

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 December, 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, January 8th, starting at 9:00am.** (Meeting date is delayed to account for the Christmas and New Years holidays).

TRC-11-66-25—TRAMWAY RURAL FIRE DEPT. ADDITION [Concept Plan Review] 09:00AM

LOCATION: 5900 McDaniel Drive (near the intersection with US 1 Hwy)

LEE CO. PIN NO.: 9631-41-5936-00

ZONING: RR

ACRES: 1.312 +/-

DESCRIPTION: Proposed 3,500sf +/- addition to existing Fire Department facility.

UTILITIES: Public water is available along McDaniel Dr., private on-site septic is currently utilized.

STREET(s): McDaniel Dr. is an NCDOT-maintained road.

JURISDICTION: Lee County jurisdiction.

APPLICANT: Jarrod Hilliard | 919-352-2834 | jhilliard@hilliardengineering.com

PROJECT MANAGER: Jarrod Hilliard | 919-352-2834 | jhilliard@hilliardengineering.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.
- Original structure built in 1979 and the more recent building constructed in 2005, both of which are “pre-UDO.”
- The UDO (which went into effect in 2006) indicates that the land use of *Fire, sheriff, and emergency services* requires a Special Use Permit within residential zoning districts. Therefore, any expansion to the current fire station will require an SUP.
- This is an initial concept plan review with the intention of submitting a Special Use Permit application.
- If the SUP is approved, the project will have to undergo “full” technical review.

TRC-11-67-25—CROSS STREET SUBDIVISION [Concept Plan Review] 09:25AM

LOCATION: 0 Cross St. (at intersection of Cross St. and Summit Dr.; also fronts W. Chisholm St.)

LEE CO. PIN NO.: 9642-39-6896-00

ZONING: UN-6 (Urban Neighborhood)

ACRES: 4.02 +/-

DESCRIPTION: Proposed 8-lot major subdivision with a new internal cul-de-sac street and utilities.

UTILITIES: Public water and sewer are available.

STREET(s): W. Chisholm Street and Summit/Sunset Drives are city-maintained roadways.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Matt Marsh | 978-223-3284 | mmarsh@marsh-partners.com

PROJECT MANAGER: Matt Marsh | 978-223-3284 | mmarsh@marsh-partners.com

PLANNER: Katherine Shearin | 919-718-4656, ext. 5398 | 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.
- This is a concept plan review. In order for the subdivision to proceed, a review of a “full” civil plan set will also be required.
- For subdivisions within Sanford’s jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.

TRC-11-68-25—BROADWELL SUBDIVISION REDESIGN [Concept Plan Review] 09:50AM

LOCATION: 4870 NC 87 Hwy (just south of the intersection with Commerce Drive)

LEE CO. PIN NO.: 9660-25-4551-00, 9660-46-0427-00, 9660-47-1923-00

ZONING: Broadwell Conditional Zoning District (approved by City Council in August, 2021)

ACRES: 144.85 +/-

DESCRIPTION: Proposed redesign of the Broadwell Subdivision to eliminate the commercial space along NC 87 Hwy. and include 481 single-family residential lots (both townhomes and single-family detached dwellings), plus amenities, trails, and associated landscaping.

UTILITIES: Public water and sewer will have to be extended to serve the site.

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

JURISDICTION: City of Sanford

APPLICANT: Beth Blackmon | 919-866-4509 | beth.blackmon@timmons.com

PROJECT MANAGER: Mark Lyzckowski | 919-842-0334 | mark@mlconsulting.net

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

NOTES:

- This project was first submitted to TRC for review in 2021 (TRC-05-24-21) and proposed as a site plan-specific conditional zoning district that was approved by City Council on 8/3/21. The original preliminary plat was approved by City Council on 12/7/21.
- With the project being site plan-specific, significant changes to the design require an amendment to the project’s conditional zoning.
- This redesign includes an elimination of the previously-approved commercial lots along NC 87 Hwy. and a re-designed street network, plus the inclusion of townhouses and additional amenities (parks, trails, etc.).
- 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.