

Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

115 Chatham Street, Sanford, NC 27330

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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:	Kevin Reddinger, Asst. District Supervisor, Division 8, District 2
NCDOT:	Dago JuarezPozos, District Engineer, Division 8, District 2

TRC agenda for October, 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, October 30th, starting at 9:00am.**

TRC-10-52-25—WILLARD MEADOWS TOWNHOMES SUBDIVISION [Major Subdivision Plan Review] 09:00AM

LOCATION: 1711 Boone Trail Rd. (intersection of Boone Trail & Glenwood Drive)

LEE CO. PIN NO.: 9634-61-1116-00 and 9634-61-0581-00

ZONING: 421 North Townhomes Conditional Zoning District (rezoning approved December, 2024).

ACRES: 11.75 +/-

DESCRIPTION: Proposed 59-lot townhome development with internal public streets and amenities.

STREET(s): Glenwood Drive is city-maintained and Boone Trail Rd. is NCDOT-maintained

JURISDICTION: City of Sanford

APPLICANT: Mark Lyczkowski | (919) 842-0334 | mark@mlconsultingllc.net

PROJECT MANAGER: Beth Blackmon | (919) 866-4509 | beth.blackmon@timmons.com

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

NOTES:

- This is a site plan-specific conditional zoning district that was first submitted to TRC as a concept review in July, 2024 (TRC-07-36-24).
- The site plan-specific conditional rezoning request was approved by Sanford City Council on December 3rd, 2024.
- For subdivisions within Sanford's jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.

TRC-10-53-25—SPENCE RIDGE SUBDIVISION [Major Subdivision Plan Review] 09:20AM

LOCATION: 1509 Carthage Street (across from intersection of Carthage St. and Keller Andrews Rd.)

LEE CO. PIN NO.: 9642-11-2504-00, 9642-11-6991-00, 9642-01-3474-00, 9642-01-2345-00, and 9642-12-0153-00

ZONING: UN-6 and MF-12

ACRES: 39.39 +/-

DESCRIPTION: Proposed development of a 125-lot residential subdivision with associated infrastructure and open space

UTILITIES: Public water is available along Carthage Street and public sewer bisects the site.

STREET(s): Carthage Street is NCDOT-maintained.

JURISDICTION: Site is partially within Sanford city limits, partially within Sanford ETJ.

APPLICANT: Josh Swindell | 919-389-7595 | josh@envisionhomesnc.com

PROJECT MANAGER: Andy Petty, PE | 919-552-0849 | andy@curryeng.com

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

NOTES:

- This project has been before TRC several times in the past; first as a concept plan in 2022 (TRC-11-86-22) and later as a major subdivision preliminary plat (TRC-03-14-25).
- A portion of the subject property was rezoned to MF-12 (Multifamily) in March, 2025, with the intent to develop a mix of single-family homes and apartments. The developer appears to have redesigned the project to eliminate the multifamily portion based on this submittal.
- The project must be annexed into the corporate limits of the City of Sanford to be developed as proposed.
- For subdivisions within Sanford's jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.

TRC-10-54-25—HIDDEN VALLEY APARTMENTS [Multifamily Plan Review] 09:50AM

LOCATION: 0 Gunter Street (a few homes down from the intersection with Hawkins Ave., across from the Sobe Gas Station)

LEE CO. PIN NO.: 9643-64-6390-00

ZONING: MF-12 (Multifamily)

ACRES: 2.02 +/-

DESCRIPTION: Proposed apartment building containing 24 multifamily units with associated landscaping and parking.

UTILITIES: Both public water and sewer are available along Gunter Street.

STREET(s): Gunter Street is a city-maintained roadway.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Sobhi Alowdi | 919-897-4708 | sobe_mart@yahoo.com

PROJECT MANAGER: Nick Harrison | 919-275-5002 | nick@urbandesignpartners.com

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

NOTES:

- This project has come before TRC as a concept review in June, 2024 (TRC-06-31-24).
- The next step for this project, if approved by TRC, would be to submit for zoning and building permit review. Multifamily dwellings are permitted within the MF-12 zoning district, though site design standards (landscaping, paved parking, etc.) shall apply.

TRC-10-55-25—FIRESTONE AUTO CARE AT NC 87 HWY [Commercial Plan Review] 10:10AM

LOCATION: 0 NC 87 Hwy (just south of the Wilkinson Chevy Dealership and across from Walmart)

LEE CO. PIN NO.: 9661-25-4353-00

ZONING: C-2 (General Commercial)

ACRES: 1.10 +/-

DESCRIPTION: Proposed commercial structure for an auto repair business with landscaping and parking.

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 jurisdiction.

APPLICANT: John Kuzenski, PE | 919-677-2000 | john.kuzenski@kimley-horn.com

PROJECT MANAGER: Todd Hamula | 216-221-2163 | thamula@zarembagroup.com

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

NOTES:

- This is the first time this project has come before TRC for review. Motor vehicle repair and service is permitted within the C-2 zoning district, but site design standards (landscaping, paved parking, etc.) shall apply.
- The next step for this project, if approved by TRC, would be to submit for zoning and building permit review.

TRC-10-56-25—CULVER’S AT TRAMWAY [Commercial Plan Review] 10:30AM

LOCATION: 0 Tramway Road (directly across from the Bojangles on Tramway Rd.)

LEE CO. PIN NO.: 9631-54-6546-00

ZONING: C-2 (General Commercial)

ACRES: 2.79 +/-

DESCRIPTION: Proposed fast food restaurant with drive-thru facilities, off-street parking, and landscaping.

UTILITIES: Public water is available along Tramway Rd.; public sewer must be extended to serve the site.

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

JURISDICTION: City of Sanford jurisdiction.

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

PROJECT MANAGER: Raj Bhandar | 919-710-1947 | gusb@nculvers.com

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

NOTES:

- This is the first time this project has come before TRC for review. Restaurants With Drive-Thru Facilities are permitted within the C-2 zoning district, but site design standards (landscaping, paved parking, etc.) shall apply.
- The next step for this project, if approved by TRC, would be to submit for zoning and building permit review.

TRC-10-57-25—BLACK BEAR TOWNHOMES SUBDIVISION [Major Subdivision Plan Review] 10:50AM

LOCATION: 0 Hawkins Avenue (block bounded by Veterans Way to the south and Wayne St. to the north)

LEE CO. PIN NO.: 9643-66-8615-00 and 9643-66-6766-00

ZONING: UN-6 (Urban Neighborhood)

ACRES: 1.82 +/-

DESCRIPTION: Proposed development of an 18-lot townhouse subdivision with a private alley bisecting the block.

UTILITIES: Public water is available along Veterans Way, Wayne Street, and Hawkins Ave. Public sewer is available along Veterans Way and Wayne Street currently.

STREET(s): Veterans Way, Wayne Street, and Landis Street are City-maintained; Hawkins Ave. is NCDOT-maintained.

JURISDICTION: City of Sanford

APPLICANT: Chet Mann | 919-356-7272 | chetmann@gmail.com

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

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

NOTES:

- This project was first submitted to TRC as a concept review in November, 2024 (TRC-11-63-24).
- The subject property was rezoned from LI (Light Industrial) to UN-6 in February, 2025, to allow for residential development.
- For subdivisions within Sanford’s jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.

TRC-10-58-25—KENDALE PLAZA SELF-STORAGE PROJECT [Concept Plan Review] 11:15AM

LOCATION: 2602 Lee Avenue (middle block of Kendale Shopping Center between E. Raleigh & Judd Streets)

LEE CO. PIN NO.: 9652-40-8305-00

ZONING: C-2 (General Commercial)

ACRES: 4.77 +/-

DESCRIPTION: Proposed redevelopment of a portion of an existing shopping center into a self-storage facility.

UTILITIES: Public water and sewer are available along E. Raleigh Street, Cameron Drive, and Lee Ave.

STREET(s): Lee Ave. is NCDOT-maintained, but E. Raleigh and Judd Streets, and Cameron Drive, are city-maintained streets.

JURISDICTION: City of Sanford

APPLICANT: Bryan C. Welborn | 910-695-8825 | bwelborn@nsengineering.com

PROJECT MANAGER: Barry Icard | 828-464-1028 | barry@icardarchitecture.com

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

NOTES:

- This is the first time this project has come before TRC for review.
- This is a concept plan review, so a “full” technical review of civil drawings by the TRC will be required in the future before building permit applications can be submitted.
- Self-storage/mini-warehousing is permitted (with supplemental standards) in C-2 zoning districts, so no rezoning or SUP will be required though site design standards (landscaping, paved parking, etc.) shall apply.