

# Sanford / Lee County / Broadway TECHNICAL REVIEW COMMITTEE AGENDA

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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 November, 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, December 4<sup>th</sup>, starting at 9:00am.**

## **TRC-11-59-25—LEE HARBOR RV STORAGE ON LOWER MONCURE RD [Commercial Plan Review] 09:00AM**

**LOCATION:** 0 Lower Moncure Rd. (near intersection of Lower Moncure and Lower River Roads)

**LEE CO. PIN NO.:** 9677-24-4036-00

**ZONING:** LI (Light Industrial) (rezoned from RA to LI by Lee County Commissioners in April, 2024).

**ACRES:** 28.91 +/-

**DESCRIPTION:** Proposed new RV and self-storage facility with associated landscaping.

**UTILITIES:** Public water available along Lower Moncure Rd.; on-site private septic must be utilized.

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

**JURISDICTION:** Lee County

**APPLICANT:** Philip Cochran | 770-617-4262 | [philip@thecontineogroup.com](mailto:philip@thecontineogroup.com)

**PROJECT MANAGER:** Paul McCarty | 919-313-6350 | [pmccarty@leeharborstorage.com](mailto:pmccarty@leeharborstorage.com)

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

### **NOTES:**

- This is the first time this project has come before TRC for review. Mini-warehousing/self-storage is permitted within the LI zoning district, but site design standards (landscaping, paved parking, etc.) shall apply.
- Most of the subject property was rezoned from RA to LI in April, 2024 by the Lee County Commissioners at the request of the property owner.
- If/when approved by TRC, the next step for this project would be to submit for zoning and building permit review.

**TRC-11-60-25—CCCC MOORE BUILDING RENOVATION PROJECT [Commercial Plan Review] 09:20AM**

**LOCATION:** 2101 Nash St. (between Kelly Rd. and Broadway Rd., right next to the Wicker Civic Center)

**LEE CO. PIN NO.:** 9652-74-5416-00

**ZONING:** LI (Light Industrial)

**ACRES:** 21.23 +/-

**DESCRIPTION:** Proposed renovation and expansion of an existing industrial site to convert manufacturing structure into classrooms and technical training facility for CCCC, parking lot expansion, and associated site improvements.

**UTILITIES:** Public water and sewer are available along Nash Street.

**STREET(s):** Nash Street is NCDOT-maintained.

**JURISDICTION:** City of Sanford

**APPLICANT:** Troy Olson | 919-319-6716 | [tolson@clhdesignpa.com](mailto:tolson@clhdesignpa.com)

**PROJECT MANAGER:** Joe Mawhinney | 919-703-2063 | [jmawhinney@sametcorp.com](mailto:jmawhinney@sametcorp.com)

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

**NOTES:**

- This is the first time this project has come before TRC for review. The land use of *Schools, Continuing Education* is permitted within LI zoning.
- If/when approved by TRC, the next step for this project would be to submit for zoning and building permit review.

**TRC-11-61-25—PARKSIDE VILLAGE MIXED-USE PROJECT [Concept Plan Review] 09:50AM**

**LOCATION:** 1040 Wicker Street (directly across from Kiwanis Park)

**LEE CO. PIN NO.:** 9642-25-3886-00, 9642-26-8439-00, 9642-36-2419-00

**ZONING:** UN-6 and C-2

**ACRES:** 60 +/-

**DESCRIPTION:** Proposed mixed-use project containing 130 single-family dwelling lots and multifamily buildings to contain approximately 144 apartment units. Public greenway extension through the site is also proposed, as is open space, amenities

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

**STREET(s):** Wicker Street is an NCDOT-maintained roadway.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Beth Blackmon | 919-866-4509 | [beth.blackmon@timmons.com](mailto:beth.blackmon@timmons.com)

**PROJECT MANAGER:** Mark Lyczkowski | 919-842-0334 | [mark@mlconsulting.net](mailto:mark@mlconsulting.net)

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

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

**NOTES:**

- While this project is new to TRC, the subject property was the site for Reeves Farm Concept Plan in 2021 (TRC-10-50-21).
  - The Reeves Farm Subdivision was the subject of a conditional rezoning reviewed by the Sanford Planning Board in July, 2021, but withdrawn before Sanford City Council could make a final vote on the conditional rezoning request.
- This is a completely new conceptual plan from a completely different developer 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-11-62-25—LAUREL PARK SUBDIVISION [Major Subdivision Plan Review] 10:15AM**

**LOCATION:** 0 Fire Tower Road (between Carthage St. and W. Garden St. right next to Fire Tower Crossing Apartments)

**LEE CO. PIN NO.:** 9642-42-0918-00

**ZONING:** UN-6

**ACRES:** 28.29 +/-

**DESCRIPTION:** Proposed residential single-family subdivision consisting of 155 townhomes and associated internal streets, landscaping, and other site design improvements.

**UTILITIES:** Public water is available along Fire Tower Rd. and public sewer bisects the site on the furthest eastern side.

**STREET(s):** Fire Tower Road is an NCDOT-maintained roadway.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Bob Wiggins | 704-604-8424 | [bob.wiggins@smattamycorp.com](mailto:bob.wiggins@smattamycorp.com)

**PROJECT MANAGER:** Lawrence McAlister | 704-616-6107 | [lawrence.mcalister@mattamycorp.com](mailto:lawrence.mcalister@mattamycorp.com)

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

**NOTES:**

- This is the first time this project has come before TRC for review. The project appears to be permitted by right within the current UN-6 zoning district.
- For subdivisions within Sanford's jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.

**TRC-11-63-25—REGENTS CROSSING SUBDIVISION [Concept Plan Review] 10:35AM**

**LOCATION:** 0 Commerce Drive (vacant parcel between Commerce Drive terminus and Lee Avenue)

**LEE CO. PIN NO.:** 9651-90-8705-00

**ZONING:** Lee Avenue Townhomes Conditional Zoning (approved June, 2025)

**ACRES:** 36.38 +/-

**DESCRIPTION:** Proposed redesign of the previously approved Lee Avenue Townhomes project that City Council approved via conditional zoning in June, 2025. This redesign contains 60 single-family detached homes with two internal streets, but no extension of Commerce Drive or internal connected roadways.

**UTILITIES:** Public water is available along Commerce Drive and Lee Ave., and public sewer bisects the site.

**STREET(s):** Lee Avenue is an NCDOT-maintained roadway, and Robert E. Lee and Commerce Drives are city-maintained.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** John Woodlief | 919-649-4329 | [john.woodlief@siteadviceinc.com](mailto:john.woodlief@siteadviceinc.com)

**PROJECT MANAGER:** John Woodlief | 919-649-4329 | [john.woodlief@siteadviceinc.com](mailto:john.woodlief@siteadviceinc.com)

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

**NOTES:**

- This is the first time this project has come before TRC for review. The project appears to be permitted by right within the current UN-6 zoning district.
- For subdivisions within Sanford's jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.

**TRC-11-64-25—BETHEL CHURCH AT BRAGG ST. (NEW BUILDING) [Commercial Plan Review] 10:35AM**

**LOCATION:** 622 Bragg Street (church between intersections of Bragg & Scott Ave. and Bragg & Clearwater Drive)

**LEE CO. PIN NO.:** 9652-29-9489-00

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

**ACRES:** 4.63 +/-

**DESCRIPTION:** Proposed addition of a 3,500sf modular building for use as classroom space for the existing church.

**UTILITIES:** Public water and sewer are available along Bragg St.

**STREET(s):** Bragg St. is an NCDOT-maintained road.

**JURISDICTION:** City of Sanford jurisdiction.

**APPLICANT:** Marco Angeles | 919-842-2136 | [baangelses@yahoo.com](mailto:baangelses@yahoo.com)

**PROJECT MANAGER:** Marco Angeles | 919-842-2136 | [baangelses@yahoo.com](mailto:baangelses@yahoo.com)

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

**NOTES:**

- This is the first time this project has come before TRC for review. The project appears to be permitted by right within the current O&I zoning district.
- If/when approved by TRC, the next step for this project would be to submit for zoning and building permit review.

**TRC-11-65-25—AUTO REPAIR SHOP AT 5906 FARRELL RD. [Concept Plan Review] 10:35AM**

**LOCATION:** 5906 Farrell Rd. (approximately 1/5<sup>th</sup> of a mile northwest of Deep River Fire Dept.)

**LEE CO. PIN NO.:** 9657-95-3768-00

**ZONING:** RA (Residential Agricultural)

**ACRES:** 3.44 +/-

**DESCRIPTION:** Proposed construction of a 3,000sf multi-bay auto repair shop.

**UTILITIES:** Private well and septic must be utilized; no public utilities available, per GIS.

**STREET(s):** Farrell Rd. is an NCDOT-maintained road.

**JURISDICTION:** Lee County jurisdiction.

**APPLICANT:** Jacob Newton | 919-356-4189 | [jacobdrfd4@yahoo.com](mailto:jacobdrfd4@yahoo.com)

**PROJECT MANAGER:** Jacob Newton | 919-356-4189 | [jacobdrfd4@yahoo.com](mailto:jacobdrfd4@yahoo.com)

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

**NOTES:**

- This is the first time this project has come before TRC for review.
- The subject property must be rezoned in order to be developed in the manner proposed.
- This is an initial concept plan review with the intention of submitting a rezoning request.