

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.: Katherine Shearin, Planner I
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: 07/03/2025

RE: TRC agenda for **July, 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, July 31st, starting at 9:00am.**

TRC-07-33-25—CLETUS HALL RD. WEDDING VENUE [Concept Plan Review] 09:00AM

LOCATION: 0 Cletus Hall Rd. (directly behind 712 Cletus Hall Rd., near the intersection with Buchanan Farm Rd.)

LEE CO. PIN NO.: 9676-60-4138-00

ZONING: RA (Residential Agricultural)

ACRES: 11.28 +/-

DESCRIPTION: Proposed wedding venue site with two structures totaling about 5,000sf in area, associated parking, and landscaping. A Special Use Permit must be reviewed and approved by the Lee County Board of Adjustment for this project to move forward.

UTILITIES: Private water and private on-site septic must be utilized.

STREET(s): Cletus Hall Rd. is an NCDOT-maintained roadway.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Kelci Kindle | 919-353-5167 | Kelci.kindle@gmail.com

PROJECT MANAGER: Brad Wilson | 919-427-4828 | bmwilsonbuilders@gmail.com

PLANNER: Anne Mauro | 919-718-4656, ext. 5399 | anne.mauro@sanfordnc.net

NOTE: Project must receive a Special Use Permit to be developed in the manner proposed.

TRC-07-34-25—PEDLEY WAREHOUSE #6 AT BROWN RD. [Commercial Plan Review] 09:25AM

LOCATION: 2301 Brown Rd. (directly behind Mertek Solutions at 3905 Hawkins Ave.)

LEE CO. PIN NO.: 9645-15-5975-00

ZONING: HI (Heavy Industrial)

ACRES: 20.65 +/-

DESCRIPTION: A proposed 6,000sf warehouse structure (Building F) to be added to an existing site with multiple warehouses and industrial structures.

UTILITIES: Public water and public sewer are available at the site.

STREET(s): Brown Road is NCDOT-maintained.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Jerry Pedley | 919-775-9234 | jerry@pedleygroup.com

PROJECT MANAGER: Nick Robinson | 336-622-3150 | nick@robinsoninc.net

PLANNER: Anne Mauro | 919-718-4656, ext. 5399 | anne.mauro@sanfordnc.net

TRC-07-35-25—THE PINES AT BUCKHORN SUBDIVISION [Major Subdivision Plan Review] 09:50AM

LOCATION: Adjoining 2242 Buckhorn Road, opposite of the intersection of Buckhorn Road and Pottery Lane

LEE CO. PIN NO.: 9693-65-8486-00

ZONING: RA (Residential Agricultural)

ACRES: 210.36 +/-

DESCRIPTION: Proposed 109-lot single-family detached residential subdivision with associated open space areas.

UTILITIES: Public water is available along Buckhorn Road and private on-site septic will be utilized for wastewater.

STREET(s): Buckhorn Road is NCDOT-maintained

JURISDICTION: Lee County jurisdiction.

APPLICANT: Dexter Montague | 919-362-7477 | Bryant.montague@montaguedevelopment.com

PROJECT MANAGER: Fleet Temple | 910-658-2446 | fleet@fempleengineering.com

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

TRC-07-36-25—DOLLAR GENERAL AT WICKER STREET [Commercial Plan Review] 10:20AM

LOCATION: 0 Wicker Street (corner of Wicker St. and S. Franklin Drive)

LEE CO. PIN NO.: 9632-26-7107-00

ZONING: C-1 (Light Commercial)

ACRES: 20.65 +/-

DESCRIPTION: A proposed 10,640sf one-story commercial retail structure with associated parking and landscaping.

UTILITIES: Public water is available at the intersection of Wicker and S. Franklin; private septic must be utilized.

STREET(s): Wicker Street and S. Franklin Drive are both NCDOT-maintained.

JURISDICTION: Partially within City of Sanford corporate limits, partially within ETJ.

APPLICANT: Garrett Neal | 336-596-8486 | garrett@nealcivil.com

PROJECT MANAGER: Matt Williams | 910-944-0881 | matth@rhetson.com

PLANNER: Anne Mauro | 919-718-4656, ext. 5399 | anne.mauro@sanfordnc.net

TRC-07-37-25—OAKWOOD COMMERCIAL SUBDIVISION [Concept Plan Review] 10:45AM

LOCATION: 3905 NC 87 Hwy (currently the Oakwood MHP across from the Harvey Faulk Rd. intersection)

LEE CO. PIN NO.: 9661-24-7824-00 and 9661-24-8442-00

ZONING: R-20/MH and SN-9

ACRES: 10.15 +/-

DESCRIPTION: Proposed 8-lot subdivision for future commercial development.

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

STREET(s): NC 87 Hwy is NCDOT-maintained

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Martha Bright | 919-356-3212 | mabright@kenbrightengineering.com

PROJECT MANAGER: Ken Bright | 919-356-4687 | kwbright@kenbrightengineering.com

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

NOTE: the subject property may be subdivided as proposed, but must be rezoned in order to develop with commercial structure(s)

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

TRC-07-38-25—SKY RIDGE ESTATES SUBDIVISION [Major Subdivision Plan Review] 11:00AM

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 29-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

PROJECT MANAGER: Elvis Faircloth | 919-499-8190 | elvisfaircloth@yahoo.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-07-39-25—CUMNOCK WEST DEVELOPMENT [Concept Plan Review] 11:20AM

LOCATION: 0 Cumnock Road (just north of the US 421 Hwy Bypass intersection with Cumnock Rd.)

LEE CO. PIN NO.: 9625-73-5056-00 and 9625-53-8663-00

ZONING: Village of Cumnock Conditional Zoning District

ACRES: 81 +/-

DESCRIPTION: A proposed mixed-use development previously approved during the conceptual review phase of the larger Village of Cumnock project for the multifamily and commercial development components of Village of Cumnock, now known as Deep River West.

UTILITIES: Public water is available at the intersection of Wicker and S. Franklin; private septic must be utilized.

STREET(s): Cumnock Road and US 421 Hwy Bypass are both NCDOT-maintained.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Lauren Dickson | 919-469-1101 | ldickson@american-ea.com

PROJECT MANAGER: Lauren Dickson | 919-469-1101 | ldickson@american-ea.com

PLANNER: Anne Mauro | 919-718-4656, ext. 5399 | anne.mauro@sanfordnc.net