

Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

115 Chatham Street, Sanford, NC 27330

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SANFORD / LEE COUNTY / BROADWAY (TRC) MEMBERS

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| 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 |
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| 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 September, 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, September 25th, starting at 9:00am.**

TRC-09-46-25—MI CANCUN RESTAURANT EXPANSION [Commercial Plan Review] 09:00AM

LOCATION: 120 Bank Street (at the intersection of Bank and Dalrymple—former location for Brick City Grill).

LEE CO. PIN NO.: 9652-70-4913-00

ZONING: C-2 (General Commercial)

ACRES: 0.84 +/-

DESCRIPTION: Proposed addition of 1,190 SF to existing 2,556 SF commercial structure for expansion/renovation purposes to establish Mi Cancun Restaurant at the former Brick City Grill location.

UTILITIES: Public water and sewer are available along Dalrymple Street.

STREET(s): Dalrymple and Bank Streets are city-maintained.

JURISDICTION: City of Sanford jurisdiction.

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

PROJECT MANAGER: Tyler Colvin | 919-606-7826 | tylercolvinconstruction@gmail.com

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

NOTES:

- This is the first TRC review for this project. No rezoning or annexation is required. Restaurants are permitted by right in C-2 zoning districts, though site design requirements (landscaping, paved parking, etc.) may apply.

- The next step for this project, after TRC approval, would be to submit building/zoning permit applications for review.

TRC-09-47-25—JUNIPER CREEK SUBDIVISION [Major Subdivision Plan Review] 09:20AM

LOCATION: 4220 Blacks Chapel Rd. (large parcel at the intersection of Blacks Chapel Rd. and Sheriff Watson Rd.; directly opposite the intersection with Gunter Lake Rd.)

LEE CO. PIN NO.: 9547-47-6610-00

ZONING: RA (Residential Agricultural)

ACRES: 192.4 +/-

DESCRIPTION: Proposed 148-lot major subdivision for detached residential single-family homes with open space and internal public roads.

UTILITIES: Public water is available along Sheriff Watson and Blacks Chapel Roads; private on-site septic must be utilized.

STREET(s): Sheriff Watson and Blacks Chapel Roads are NCDOT-maintained roadways.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Dale Werenko, PE | 919-469-3340 | dwerenko@withersravenel.com

PROJECT MANAGER: Dale Werenko, PE | 919-469-3340 | dwerenko@withersravenel.com

PLANNER: Katherine Shearin | 919-718-4656, ext. 5398 | katherine.shearin@sanfordnc.net

NOTES:

- This is the first TRC review for this project. If/when approved, the project's next step is review by the Lee County Planning Board and Lee County Board of Commissioners.
- If the preliminary plat is approved, the developer must then develop the property accordingly (install the water mains, build the roads) and then submit a final plat for review and then recordation with the Lee County Register of Deeds.

TRC-09-48-25—JACKSON HEIGHTS SUBDIVISION [Major Subdivision Plan Review] 09:50AM

LOCATION: 0 S. Fifteenth through 0 S. Seventeenth Streets along Charlotte Ave.

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

ZONING: SN-9 (Suburban Neighborhood)

ACRES: 9.05 +/-

DESCRIPTION: Proposed 25-lot major subdivision for detached residential single-family homes.

UTILITIES: Public water and sewer are partially available along Fifteenth, Sixteenth, and Seventeenth Streets, and along Charlotte Ave., but will need to be extended in some areas to serve the lots proposed.

STREET(s): Fifteenth, Sixteenth, and Seventeenth Streets are city-maintained (and extensions of them will be city-maintained, too). Charlotte Ave. is an existing NCDOT-maintained roadway.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Jeremy Thomas, PE | 919-777-6010 | jthomas@jthomasengineering.com

PROJECT MANAGER: Jeremy Thomas, PE | 919-777-6010 | jthomas@jthomasengineering.com

PLANNER: Katherine Shearin | 919-718-4656, ext. 5398 | katherine.shearin@sanfordnc.net

NOTES:

- This is an infill redevelopment project of existing, unfinished blocks within the City of Sanford. The Jackson Heights neighborhood was first proposed and platted in 1970, per Plat Cabinet 3/Slide 189 as recorded in the Lee County Register of Deeds.
- Concept plans for this redevelopment project have been submitted in the past, in 2021 (TRC-08-36-21) and earlier this year (TRC-06-28-25).
- For subdivisions within Sanford's jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.

TRC-09-49-25—OAKTON MIXED-USE DEVELOPMENT [Commercial Plan Review] 10:15AM

LOCATION: 0 Colon Road (at the intersection of US 1 Hwy. and Colon Rd., directly across from Sanford Fire Station #5)

LEE CO. PIN NO.: 9656-50-9252-00, 965661-6791-00, 9655-59-2618-00, 9655-58-7870-00

ZONING: RA (Residential Agricultural)

ACRES: 112 +/-

DESCRIPTION: Proposed mixed-use development consisting of single-family dwellings, multifamily buildings with up to 300 apartment units, and a commercial component which may include a hotel, restaurant, retail space, and other uses. Landscaping, internal public streets, and clubhouses with amenities are also proposed.

UTILITIES: Public water is available along Colon Rd. and public sewer bisects the site.

STREET(s): Colon Road and US 1 Hwy. are NCDOT-maintained.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Maggie Whitlatch | 919-275-5002 | mwhitlatch@urbandesignpartners.com

PROJECT MANAGER: Brian Richards | 919-275-5002 | brichards@urbandesignpartners.com

PLANNER: Katherine Shearin | 919-718-4656, ext. 5398 | katherine.shearin@sanfordnc.net

NOTES:

- This project has come before TRC before, then known as *Gum Fork Mixed Use Development* (TRC-05-22-21).
- This site is remnant land from Galvin's Ridge Subdivision, included in the land purchased by Criterion Dev. Co. and now owned by D.R. Horton, Inc.
- The site was annexed into corporate limits of the City of Sanford in 2021.
- This is a conceptual plan that will form the basis of a site plan-specific conditional rezoning request.
- If TRC approval is issued, the next step would be for the developer to host a neighborhood meeting with adjoining property owners and submit an application for Conditional Rezoning before the Sanford Planning Board and Sanford City Council. Then a full civil plan set must be submitted to TRC for review, which will count as preliminary plat review, as well.

TRC-09-50-25—RIVERBIRCH SHOPPING CENTER REDEVELOPMENT [Commercial Plan Review] 10:40AM

LOCATION: 1015 Spring Lane (corner of US 1 Hwy and Spring Lane)

LEE CO. PIN NO.: 9643-01-0668-00, 9633-92-8481-00, 9643-02-3208-00, and 9643-00-5683-00

ZONING: C-2 (General Commercial)

ACRES: 35.36 +/-

DESCRIPTION: Proposed redevelopment of the existing Riverbirch Shopping Center to include demolition of most buildings and construction of 200,000+ square feet of commercial retail and shopping space with enhanced landscaping and open space areas.

UTILITIES: Public water is available along Spring Ln. and public sewer bisects the site. Site is currently served by both.

STREET(s): Spring Lane and US 1 Hwy are both NCDOT-maintained roadways.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Shannon Dixon | 919-467-8880 | sdixon@castoinfo.com

PROJECT MANAGER: Craig Berwick | 980-312-5450 | cberwick@seamonwhiteside.com

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

NOTES:

- This project has come before TRC before in 2023 (TRC-08-37-23).
- This project does not require rezoning and the site is already located within the corporate
- The next step for this project, after TRC approval, would be to submit building/zoning permit applications for review.

ADD-ON AGENDA ITEM (09/12/25)

TRC-09-51-25—274 CUMNOCK ROAD COMMERCIAL PROJECT [Commercial Plan Review] 11:10AM

LOCATION: 274 Cumnock Road (just north of the US 421 Hwy Bypass)

LEE CO. PIN NO.: 9625-82-9696-00

ZONING: LI (Light Industrial)

ACRES: 10.20 +/-

DESCRIPTION: Proposed renovation of existing residential outbuilding to be utilized for commercial purposes.

UTILITIES: Public water is available along Cumnock Rd, private on-site septic must be utilized.

STREET(s): Cumnock Road is an NCDOT-roadway.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Fred T. (Tommy) Smith, III | 919-353-0412 | srb@0582@ymail.com

PROJECT MANAGER: Fred T. (Tommy) Smith, III | 919-353-0412 | srb@0582@ymail.com

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

NOTES:

- A portion of this site was rezoned in May, 2024 to LI (Light Industrial) to match existing LI zoning
- This project has never come before TRC before.
- The next step for this project, after TRC approval, would be to submit building/zoning permit applications for review.