

Sanford / Lee County / Broadway

TECHNICAL REVIEW COMMITTEE AGENDA FOR FEBRUARY, 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, February 26th**, starting at **9:00AM**. Invitations will be sent out via email.*

TRC-02-07-26—HERITAGE ESTATES SUBDIVISION [Major Subdivision Plan Review] 09:00AM

LOCATION: 0 Cox Maddox Rd. (right at the intersection of Wilburs Ln. and Cox Maddox Rd, backing up to US 421 Hwy.)

LEE CO. PIN NO.: 9661-85-5459-00, 9661-85-3300-00, 9661-85-1128-00, and 9661-85-3128-00

ZONING: Restricted Residential (RR)

ACRES: 25.9 +/-

DESCRIPTION: Proposed development of a residential major subdivision for 27 lots intended for single-family dwellings.

UTILITIES: Public water is available along Cox Maddox Rd.; private septic must be utilized for wastewater disposal.

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

JURISDICTION: Lee County jurisdiction.

APPLICANT: Scott Brown, PE | 910-489-6731 | sbrown@4dsitesolutions

PROJECT MANAGER: Jason Wellons | 910-263-0276 | jason@swellonsrealty.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.
- Major subdivisions within Lee County jurisdiction require a preliminary plat review and by the Lee County Planning Board and Lee County Commissioners.

TRC-02-08-26—VERMILION SUBDIVISION (POD 1A) [Major Subdivision Plan Review] 09:20AM

LOCATION: 0 Riddle Road (approximately ½ mile down Riddle Rd. from the Colon Rd. intersection)

LEE CO. PIN NO.: 9654-43-1235-00 and 9654-40-7539-00

ZONING: Vermilion Conditional Zoning District (rezoned from RA and HI to CZ by City Council in February, 2025)

ACRES: 80.89 +/-

DESCRIPTION: The first phase of the Vermilion Subdivision, a 1,295-lot development. Pod 1A will consist of 193 single-family lots, including 123 detached homes and 70 attached (townhouse) homes.

UTILITIES: Public water is available along Riddle Road and public sewer must be extended to serve the site.

STREET(s): Riddle Road is an NCDOT-maintained road.

JURISDICTION: City of Sanford

APPLICANT: Bob Wiggins | 919-752-4898 | bob.wiggins@mattamycorp.com

PROJECT MANAGER: Lawrence McAlister | 704-616-6107 | lawrence.mcalister@mattamycorp.com

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

NOTES:

- This project was first submitted to TRC as a concept plan in February, 2025 (TRC-02-06-25).
- A request from the property owner to rezone the subject property from RA and HI to the Vermilion Conditional Zoning District was approved by Sanford City Council on 08/05/25.
- For subdivisions within Sanford's jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.

TRC-02-09-26—SOUTH CREEK APARTMENTS [Concept Plan Review] 09:50AM

LOCATION: 0 Lee Avenue (just north of the intersection with Cedarhurst Drive)

LEE CO. PIN NO.: 9651-90-4249-00

ZONING: SN-9 (Suburban Neighborhood)

ACRES: 5.33 +/-

DESCRIPTION: Proposed development of an apartment complex totaling 64 units, each of which to be 2-bedroom.

UTILITIES: Public water is available along Lee Ave. and sewer will have to be extended to serve the site.

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

JURISDICTION: City of Sanford and Sanford ETJ

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

PROJECT MANAGER: Elvis Faircloth | 919-499-8190 | elvisfaircloth@yahoo.com

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

NOTES:

- This location was first proposed for TRC review as a townhouse development (South Creek Townhomes; TRC-08-45-25) but has been reconceptualized and redesigned as a multifamily project.
- The site will require annexation for the portion of the subject property within the City's ETJ.
- The subject property must be rezoned to be developed in the manner proposed.
- A "full" TRC review is necessary for this project to move forward to building permits and construction.

TRC-02-10-26—PENDERGRASS VILLAGE SUBDIVISION REDESIGN [Concept Plan Review] 10:10AM

LOCATION: 0 Pendergrass Road (at the intersection of Pendergrass and Steel Bridge Roads)

LEE CO. PIN NO.: 9632-04-3785-00, 9632-04-4693-00, 9622-84-7558-00, 9622-73-9610-00, 9622-93-0474-00, 9622-93-6341-00, 9632-03-2570-00, 9632-04-6426-00, 9632-04-0732-00, 9622-94-8305-00, 9622-95-2515-00

ZONING: Pendergrass Village Conditional Zoning District (approved by Sanford City Council in February, 2025).

ACRES: 163.1 acres +/-

DESCRIPTION: Proposed redesign of the previously approved site plan-specific conditional rezoning for Pendergrass Village. The redesign includes up to 427 lots intended for single-family dwellings, with the attached single-family home product included in the previous design having been eliminated. The revised site plan also includes approximately 20 acres of open space, including 4 acres of active, amenitized open space.

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

STREET(s): Pendergrass Road is NCDOT-maintained.

JURISDICTION: City of Sanford jurisdiction.

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

PROJECT MANAGER: Mark Lyczkowski | 919-842-0334 | mark@mlconsultingllc.com

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

NOTES:

- This project has been submitted to TRC before; the previous iteration consisted of 548 lots and was reviewed by the TRC in August, 2024 (TRC-08-41-24).
- This project was the basis of a site plan-specific conditional rezoning that was approved by Sanford City Council on February 18th, 2025.
- A substantial modification of the approved conditional rezoning requires an *amendment* to the conditional zoning district. This necessitates that the developer/applicant submit a new conceptual site plan for review, hold another neighborhood meeting with adjoining property owners, and put this revised conditional rezoning request in front of the Sanford Planning Board and Sanford City Council for review/approval.
- If the amended conditional rezoning request is approved by City Council, the next step would be the submittal of a civil plan set for a "full" TRC review.
- For subdivisions within Sanford's jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.

TRC-02-11-26—PALOMINO TOWNHOMES SUBDIVISION [Concept Plan Review] 10:40AM

LOCATION: 0 Palomino Drive (intersection of Dogwood Acres Drive and Palomino Drive, parallel to Westover Drive that runs along US 1 Hwy.)

LEE CO. PIN NO.: 9631-57-3905-00, 9631-57-3608-00, and 9631-57-0997-00

ZONING: Palomino Townhomes Conditional Zoning District (approved by Sanford City Council in March, 2025)

ACRES: 3.31 +/-

DESCRIPTION: Proposed redesign of the previously approved site plan-specific conditional zoning district known as Palomino Townhomes Conditional Zoning District to replace the townhomes with 10 detached single-family lots averaging approximately 8,000 sf in area.

UTILITIES: Public water is available along Dogwood Acres and Palomino Drives; public sewer must be extended from Palomino Drive to serve the lots proposed.

STREET(S): Palomino and Dogwood Acres Drives are privately-maintained.

JURISDICTION: City of Sanford jurisdiction.

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

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

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

NOTES:

- This project has been submitted to TRC before; the previous iteration consisted of 27 lots and was reviewed by the TRC in February, 2024 (TRC-02-03-24).
- This project was the basis of a site plan-specific conditional rezoning that was approved by Sanford City Council on March 4th, 2025.
- A substantial modification of the approved conditional rezoning requires an *amendment* to the conditional zoning district. This necessitates that the developer/applicant submit a new conceptual site plan for review, hold another neighborhood meeting with adjoining property owners, and put this revised conditional rezoning request in front of the Sanford Planning Board and Sanford City Council for review/approval.
- If the amended conditional rezoning request is approved by City Council, the next step would be the submittal of a civil plan set for a "full" TRC review.
- For subdivisions within Sanford's jurisdiction, TRC approval of the site plan also constitutes approval of the preliminary plat.

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SANFORD / LEE COUNTY / BROADWAY (TRC) MEMBERS

Sanford / Lee County / Broadway Community Development Department

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