

Sanford / Lee County / Broadway

TECHNICAL REVIEW COMMITTEE AGENDA FOR **JANUARY, 2026**

115 Chatham Street, Sanford, NC 27330

919-718-4656

zoning@sanfordnc.net

There will be a virtual meeting held among staff and applicants to discuss the proposed projects listed below. This meeting will be held on **Thursday, January 29th**, starting at **9:00AM**. Invitations will be sent out via email.

TRC-01-01-26—SPEER CONCRETE AT LOWER MONCURE RD. [Commercial Plan Review] 09:00AM

LOCATION: 0 Lower Moncure Rd. (on the east side of Lower Moncure Rd. between Deep River Rd. and Forest Oaks Dr.)

LEE CO. PIN NO.: 9677-37-2563-00

ZONING: Heavy Industrial (HI)

ACRES: 9.3 +/-

DESCRIPTION: Proposed construction of a concrete plant with associating parking.

UTILITIES: Public water is available along Lower Moncure Rd., private septic must be utilized for wastewater disposal.

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

JURISDICTION: Lee County jurisdiction

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

PROJECT MANAGER: David Foley | 910-528-0542 | speerconcrete@gmail.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.
- The UDO permits the land use of *Concrete and Asphalt Plants* within the HI zoning district, subject to supplemental development standards found in §5.8.
- If/when approved by TRC, the next step for this project would be to submit for zoning and building permit review.

TRC-01-02-26—78 WEST SUBDIVISION [Major Subdivision Plan Review] 09:20AM

LOCATION: 0 Tramway Rd. (between Pine Acres Drive and the railroad along Tramway Rd.; at the terminus of L&S Drive)

LEE CO. PIN NO.: 9641-67-7317-00, 9641-66-2871-00, 9641-66-3129-00

ZONING: UN-6 (Urban Neighborhood) (rezoned from SN-9 and LI to UN-6 by City Council in February, 2025)

ACRES: 36.19 +/-

DESCRIPTION: Proposed residential major subdivision for 141 single-family lots (92 *detached* single-family homes and 49 *attached* single-family homes, or townhouses), including open space amenities, internal public streets, and landscaping.

UTILITIES: Public water and sewer are available along Tramway Rd. and L&S Drive.

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

JURISDICTION: City of Sanford ETJ

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

PROJECT MANAGER: Bobby Branch | 919-708-8465 | babranchgrading@gmail.com

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

NOTES:

- This project was originally called "L&S Drive" subdivision and a concept plan was submitted in August, 2024 (TRC-09-44-24).
- A request from the property owner to rezone the subject property from SN-9 and LI to UN-6 was approved by Sanford City Council on 2/11/25.
- The **subject property must be annexed** into the corporate limits of the City of Sanford to be developed in the manner proposed (currently this site is within Sanford's ETJ).
- For subdivisions within Sanford's jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.

TRC-01-03-26—REGENTS CROSSING SUBDIVISION REDESIGN [Concept Plan Review] 09:45AM

LOCATION: 0 Commerce Drive (between Lee Ave. and the terminus of Commerce Drive, west of Park at South Park and Laurel Oaks subdivisions)

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

ZONING: Lee Ave. Townhomes Conditional Zoning District (approved by City Council in June, 2025)

ACRES: 25.81 +/-

DESCRIPTION: Proposed redesign of the recently approved Lee Avenue Townhomes project (now named *Regents Crossing*) to include 145 total attached single-family residential lots.

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

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

JURISDICTION: City of Sanford jurisdiction

APPLICANT: John Woodlief | 919-649-4329 | john.woodlief@siteadviceinc.com

PROJECT MANAGER: John Woodlief | 919-649-4329 | john.woodlief@siteadviceinc.com

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

NOTES:

- This project was first submitted to TRC for review in 2024 (TRC-05-22-24) and proposed as a site plan-specific conditional zoning district that was approved by City Council on 6/3/25.
- With the project being site plan-specific, significant changes to the design require an amendment to the project's conditional zoning.
- This redesign includes a modified lot and street layout, an increase of 15 additional lots (130 lots originally approved to 145 lots now proposed), and an eliminated connection/extension of Commerce Drive (but does retain the connections to Robert E. Lee Drive and Lee Avenue).
- 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-01-04-26—ASHBY VILLAGE COMMERCIAL SUBDIVISION [Major Subdivision Plan Review] 10:10AM

LOCATION: 3107 & 3103 S. Horner Blvd. (area along S. Horner Blvd. between Lowes Home Improvement and the Ashby Rd. /US 421 Hwy. intersection).

LEE CO. PIN NO.: 9661-08-9921-00 and 9661-09-2400-00

ZONING: Ashby Village Conditional Zoning District (master plan approved by City Council in September, 2021)

ACRES: 26.7 +/-

DESCRIPTION: Proposed major subdivision to plat 15 new parcels for future retail/office development as part of the commercial component of the Ashby Village project originally approved by City Council in 2021. This plat also dedicates right-of-way for internal public and private streets and the installation of utilities (public water & sewer).

UTILITIES: Public water is available along S. Horner Blvd. and public sewer bisects the larger parcel(s) on which the residential component is currently under development.

STREET(s): S. Horner Blvd. is NCDOT-maintained.

JURISDICTION: City of Sanford jurisdiction

APPLICANT : Michael J. Kane, PE | 919-390-9682 | mkane@atwell.com

PROJECT MANAGER: Jackson Hendricks, PE | 704-773-8684 | jacksonh@dcinsightllc.com

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

NOTES:

- This overall master plan for Ashby Village was first submitted to TRC in 2021 (TRC-03-13-21) and the conditional rezoning based on a proposed conceptual master plan was approved by Sanford City Council on 9/7/21. The residential component was

reviewed by TRC in October, 2021, (TRC-10-47-21) and the preliminary plat was approved by City Council on 12/7/21. The multifamily component was reviewed by TRC in September, 2022, (TRC-09-71-22) and the amended conditional rezoning was approved by Sanford City Council on 11/1/22. The earlier conceptual overview of the commercial area within Ashby Village was reviewed by TRC in August, 2025, (TRC-08-44-25) and the conditional rezoning public hearing to amend their site plan is scheduled for January 20th, 2026.

- This project is the preliminary plat for the commercial component, and its purpose is to legally establish the commercial parcels for individual tenants (retail, office space, restaurants, etc.) and dedicate public and private right-of-way for internal streets.
- For subdivisions within Sanford's jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.
- If/when the preliminary plat is approved, and to the approval by Sanford City Council regarding the amended conditional rezoning request, site improvements (installation of utilities, construction of internal streets, etc.) may begin. Once all public improvements are installed and accepted by the City's Public Works Department, vertical construction for the individual retail and office spaces within this subdivision may begin (which will also require TRC review).

TRC-01-05-26—DAIRI-O RESTAURANT AT TRAMWAY [Commercial Plan Review] 10:35AM

LOCATION: 0 Tramway Rd. (outparcel just south of CVS Pharmacy between US 1 Hwy. and Marketplace Dr.)

LEE CO. PIN NO.: 9631-43-9621-00

ZONING: C-2 (General Commercial)

ACRES: 1.71 +/-

DESCRIPTION: Proposed construction of a new Dairi-o restaurant with drive-thru, associated parking, and landscaping.

UTILITIES: Public water is available along US 1 Hwy. and Marketplace Dr.; Public sewer is available along Marketplace Dr.

STREET(s): US 1 Hwy./Jefferson Davis Hwy. is NCDOT-maintained, Marketplace Dr. is currently private but shall be converted to a public roadway in the future.

JURISDICTION: City of Sanford jurisdiction.

APPLICANT: Jessie Lester | 336-723-1067 | jlester@stimmelpa.com

PROJECT MANAGER: Joe Schultz | 336-602-2595 | jschultz@dairio.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.
- The UDO permits the land use of *Restaurants, with drive-in or drive-thru facilities* within the C-2 (General Commercial) zoning district by right.
- If/when approved by TRC, the next step for this project would be to submit for zoning and building permit review.

TRC-01-06-26—ADAMS CROSSING SHOPPING CENTER [Commercial Plan Review] 10:35AM

LOCATION: 3350 NC 87 Hwy (just south of the Walmart shopping center)

LEE CO. PIN NO.: 9661-15-5160-00

ZONING: C-2-CZD (General Commercial but with Conditional Zoning) (rezoning request approved Dec., 2025)

ACRES: 1.71 +/-

DESCRIPTION: Proposed development of a shopping center including 202,700sf of anchor retail space with associated landscaping, parking, and amenities, and five outparcel lots along NC 87 Hwy for future commercial development.

UTILITIES: Public water is available along US 1 Hwy. and Marketplace Dr.; Public sewer is available along Marketplace Dr.

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

JURISDICTION: City of Sanford ETJ

APPLICANT: Clay Matthews, PLA | 919-367-8790 | jcmatthews@lja.com

PROJECT MANAGER: Joe Faulkner, PLA | 919-367-8790 | afaulkner@lja.com

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

NOTES:

- This project's concept plan was reviewed by TRC in June, 2025 (TRC-06-31-25).
- The developer requested a conditional rezoning for the site, which was approved by City Council on 12/2/25.

- The **subject property must be annexed** into the corporate limits of the City of Sanford to be developed in the manner proposed (currently this site is within Sanford's ETJ).
- A minor subdivision plat must be recorded to create the six (6) total lots, including the five outparcels, before development can commence.
- If/when approved by TRC, the next step for this project would be to submit for zoning and building permit review.

SANFORD / LEE COUNTY / BROADWAY (TRC) MEMBERS

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