

# 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)

## 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

**TRC agenda for August, 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, August 28<sup>th</sup>, starting at 9:00am.**

### **TRC-08-40-25—HYDRO TUBE FACILITY EXPANSION [Commercial Plan Review] 09:00AM**

**LOCATION:** 2645 Mt. Pisgah Church Rd. (directly across from the intersection of Carr Creek Dr. and Mt. Pisgah Church Rd.)

**LEE CO. PIN NO.:** 9661-88-0582-00 and 9661-88-2884-00

**ZONING:** LI (Light Industrial)

**ACRES:** 3.54 +/-

**DESCRIPTION:** Proposed 47,900sf addition to an existing 68,000sf industrial structure for Hydro Tube Enterprises, a company that specializes in metal products fabrication and finishing.

**UTILITIES:** Public water and public sewer are available along Mt. Pisgah Church Rd.

**STREET(s):** Mt. Pisgah Church Rd. is an NCDOT-maintained roadway.

**JURISDICTION:** Partially within City of Sanford, City of Sanford ETJ, and Lee County jurisdiction.

**APPLICANT:** Braxton Moye | 919-533-6199 | [bmoye@intrepid-build.com](mailto:bmoye@intrepid-build.com)

**PROJECT MANAGER:** Zachary Coffey | 919-533-6199 | [zcoffey@intrepid-build.com](mailto:zcoffey@intrepid-build.com)

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

#### **NOTES:**

- Site may need to be annexed into Sanford's City Limits to connect to Sanford's public sewer system; this decision is ultimately up to the City of Sanford Public Works Department.
- This is the first TRC review for this project. If/when approved, the project's next step is submittal for building and zoning permits.

**TRC-08-41-25—URIAS SOCCER FIELDS [Concept Plan Review] 09:25AM**

**LOCATION:** 2815 Industrial Avenue (between W. Williams St. and Rand St. and Urias Self-Storage and Buchanan Music)

**LEE CO. PIN NO.:** 9651-59-9207-00

**ZONING:** LI (Light Industrial)

**ACRES:** 3.54 +/-

**DESCRIPTION:** Proposed addition of new soccer fields and parking lot for recreational sports on a commercial basis within an existing site developed with self-storage buildings.

**UTILITIES:** The parcel does not appear to have direct access to water or sewer along Industrial Drive, per GIS mapping data.

**STREET(s):** Industrial Drive is NCDOT-maintained.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Nancy Urias | 919-356-0563 | [naurias1201@email.campbell.edu](mailto:naurias1201@email.campbell.edu)

**PROJECT MANAGER:** Martha Bright, PE | 919-356-3212 | [mabright@kenbrightengineering.com](mailto:mabright@kenbrightengineering.com)

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

**NOTES:**

- This is the first TRC review for this project. If/when approved, the project's next step is submittal for building and zoning permits. No full technical review is required unless structures are being built. The design as proposed is for a new soccer field (no permanent seating) and new paved parking only.

**TRC-08-42-25—MARELLI SUBDIVISION AMENITY CENTER [Commercial Plan Review] 09:50AM**

**LOCATION:** 0 Marelli Drive (this development will be within the currently under-construction Marelli Subdivision, but the closest existing address is 902 Broadway Rd.)

**LEE CO. PIN NO.:** 9652-85-9707-00

**ZONING:** Marelli Conditional Zoning District

**ACRES:** 1.27 +/-

**DESCRIPTION:** Proposed development of an amenity center with swimming pool and playground associated with the Marelli Subdivision and the Marelli Conditional Zoning District approved by City Council in November, 2021.

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

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

**JURISDICTION:** City of Sanford jurisdiction.

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

**PROJECT MANAGER:** Salman Moazzam | 919-275-5002 | [smoazzam@urbandesignpartners.com](mailto:smoazzam@urbandesignpartners.com)

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

**NOTES:**

- The Marelli Subdivision was first submitted to TRC in June, 2021, as a concept plan (TRC-06-28-21).
- The Marelli Conditional Zoning District was approved by City Council in November, 2021.
- The preliminary plat was reviewed by TRC in February, 2022 (TRC-02-12-22) and approved by City Council in August, 2022.
- This is the first TRC review for this project. If/when approved, the project's next step is submittal for building and zoning permits.

**TRC-08-43-25—THE TEETH DOCTORS DENTAL CLINIC [Commercial Plan Review] 10:20AM**

**LOCATION:** 0 Commerce Drive (between Bay Laurel Dr. and Research Dr.)

**LEE CO. PIN NO.:** 9660-28-2004-00

**ZONING:** O&I (Office & Institutional)

**ACRES:** 3.56 +/-

**DESCRIPTION:** A proposed 7,400sf dental clinic with associated landscaping and parking.

**UTILITIES:** Public water and public sewer are available along Commerce Drive.

**STREET(s):** Commerce Drive is a city-maintained street.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Paul Munana | 919-608-8324 | [paul.meritgroupnc@gmail.com](mailto:paul.meritgroupnc@gmail.com)

**PROJECT MANAGER:** Jake Lewis | 336-706-2935 | [jakelews@franklanddesign.com](mailto:jakelews@franklanddesign.com)

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

**NOTES:**

- This site was rezoned to O&I in July, 2025.
- This is the first TRC review for this project. If/when approved, the project's next step is submittal for building and zoning permits.

**TRC-08-44-25—ASHBY VILLAGE COMMERCIAL & OFFICE PARK [Concept Plan Review] 10:45AM**

**LOCATION:** 0 Rosser Road and 0 S. Horner Blvd. (the area along S. Horner Blvd. and Ashby Rd. wrapping around Lowe's Home Improvement)

**LEE CO. PIN NO.:** 9652-90-4777-00, 9652-90-5390-00, 9661-09-2400-00, and 9661-08-9921-00

**ZONING:** Ashby Village Conditional Zoning District

**ACRES:** 32.9 +/-

**DESCRIPTION:** Proposed 8-lot subdivision for commercial development as a component of the Ashby Village Conditional Zoning District. Internal roadway designs, supplemental zoning conditions, and land use designations are proposed.

**UTILITIES:** Public water and public sewer are available.

**STREET(s):** S. Horner Blvd. and Rosser Rd. are NCDOT-maintained roads.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Michael McQuillen | 919-249-8587 | [mmcquillen@atwell.com](mailto:mmcquillen@atwell.com)

**PROJECT MANAGER:** Jackson Hendrix | 919-473-3385 | [jacksonh@dcinsightllc.com](mailto:jacksonh@dcinsightllc.com)

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

**NOTES:**

- The overall project was first reviewed by TRC in 2021 (TRC-03-13-21).
- The Ashby Village Conditional Zoning District rezoning request was approved by City Council in September, 2021.
- The preliminary plat for the residential component of Ashby Village was approved by City Council in December, 2021 and is currently in development.
- The multifamily component of Ashby Village was reviewed by TRC in April, 2023 (TRC-04-19-23).
- This proposal will be subject to further rezoning, as the proposed additional details will be the basis of an amendment to the Ashby Village Conditional Zoning District that must go before the Sanford Planning Board and City Council for further review.

**TRC-08-45-25—SOUTH CREEK TOWNHOMES SUBDIVISION [Concept Plan Review] 11:00AM**

**LOCATION:** 0 Lee Avenue (just north of Lee Ave. intersection with Cedarhurst Dr. and directly opposite 3906 Lee Ave.)

**LEE CO. PIN NO.:** 9651-90-4249-00

**ZONING:** SN-9

**ACRES:** 5.3 +/-

**DESCRIPTION:** Proposed 31-lot major residential subdivision for single-family attached dwellings (townhomes).

**UTILITIES:** Public water is available along Lee Ave., and public sewer must be extended to serve the site.

**STREET(s):** Lee Avenue is an NCDOT-maintained roadway.

**JURISDICTION:** Partially City of Sanford jurisdiction, partially within Sanford's ETJ.

**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:** Katherine Shearin | 919-718-4656, ext. 5398 | [katherine.shearin@sanfordnc.net](mailto:katherine.shearin@sanfordnc.net)

**NOTES:**

- This site must be rezoned to be developed in the manner proposed.
- The portion of the site located within the City of Sanford's ETJ must be annexed into the corporate city limits to be served by public sewer as proposed.
- This is the first TRC review for this project. If/when approved, the project's next step is submittal for rezoning request.
- This project will then have to come back to TRC for review as a full civil plan set. For subdivisions within Sanford's jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.