDICTION:** Lee County jurisdiction.

**APPLICANT:** London DeVaul | 919-275-5002 | [ldevaul@urbandesignpartners.com](mailto:ldevaul@urbandesignpartners.com)

**PROJECT MANAGER:** Brian Richards | 919-275-5002 | [brichards@urbandesignpartners.com](mailto:brichards@urbandesignpartners.com)

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

**Note:** the subject property must be annexed into Sanford's corporate limits and rezoned to be developed as proposed.

**TRC-06-31-25—ADAMS VILLAGE COMMERCIAL PROJECT [Concept Plan Review] 10:45AM**

**LOCATION:** 3357 NC 87 Hwy (just south of the Walmart shopping center)

**LEE CO. PIN NO.:** 9661-15-5160-00

**ZONING:** SN-9 (Suburban Neighborhood)

**ACRES:** 32 +/-

**DESCRIPTION:** Proposed commercial component of the Adams Village Development with 200,000sf +/- of retail space, a fuel center, and four (4) outparcels for restaurants, retail, etc. with associated landscaping.

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

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

**JURISDICTION:** City of Sanford ETJ.

**APPLICANT:** Brittany Elliott | 843-769-6065 | [belliot@realtylinkdev.com](mailto:belliot@realtylinkdev.com)

**PROJECT MANAGER:** Mark Ashness | 919-367-8790 | [mark@cegroup.com](mailto:mark@cegroup.com)

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

**Note:** the subject property must be annexed into Sanford's corporate limits and rezoned to be developed as proposed.

**TRC-06-32-25—MIDTOWN VILLAGE EAST SUBDIVISION [Concept Plan Review] 11:10AM**

**LOCATION:** 0 Lower Moncure Rd. (south of the US 421 Hwy Bypass near intersection with Eastwood Drive)

**LEE CO. PIN NO.:** 9653-46-2729-00, 9653-46-4047-00, 9653-24-1951-00, 9653-25-6511-00, 9653-45-6835-00, 9653-36-6299-00, 9653-15-4239-00, 9653-34-3218-00, 9653-45-3763-00

**ZONING:** Midtown Village South Conditional Zoning District and RR (Restricted Residential)

**ACRES:** 150 +/-

**DESCRIPTION:** Proposed stand-alone new neighborhood for the easternmost portion of Midtown Village South, containing 239 single-family dwellings and 180 multifamily units, 368,000sf +/- of commercial and flex space along Lower Moncure Rd.

**UTILITIES:** Public water is available along Lower Moncure Rd., public sewer must be extended to serve the site.

**STREET(s):** Lower Moncure Rd. is an NCDOT-maintained roadway.

**JURISDICTION:** City of Sanford and Lee County jurisdictions.

**APPLICANT:** Lauren Dickson, PLA | 919-469-1101 | [ldickson@american-ea.com](mailto:ldickson@american-ea.com)

**PROJECT MANAGER:** Lauren Dickson, PLA | 919-469-1101 | [ldickson@american-ea.com](mailto:ldickson@american-ea.com)

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

**Note:** the subject property must be annexed into Sanford's corporate limits and rezoned to be developed as proposed.