



PLANNING BOARD AGENDA

Members:

Chairman: Mark Lane (ETJ)

Vice-Chairman: Debbie Howard (Town)

Doris Wallace (Town)

Ashley Spain (ETJ)

Bryan Stanley (Town)

Alisa Bizzell (Town)

Wiley Narron (Alternate)

Tara Meyer (Alternate)

Stephen Wensman, AICP, ALA, Planning Director

Chloe Allen, Planner I

Julie Edmonds, Administrative Assistant

Meeting Date: Thursday, November 14th, 2024

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall

**Town of Smithfield
Planning Board Directory
2024**

Chairman:

Mark Lane

2108 Yelverton Grove Rd
Smithfield, NC 27577
919-669-3615 (c)
markfd12@aol.com

Vice Chair:

Debbie Howard

221 W. Woodlawn Dr.
Smithfield, NC 27577
919-868-2649 (c)
debbie@carolinarealty-nc.com

In-Town Members:

Doris Wallace

108 Roderick Drive
Smithfield, NC 27577
919-300-1067 (h)
702-596-5680 (c)
dwcsw610@yahoo.com

Bryan Stanley

608 River Birch Ct.
Smithfield, NC 27577
919-235-7533 (c)
bstanley722@hotmail.com

Alisa Bizzell

510 S. Vermont St. Apt. B
Smithfield, NC 27577
919-610-9891 (c)
taiwuan08@gmail.com

In-Town Alternate:

Wiley Narron

409 N. Fifth St.
Smithfield, NC 27577
919-631-7810 (c)
wnarron@gmail.com

In-Town Alternate:

Tara Meyer

213 W. Wilson Street
Smithfield, NC 27577
919-866-9575
tnnunn.tn@gmail.com

ETJ:

Ashley Spain

19 British Court
Smithfield, NC 27577
919-524-6922 (c)
spainfarms1@nc.rr.com



PLANNING BOARD AGENDA

FOR REGULAR MEETING

NOVEMBER 14, 2024

MEETING TIME: 6:00 PM

TOWN HALL COUNCIL CHAMBERS

Call to Order.

Pledge of Allegiance.

Identify voting members.

Approval of the agenda.

Approval of the minutes for October 3rd, 2024.

Approval of 2025 meeting schedule.

New Business.

RZ-24-09 36 E Edgerton Rezoning: Staff requests the rezoning of 36 East Edgerton and a portion of 100 Pitchi Street from HI (Heavy Industrial) to B-3 (Highway Gateway Business) due to discrepancies between maps. This is further identified by Johnston County Tax ID # 15006015 and a portion of 15007014.

ZA-24-03 Miscellaneous Multi-Family Amendments: Staff is requesting to review updates to the multi-family (MF) regulations in the UDO. This includes addressing issues of conflicting regulations and vagueness in regards to private streets, driveways, setbacks, buffers, definitions, and open space.

CZ-24-07 Waddell Drive Townhomes: Terraeden Landscape & Design is requesting the conditional rezoning of approximately 1.63 acres of land located at 37 and 41 Waddell Drive, about 250 ft north of the N Brightleaf Blvd and Waddell Drive intersection, also identified by the Johnston County Tax ID 15005031, 15005029 and part of 1505031A, from R-8 and B-3 to R-8 CZ (Conditional) with a masterplan for a 16-lot attached single-family residential (townhome) development.

CZ-24-08 Village on the Neuse: Village on the Neuse, LLC is requesting to rezone 2 parcels of land (34.28 acres and 7.98 acres) from R-20A (Residential/Agriculture) to R-8 Conditional (Single, Two, and Multi-family Residential Conditional) with a master plan for 117 lot detached single-family subdivision. This is further identified by Johnston County Tax ID # 14001001 and 14075011A.

S-24-06 Local 70 Intermediate Plat: Smithfield Growth, LLC is requesting a preliminary subdivision of 86.64 acres of land in the Local 70 PUD Zoning District into 11 properties for land conveyance purposes. A subsequent subdivision will be submitted in the near future in conformance with the Local 70 PUD Plans. This is further identified by Johnston County Tax ID # 14057011Y, 14057011Z, and 14057011X.

Old Business.

Adjournment.

**Draft
Town of Smithfield
Planning Board Minutes
Thursday, October 3rd, 2024
Town Hall Council Chambers
6:00 PM**

Members Present:

Chairman Mark Lane
Vice-Chairman Debbie Howard
Alisa Bizzell
Doris Wallace
Tara Meyer (Arrived Late)
Ashley Spain
Bryan Stanley

Members Absent:

Wiley Narron

Staff Present:

Stephen Wensman, Planning Director
Chloe Allen, Planner I
Julie Edmonds, Administrative Support Specialist
Andrew Harris, Finance Director

Staff Absent:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

IDENTIFY VOTING MEMBERS

APPROVAL OF AGENDA Doris Wallace made a motion to approve the agenda, motion seconded by Ashley Spain. Unanimously approved by all.

APPROVAL OF MINUTES September 5th, 2024

Debbie Howard made a motion to approve the minutes, seconded by Doris Wallace. Unanimously approved.

NEW BUSINESS

RZ-24-07 Village on the Neuse: Eric Villeneuve (Village on the Neuse, LLC) is requesting approval of a rezoning from R-20A to R-8. The proposed development is adjacent to Holland Drive to the south and Smithfield Middle School to the north, fronting on Buffalo Road. The properties are further identified by the Johnston County Tax ID#s 14001001 and 14075011A.

Chloe Allen presented RZ-24-07 to the Planning Board. She explained the applicant is requesting to rezone 2 parcels of land (34.28 acres and 7.98 acres) from R-20A (Residential/Agriculture) to R-8 (Single, Two, and Multi-family Residential). The properties are located on the West side of Buffalo Road, South of Smithfield Middle School and approximately 130 feet North of Holland Drive. The proposed use will be detached single-family residential housing. The Town Plan (comprehensive plan) guides this property for Medium Density Residential. The proposed rezoning is appropriate. Planning Staff recommends approval of zoning map amendment, RZ-24-07, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the amendment is reasonable and in the public interest.

Eric Villeneuve of Apex, NC came forward on behalf of Village on the Neuse, LLC. None of the board members had any questions for the applicant.

Dan Simmons of Everett Lane came forward. He doesn't agree with the rezoning to R-8. He stated it allows single, two and multi-family residential. He is aware the applicant says he's planning to build single-family homes but he

could easily change that to multi-family or duplexes after the property is rezoned to R-8. If the applicant rezoned to R-8 conditional use and there be a condition of single-family only.

Planning Director Stephen Wensman said Mr. Simmons is correct. The applicant has expressed to Mr. Wensman that they plan on a single-family development. The applicant can change their plans after being granted the requested rezoning to R-8 and build duplexes or apply for a Special Use Permit and build multi-family residential.

Mark Lane asked if the applicant considered conditional zoning when he made application?

Stephen Wensman said he did look at the other two conditional zones and the controversy. He said he would build 8,000 sq. foot lots.

Ashley Spain asked what the difference in lot sizes was in an R-20A zoning district.

Stephen Wensman said R-20A lots would be 15,000 sq. foot lots and R-8 would be 8,000 sq. foot lots.

Debbie Howard made a motion to recommend approval of zoning map amendment, RZ-24-07, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest, seconded by Alisa Bizzell. Denied by Ashley Spain, Doris Wallace, Mark Lane and Bryan Stanley. (2) Yays (4) Nays

Stephen Wensman advised the applicant to withdraw this application before it goes to Town Council and immediately reapply for a conditional rezoning with a masterplan.

S-24-05 Powell Tract Subdivision: Lanny Clifton (Lan Development, LLC) is requesting approval of a preliminary plat for a 19-lot single family subdivision on 11.1 acres. The proposed development is on Swift Creek Road approximately 2300 feet north of the Cleveland Road intersection. This property is further identified by the Johnston County Tax ID# 15I08014 ***This agenda item was quasi-judicial so the minutes aren't available.***

SUP-24-02 Heritage Townes at Waddell: Samuel O'Brien (Shovel Ready Johnson, Inc) is requesting a special use permit for Heritage Townes at Waddell, a 17-unit townhouse development on 1.88 acres of land in the R-8 Zoning District. The proposed development is located 19 and 21 Waddell Drive, approximately 460 feet north of the Brightleaf Boulevard and Waddell Drive intersection, and further identified by the Johnston County Tax ID#s 15005023, 15005022, and 15005022A. ***This agenda item was quasi-judicial so the minutes aren't available.***

SUP-24-05 Stadler Station: Brown Investment Properties is requesting a special use permit for Stadler Station, a 168-unit residential apartment project on 13.17 acres of land in the B-3 Highway Entranceway Zoning District. The proposed development is located at the intersection of Peedin Road and Components Drive with the Johnston County Tax ID# 15074012E ***This agenda item was quasi-judicial so the minutes aren't available.***

CZ-24-06 Finley Landing Revision: Carolina Land Group, LLC is requesting a rezoning of 47.8 acres within the Finley Landing (formerly Floyd Landing) development. This area was previously proposed to have 360 apartment units, and the rezoning is for an alternate plan consisting of 168 townhouse units in place of the apartments. The Finley Landing development is located along US Hwy 70 Business across from the Amazon Warehouse. This property is further identified by Johnston County Tax ID# 15077035H.

Planning Director, Stephen Wensman presented CZ-24-06. He explained the applicant was seeking approval for an alternate plan for 168 townhouse units in place of the apartments, while retaining the option for the original plan for 360 apartment units. If approved, the townhouse units would be fronting on streets with a 50-foot-wide public right-of-way. In the alternate plan, the pool house and swimming pool amenity near the entrance will be replaced by a tot lot playground and dog park elsewhere in the development area.

The proposed townhomes associated with this master plan amendment include 2-story and 3-story structures – all with one car garages and:

- Maximum height of 40-feet.
- Minimum interior lot area is 1900 sq. ft. (19'x100') and perimeter lot areas is 2100 sq. ft. (20'x105')

- Minimum (interior lot width is 19-feet and perimeter lot width is 20-feet).
- Front yard setback: Front = 30-feet, same as townhouses elsewhere in the development
- Minimum rear yard setback is 20-feet for the interior townhomes, 15-feet for the perimeter townhomes.
- Minimum 2 parking spaces per townhome on the lot (plus 128 auxiliary).
- Minimum driveway width = 9-feet.
- All proposed townhomes will be 3-bedroom units.

Planning Staff recommend the Planning Board recommend approval of the Finley Landing alternate plan, CZ-24-06, with the following condition:

1. That the future development plans for the project be in accordance with original CZ-21-03 masterplan and conditions or as hereby amended as an alternate plan for the 47.8 acres area:
 - a. Townhouses shall have a minimum building separation of 20-feet.
 - b. Townhouse driveways shall have a minimum width of 10-feet.
 - c. 10-foot reduction in public R/W width (50-foot public rights-of-ways) the streets with townhouses.
 - d. 20-foot reduction in the distance between townhomes (40-feet to 20-feet).
 - e. 5-foot increase in maximum height for townhomes in this area (35-feet to 40-feet).
 - f. Driveway widths from 12-feet to 10-feet.
 - g. Architectural Standards (amended area only):
 - End units facing a public ROW must include a minimum of two (2) windows.
 - End units facing a public ROW must include screening landscaping the side yard.
 - Façade Treatment: May include a mix of siding types including lap siding, board & batten, shake, stone or brick. Each unit shall include a minimum of two (2) of these elements.
 - Landscaping: Each unit shall include a minimum of one (1) decorative tree and four (4) shrubs.
 - Garage Doors: shall contain decorate details or carriage style adornments
 - Garages are all single car with an 8-foot-wide door.
 - 2 and 3-story townhomes.

Mark Lane and Debbie Howard expressed they liked this alternate plan better than the previous one.

Joe Faulkner of the CE Group came forward representing the applicant, Carolina Land Group. The current builder has been interested in expanding a different product type and offer different price points. This alternate plan will allow them to do that.

Doris Wallace made a motion to recommend approval of the zoning map amendment, CZ-24-06, with 1 condition of approval, finding the rezoning consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and, in the public, Interest, seconded by Bryan Stanley. Unanimously approved.

Planning Director, Stephen Wensman briefly explained to the Planning Board he would be bringing multi-family regulations from the UDO to them at the next meeting. He wants the Planning Board to consider updating them.

Old Business

None

Adjournment

Tara Meyer made a motion to adjourn, seconded by Debbie Howard. Unanimously approved.

Next Planning Board meeting is November 14th, 2024, at 6pm.

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist



**2025
Planning Board Meeting Schedule**

Thursday, January 2, 2025

Thursday, February 6, 2025

Thursday, March 6, 2025

Thursday, April 3, 2025

Thursday, May 1, 2025

Thursday, June 5, 2025

Thursday, July 10, 2025

Thursday, August 7, 2025

Thursday, September 4, 2025

Thursday, October 2, 2025

Thursday, November 6, 2025

Thursday, December 4, 2025

****All meetings begin at 6:00pm and are located inside the
Council Chambers****



Request for Planning Board Action

**Agenda
Item:** RZ-24-09
Date: 9/14/24

Subject: Zoning Map Amendment
Department: Planning
Presented by: Stephen Wensman, Planning Director
Presentation: Public meeting

Issue Statement

To review the application to rezone 36 East Edgerton Street from HI (Heavy Industrial) to B-3 (Highway Entranceway Business).

Financial Impact

None.

Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the zoning map amendment and to make a recommendation to the Town Council to approve or deny the request.

Recommendation

Planning Staff recommends approval of the zoning map amendment, RZ-24-09, with a statement declaring the request inconsistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the request is not reasonable nor in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
3. Consistency Statement
4. Application
5. Zoning Map



Staff Report

Agenda Item: RZ-24-09

REQUEST:

Staff requests the rezoning of 36 East Edgerton and a portion of 100 Pitchi Street from HI (Heavy Industrial) to B-3 (Highway Gateway Business).

PROPERTY LOCATION:

The properties are located at the south end of East Edgerton adjacent to the CSX Railroad and at the end of Pitchi Street adjacent to the CXX Railroad

SITE DATA:

Owner (36 E Edgerton): New Vision Partners LLC
 Owner (100 Pitchi St) Johnston County Community College Foundation
 Applicant: Town of Smithfield
 Tax ID# 15006015, and a portion of Tax ID 15007014
 Acreage: 15.5 acres (7.75 acres and 7.75 acres)
 Present Zoning: HI (Heavy Industrial)
 Proposed Zoning: B-3 (Highway Gateway Business)
 Existing Use: Commercial
 Proposed Use: Commercial
 Town/ETJ: Town
 Fire District: Smithfield
 School Impacts: None
 Parks and Recreation: None
 Water Provider: Town of Smithfield
 Sewer Provider: Town of Smithfield
 Electric Provider: Town of Smithfield

EXISTING CONDITIONS/ENVIRONMENTAL:

There are no known environmentally sensitive areas on this property.

ADJACENT ZONING AND LAND USES: (see attached map for complete listing)

	Zoning	Existing Land Uses
North	R-8 and B-3	SF detached residential/Commercial
South	N/A	Railroad
East	Heavy Industrial and B-3	Recreation
West	O/I ad B-3	Cemetery and Commercial

COMPREHENSIVE PLAN:

- The Town Plan (comprehensive plan) guides the 36 East Edgerton property for commercial and the 100 Pitchi Street property for Office/Residential

ANALYSIS:

Staff recently found a discrepancy between the County's GIS zoning designation for the property and that on the Town's zoning map. The County shows the properties to be zoned Heavy Industrial, whereas the Town has shown the properties to be zoned B-3 Business. The County only updates its zoning on GIS when the town provides official documents for rezonings. Old Town zoning maps show the change to have occurred with a map update on March 4, 2008. There are two maps dated March 4, 2008, and only one of them shows the change. All zoning maps after that date show the property as zoned B-3. Staff searched Town Council old minutes for all of 2008 and the years before and after and could not find any record of the Town Council action on the rezoning of this property.

The zoning map change in March 4, 2008 affected two properties:

- Tax ID 15006015 owned by New Vision Partners LLC
- A portion of Tax ID 15007014 owned by Johnston Community College Foundation, Inc.

The new Vision Partners property has two old warehouse buildings located at the end of East Edgerton Street, most likely to have been used for tobacco warehousing. The back sides of the buildings front on the CSX railroad property. The tenants in the buildings are all commercial tenants, consistent with the B-3 zoning designation. The owner and the town believed the property to have B-3 zoning when the owner acquired the property in 2014.

The Johnston Community College Foundation property is being used for a recreational ball field with access from Pitchi Street. This property is shown to have B-3 zoning on the Town's zoning map, but the county shows part of it as zoned Heavy Industrial.

Staff has reached out to the owners of both properties to obtain their collective support for the rezoning as is reflected on the signed zoning application.

Comprehensive Plan. The comprehensive plan guides these properties for commercial business.

CONSISTENCY STATEMENT (Staff Opinion):

With approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action is consistent with adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest. Planning Staff considers the action to be consistent and reasonable:

- **Consistency with the Comprehensive Growth Management Plan** - *The map amendment is consistent with the comprehensive growth management plan.*
- **Consistency with the Unified Development Code (UDO)** – *Any future use or development of the properties will be consistent with the UDO.*
- **Compatibility with Surrounding Land Uses** – *the map amendment is consistent with surrounding land uses. All the land to the surrounding is zoned B-3 with some O/I zoning in the Southeast of the site.*

RECOMMENDATION:

Planning Staff recommends approval of zoning map amendment, RZ-24-09, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.

RECOMMENDED MOTION:

“Move to recommend approval of zoning map amendment, RZ-24-09, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”

36 E Edgerton St Rezoning

File Number:
RZ-24-09

Project Name:
36 E Edgerton St

Location:
E Edgerton St

Tax ID#:
15006015 &
portion of
15007014

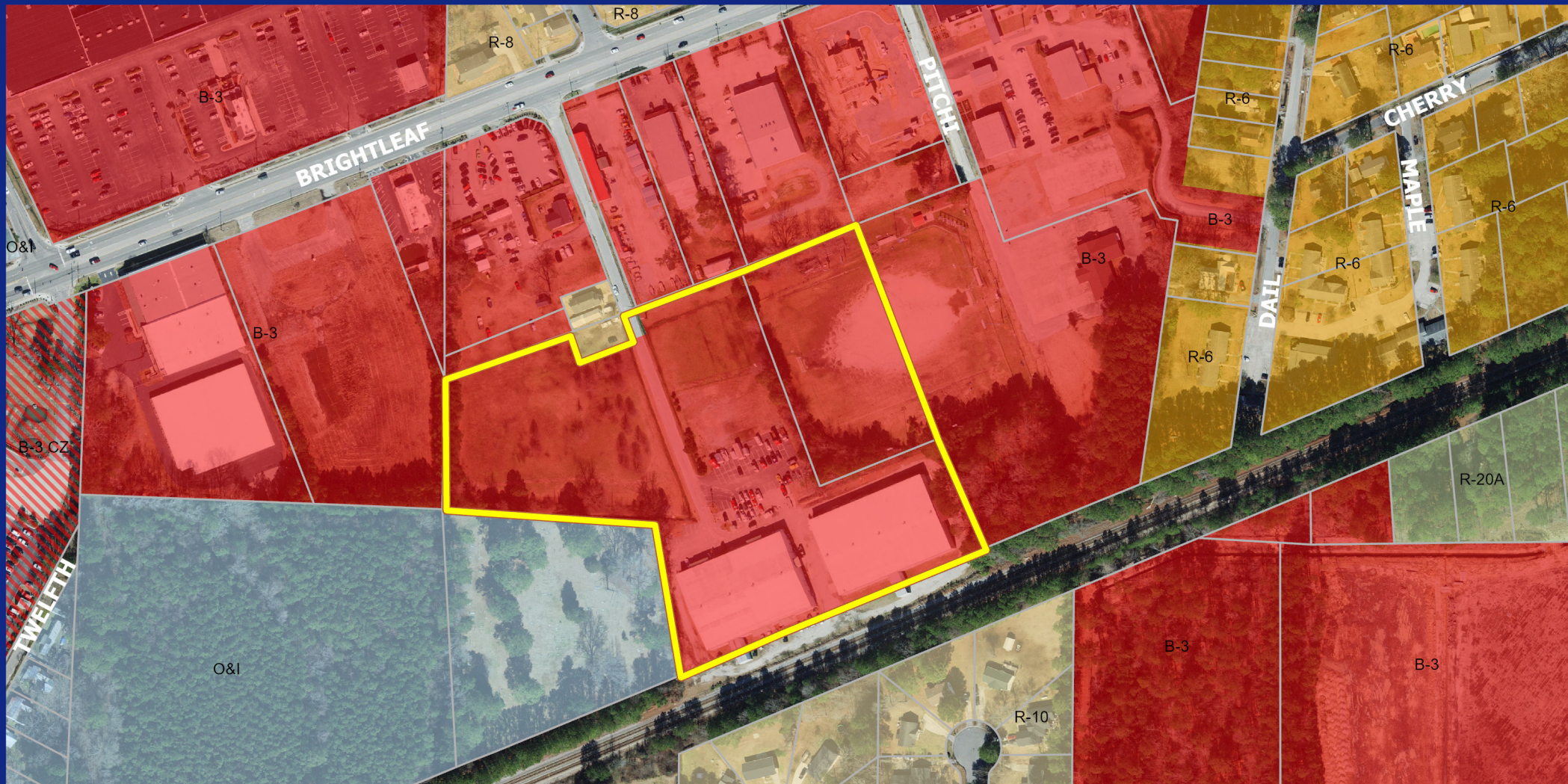
Existing Zoning:
B-3 on Town Maps
HI on County Maps

Owner:
New Vision Partners, LLC
Johnston Community
College Foundation, Inc.

Applicant:
Planning Staff

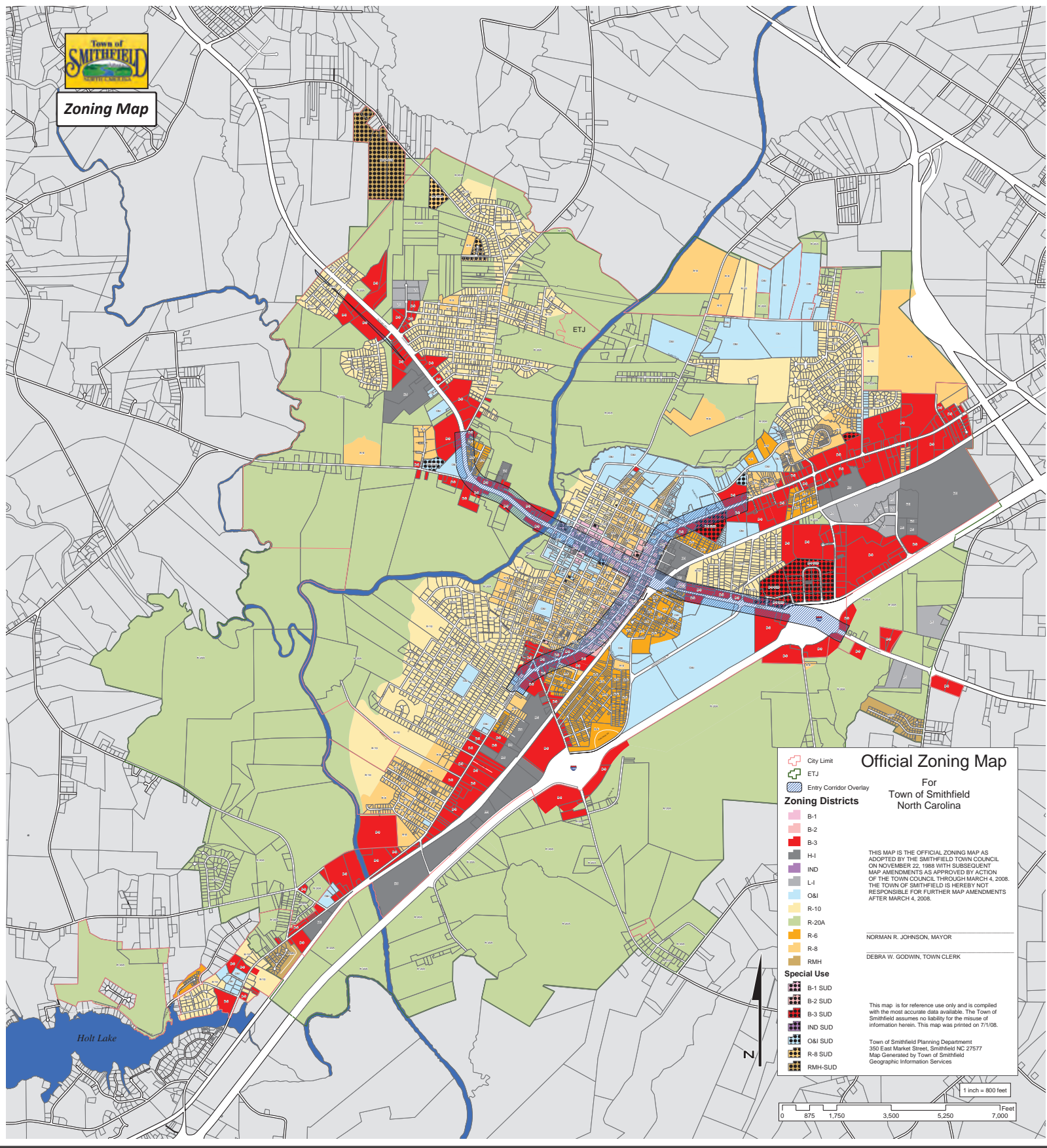


1:3,080
Map created by Chloe Allen
Planner I on 2/12/24





Zoning Map



Official Zoning Map

For
Town of Smithfield
North Carolina

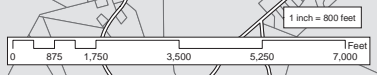
THIS MAP IS THE OFFICIAL ZONING MAP AS ADOPTED BY THE SMITHFIELD TOWN COUNCIL ON NOVEMBER 22, 1988 WITH SUBSEQUENT MAP AMENDMENTS AS APPROVED BY ACTION OF THE TOWN COUNCIL THROUGH MARCH 4, 2008. THE TOWN OF SMITHFIELD IS HEREBY NOT RESPONSIBLE FOR FURTHER MAP AMENDMENTS AFTER MARCH 4, 2008.

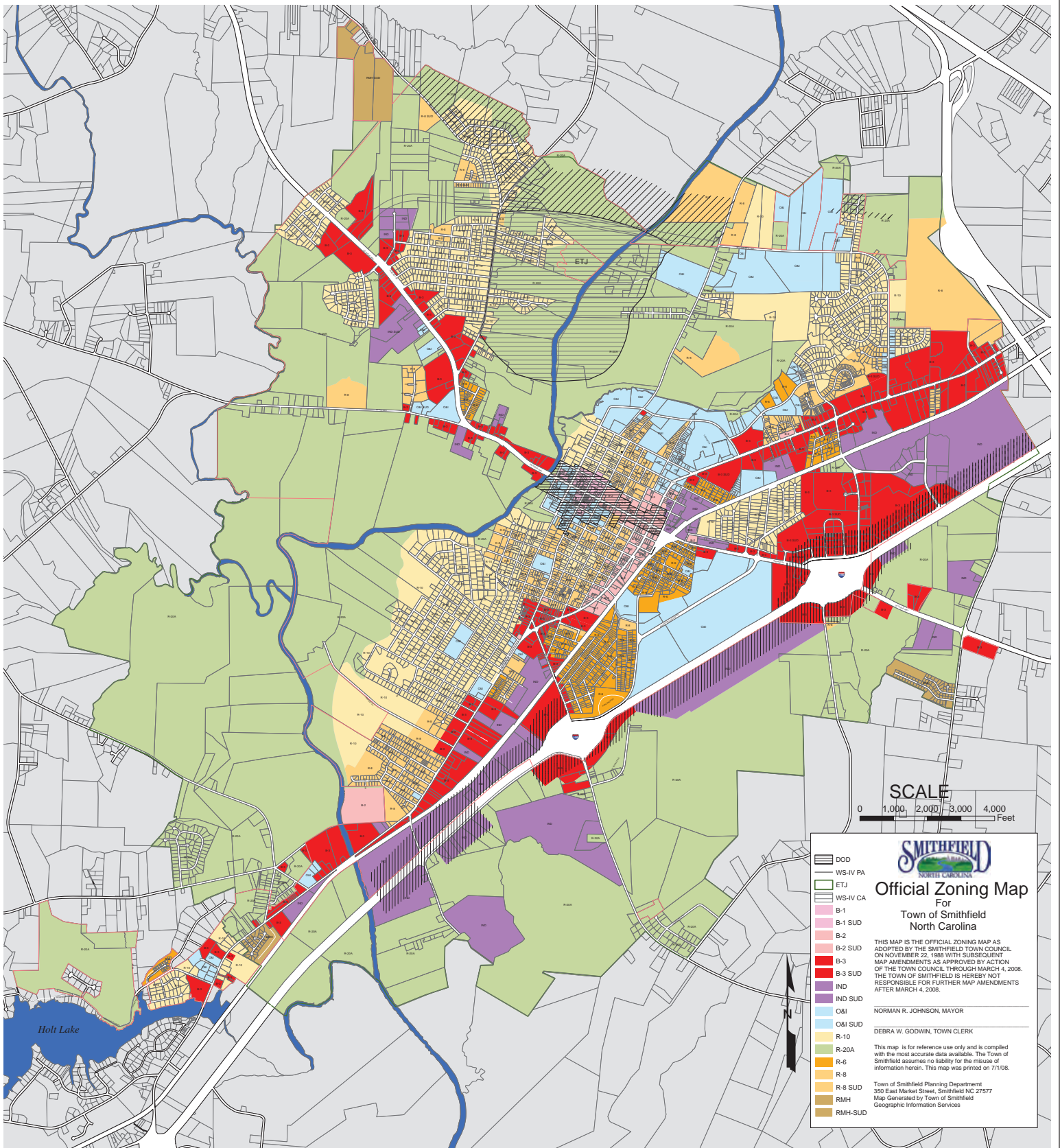
NORMAN R. JOHNSON, MAYOR
DEBRA W. GODWIN, TOWN CLERK

THIS map is for reference use only and is compiled with the most accurate data available. The Town of Smithfield assumes no liability for the misuse of information herein. This map was printed on 7/1/08.

Town of Smithfield Planning Department
350 East Market Street, Smithfield NC 27577
Map Generated by Town of Smithfield Geographic Information Services

- City Limit
- ETJ
- Entry Corridor Overlay
- Zoning Districts**
- B-1
- B-2
- B-3
- HH
- IND
- L-1
- O&I
- R-10
- R-20A
- R-6
- R-8
- RMH
- Special Use**
- B-1 SUD
- B-2 SUD
- B-3 SUD
- IND SUD
- O&I SUD
- R-8 SUD
- RMH-SUD





SCALE
 0 1,000 2,000 3,000 4,000
 Feet



Official Zoning Map
 For
 Town of Smithfield
 North Carolina

THIS MAP IS THE OFFICIAL ZONING MAP AS ADOPTED BY THE SMITHFIELD TOWN COUNCIL ON NOVEMBER 22, 1988 WITH SUBSEQUENT MAP AMENDMENTS AS APPROVED BY ACTION OF THE TOWN COUNCIL THROUGH MARCH 4, 2008. THE TOWN OF SMITHFIELD IS HEREBY NOT RESPONSIBLE FOR FURTHER MAP AMENDMENTS AFTER MARCH 4, 2008.

NORMAN R. JOHNSON, MAYOR
 DEBRA W. GODWIN, TOWN CLERK

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Town of Smithfield Planning Department
 350 East Market Street, Smithfield NC 27577
 Map Generated by Town of Smithfield Geographic Information Services

- DOD
- WS-IV PA
- ETJ
- WS-IV CA
- B-1
- B-1 SUD
- B-2
- B-2 SUD
- B-3
- B-3 SUD
- IND
- IND SUD
- OS1
- OS1 SUD
- R-10
- R-20A
- R-6
- R-8
- R-8 SUD
- RMH
- RMH-SUD



- MapInfo
- Locate
- Query
- Select
- Analysis
- Reports
- Reset



cursor position	
NC State Plane - NAD 83	
x-coord	y-coord
2199825	642788
lat/long - WGS 84	
longitude	latitude
-78.32849	35.51431
Scale: 1:1608	
1 in =	134 ft
Go	

- Pan
- Zoom Box
- Zoom In
- Zoom Out
- Full Extent
- Previous
- Next
- Markup

Map Tip Layer: No Map Tip Layer

Layers Legend

- Predefined Maps
- Mapclick Map
 - Boundaries
 - Community
 - Index
 - Land Features
 - Orthophotos
 - Parcel
 - Address Points
 - Building Footprints
 - Farm Use
 - Parcels
 - Parcel Text & Symbols
 - Parcel Text
 - Misc.
 - Pin Number
 - Acreage
 - Dimensions
 - Parcel Text-index
 - Street Names
 - Lotlines
 - Symbols
 - Permits
 - Qualified Sales >= 2022
 - Zoning
- Residential
- Schools
- Transportation
- Utilities
- Base Layer





Town of Smithfield
Planning Department
350 E. Market St Smithfield, NC 27577
P.O. Box 761, Smithfield, NC 27577
Phone: 919-934-2116
Fax: 919-934-1134

REZONING APPLICATION

*Pursuant to Article 4, Section 4-1 of the Unified Development Ordinance, proposed amendments may be initiated by the Town Council, Planning Board, Board of Adjustment, members of the public, or by one or more interested parties. **Rezoning applications must be accompanied by one (1) application, one (1) required plan, an Owner's Consent Form (attached), (1) electronic submittal and the application fee.***

Name of Project: _____ Acreage of Property: _____

Parcel ID Number: _____ Tax ID: _____

Deed Book: _____ Deed Page(s): _____

Address: _____

Location: _____

Existing Use: _____ Proposed Use: _____

Existing Zoning District: _____

Requested Zoning District _____

Is project within a Planned Development: Yes No

Planned Development District (if applicable): _____

Is project within an Overlay District: Yes No

Overlay District (if applicable): _____

FOR OFFICE USE ONLY

File Number: _____	Date Received: _____	Amount Paid: _____
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OWNER INFORMATION:

Name: NEW VISION PARTNERS LLC

Mailing Address: _____

Phone Number: _____ Fax: _____

Email Address: _____

APPLICANT INFORMATION:

Applicant: New Vision Partners LLC

Mailing Address: _____

Phone Number: _____ Fax: _____

Contact Person: _____

Email Address: _____

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a rezoning application. This information is required to be present on all plans, except where otherwise noted:

- A map with metes and bounds description of the property proposed for reclassification.
- A list of adjacent property owners.
- A statement of justification.
- Other applicable documentation: _____

STATEMENT OF JUSTIFICATION

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Smithfield to approve the subject zoning map amendment. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Print Name

Signature of Applicant

Date



Town of Smithfield
Planning Department
350 E. Market St Smithfield, NC 27577
P.O. Box 761, Smithfield, NC 27577
Phone: 919-934-2116
Fax: 919-934-1134

OWNER'S CONSENT FORM

Name of Project: _____ Submittal Date: _____

OWNERS AUTHORIZATION

I hereby give CONSENT to _____ (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Signature of Owner *Print Name* *Date*

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Signature of Owner/Applicant *Print Name* *Date*

FOR OFFICE USE ONLY

File Number:	Date Received:	Parcel ID Number:
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Town of Smithfield
Planning Department
350 E. Market St Smithfield, NC 27577
P.O. Box 761, Smithfield, NC 27577
Phone: 919-934-2116
Fax: 919-934-1134

REZONING APPLICATION

*Pursuant to Article 4, Section 4-1 of the Unified Development Ordinance, proposed amendments may be initiated by the Town Council, Planning Board, Board of Adjustment, members of the public, or by one or more interested parties. **Rezoning applications must be accompanied by one (1) application, one (1) required plan, an Owner's Consent Form (attached), (1) electronic submittal and the application fee.***

Name of Project: _____ Acreage of Property: _____

Parcel ID Number: _____ Tax ID: _____

Deed Book: _____ Deed Page(s): _____

Address: _____

Location: _____

Existing Use: _____ Proposed Use: _____

Existing Zoning District: _____

Requested Zoning District _____

Is project within a Planned Development: Yes No

Planned Development District (if applicable): _____

Is project within an Overlay District: Yes No

Overlay District (if applicable): _____

FOR OFFICE USE ONLY

File Number: _____	Date Received: _____	Amount Paid: _____
--------------------	----------------------	--------------------

OWNER INFORMATION:

Name: Johnston Community College Foundation

Mailing Address: _____

Phone Number: _____ Fax: _____

Email Address: _____

APPLICANT INFORMATION:

Applicant: _____

Mailing Address: _____

Phone Number: _____ Fax: _____

Contact Person: _____

Email Address: _____

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a rezoning application. This information is required to be present on all plans, except where otherwise noted:

- A map with metes and bounds description of the property proposed for reclassification.
- A list of adjacent property owners.
- A statement of justification.
- Other applicable documentation: _____

STATEMENT OF JUSTIFICATION

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Smithfield to approve the subject zoning map amendment. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Print Name

Signature of Applicant

Date



Town of Smithfield
Planning Department
350 E. Market St Smithfield, NC 27577
P.O. Box 761, Smithfield, NC 27577
Phone: 919-934-2116
Fax: 919-934-1134

OWNER'S CONSENT FORM

Name of Project: _____ Submittal Date: _____

OWNERS AUTHORIZATION

I hereby give CONSENT to _____ (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Signature of Owner *Print Name* *Date*

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Signature of Owner/Applicant *Print Name* *Date*

FOR OFFICE USE ONLY

File Number:	Date Received:	Parcel ID Number:
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**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD TOWN COUNCIL
RZ-24-09**

Whereas the Smithfield Town Council, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

Whereas the Smithfield Town Council, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD TOWN COUNCIL AS APPROPRIATE:

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE IS ADOPTED,

That the Town Council recommendation regarding text amendment RZ-24-09 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Town Council and information provided at the public hearing; and

It is the objective of the Town of Smithfield Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Town Council and information provided at the public hearing. Therefore, the amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE FAILS,

That the final recommendation regarding zoning map amendment RZ-24-09 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

It is the objective of the Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment does not promote this and therefore is neither reasonable nor in the public interest.

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Request for Planning Board Action

Agenda ZA-24-
Item: 03
Date: 11/14/24

Subject: Multi-family Regulations
Department: Planning
Presented by: Stephen Wensman
Presentation: Public Meeting

Issue Statement

The Planning Board should review the proposed UDO amendments to the multi-family regulations, ZA-24-03.

Financial Impact

None

Action Needed

The Planning Board is respectfully requested review the multi-family regulations and make a recommendation to the Town Council to approve, approve with changes or deny the update.

Recommendation

Staff recommends the Planning Board recommend approval of UDO Amendment, ZA-24-03, updating the multi-family regulations in the UDO.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Draft Ordinance
3. System Statement
4. Relevant UDO Citations



Staff Report

Agenda ZA-24-
Item: 03

REQUEST:

The Planning Board is requested to review updates to the multi-family (MF) regulations in the UDO and make a recommendation to the Town Council.

ISSUE:

Recent development in the town has highlighted issues with the MF residential regulations in the code:

- Conflicting regulations
- Private streets
- Driveways
- Setbacks
- Buffers
- Definitions
- Open space and recreation.
- Special Use Permits vs. Conditional Zoning and table of uses.

The MF regulations are found across the UDO in Sections 2.19, 7.35, 8.13, 10.2 10.110 and Appendix A.

DRAFT AMENDMENT:

The intent of this amendment is to minimally address the issue mentioned above.

Part I of the amendment will require all MF developments to be approved through conditional zoning rather than the special use process, except in the R-MH Zoning District, where special use permits will still be allowed for MF projects.

Part II of the amendment:

- Strengthens and simplifies the recreation and open space standards and reorder for clarification.

Part III of the amendment:

- Updates Section 8.13.1 MF dimensional standards setback requirements.

Part IV of the amendment:

- Updates parking requirements for MF development to 2 per du + 0.5 per bedroom over 2 bedrooms, + 0.25 per du designated for visitor parking.

Part V of the amendment:

- Updates Section 10.110 Streets with current street typology
- Updates Section 10.110.1.4.7 with lot frontage requirements.
- Updates Section 10.110.1.4.8 requiring double fronted lots to have minimum 125' of lot depth.
- Updates 10.110.2 Private Street requirements, allowing private streets only in the ETJ with affirmative restrictive covenants and references the Standard Detail and Specifications Manual.

Part IV of the amendment amends Appendix A Definitions:

- New driveway definition
- Amends *Dwelling, Two-family* to include vertically stacked duplexes
- Strike *Major and /or multi-unit development* definition.
- Update *Parking lot* definition.
- Strike *Private driveway* definition.
- Update townhouse definition, striking the townhouse standard from the definition and moving it to 10.13.1.4

Other future amendments to consider:

The amendment above is intended to address existing issues in the MF standards. What is not addressed that might be considered includes:

- Should there be any additional standards for MF units fronting on parking lots.
 - Allowing parking enforcement.
 - Liability protection for trash pickup.
- Should there be additional standards for MF?
 - Additional or building material standards for apartments beyond current.
 - Townhouse width requirements.
 - Building height requirements/percentages
 - Garage door to façade percentages.
 - Requirements for alley access.
 - Open space/recreation requirements.
 - Standard provision for storing rollout bins.
 - Define what is allowed in the perimeter setback (limit parking).
 - Greater buffer requirements.

CONSISTENCY STATEMENT (STAFF OPINION):

Staff finds the zoning text amendment consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.

RECOMMENDATION:

Staff recommends approval of the zoning text amendment ZA-24-03, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

RECOMMENDED MOTION:

“Move to recommend approval of the zoning text amendment, ZA-24-03, finding the amendment consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”

ARTICLE 2. - GENERAL REGULATIONS

Sec. 2.19. Public Access to Property.

Sec. 2.19. Public Access to Property.

Every building or structure hereafter erected shall be located on a lot and the lot shall abut a public street or have access to an approved private street, or the lot shall abut a common area properly restricted through deed restrictions and/or property owners' association at least partly owned by the owner of the building, structure, or portion thereof.

Sec. 7.35. Multi-Family/Townhouse/Apartment/Condominium.

7.35.1. Multi-family Apartment Complexes.

Multi-family apartment complexes shall comply with the following standards:

7.35.1.1. No off-street parking space shall be located closer than ten (10) feet to any residential building wall.

7.35.1.2. Sidewalks shall be constructed within the interior of the development to link residential buildings with other destinations such as, but not limited to: parking, adjoining streets, mailboxes, trash disposal, adjoining sidewalks or greenways and on-site amenities such as recreation areas.

7.35.1.3. Individual storage space containing at least twenty-four (24) square feet of enclosed floor area with a minimum height of seven (7) feet shall be provided for each dwelling unit in a multi-family development. Such storage space shall be located either in the same building as the dwelling unit it serves or in an accessory building that may also house parking, recreational, laundry, or other facilities that serve the residents of the development

7.35.1.4. Multi-family Apartment Complex Building Design and Appearance Requirements.

All buildings, including community building/club house, storage buildings, maintenance buildings, garages and buildings containing dwelling units shall be constructed with at least four (4) of the following five (5) building design and appearance requirements:

7.35.1.4.1. Multiple building materials (e.g., brick, fieldstone, limestone, marble, granite, textured block, architectural pre-cast concrete, concrete composite siding, wood clapboard siding, wood beaded siding, stucco, E.F.I.S., aluminum siding, etc.); Multiple surface textures (e.g., rough, striated, imprinted, etc.);

7.35.1.4.2. Multiple surface textures (e.g., rough, striated, imprinted, etc.);

7.35.1.4.3. Façade modulations (e.g., building off-sets of at least two (2) feet in depth for every forty (40) feet of building wall length);

7.35.1.4.4. Architectural elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.) or roof line changes (e.g., changes in direction of ridge, changes in elevation of ridge, inclusion of dormers, etc.);

7.35.1.4.5. Multiple colors (the maximum number of colors shall not be limited, provided however, that there shall be no more than three (3) discernable colors and the primary color shall constitute a minimum of sixty (60) percent of the façade (excluding windows, doors, roofing, fascia materials, or soffit materials).

7.35.1.4.6. All multi-family or apartment complex developments with one (1) or more dumpsters or a trash compactor must provide a recycling area and a cardboard dumpster; both shall be screened with similar materials to the dumpster or compactor enclosure.

7.35.1.5. Open Space (Recreation) Area Requirements. New multifamily developments of twenty-five (25) units or more shall be required, as a condition of site plan approval, to provide a minimum of eight hundred (800) square feet of unpaved, usable open space with lawn or other soft surface for an outdoor children's play area, plus an additional fifty (50) square feet of usable open space for each additional unit beyond the initial ten (10) units, up to a maximum of ten thousand (10,000) square feet, except that this requirement does not apply to multifamily development located downtown or to developments devoted exclusively to senior citizens.

7.35.1.5.1. The features and spaces should enhance the building and center as integral parts of the community. The use of such features as plazas, patios, and courtyards should be used when practical.

7.35.1.5.2. Active open space shall meet the minimum design criteria:

7.35.1.5.2.1. The minimum dimension shall be twenty-five (25) feet; and

7.35.1.5.2.2. Earth berms, vegetative screening, or fencing should separate the play area from driving and parking areas; and

7.35.1.5.2.3. Residents should have convenient access; and

7.35.1.5.2.4. The design should invite a variety of active and passive recreational activities appropriate for children by utilizing unique natural features, creating gentle slopes or berms, and providing other amenities such as seating benches or play equipment.

7.35.1.5.3. The children's play area shall not be located in any required landscape yard or buffer.

7.35.1.5.4. The children's play area may be dispersed on the site; provided, that the minimum size of each area is five hundred (500) square feet or larger.

7.35.2. Townhouses and Condominiums.

Townhouses and condominiums shall comply with the following standards:

7.35.2.1. Maintenance. A property owners association shall be established and shall maintain everything on the outside of the townhouses, including, but not limited to, open space, landscaping, siding, roofing, porches, trim, mailboxes, driveways, and alleys.

7.35.2.2. The applicant shall file in the Johnston County Register of Deeds office at the time of site development approval, legal documents which shall provide guarantees for reserving the use of open space for the use and enjoyment of the residents of the development and provide:

7.35.2.2.1. Continuity of proper maintenance for those portions of open space land requiring maintenance;

7.35.2.2.2. Availability of funds required for such maintenance;

7.35.2.2.3. Adequate insurance protection; and

7.35.2.2.4. Recovery for loss sustained by casualty, condemnation, or otherwise.

Sec. 8.13. Notes to the Zoning District Design Standards.

8.13.1. Multi-Family Dwellings.

8.13.1.1. Density. Maximum allowable density shall not exceed four thousand five hundred (4,500) square feet of gross site area per dwelling unit.

8.13.1.2. Building Separation. More than one (1) building may be located on the site provided that building separation shall be determined as follows:

Height of Taller Building	Minimum Horizontal Distance Between Vertical Projections
20 feet or less	16 feet
Between 20.1 and 25.0 feet	25 feet
Between 25.1 and 30.0 feet	30 feet
Between 30.1 and 35.0 feet	40 feet

8.13.1.3. Distance Related to Windows. The minimum distance between the centers of facing windows shall be twenty (20) feet.

8.13.1.4. Yard Requirements. Front Yard—general district setback shall apply; Corner Side Yard—same as front yard; Other Yards—a perimeter yard shall be provided around the perimeter of the site (other than front and corner side yards) in accordance with the following based on the number of units proposed.

Number of Units	Width of Required Yard
3 to 10 units	30 feet
11 to 30 units	35 feet
31 or more units	40 feet

10.110.1.4. Lots. The size, shape, and orientation of non-residential lots shall be such as the Planning Board and Town Council deem appropriate for the type of development or use proposed; however, residential, as well as non-residential lots, shall comply with the following minimum requirements:

10.110.1.4.1. Lot Area. All lots shall have a minimum gross area of at least eight thousand (8,000) square feet. Additional lot area shall be required when:

10.110.1.4.1.1. A lot is served by either public water or sewer, but not both—Twenty thousand (20,000) square feet.

10.110.1.4.1.2. A lot is not served by either public water or sewer—Twenty-five thousand (25,000) square feet.

10.110.1.4.2. Lot Width and Depth. All lots shall have a minimum width and street frontage as required in Article 8, except in the case of the turning circle of cul-de-sacs where a minimum width at the street right-of-way line of twenty-five (25) feet is permissible. Corner lots shall have an extra width of ten (10) feet to permit adequate setback from side streets. The minimum lot depth of single tier lots (when approved) shall be one hundred twenty-five (125) feet. All other lots shall be one hundred ten (110) feet in depth. Additional lot width and depth shall be required when: (Amended 4/3/2018)

10.110.1.4.2.1. A lot is served by either public water or sewer, but not both: Lot width—One hundred (100) feet; Lot depth—Two hundred (200) feet.

10.110.1.4.2.2. A lot is not served by either public water or sewer: Lot width—One hundred twenty-five (125) feet; Lot depth—Two hundred (200) feet.

10.110.1.4.3. Lot size, shape, and location shall be made with due consideration to topographic conditions, contemplated use, and the surrounding area.

10.110.1.4.4. Every lot shall maintain required street frontage as required in Article 8 on one (1) of the following (Amended 4/3/2018):

10.110.1.4.4.1. A public street dedicated to and maintained by the Town of Smithfield or the North Carolina Department of Transportation.

10.110.1.4.4.2. A street constructed to the standards of the Town or Smithfield or the North Carolina Department of Transportation, with a written agreement concerning the future maintenance of the street.

10.110.2. Private Streets.

10.110.2.1. Streets designated as private **may be allowed in subdivisions** when in the opinion of the Town Council they provide adequate ingress and egress onto collector streets, and sufficient assurance is provided through a legally established Homeowners' association, that the street shall be properly maintained.

10.110.2.2. All such streets shall be designated a "private street" on the preliminary plans and final plats. Whenever a private street intersects a U.S. or North Carolina highway or North Carolina secondary road, a statement of approval for the intersection, signed by the District Engineer, North Carolina Department of Transportation, Division of Highways for Johnston County, shall be submitted concurrent with the final plat.

10.110.2.3. **All private streets must meet Department of Transportation standards for construction and maintenance.**

10.110.2.4. A Homeowners' association shall be established for each subdivision containing private streets and drainage systems. The final plat for each such subdivision shall contain a certificate indicating the book and page number of the Homeowners' association covenants, conditions, and restrictions. The covenants, conditions, and restrictions shall specify lot owners' responsibilities for maintenance of private streets and drainage systems, and shall provide for assessments to finance all maintenance activities. Covenants shall provide that the Homeowners' association will construct all stub streets prior to offering any connecting for acceptance by NCDOT or the town. Final plats for subdivisions containing private streets and drainage improvements will not be approved until the subdivider's homeowners' association documents have been submitted and approved by the Town Council.

ARTICLE 10. - PERFORMANCE STANDARDS
 PART I. - OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS
 Sec. 10.3. Minimum/Maximum Parking Requirements.

Sec. 10.3. Minimum/Maximum Parking Requirements.

The minimum number of required off-street parking spaces shall be calculated as follows. In the case of a building or use not expressly provided for, the number of off-street access spaces shall be the same as for a similar use or inclusive category which is provided for. Where there is more than one (1) use in a single structure, or on a single tract, or two (2) or more instances of the same use, the minimum number of required off-street parking spaces shall be equal to the sum of the requirements of the various uses, except for shopping centers which are expressly provided for.

Classification	Off-Street Parking Requirement
RESIDENTIAL	
Dwelling, Single-Family	2 spaces
Dwelling, Manufactured Home	2 spaces
Dwelling, Multi-Family	
- One bedroom	1.5 spaces per unit
- Two bedrooms	1.75 spaces per unit
- Three bedrooms or more	2 spaces per unit
ACCESSORY USES/BUILDINGS	
Accessory Business or Residential Unit (Incl. Home Occupations)	2 spaces per business or residence
Accessory Buildings	Same ratio as the principal use
EDUCATIONAL, OFFICE/INSTITUTIONAL, AND RETAIL SALES AND SERVICES	
Retail, Enclosed	1 space per 200 square feet
Retail, Outdoor (incl. commercial recreation)	1 space per 600 square feet of parcel area
Restaurant	1 space per 150 square feet enclosed floor area
Office (including medical clinics)	4 spaces per 1,000 square feet
Lodging	1 space per room plus 1 space per employee
Institutional/Civic	5 spaces per 1,000 square feet
Hospital	1.5 spaces per patient room plus 3 spaces per 1,000 square feet of office area.
Child care facility/adult day care facility	1 space per 4 persons of licensed capacity.
Schools, Elementary or Junior High	3 spaces for each room used for administration offices, class instruction, or 1 space for each 6 seats in auditorium and other places of assembly or facilities available for the public, whichever is greater
Schools, Senior High	1 space per school employee and 1 space per 4 students
Assembly	1 space per 3 fixed seats plus 1 space per 3 movable seats

ARTICLE 10. - PERFORMANCE STANDARDS
 PART I. - OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS
 Sec. 10.3. Minimum/Maximum Parking Requirements.

Other	Determined by the UDO Administrator in consideration of an approved study prepared by a registered engineer with expertise in Transportation Engineering
MANUFACTURING AND INDUSTRIAL USES	
Adult and sexually oriented businesses	1 space per 500 square feet of gross floor area
All other industrial uses	1 space per employee
RECREATION USES	
The most applicable of the following standards shall apply for all recreational uses, including auditoriums, assembly halls, or stadiums:	1 space per 4 fixed seats; 1 space for each 40 square feet of floor area available in establishment as a meeting room; 1 space for each 150 square feet of gross floor area; 1 space per 600 square feet of parcel area.
TEMPORARY USES/STRUCTURES	
To be determined by the UDO Administrator based on the site specific conditions and principal use.	
AGRICULTURAL USES	
To be determined by the UDO Administrator based on the site specific conditions.	

Note: The maximum parking allowed shall not exceed one hundred fifty (150) percent of the minimum parking specified in this section.

Special situations which are not covered by the above shall be handled by the Board of Adjustment. The Board of Adjustment shall make the final determination as to the number of spaces to be required, but shall in all cases give due consideration to the needs therefor.

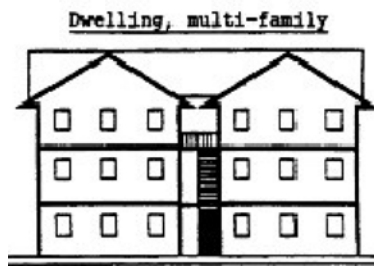
Sec. A.3. Definitions.

A

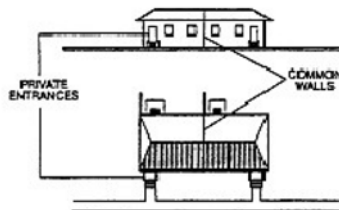
Apartment. A room or suite of one (1) or more rooms, each of which has kitchen facilities and is designed or intended to be used, as an independent unit, on a rental basis.

Driveway. That portion of the vehicle accommodation area that consists of a travel lane bounded on either side by an area that is not part of the vehicle accommodation area.

Dwelling, multiple family. A residential building designed for or occupied by three (3) or more families, with the number of families in residence not exceeding the number of dwelling units provided.



Dwelling, two family (duplex). A detached residential building containing two (2) dwelling units, designed for occupancy by not more than two (2) families. Units must share a common wall.



Frontage. All property abutting on one (1) side of a street measured along the street line.

Major and/or multi-unit development. Development consisting of:

- (1) Structures on a tract of two (2) acres or more, or
- (2) Nonresidential structures having a total floor area of ten thousand (10,000) square feet or more.

Multifamily development. A single building on a single lot or tract containing more than two (2) dwelling units.

Parking facility, commercial. Any area (except an accessory use), either open or enclosed, structural or natural, for the storage of a vehicle or vehicles. Each parking facility shall have an approved means or ingress and egress. A parking lot is a subclassification of a parking facility.

Parking lot, commercial. An open area (except as an accessory use), outside of the public right-of-way, for the storage of a vehicle or vehicles. The term "parking area" shall be included in this definition. Each parking lot shall have an approved means of ingress and egress.

Parking space, off street. For the purpose of this ordinance, an off-street parking space shall consist of a space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room. No required off-street parking shall be located on any public right-of-way.

Private driveway. A roadway serving two (2) or fewer lots, building sites, or other division of land, and not intended to be public ingress or egress.

Private street. An undedicated private right-of-way which affords access to abutting properties and requires a subdivision streets disclosure statement in accordance with G.S. § 136-102.6.

Right-of-way. A strip of land, owned publicly or privately, which affords the principal means of access to abutting property.

Right-of-way (town). (Amended 10/3/2017) A right-of-way owned, leased, or operated by the Town of Smithfield, including any public street or alley that is not part of the state highway system.

Setback. The minimum required distance existing between the abutting street right-of-way line (if no street right-of-way line is involved, the subject property line) and the minimum building line as specified in Article 8, Zoning District Development Standards.

Street. A public thoroughfare which affords access to abutting property and is recorded as such in the office of the Johnston County Register of Deeds. The following classifications apply:

- (1) **Superhighway.** Major thoroughfares consisting of interstates, freeways, expressways, or parkway links that are characterized by limited access control.
- (2) **Major arterial.** A major street in the town's street system that serves as an avenue for the circulation of traffic into, out, or around the town and carries high volumes of traffic. It is designed to carry more than twelve thousand (12,000) but less than twenty-four thousand (24,000) trips per day.
- (3) **Minor arterial.** A major street in the town's street system that serves as an avenue for the circulation of traffic into, out, or around the town and carries high volumes of traffic. It is designed to carry more than five thousand (5,000) but less than twelve thousand (12,000) trips per day.
- (4) **Collector.** A street whose principal function is to carry traffic between minor, local, and subcollector streets and arterial streets but that may also provide direct access to abutting properties. It is designed to carry more than two thousand five hundred (2,500) but less than five thousand (5,000) trips per day. Typically, a collector is able to serve, directly or indirectly, between two hundred and fifty (250) and five hundred (500) dwelling units.
- (5) **Subcollector.** A street whose principal functions are both to carry traffic between minor and local streets and collectors, or to join two (2) collectors, or a collector and an arterial, and to serve abutting properties. It is designed to carry more than five hundred (500) but less than two thousand five hundred (2,500) trips per day. Typically, a subcollector is able to serve, directly or indirectly, between fifty (50) and two hundred fifty (250) dwelling units.
- (6) **Local road.** A street whose sole function is to provide access to abutting properties. It is designed to carry more than one hundred fifty (150) but less than five hundred (500) trips per day. Typically, a local road is able to serve, directly or indirectly, between fifteen (15) and fifty (50) dwelling units.
- (7) **Minor street.** A street whose sole function is to provide access to abutting properties. It is designed to carry one hundred fifty (150) or less trips per day. Typically, a minor street serves fifteen (15) or fewer dwelling units.

- (8) **Alley.** A strip of land, owned publicly or privately, set aside primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

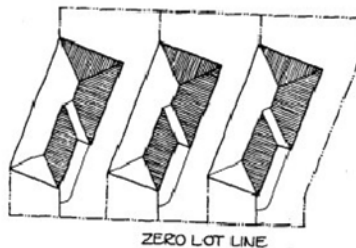
Street line. The right-of-way boundary of a street.

Townhouse. A principal structure containing two (2) or more single-family attached dwelling units with each unit on its own individual lot. All townhouse developments shall be subject to multiple family dwelling provisions of this chapter, with the following exceptions:

- (1) All townhouse developments shall comply with the multiple family density requirements of Article 8 of this ordinance; this standard can be met by individual lot area, by provision of common open space, or by a combination of lot area and common open space.
- (2) No unit shall be connected on more than two (2) sides by common walls.
- (3) All yard dimensional requirements shall apply to the property lines of the entire development. No individual unit shall be required to meet the yard dimensions.

Z

Zero lot line housing unit. A single-family detached housing unit placed on a lot such that a windowless wall is placed on one (1) side property line and the footage required for two (2) side yards is placed on the other side property line as the total side yard requirement for the lot.





Town of Smithfield
 Planning Department
 350 E. Market St Smithfield, NC 27577
 P.O. Box 761, Smithfield, NC 27577
 Phone: 919-934-2116
 Fax: 919-934-1134

Petition for Amendment to the Unified Development Ordinance

Pursuant to Article 4 of the Town of Smithfield Unified Development Ordinance, Proposed amendments may be initiated by the Town Council, Planning Board, Board of Adjustment, members of the public, or by one or more interested parties. The application for any amendment shall contain a description of the proposed zoning regulation.

APPLICANT INFORMATION:

Stephen Wensman

Petitioner's Name

Address or PO Box

Smithfield NC 27577

919-934-2116

City, State, Zip Code

Telephone

Proposed amendment to the Town of Smithfield Unified Development Ordinance:

Amendments to UDO as they pertain to Multi-family development

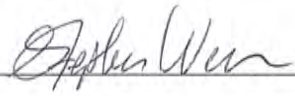
Section 10.110.1, 10.110.2, 2.19, 7.35, 8.13, 10.3, Appendix A

(Attach additional sheets as necessary)

This application must be accompanied by a Statement of Justification which addresses the following:

1. How the amendment proposed would serve the public interest or correct an obvious error in the existing ordinance.
2. How the amendment proposed will enhance or promote the purposes and goals of the adopted plans and policies of the governing body.

The undersigned hereby authorizes the filing of this petition and certifies that the information contained herein stands alone based on the merits of this request and is accurate to the best of their knowledge and belief.

Stephen Wensman 
 Signature of Petitioner

10/7/24
 Date

FOR OFFICE USE ONLY

File Number: _____	Date Received: _____	Amount Paid: _____
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Statement of Justification:

The existing codes are in conflict with each other and do not provide sufficient regulation of multi-family development.

The amendment proposed will enhance or promote the purposes and goals of the adopted plans and policies of the governing body by providing proper regulation of MF development that is more easily understood and not in conflict with other provisions of the UDO.

ORDINANCE # ZA-24-03
AN ORDINANCE TO AMEND THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE AS IT PERTAINS TO MULT-FAMILY
DEVELOPMENT.

WHEREAS, the Smithfield Town Council wishes to amend certain provisions in the Town of Smithfield Unified Development Ordinance by making changes to Unified Development Ordinance Article 6 Section 6.2 and 6.6; Section, Article 8, Section 8.13.1; Article 10, Section 10.110 Streets; and Appendix A Definitions.

WHEREAS, it is the objective of the Smithfield Town Council to have the UDO promote regulatory efficiency and consistency and the health, safety, and general welfare of the community;

NOW, THEREFORE, be it ordained that the following Articles are amended to make the following changes set forth in the deletions (strikethroughs) and additions (double underlining) below:

PART 1

[Revise Article 10, Section 6.6 to require conditional zoning for multi-family land uses in the B-3 zoning district]

Sec. 6.2. - Interpretation.

Zoning districts have uses specified as permitted by right, special uses, conditional zoning district uses and uses permitted with supplemental regulations. Detailed use tables are provided in [Section 6.6](#) showing the uses allowed in each district. The following describes the processes of each of the categories that the uses are subject to:

- Permitted by Right (P): Administrative review and approval subject to district provisions and other applicable requirements only.
- Permitted with Supplemental Regulations (PS): Administrative review and approval subject to district provisions, other applicable requirements, and supplemental regulations outlined in [Article 7](#).
- Special Uses (S): Town Council review and approval of special use permit subject to district provisions, other applicable requirements, and conditions of approval as specified in [Section 4.9](#). Some special uses may also be subject to supplemental regulations outlined in [Article 7](#).
- Special Uses with Supplemental Regulations (SS): Some special uses may also be subject to supplemental regulations outlined in [Article 7](#).

- Conditional Zoning Required (CZ): A CZ in Section 6.6 Table of Uses and Activities indicates that a specific use type is permitted as part of the approval of a conditional zoning district, provided the conditional zoning district request is accompanied by a site plan or master plan.
- Uses Not Permitted: Uses not marked with a P, PS, S, CZ or SS are not permitted.

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Sec. 6.6. Tables of Uses and Activities—Primary Zoning Districts.

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Uses	Primary Zoning Districts												Supplemental Regulations
	R-20A	R-10	R-8	R-6	R-MH	O/I	B-1	B-2	B-3	LI (Sect. 7.2)	HI (Sect. 7.2)	AHH	
RESIDENTIAL													
Residential Cluster development	PS	PS	PS										Section 7.34
Dwelling, single-family attached (townhomes)/multi-family/condominiums			<u>SS</u> <u>CZ</u>	<u>SS</u> <u>CZ</u>	SS	<u>SS</u> <u>CZ</u>	<u>SS</u> <u>CZ</u>	<u>SS</u> <u>CZ</u>	SS				Section 7.35
Dwelling, single-family detached	P	P	P	P	P	S		S					
Dwelling, two family (duplex) on single lot			P	P		S		S					

...

PART 2

[Revise Article 7.35, Multi-Family/Townhouse/Apartment/Condominium to update recreation and open space standards and reorder for clarification.]

Sec. 7.35. Multi-Family/Townhouse/Apartment/Condominium.

7.35.1. Multi-family Apartment Complexes.

Multi-family apartment complexes shall comply with the following standards:

- 7.35.1.1.** No off-street parking space shall be located closer than ten (10) feet to any residential building wall.
- 7.35.1.2.** Sidewalks shall be constructed within the interior of the development to link residential buildings with other destinations such as, but not limited to: parking, adjoining streets, mailboxes, trash disposal, adjoining sidewalks or greenways and on-site amenities such as recreation areas.
- 7.35.1.3.** Individual storage space containing at least twenty-four (24) square feet of enclosed floor area with a minimum height of seven (7) feet shall be provided for each dwelling unit in a multi-family development.

Such storage space shall be located either in the same building as the dwelling unit it serves or in an accessory building that may also house parking, recreational, laundry, or other facilities that serve the residents of the development

7.35.1.4. Multi-family Apartment Complex Building Design and Appearance Requirements.

All buildings, including community building/club house, storage buildings, maintenance buildings, garages and buildings containing dwelling units shall be constructed with at least four (4) of the following five (5) building design and appearance requirements:

7.35.1.4.1. Multiple building materials (e.g., brick, fieldstone, limestone, marble, granite, textured block, architectural pre-cast concrete, concrete composite siding, wood clapboard siding, wood beaded siding, stucco, E.F.I.S., aluminum siding, etc.); Multiple surface textures (e.g., rough, striated, imprinted, etc.);

7.35.1.4.2. Multiple surface textures (e.g., rough, striated, imprinted, etc.);

7.35.1.4.3. Façade modulations (e.g., building off-sets of at least two (2) feet in depth for every forty (40) feet of building wall length);

7.35.1.4.4. Architectural elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.) or roof line changes (e.g., changes in direction of ridge, changes in elevation of ridge, inclusion of dormers, etc.);

7.35.1.4.5. Multiple colors (the maximum number of colors shall not be limited, provided however, that there shall be no more than three (3) discernable colors and the primary color shall constitute a minimum of sixty (60) percent of the façade (excluding windows, doors, roofing, fascia materials, or soffit materials).

7.35.1.4.6. All multi-family or apartment complex developments with one (1) or more dumpsters or a trash compactor must provide a recycling area and a cardboard dumpster; both shall be screened with similar materials to the dumpster or compactor enclosure.

~~**7.35.1.5. Open Space (Recreation) Area Requirements.** New multifamily developments of twenty five (25) units or more shall be required, as a condition of site plan approval, to provide a minimum of eight hundred (800) square feet of unpaved, usable open space with lawn or other soft surface for an outdoor children's play area, plus an additional fifty (50) square feet of usable open space for each additional unit beyond the initial ten (10) units, up to a maximum of ten thousand (10,000) square feet, except that this requirement does not apply to multifamily development located downtown or to developments devoted exclusively to senior citizens.~~

~~**7.35.1.5.1.** The features and spaces should enhance the building and center as integral parts of the community. The use of such features as plazas, patios, and courtyards should be used when practical.~~

~~**7.35.1.5.2.** Active open space shall meet the minimum design criteria:~~

~~**7.35.1.5.2.1.** The minimum dimension shall be twenty-five (25) feet; and~~

~~**7.35.1.5.2.2.** Earth berms, vegetative screening, or fencing should separate the play area from driving and parking areas; and~~

~~**7.35.1.5.2.3.** Residents should have convenient access; and~~

~~**7.35.1.5.2.4.** The design should invite a variety of active and passive recreational activities appropriate for children by utilizing unique natural features, creating gentle slopes or berms, and providing other amenities such as seating benches or play equipment.~~

~~**7.35.1.5.3.** The children's play area shall not be located in any required landscape yard or buffer.~~

~~**7.35.1.5.4.** The children's play area may be dispersed on the site; provided, that the minimum size of each area is five hundred (500) square feet or larger.~~

7.35.2. Townhouses and Condominiums.

Townhouses and condominiums shall comply with the following standards:

7.35.2.1. Maintenance. A property owners association shall be established and shall maintain everything on the outside of the townhouses, including, but not limited to, open space, landscaping, siding, roofing, porches, trim, mailboxes, driveways, and alleys.

7.35.2.2. The applicant shall file in the Johnston County Register of Deeds office at the time of site development approval, legal documents which shall provide guarantees for reserving the use of open space for the use and enjoyment of the residents of the development and provide:

7.35.2.2.1. Continuity of proper maintenance for those portions of open space land requiring maintenance;

7.35.2.2.2. Availability of funds required for such maintenance;

7.35.2.2.3. Adequate insurance protection; and

7.35.2.2.4. Recovery for loss sustained by casualty, condemnation, or otherwise.

7.35.3. Multi-family Open Space (Recreation) Area Requirements.

7.35.3.1. New multifamily developments of twenty-five (25) units or more shall be required to provide a minimum of 5% usable open space

7.35.3.2. For purposes of this section, usable open space means an area that:

7.35.3.2.1. Is not encumbered with any substantial structure;

7.35.3.2.2. Is not devoted to use as a roadway, parking area, or sidewalk, provided, however that multi-use trails may be counted towards required open space;

7.35.3.2.3. Reflects the character of the land as of the date development began. Wooded areas shall be left in their natural or undisturbed state except for the cutting of trails for walking, bicycling or jogging. Areas not wooded shall be landscaped for open play fields, picnic areas or similar facilities, or be properly vegetated and landscaped with the objective of creating a wooded area or other area that is consistent with the objectives of this section;

7.35.3.2.4. Is capable of being used and enjoyed for purposes of informal and unstructured recreation and relaxation;

7.35.3.2.5. Is part of an independent lot shown on the plan as being reserved for open space; and

7.35.3.2.6. Is legally and practicably accessible to the residents of the development from which the required open space subdivided or to the public if the open space is dedicated to the town.

7.35.3.3. Location.

7.35.3.3.1. Land for usable open space (park space) shall be centrally and internally located as to serve the needs of the residents of the neighborhood.

7.35.3.3.2. Usable open space (park space) shall serve as focal points for developments.

7.35.3.3.3. All usable open space (park space) shall be conveniently accessible to all residents of the development.

7.35.3.4. Minimum Amenities within Usable Open Space.

7.35.3.4. 1. Required usable open space (park space) shall contain two or more of the following amenities: landscaping, walls or pathways, fences, walks, lighting and electricity, fountains, ball fields, and/or playground equipment.

7.35.3.4.2. Public Seating: Provide seating areas appropriate to the intended use of the park space (e.g., park benches and durable theft/vandalism-resistant chairs and garden wall seats).

PART 3

[Revise Article 8, Section 8.13.1 multi-family design standards.]

8.13.1. Multi-Family Dwellings.

8.13.1.1. Density. Maximum allowable density shall not exceed four thousand five hundred (4,500) square feet of gross site area per dwelling unit.

8.13.1.2. Building Separation. More than one (1) building may be located on the site provided that building separation shall be determined as follows:

Height of Taller Building	Minimum Horizontal Distance Between Vertical Projections
20 feet or less	16 feet
Between 20.1 and 25.0 feet	25 feet
Between 25.1 and 30.0 feet	30 feet
Between 30.1 and 35.0 feet	40 feet

8.13.1.3. Distance Related to Windows. The minimum distance between the centers of facing windows shall be twenty (20) feet.

8.13.1.4. Yard **Building Setback** Requirements.

8.13.1.4.1. Front Setback Yard—general district setback shall apply for lots that front on a public or private street.; Corner Side Setback Yard—same as front yard for lots that front on a public or private street;

8.13.1.4.2. Townhouses lots without public or private street frontage shall be exempt from front and corner side yard setbacks.

8.13.1.4.2. Other Setbacks Yards—a perimeter building setback yard shall be provided around the perimeter of the site (other than front and corner side yards which shall be in accordance with the front yard setback of the general district) in accordance with the following based on the number of units proposed.

Number of Units	Width of Required Yard Perimeter Setback
3 to 10 units	30 feet
11 to 30 units	35 feet
31 or more units	40 feet

PART 4

[Revise Section 10.3 Off-Street Parking Requirements for Multi-Family]

Sec. 10.3. Minimum/Maximum Parking Requirements.

The minimum number of required off-street parking spaces shall be calculated as follows. In the case of a building or use not expressly provided for, the number of off-street access spaces shall be the same as for a similar use or inclusive category which is provided for. Where there is more than one (1) use in a single structure, or on a single tract, or two (2) or more instances of the same use, the minimum number of required off-street parking spaces shall be equal to the sum of the requirements of the various uses, except for shopping centers which are expressly provided for.

Classification	Off-Street Parking Requirement
RESIDENTIAL	
Dwelling, Single-Family	2 spaces
Dwelling, Manufactured Home	2 spaces
Dwelling, Multi-Family	<u>2 per du + 0.5 per bedroom over 2 bedrooms, + 0.25 per du designated for visitor parking</u>
— One bedroom	1.5 spaces per unit
— Two bedrooms	1.75 spaces per unit
— Three bedrooms or more	2 spaces per unit

Note: When calculating required parking, the UDO Administrator shall round to the nearest whole number (i.e. 10.27 would result in the need for 10 parking stalls).

PART 5

[Revise Article 10, Section 10.110 to update street standards as they pertain to multi-family developments.]

Sec. 10.110 Streets.

10.110.1. - Design Standards.

The design of all streets and roads within the jurisdiction of this ordinance shall be designed, dedicated and constructed in accordance with town policies, standards of this ordinance, the adopted Transportation Plan, and the ~~as it pertains to~~ Town of Smithfield Standard Detail and Specifications Manual, or accepted policies of the North Carolina Department of Transportation, Division of Highways, as taken or modified from the American Association of State Highway Officials (AASHO) manuals. The North Carolina Department of Transportation, Division of Highways' Subdivision Roads, Minimum

Construction Standards, January 1, 2000, or the current North Carolina Department of Transportation standards, shall apply for any items not included in this ordinance, or where stricter than this ordinance. The property owner/developer shall utilize good land planning practices and Town standards for the type of subdivision or development proposed. The street network shall provide for the continuation or appropriate extensions of principal streets to adjacent and surrounding areas and provide reasonable means of ingress and egress for the thoroughfare network within or adjacent to the proposed development. The arrangement of streets shall provide for pedestrian connectivity with existing and proposed streets, sidewalks, greenways, multi-use trails, parks, schools and other civic and service uses, and in addition:

10.110.1.1. Conformity to Existing Maps and Plans.

10.110.1.1.1. The location and width of all proposed streets shall be in conformity with the officially adopted Thoroughfare Transportation Plan for the Town of Smithfield, and shall be in conformity with all current plans of the Town of Smithfield.

10.110.1.1.2. The proposed street system within a subdivision shall, whenever possible, be tied in with the existing street system. The proposed street system shall also provide for the continuation of the existing town and state systems, whenever possible.

10.110.1.1.3. Connect to Destinations. A proposed subdivision or development shall provide multiple direct connections with the existing local street network to and between local destinations where feasible, such as parks, schools, and shopping without requiring the use of major or minor thoroughfares and streets.

10.110.1.2. All streets shall be labeled on the preliminary plat as: Arterial, Collector, Local Streets, Major Streets and Highways; Collector Streets; Minor Streets; or Cul-de-sacs.

10.110.1.3. Blocks.

10.110.1.3.1. Blocks shall be a maximum of one thousand (1,000) feet and a minimum of four hundred (400) feet in length.

10.110.1.3.2. Blocks shall have sufficient width to provide two (2) tiers of lots, except where another design may be necessary to separate residential development from through traffic or other non-residential uses.

10.110.1.4. Lots. All newly created lots shall comply with the following minimum requirements: ~~The size, shape, and orientation of non-residential lots shall be such as the Planning Board and Town Council deem appropriate for the type of development or use proposed; however, residential, as well as non-residential lots, shall comply with the following minimum requirements:~~ The size, shape, and orientation of non-residential lots shall be such as the Planning Board and Town Council deem appropriate for the type of development or use proposed; however, residential, as well as non-residential lots, shall comply with the following minimum requirements:

10.110.1.4.1 Insofar as practical, side lot lines which are not right-of-way lines shall be at right angles to straight street lines or radial to curved street lines.

10.110.1.4.2. Every lot shall have sufficient area, dimensions, and street access to permit a principal building to be erected thereon in compliance with all lot size and dimensions, yard space, setback, and other requirements of this Ordinance.

10.110.1.4.3 The location of required front, side, and rear yards on irregularly shaped lots shall be determined by the UDO Administrator. The determination will be based on the spirit and intent of this Ordinance to achieve an appropriate spacing and location of buildings and structures on individual lots.

10.110.1.4.4. Lot Area. All lots shall have a minimum gross area of at least eight thousand (8,000) square feet in **accordance with Article 8 Zoning District Design Standard or adopted Conditional Zoning Districts**. Additional lot area shall be required when:

10.110.1.4.4.1. A lot is served by ~~either public water and but not public sewer, but not both~~ shall have a minimum lot size of thirty-thousand (30,000) square feet. Twenty thousand (20,000) square feet.

10.110.1.4.4.2. A lot ~~without public water or sewer is not served by either public water or sewer~~ shall have a minimum lot area of 25,000 forty-thousand 40,000 square feet.

10.110.1.4.5. Lot Width and Depth. All lots shall have a minimum width and street frontage as required in Article 8, **measured at the right-of-way**, except in the case of the turning circle of cul-de-sacs where a minimum width **at the minimum building line** at the street right-of-way line of twenty-five (25) feet is permissible. Corner lots shall have an extra width of ten (10) feet to permit adequate setback from side streets. The minimum lot depth of single tier lots (when approved) shall be one hundred twenty-five (125) feet. All other lots shall have a minimum depth of 110 feet in depth. Additional lot width and depth shall be required when:

10.110.1.4.5.1. A lot is served by ~~either public water or sewer, but not public sewer both~~ shall have a minimum: Lot width - 100 feet; Lot depth - 200 feet.

10.110.1.4.5.2. A lot is not served by ~~neither either public water or nor public sewer~~ shall have a minimum: Lot width - 125 feet; Lot depth - 200 feet.

10.110.1.4.6. Lot size, shape, and location shall be made with due consideration to topographic conditions, contemplated use, and the surrounding area.

10.110.1.4.7. Every lot shall maintain required street frontage as required in ~~Article 8~~ on one (1) of the following:

10.110.1.4.7.1. A public street dedicated to and maintained by the Town of Smithfield or the North Carolina Department of Transportation.

10.110.1.4.7.2. A **privately owned** street constructed **in conformance with the Town's Standard Detail and Specifications Manual with maintenance responsibilities defined by affirmative restrictive covenants when the lots are located outside the corporate limits of the Town of Smithfield.** ~~To the standards of the Town or Smithfield or the North Carolina Department of Transportation, with a written agreement concerning the future maintenance of the street.~~

10.110.1.4.7.3 **A private driveway within a multi-family development where the overall site abuts a public street and is designed in such a manner that access is furnished to all interior lots or building sites by a private driveway with maintenance responsibilities defined by affirmative restrictive covenants.**

10.110.1.4.8. Double frontage and reverse frontage lots shall be avoided except where necessary to separate residential development from through traffic or non-residential development. The minimum lot depth of any approved double fronted lot shall be 125 feet.

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10.110.2. Private Streets.

10.110.2.1. Streets designated as private may be allowed in subdivisions **in the Town's extra-territorial jurisdiction** when in the opinion of the Town Council they provide adequate ingress and egress onto collector streets, and sufficient assurance is provided through a legally established affirmative restrictive covenants ~~homeowners' association~~, that the street shall be properly maintained.

10.110.2.2. All such streets shall be designated a "private street" on the preliminary plans and final plats. Whenever a private street intersects a U.S. or North Carolina highway or North Carolina secondary road, a statement of approval for the intersection, signed by the District Engineer, North Carolina Department of Transportation, Division of Highways for Johnston County, shall be submitted concurrent with the final plat.

10.110.2.3. All private streets **and right-of-way** shall conform to the **Town's Standard Detail and Specifications Manual** and **must meet** Department of Transportation standards for construction and maintenance.

10.110.2.4. A homeowners' association shall be established for each subdivision containing private streets and drainage systems. The final plat for each such subdivision shall contain a certificate indicating the book and page number of the homeowners' association covenants, conditions, and restrictions. The covenants, conditions, and restrictions shall specify lot owners' responsibilities for maintenance of private streets and drainage systems and shall provide for assessments to finance all maintenance activities. Covenants shall provide that the homeowners' association will construct all stub streets prior to offering any connecting for acceptance by NCDOT or the town. Final plats for subdivisions containing private streets and drainage improvements will not be approved until the subdivider's homeowner's association affirmative restrictive covenants documents have been submitted and approved by the ~~Town Council~~ Town Attorney.

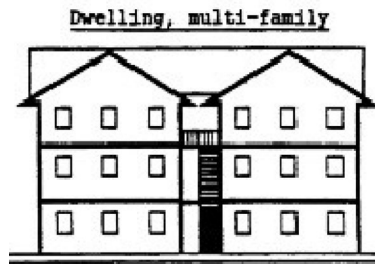
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PART 6

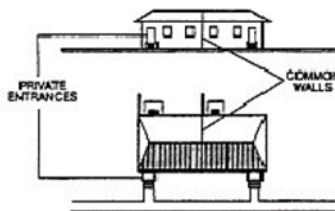
[Revise Appendix A, Definitions as they pertain to multi-family development.]

Driveway. That portion of the vehicle accommodation area that consists of a travel lane bounded on either side by an area that is not part of the vehicle accommodation area. A paved or unpaved access strip of land providing a vehicular connector between the paved portion of a public right-of-way and the parking space or garage of a private or public property. A driveway generally is located on both the public right-of-way and on the adjacent private property.

Dwelling, multiple family. A residential building designed for or occupied by three (3) or more families, with the number of families in residence not exceeding the number of dwelling units provided.



Dwelling, two family (duplex). A detached residential building containing two (2) dwelling units, designed for occupancy by not more than two (2) families. Units must share a common wall or be stacked vertically.



Major and/or multi-unit development. Development consisting of:

- (1) Structures on a tract of two (2) acres or more, or
- (2) Nonresidential structures having a total floor area of ten thousand (10,000) square feet or more.

Multifamily development. A single building on a single lot or tract containing more than two (2) dwelling units.

Parking facility, commercial. Any area (except an accessory use), either open or enclosed, structural or natural, for the storage of a vehicle or vehicles. Each parking facility shall have an approved means of ingress and egress. A parking lot is a subclassification of a parking facility.

Parking lot, commercial. An open area (except as an accessory use), outside of the public or private right-of-way, for the storage of a vehicle or vehicles. The term "parking area" shall be included in this definition. Each parking lot shall have an approved means of ingress and egress.

Parking space, off street. For the purpose of this ordinance, an off-street parking space shall consist of a space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room. No required off-street parking shall be located on any public right-of-way.

Private driveway. A roadway serving two (2) or fewer lots, building sites, or other division of land, and not intended to be public ingress or egress.

Private street. An undedicated private right-of-way which affords access to abutting properties and requires a subdivision streets disclosure statement in accordance with G.S. § 136-102.6.

Right-of-way. A strip of land, owned publicly or privately, which affords the principal means of access to abutting property.

Right-of-way (town). A right-of-way owned, leased, or operated by the Town of Smithfield, including any public street or alley that is not part of the state highway system.

Setback. The minimum required distance existing between the abutting street right-of-way line **(if no street right-of-way line is involved, the subject property line)** and the minimum building line as specified in Article 8, Zoning District Development Standards.

Townhouse. A principal structure containing two (2) or more single-family attached dwelling units with each unit on its own individual lot. All townhouse developments shall be subject to multiple family dwelling provisions ~~of this chapter~~ in Article 8, with the following exceptions:

- (1) All townhouse developments shall comply with the multiple family density requirements of Article 8 of this ordinance; this standard can be met by individual lot area, by provision of common open space, or by a combination of lot area and common open space.
- (2) No unit shall be connected on more than two (2) sides by common walls.

~~(3) All yard dimensional requirements shall apply to the property lines of the entire development. No and no individual unit shall be required to meet the yard dimensions when the lots do not have street frontage.~~

PART 7

That the Unified Development Ordinance shall be page numbered and revision dated as necessary to accommodate these changes.

PART 8

That these amendments of the Unified Development Ordinance shall become effective upon adoption. Duly adopted this the ____ of ___, 2024.

M. Andy Moore, Mayor

ATTEST

Elaine Andrews, Town Clerk

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Request for Planning Board Action

**Agenda
Item:** CZ-24-07
Date: 11/14/24

Subject: Waddell Dr. Townhomes Conditional Zoning Amendment
Department: Planning
Presented by: Chloe Allen, Planner I
Presentation: Public Meeting

Issue Statement

Terraeden Landscape & Design is requesting the conditional rezoning of approximately 1.63 acres of land located at 37 and 41 Waddell Drive, about 250 ft north of the N Brightleaf Blvd and Waddell Drive intersection, also identified by the Johnston County Tax ID 15005031, 15005029 and part of 15005031A, from R-8 and B-3 to R-8 CZ (Conditional) with a masterplan for a 16-lot attached single-family residential (townhome) development.

Financial Impact

The future development will contribute to the Town's tax base.

Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the conditional rezoning request and to decide whether to recommend approval, approval with conditions, or denial.

Recommendation

Planning Staff recommends the Planning Board recommend approval of the rezoning, CZ-24-07, with 6 conditions with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff Report
2. Consistency Statement
3. Application/Narrative
4. Site Plan



Staff Report

Agenda Item: CZ-24-07

REQUEST:

Terraeden Landscape & Design is requesting the conditional rezoning of approximately 1.63 acres of land from R-8 and B-3 to R-8 CZ (Conditional) with a masterplan for a 16-lot attached single-family residential (townhome) development.

PROPERTY LOCATION:

The development will be located at 37 and 41 Waddell Drive, about 250 ft north of the N Brightleaf Blvd and Waddell Drive intersection.

APPLICATION DATA:

Applicant:	Terraeden Landscape & Design
Property Owners:	Spectrum Realty, LLC and Sun Auto Wash, LLC
Project Name:	Waddell Drive Townhomes
Tax ID:	15005031, 15005029 and part of 15005031A
Acreage:	1.63-acres (1.573 R-8/ .057 B-3)
Present Zoning:	R-8 and B-3
Proposed Zoning:	R-8 CZ (Single-Two-Multi-Family Residential Conditional)
Town/ETJ:	Town
Existing Use:	Detached Single-family
Proposed Use:	Townhomes
Fire District:	Smithfield
School Impacts:	Additional households with school-age children
Parks and Recreation:	No parks proposed – fee in lieu
Water and Sewer Provider:	Town of Smithfield
Electric Provider:	Town of Smithfield

ADJACENT ZONING AND LAND USES: (SEE ATTACHED MAP)

	Zoning	Existing Land Uses
North	O/I	MF/Office
South	B-3	Commercial
West	R-8/B-3	Detached SF and Commercial
East	B-3	Commercial

EXISTING CONDITIONS/ENVIRONMENTAL IMPACTS:

- None

DEVELOPMENT OVERVIEW:

The proposed development consists of 16 two story, 1020 sq. ft., townhomes fronting on a private parking lot with 2.06 parking spaces per unit. Each unit will contain 2 bedrooms and 2 ½ bathrooms within convenient walking distance to commercial areas and other community amenities.

COMPREHENSIVE LAND USE PLAN AND DENSITY:

- The development is consistent with the medium density guidance which allows a maximum multi-family density of 9.68 dwelling units per acre.

SITE ACCESS AND STREET DESIGN:

- The townhome units will have frontage on a homeowners' association common parking area with a driveway access onto Waddell Drive.
- A concrete driveway apron will be required meeting town standards.
- Waddell Drive will be upgraded with curb and gutter on the development side of the street.
- A 5 ft. sidewalk will be constructed on the back of the curb.

PARKING:

- Parking will be satisfied by a common parking lot that provides 2.06 parking spaces per unit, exceeding the parking requirements (28 spaces required/35 provided).
- A 5' sidewalk is provided at the back of the parking lot curb connecting each unit to parking and the street.
- Wheel bumpers are required, but not shown. These could be eliminated if the internal sidewalks were increased to 6' wide.
- A Y-hammerhead is provided for emergency vehicle turnaround. This area will need to be marked and enforced as a no parking area.

LANDSCAPING AND BUFFERS:

- A standard street yard will be provided in accordance with Section 10.13.1.8.2.
- The Class A perimeter buffer yard is provided as required.
- The master plan is lacking interior parking lot landscaping, and foundation plantings, but will be provided with the development plans.
- A six-foot-high screening fence will be provided at the buffer line between the adjacent single-family home and the townhouse development and behind the street yard.

TRASH:

- The developer has provided "roll-out" areas for trash roll outs on trash day.
- Storage of trash rollouts will be behind the units or in the utility closet outside of trash day.
- Liability waiver should be provided in the restrictive covenants to allow town pick up of trash on private property.

TRAFFIC STUDY:

- The development is below the threshold for a traffic study.

LOT DIMENSIONAL AND SETBACK STANDARDS:

- A 30' perimeter buffer is provided whereas a 35' perimeter buffer is required. This is a deviation from the multi-family standards.
- Each lot will be 17.5' wide by 53.5' deep.

STORMWATER MANAGEMENT:

- Stormwater retention is required when the impervious exceed 24%. The applicant has shown an area to accommodate stormwater.

MAIL KIOSK AND PARKING LOT:

- A mail kiosk is provided at the end of the parking lot to the north of unit B-5.

PUBLIC UTILITIES:

- Approximately 265' of sewer main will be provided to service units in the development under the parking lot.
- Approximately 325' of water main will be provided to service units in the development under the parking lot.
- A fire hydrant is provided for fire protection as required.
- A 30' wide easement shall be required over the utilities.

ARCHITECTURAL DESIGN STANDARDS

- See townhouse elevations – lap siding, brick on entrance canopy pillars, shutters, board and baton dormers, windows on side elevation are proposed.

SUBDIVISION MONUMENT SIGNS:

- A subdivision sign will be located at the entrance.

PHASING:

- No phasing has been proposed.

DEVIATIONS FROM UNIFIED DEVELOPMENT ORDINANCE (SUMMARY):

Deviations from Town Requirements:

- Reduction of the perimeter buffer from 35' to 30'.

Exceeding Town Requirements:

- Screening fence along the west buffer and behind the street yard.
- Exceeding parking minimum by 7 parking stalls.
- Upgrading Waddell Drive with curb and gutter on the development side of the street.

Note: The Planning Board and Town Council should review the proposed master plan and narrative and determine if the proposed deviations and increased standards are reasonable and appropriate.

CONSISTENCY STATEMENT (STAFF'S FINDINGS)

With the approval of the rezoning, the Town Council is required to adopt a statement describing whether the action is consistent with the adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest. Planning Staff considers the action to be consistent and reasonable:

- **Consistency with the Comprehensive Growth Management Plan** – *The development is consistent with the comprehensive plan.*
- **Consistency with the Unified Development Code** – *The property will be developed in conformance with the UDO conditional zoning provisions that allows a good faith negotiation of development standards.*
- **Compatibility with Surrounding Land Uses** - *The property considered for rezoning will be compatible with the surrounding land uses with the additional conditions of approval.*

RECOMMENDATION:

Planning Staff recommend the Planning Board recommend approval of CZ-24-07 with the following conditions:

1. The Y-hammerhead turnaround area shall be marked as no parking in accordance with the Fire Marshal's recommendations.
2. The HOA restrictive covenants shall require trash rollouts to be stored behind the units or in the utility closet outside of trash day.
3. Liability waiver should be provided in the restrictive covenants to allow town pick up of trash on private property.
4. Wheel stops be provided, or the sidewalk in front of the parking stalls be increased to 6' in width.
5. The driveway apron in the public right-of-way be constructed in accordance with the Town's Standard Driveway Apron Detail.
6. There shall be a 30' wide public utility easement over the public water and sewer lines.

RECOMMENDED MOTION:

"Move to recommend approval of the zoning map amendment, CZ-24-07, with the 6 conditions of approval, finding the rezoning consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest."

CZ-24-07 Waddell Drive Townhomes

File Number:
CZ-24-07

Project Name:
CZ-24-07 Waddell Dr TH

Location:
Waddell Drive

Tax ID#:
15005031
15005029
15005031A

Existing Zoning:
B-3 on Smithfield Maps
HI on County Maps

Owner:
New Vision
Partners, LLC

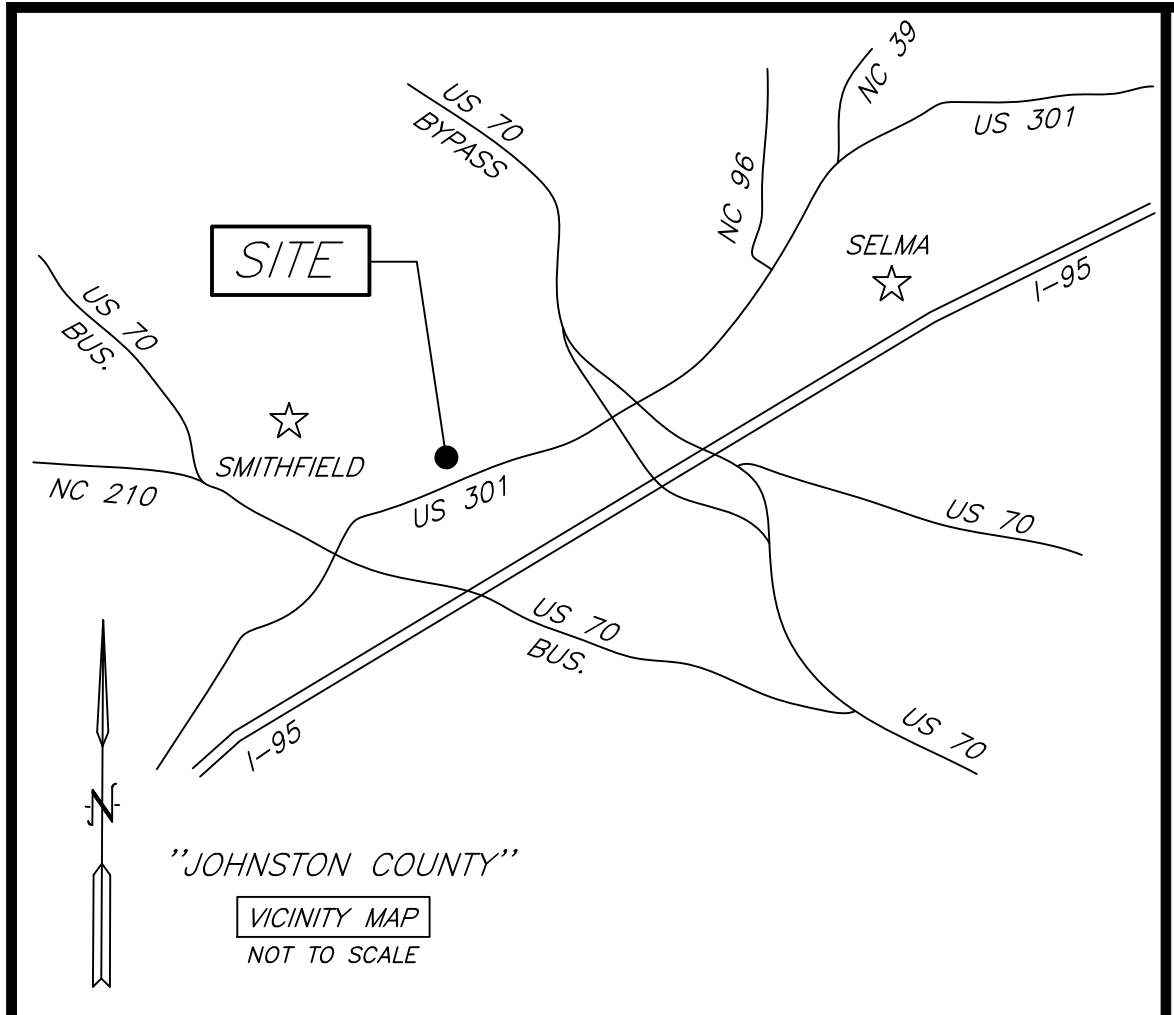


1:1,979
Map created by Chloe Allen
Planner I on 11/7/2024



NC CGIA, Maxar, Microsoft

R-6



SITE INFORMATION FOR TOWN OF SMITHFIELD
 Proposed Project Name: WADDELL DRIVE TOWNHOMES
 Current Property Owner of Record: SPECTRUM REALTY, LLC
 Developer/Applicant: SPECTRUM REALTY, LLC
 Zoning: R-8 (Town of Smithfield)
 Existing Use: RESIDENTIAL SINGLE-FAMILY
 Proposed Use: RESIDENTIAL MULTI-FAMILY (TOWNHOMES)
 Electricity Provider: TOWN OF SMITHFIELD
 Other Known Utility/Telecom Providers (not limited to): CENTURY LINK; SPECTRUM; AT&T

EXISTING PROPERTY/BOUNDARY INFO:
 Total Boundary Area = 1.63 AC +/-
 Area in Existing Town/NC DOT RW = 0.0 AC (None in Exist RW)
 Area in Add'l Dedicated or Reserved Town/NC DOT RW = 0.0 AC
 Net Usable/Builtable Site Area = 1.63 AC +/- (Clear of Existing & Dedicated RW)

LOT & ZONING REQUIREMENTS and SITE CALCULATIONS:
Site-Specific Town Zoning Requirements:
 MIN Lot Size: 1,000 sq. ft. (R-4 "Multi-Family") (Ref: UDO 8.3.1) - Min Total Site Area
 MIN Lot Width: N/A for Townhomes (Ref: UDO 7.35.2 & 8.13.1 for specific Townhome Requirements)
 MAX Lot/Unit Density per ACRE: 9.68 Units/AC (43,560 sq. ft./Ac / 4,500 sq. ft. per Unit) (Ref: UDO 8.13.1.1)
 MAX Number of Lots/Units: 16 Units / 163 AC "Gross Site Area" X 9.68 Units/AC
 MAX Impervious on Lots per Zoning: N/A (See Stormwater Info)
 MIN Building Setback Lines: See MBSL Table Hereon
 MIN "Perimeter" Yard Width (excludes Front Yard) for Townhomes: 30-ft (See ** in MBSL table, this sheet)
 MIN Distance Between Buildings for Townhomes: 30-ft (Ref: UDO 8.13.1.2 for "25.1 to 30.0 ft max bldg. height")
 MIN Area in Active Open Space: 1,100 sq. ft. (600 sq. ft. + 500 sq. ft. Per Unit After First 10 Units X 6 Units)
 (10,000 Max Total & 800 min per Play Area) (Ref: UDO 7.35.1.5)
 MIN Area in Other/Passive Open Space: None
 MIN Parking Spaces: 28 spaces (1.75 Spaces/Unit X 16 Units) (Ref: UDO 10.3)
 MIN Handicap Parking Spaces: 2 (1 per every 25 spaces)

Proposed Site Areas:
 Proposed Area in Residential Lots: 0.34 AC +/- (Townhome Lots: 936.25 sq. ft. per Lot X 16 Units) (See Avg Lot Size Calc.)
 Proposed Area in Internal Street RW: 0.0 AC "Private" Parking & Vehicular Areas Part of Open Space/HOA Area Below
 Proposed Area in Active Open Space/HOA: 0.03 AC +/- (1,100 sq. ft. Min; or More to include Play Area)
 Proposed Area in Other/Passive Open Space/HOA: 1.26 AC +/- (Includes Parking & Vehicular Areas)
 Proposed Area in Other/Residential Lots: 0.00 AC
 Proposed Other Areas (Not for Lots): 0.00 AC
 Total Site/Development Area: 1.63 AC +/-

Proposed Site Calculations:
 Proposed Number of Lots: 16 Townhome Units (~16 Max Allowed-Above)
 Proposed Density: 9.68 Units/AC (16 Units/1.63 "Gross Site Area" - Rounded) (~9.68 Max Allowed-Above)
 Proposed Average Lot Size: 936.25 sq. ft. (ALL Townhome Lots: L=53.5' X W=17.5') (~No min or max)
 Proposed Minimum Lot Size: 936.25 sq. ft. +/- (ALL Townhome Lots: L=53.5' X W=17.5') (~No min or max)
 Proposed Parking Spaces: 33 (~28 Min Req'd-Above)
 Proposed Handicap Parking Spaces: 2 (~2 Min Req'd-Above)

INTERNAL STREET INFO:
 Proposed Linear Footage of Public Streets: N/A (No public streets - All "private" vehicular & parking areas)
 Proposed Area in Pavement (Street/Vehicular Impervious): 19,933 sq. ft. +/- (0.45 AC +/-)
 Proposed Area in Right-of-Way: N/A (No RW proposed)
 Proposed Street Type: Private Parking & Vehicular Areas
 Proposed Street Design Standard: Town of Smithfield min. criteria for Private Parking & Vehicular Areas

WATER & SEWER INFO:
 Proposed Water: Public Water System Extension (Town Water)
 Proposed Sewer: Public Sewer System Extension (Town Sewer - Gravity Only)

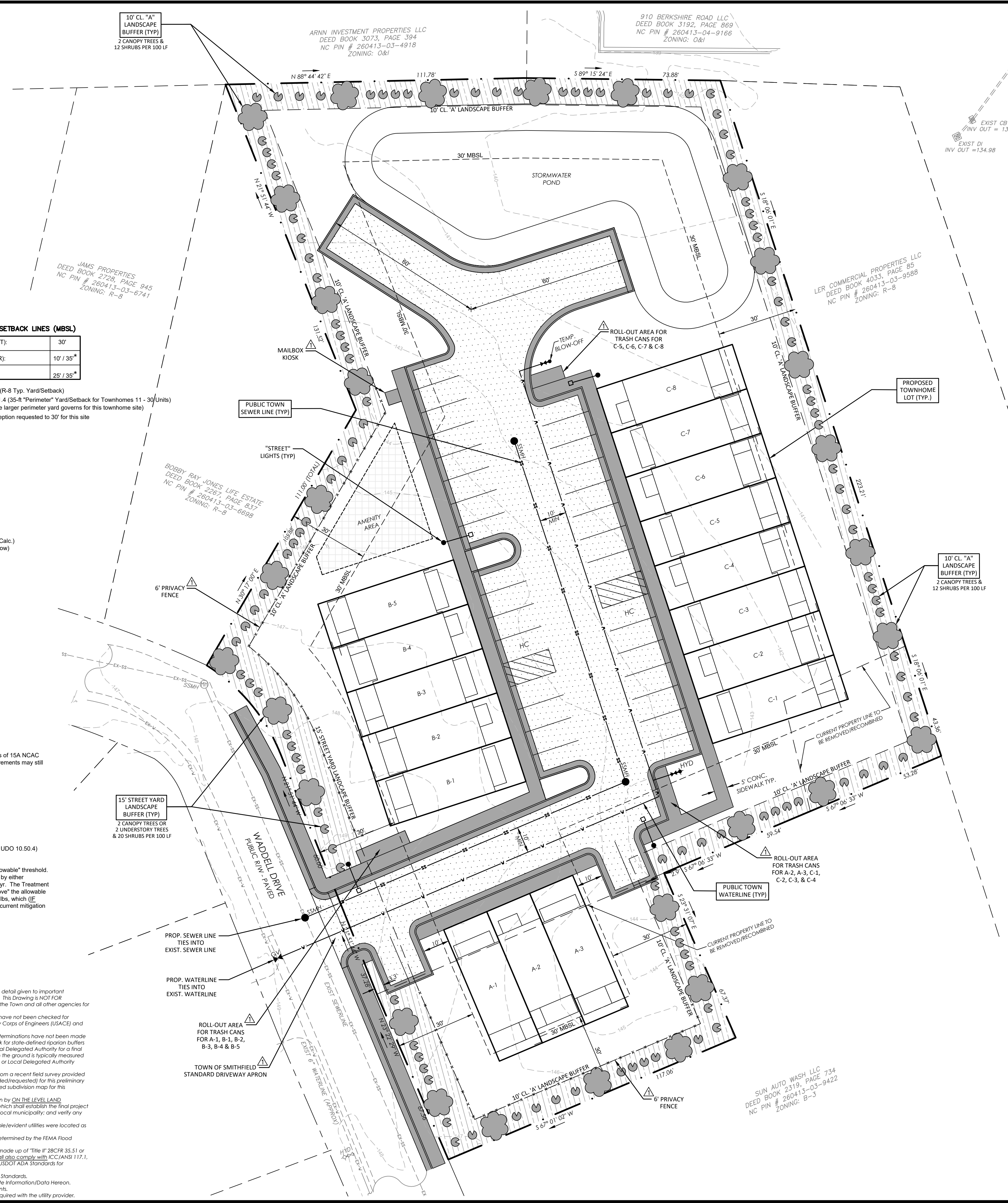
STORMWATER INFO:
 Town of Smithfield stormwater regulations shall apply to this site which includes Neuse Basin Nutrient Stormwater Strategies of 15A NCAC 02B.0711 / Town UDO Sect. 10.50 AND 15A NCAC 02B.0620 / Town UDO Sect. 10.92. Additional, state stormwater measures may still apply (ie. 404(d) permitting) when applicable.
 The following is a summary of Site Impervious, Nitrogen, and other Stormwater requirements for this Plan...

NET AREA FOR STORMWATER: 1.63 AC +/- (See Site Info/Data Hereon)

IMPERVIOUS:
 0.27 Ac. (735 sq. ft. PER TOWNHOME LOT - [16 Proposed Lots X 735 sq. ft.] 43560 sq. ft./Ac)
 + 0.45 Ac. for Paved Parking & Vehicular Areas (incl. Parking, Vehicular AND Sidewalk)
 + 0.03 Ac. for Active Open Space Areas (incl. Children's Play Area)
 0.75 AC Total Impervious
 IMPERVIOUS %: 46.0% (0.75 AC Impervious / 1.63 AC Total Site)
 HIGH / LOW DENSITY & SCM's: Because Project Impervious > 24%, Project is considered "High-Density"
 Therefore, SCM's (Stormwater Control Measures) ARE required based on Impervious (Ref: UDO 10.50.4)
 See Section below for additional Nitrogen requirements...

NITROGEN LOADING: 8.353 lbs/ac/yr
 Nitrogen Mitigation or Reduction is required on sites exceeding 3.6 lbs/ac/yr "allowable" threshold. This site exceeds the 3.6 allowable. The OWNER/DEVELOPER must mitigate by either "Treatment using SCM" or "Buying Down" the remaining nitrogen to 3.6 lbs/ac/yr. The Treatment Amount or Mitigation Fee shall be based on the "additional" 4.753 lbs/ac/yr "above" the allowable 3.6 lbs/ac/yr. For this site, the resulting additional Nitrogen, in pounds, is 232.4 lbs. which (IE COMPLETELY BOUGHT-DOWN) will be the OWNER's basis for applying the current mitigation "Fee Rate" in order to determine the Total Nitrogen Mitigation Fee.

SPECIAL ADDITIONAL NOTES FOR PRELIMINARY SITE/TOWNHOME PLAN:
 1. Purpose: The purpose of this Preliminary Site/Townhome Plan is to depict a PRELIMINARY, overall layout of the Project with special detail given to important dimensions and local planning/zoning requirements, in order to obtain a Special Use Approval from the Town of Smithfield. This Drawing is NOT FOR CONSTRUCTION. FINAL Layout of the Site and detailed Construction Drawings shall be prepared later and re-submitted to the Town and to other agencies for construction approval, prior to any construction taking place.
 2. Environmental Areas and/or Determinations (Wetlands, Streams & Riparian Buffers): The parcel or parcels of land shown herein have not been checked for wetlands or flood hazard soils unless otherwise certified or shown hereon. This parcel is subject to all regulations by US Army Corps of Engineers (USACE) and NC Department of Environmental Quality (NCEM), and any other federal, state or local regulation of any nature. This parcel of land is located in a basin that may be subject to Riparian Stream Buffers. Final or final stream buffer determinations have not been made by NCEM or a Local Delegated Authority unless otherwise certified or related hereon. Engineer has made efforts to check for state-defined riparian buffers based on USGS & state reference maps; however, rules vary from basin to basin and owner should consult NCEM or a Local Delegated Authority for a final determination regarding buffer location or existence, and any construction that may impact the buffer. Buffer location on the ground is typically measured from top of bank and may be located at approximate location unless indicated otherwise. Owner should verify with NCEM or Local Delegated Authority whether any ditches, streams, canals, ponds, etc. that exist on the property are buffered, prior to any construction.
 3. Property Boundary, Existing Conditions and Topography: Property, site features, and topography as indicated herein are taken from a recent field survey provided by ON THE LEVEL LAND SURVEYING. Only partial property and partial topographic information has been provided (as needed/required) for this preliminary plan and layout. Additional surveying will continue as needed as the project is designed and developed. The final/revised subdivision map for this development shall establish the final project property boundaries, lots and rights-of-way for the project. OWNER should verify any and all Rights-of-Way with NC DOT or local municipality, and verify any local setbacks from Right-of-Way with the local planning & zoning department.
 4. Existing Street Rights-of-Way: Existing Right of Way information herein is taken from the boundary survey and property information by ON THE LEVEL LAND SURVEYING. Any proposed rights-of-way shall be dedicated on the final/revised subdivision map for this development, which shall establish the final project property boundaries, lots and rights-of-way for the project. OWNER should verify any and all Rights-of-Way with NC DOT or local municipality, and verify any local setbacks from Right-of-Way with the local planning & zoning department.
 5. Existing Utilities: Existing utilities indicated herein are taken from a recent field survey by ON THE LEVEL LAND SURVEYING. Only visible/evident utilities were located as necessary for this preliminary plan. Additional surveying will continue as needed as the project is designed and developed.
 6. Floodplain: This site or property DOES NOT graphically appear to be in an area of special flood hazard or 100-year floodplain as determined by the FEMA Flood Insurance Rate Map. No. 220250400K Effective Date: JUNE 20, 2018.
 7. Accessibility: Any construction for handicap accessibility related to this plan shall conform to ADA Regulations: 2010 Standards (made up of Title II 28CFR 35.11 or Title III 28CFR Part 36, Subpart D, as applicable; plus "2004 ADAAG" or 36CFR Part 1191, appendices B&D); construction shall also comply with ICC ANS 117.1, latest version; whichever is more stringent. Any accessible construction related to transportation facilities shall conform to USDOT ADA Standards for Transportation Facilities, 2004.
 8. Construction standards: Waterline & Sewer System: Per Town of Smithfield Utility Standards. Streets: Per NC DOT/Town of Smithfield Standards.
 10. Open Space: Open space is provided in accordance with Town of Smithfield requirements for Townhome development. See Site Information/Data Hereon.
 11. Subdivision/Development Sign: Shall be designed and indicated by Owner and in accordance with town signage requirements.
 12. Utility Relocations: Owner/Developer shall coordinate relocation of existing overhead lines and any other utility relocations as required with the utility provider.



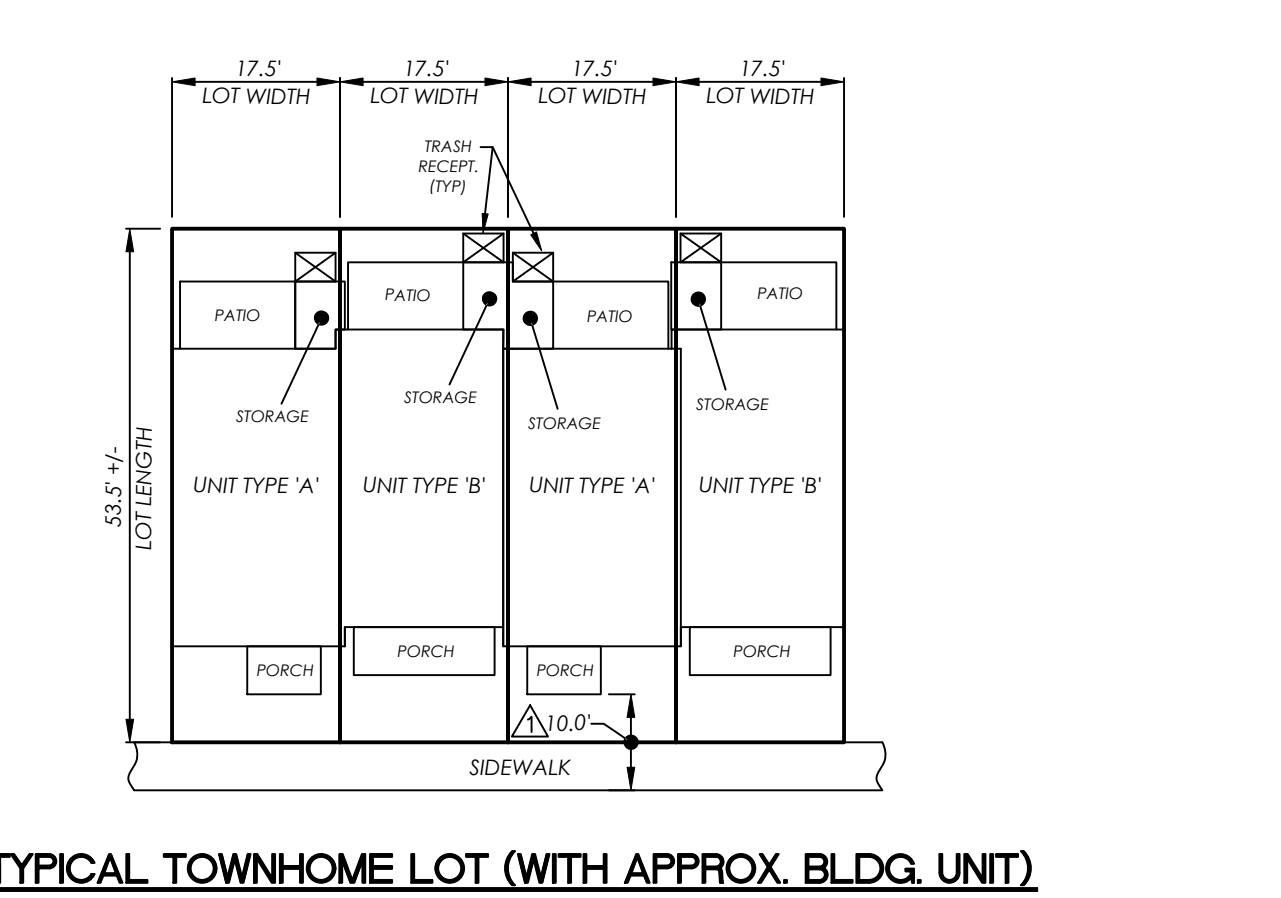
CURRENT OWNER(S) OF RECORD
 SPECTRUM REALTY, LLC
 100 MARIAH DRIVE, FOUR OAKS, NC 27524
 DEED BOOK 5843, PAGE 901
 SUN AUTO WASH LLC
 P.O. BOX 447, SMITHFIELD, NC 27577
 DEED BOOK 4768, PAGE 409

GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.

REVISION:
 DATE: 10/3/24
 OWNER'S CLARIFICATIONS

DATE: 10/3/24
SCALE: REF: BAR SCALE
DRAWN BY: SRR
CHECKED BY: BRL
PROJECT NO.: 124015.00
DWG. Title: SitePlan--local--REV1

DATE: 10/3/24
SCALE: REF: BAR SCALE
DRAWN BY: SRR
CHECKED BY: BRL
PROJECT NO.: 124015.00
DWG. Title: SitePlan--local--REV1



NOTES:
 1. Building Units on this plan are similar in size/scale to architectural plans provided, but size of units herein may vary from final architectural/building designs (see separate Architectural/Building Plans for dimensions of townhome units). Any changes to final unit size may affect final construction design/layout.
 2. Townhome Lots herein are approximate in order to accommodate the various unit types and staggering of the layout, while still providing some extra length in the lots for final design or shifting of units.

LEGEND - CIVIL/SITE		LEGEND (SURVEYING)	
EXISTING	PROPOSED	EXISTING	PROPOSED
WATERLINE (ALL SIZES)	WATERLINE (ALL SIZES)	LINES SURVEYED	LINES SURVEYED
BLOWOFF	BLOWOFF	OTHER LINES SURVEYED	OTHER LINES SURVEYED
HYDRANT	HYDRANT	LINES NOT SURVEYED	LINES NOT SURVEYED
VALVE	VALVE	RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
REDUCER	REDUCER	CENTERLINE OF ROAD	CENTERLINE OF ROAD
METER	METER	CONTROL CORNER	CONTROL CORNER
SEWERLINE (ALL SIZES)	SEWERLINE (ALL SIZES)	EIP	EXIST. IRON PIPE FOUND
MANHOLE	MANHOLE	NIP	EXIST. IRON PIPE SET
CLEANOUT	CLEANOUT	EIS	EXIST. IRON STAKE FOUND
STORM DRAINAGE	STORM DRAINAGE	NIS	NEW IRON STAKE SET
CATCH BASIN	CATCH BASIN	EPKN	EXIST. P.K. NAIL FOUND
DROP INLET / INLET	DROP INLET / INLET	PKN	NEW P.K. NAIL SET
		EX. MAG	EXIST. MAG NAIL FOUND
		MAG	NEW MAG NAIL SET
		EX. RRS	EXIST. RAILROAD SPIKE FOUND
		RRS	NEW RAILROAD SPIKE SET
		ECM	EXIST. CONC. MONUMENT FOUND
		CP	COMPUTED POINT
		A. G.	ABOVE GROUND
		U. G.	UNDERGROUND
		R/W	RIGHT-OF-WAY
		DIB	DEED BOOK
		PG	PAGE
		PP	EXIST. POWER POLE
		OH-E	EXIST. OVERHEAD ELECTRICAL LINE
		LP	EXIST. LIGHT POLE
		HYD	FIRE HYDRANT
		WV	WATER VALVE
		WM	WATER METER
		CO	CLEANOUT
		BFP	BACKFLOW PREVENTER
		PED	EXIST. UTILITY PEDESTAL
		SVC	EXIST. UTILITY SERVICE
		FO	EXIST. FIBEROPTIC
		UG-E	EXIST. UNDERGROUND ELECTRICAL LINE
		E	CENTER LINE
		B/C	BACK OF CURB
		SW	SIDEWALK
		DI	STORM DRAIN INLET
		CB	STORM CATCH BASIN
		SSMH	SAN. SEWER MANHOLE
		ECS	EXIST. COTTON SPINDLE FOUND

811 Know what's below. Call before you dig.

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

PRELIMINARY SITE PLAN

OWNER/DEVELOPER INFORMATION
 DEVELOPER/APPLICANT: SPECTRUM REALTY, LLC & SUN AUTO WASH LLC
 ADDRESS: 100 MARIAH DRIVE, FOUR OAKS, NC 27524
 CONTACT: MICHAEL MCILAMB (919) 616-4670

SITE INFORMATION
 TOWNSHIP, COUNTY & STATE: SMITHFIELD, JOHNSTON CO., NC
 CITY OR TOWN LIMIT: TOWN OF SMITHFIELD
 NC PIN: 260413-03-9422
 ZONING: R-8 & B-3

DATE: 10/3/24
SCALE: REF: BAR SCALE
DRAWN BY: SRR
CHECKED BY: BRL
PROJECT NO.: 124015.00
DWG. Title: SitePlan--local--REV1

DATE: 10/3/24
SCALE: REF: BAR SCALE
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Sheet No. **1** of **2**
PRELIMINARY

BRL ENGINEERING & SURVEYING
 112 East Johnston Street
 Smithfield, NC 27577
 Office: (919) 989-9300
 www.brlengineering.com
 www.brlengineering.com
 No. 74223

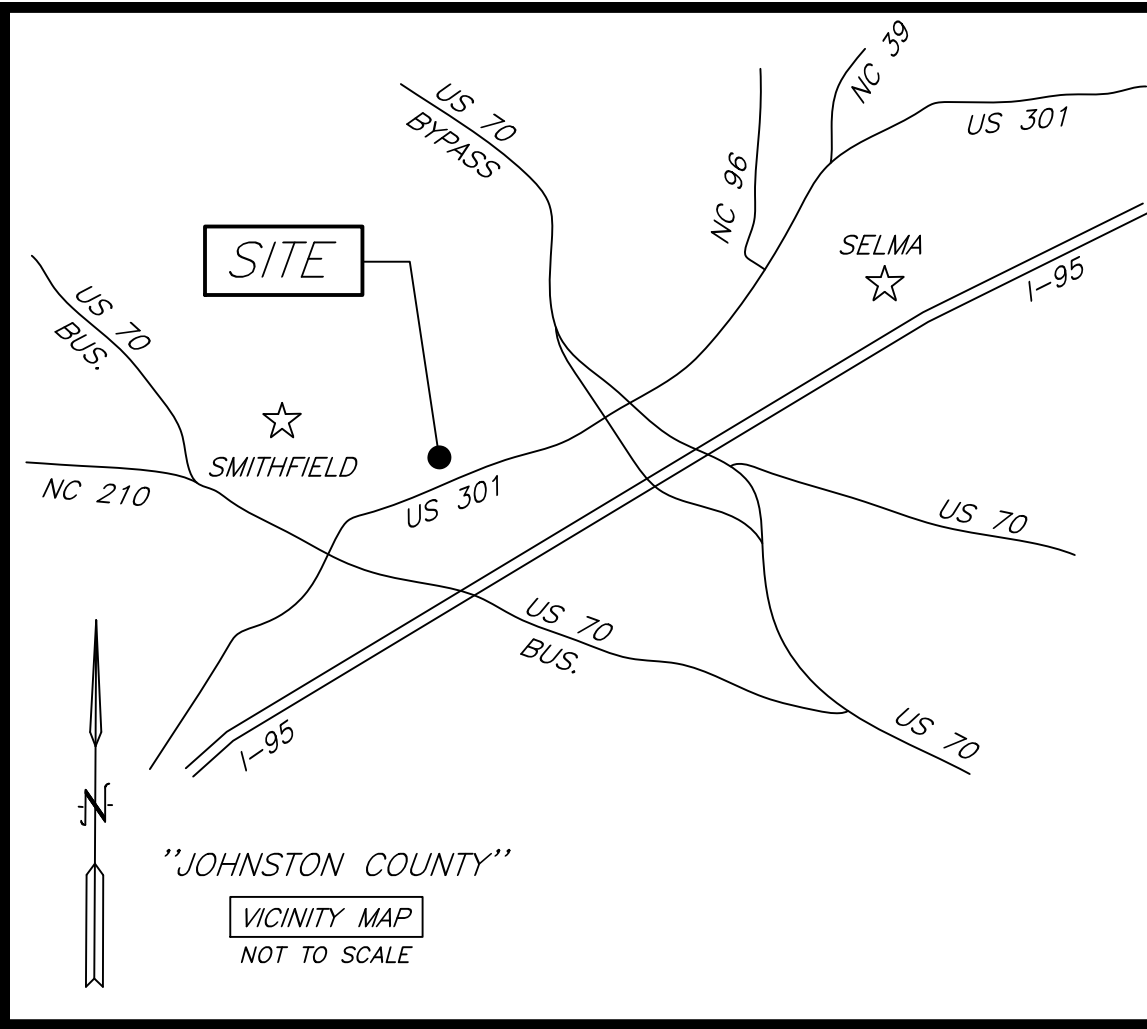
PRELIMINARY SITE PLAN

OWNER/DEVELOPER INFORMATION
 DEVELOPER/APPLICANT: SPECTRUM REALTY, LLC & SUN AUTO WASH LLC
 ADDRESS: 100 MARIAH DRIVE, FOUR OAKS, NC 27524
 CONTACT: MICHAEL MCILAMB (919) 616-4670

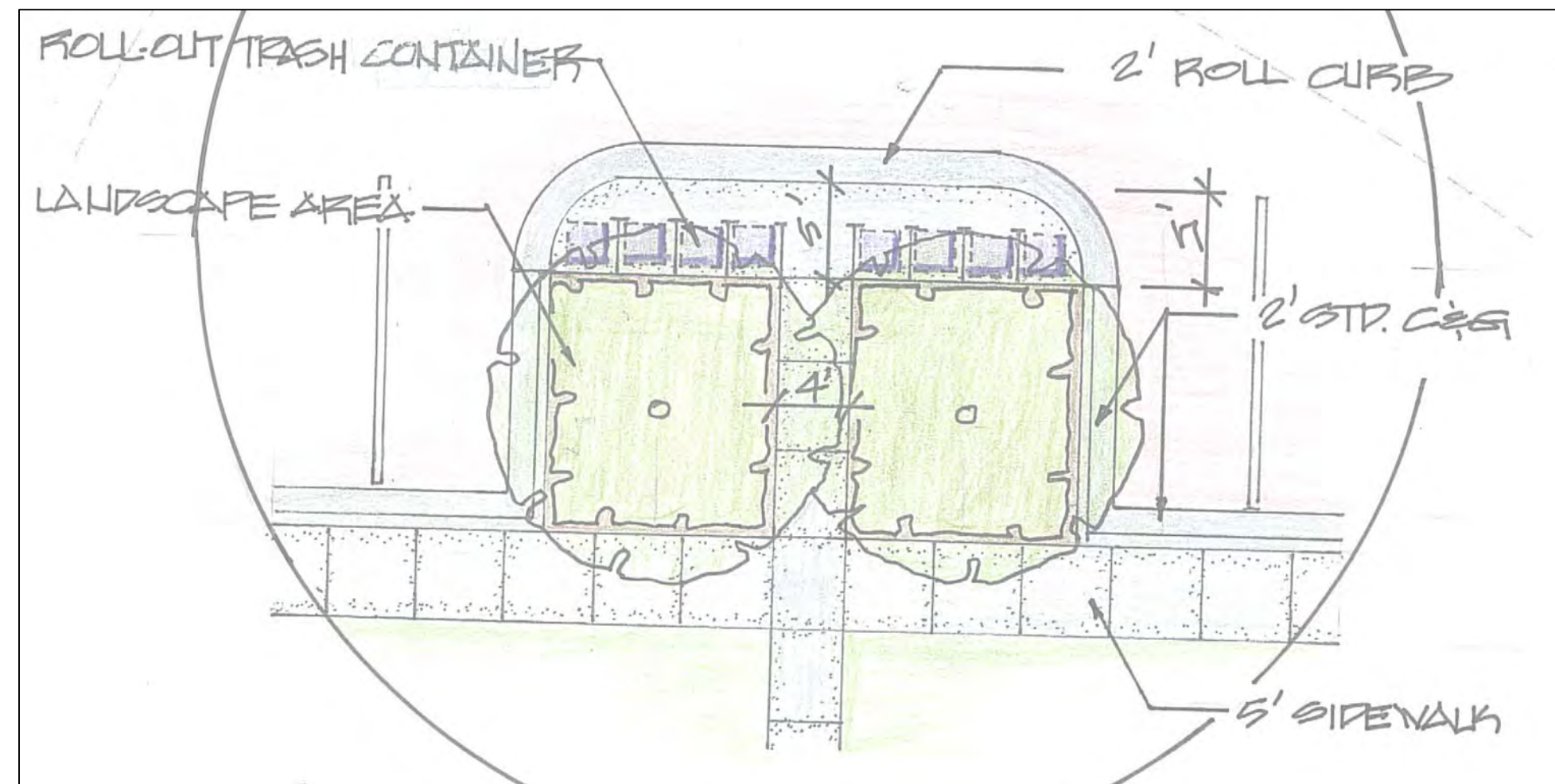
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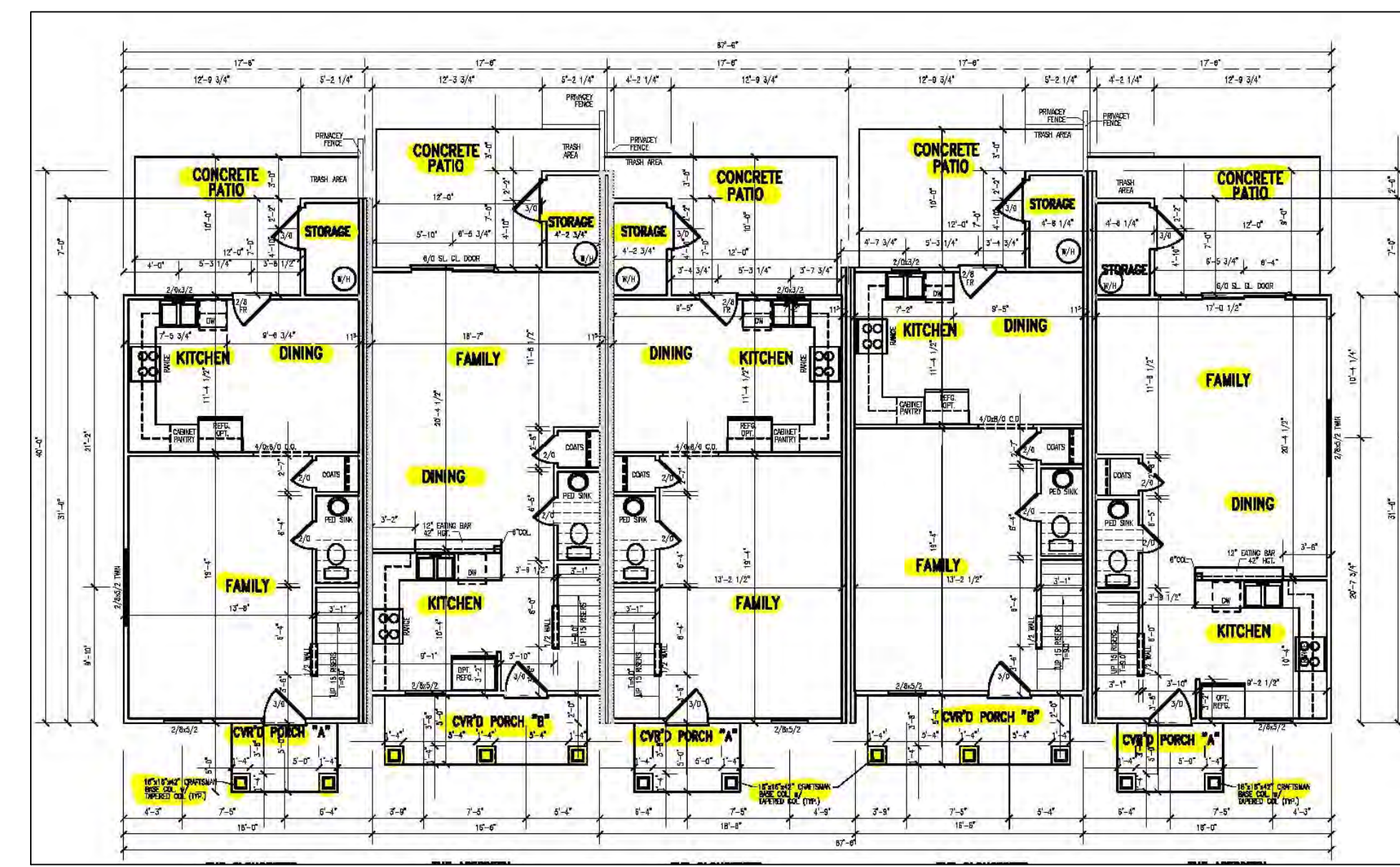
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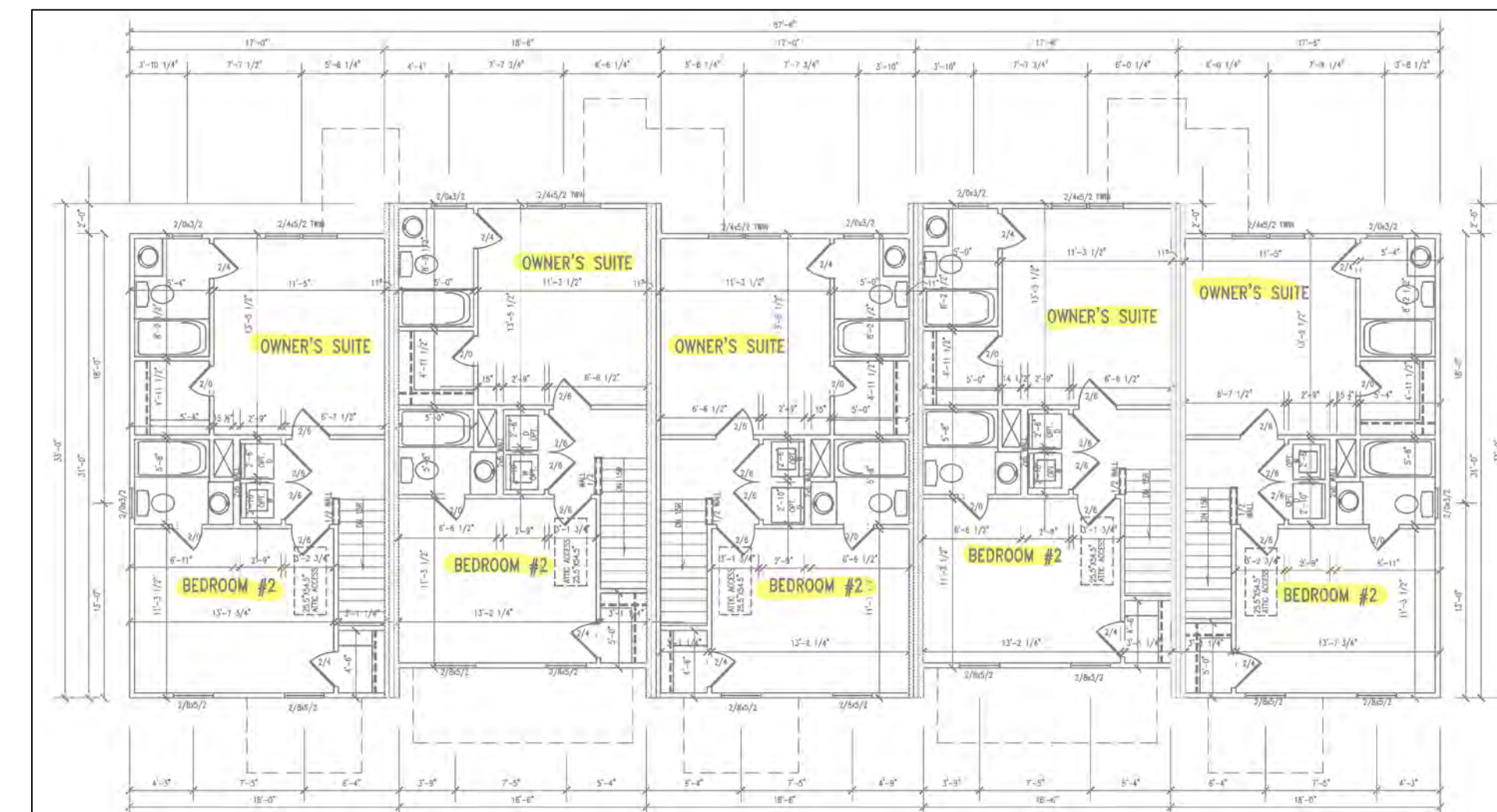
TARGET TOWNHOME ELEVATIONS
NO SCALE



MEDIAN DETAIL FOR TRASH PICKUP
NO SCALE



TARGET TOWNHOME 1ST FLOOR PLAN
NO SCALE



TARGET TOWNHOME 2ND FLOOR PLAN
NO SCALE

**PRELIMINARY - DO NOT
USE FOR CONSTRUCTION**

REVISION:

DATE:

9/26/24

SCALE:

REF: BAR SCALE

DRAWN BY:

SRR

CHECKED BY:

BRL

PROJECT NO:

124015.00

DWG: Prelim-StepPlan-Isod

NOBELS Firm

No. F4222

www.brlengineering.com

brlengineering@earthlink.net

Field: (919) 631-6934

Office: (919) 989-9300

Smithfield, NC 27577

112 East Johnston Street

& SURVEYING

BRL ENGINEERING

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9/26/24

WADDELL DRIVE TOWNHOMES

PRELIMINARY SITE PLAN

SITE INFORMATION

OWNER/DEVELOPER INFORMATION

DEVELOPER/APPLICANT: SPECTRUM REALTY, LLC & SAN AUTO WASH LLC

ADDRESS: 280413-03-7539 & 280413-03-8418

CONTACT TELEPHONE: (919) 631-6934

CONTACT: MICHAEL McLANE

SEAL

025487

ENGINEER

BRIAN GAYNOTT

OWNER/DEVELOPER INFORMATION

TOWNSHIP, COUNTY & STATE: SMITHFIELD, JOHNSTON CO., NC

CITY OR TOWN LIMITED: TOWN OF SMITHFIELD

NC PNH: 280413-03-7539 & 280413-03-8418

ZONING: R-9 & B-3

FOUR ONS, NC 27524

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Town of Smithfield
 Planning Department
 350 E. Market St Smithfield, NC 27577
 Smithfield-NC.com 919-934-2116

CONDITIONAL ZONING APPLICATION

Development Name <i>Waddell Drive Townhomes</i>	
Proposed Use <i>Townhome development</i>	
Project location or address <i>41 Waddell Dr, 37 Waddell Dr. and 903 Brightleaf Blvd</i>	
Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:	
PIN# <i>260413-03-8418, part of -7539, -9422</i>	TAX ID# <i>15005031, 15005029, part of 15005031A</i>
Project type? <input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Multi-Family <input type="checkbox"/> Non-Residential <input type="checkbox"/> PUD/Mixed Use	

PROPERTY OWNER INFORMATION

Name <i>Spectrum Realty, LLC & Sun Auto Wash LLC</i>	
Address <i>100 Mariah Dr, Four Oaks, NC 27524 & PO Box 447, Smithfield</i>	
Phone <i>919-801-4629</i>	Email <i>mclamb@ncn.com</i>

OWNER/DEVELOPER INFORMATION

Company Name <i>Terraeden Landscapes & Design</i>	Contact Name <i>Paul Embler</i>
Address <i>11 Kentwood Dr, Smithfield</i>	
Phone <i>919-219-3410</i>	Email <i>pembler@embargmail.com</i>

CONSULTANT/ENGINEERING FIRM

Company Name	Contact Name
Address <i>N/A</i>	
Phone	Email

ZONING INFORMATION

Existing Zoning District <i>R-8 / B-3</i>	Proposed Zoning District <i>RB C2</i>
If more than one district, provide the acreage of each: <i>1.573 RB / .057 Acres B-3</i>	
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

OWNER INFORMATION:

Name: Spectrum Realty, LLC and Sun Auto Wash, LLC

Mailing Address: 100 Mariah Drive Four Oaks, NC 27524 and PO Box 447 Smithfield, NC 27577

Phone Number: 919.801.4629

Fax: n/a

Email Address: mlmclamb@msn.com

APPLICANT INFORMATION:

Applicant: Terraeden Landscape and Design, LLC

Mailing Address: 11 Kentwood Drive, Smithfield, NC 27577

Phone Number: 919.219.3410

Fax: n/a

Contact Person: Paul Embler

Email Address: pemblem@embarqmail.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a rezoning application. This information is required to be present on all plans, except where otherwise noted:

- A map with metes and bounds description of the property proposed for reclassification.
- A list of adjacent property owners.
- A statement of justification.
- Other applicable documentation: _____

STATEMENT OF JUSTIFICATION

Please provide detailed information concerning all requests. Attach additional sheets if necessary. see attached Statement of Justification

STATEMENT OF JUSTIFICATION FOR WADDELL DRIVE TOWNHOMES:

The request for a R-8 Condition Zoning District for Waddell Drive Townhomes is made to facilitate the development of an infill project that will introduce affordable townhomes within walking distance of many businesses and services. The project will not place much stress on Town resources since the development will be incorporating existing under-used streets, water, sewer and electrical, thus saving the tax payers money by not having to build additional capacity into the Town's utility systems. The location of Waddell Drive Townhomes is in easy walking distance of both the Town and County governmental offices, businesses, banks, restaurants, the hospital, medical facilities, churches, and Town parks. The proposed development of Waddell Drive Townhomes will comply with the Town's Unified Development Ordinance and construction specifications as they relate to site development roads, utilities, storm water and erosion control.

Waddell Drive Townhomes will provide new housing stock to a neighborhood that has very little new home construction in past 20 to 30 years. The homes that are proposed will be two story 1138 sf townhome with a front porch, rear patio, two bedrooms and two and one-half baths constructed on lots averaging approximately 1024 sf in size (see attached plans). All the lots front an existing common parking area a will be accessed by a 24-foot paved private drive. Waddel Street Townhomes are designed to provide 2.06 vehicular spaces for each home.

By incorporating smaller lots with a common parking area Waddell Drive Townhomes will provide approximately 54% open space that will allow space for an amenity area and landscaping. The spaced allotted for the amenity includes a multipurpose play structure, picnic tables, litter containers and a shelter. In order to further utilize the amenity area, the mail kiosk has been incorporated along with area lights. Visual appearance will be optimized by the vehicle parking area by being screened from public view by the townhouse units themselves and generous landscape buffering along the perimeter of the entire development. The entire development will be landscaped for visual appeal so as to provide shade and landscape buffer to the streetscape and adjacent properties.

In order to assure that Waddell Drive Townhomes will be maintained, and homes are kept in good repair a home owners association (HOA) will be incorporated at the outset of the recording of the Final Plat with a written/recorded set of restrictive covenants. The developer will maintain some control of the HOA until project close-out, at that time the HOA will be turned over to the members.

Waddell Drive Townhomes are designed to be the seed that can stop urban deterioration by re-establishing affordable homes near a core of existing commercial business on nearby Brightleaf Boulevard by utilizing existing infill lots that offer existing infrastructure and create a walkable neighborhood that is easily accessible to government services, businesses and other community facilities.

The following table summarizes the requested district modifications from the present traditional R-8 Single-Family Residential/B-3 Commercial District to a Condition Zoning District that allows for townhome development. The changes are also shown graphically on the Preliminary Site Plan.

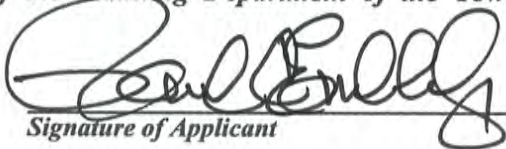
<u>Item</u>	<u>Traditional R-8 District</u>	<u>Requested R-8-CZ District</u>
1. Use	Single Family Residential	Multi-family (townhome)
2. Min. Lot Size	8,000 sf.	1,024 sf.
3. Min. Lot Width	70 ft.	17.5 ft.
4. Min. Front Setback	30 ft.	10 ft. (from b/c of common parking)
5. Min. Side Setback	10 ft.	30 ft.
6. Min. Rear Setback	25 ft.	30 ft.
7. Max. Height	35 ft.	30 ft.
8. Access. Bldg. Setback	10 ft.	No accessory building allowed
9. Signs	Art. 10. Part III	Art. 10. Part III
10. Parking Art. 10. Part I w/24' drive	1.75 spaces/dwelling unit	2.06 spaces/dwelling (9'x19')
11. Corner lot (8.13.3.2)	50% of front setback (15 ft.)	30 ft.
12. Sight triangle	10'x70' w/max. ht. of 30"	10'x70' w/max. ht. of 30"

Please note that there is a 30 ft. wide setback from Waddell Drive and all adjacent properties that contains a Class "A" landscape buffer as required by the UDO. In addition, certain areas (primarily associated with Waddell Drive) will have a 6 ft. high privacy fence to further screen the units from the public view.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Smithfield to approve the subject zoning map amendment. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

PAUL C. EMBLER, JR.
Print Name


Signature of Applicant

9/27/2024
Date



Town of Smithfield
 Planning Department
 350 E. Market St Smithfield, NC 27577
 P.O. Box 761, Smithfield, NC 27577
 Phone: 919-934-2116
 Fax: 919-934-1134

OWNER'S CONSENT FORM

Name of Project: Waddell Drive Townhomes Submittal Date: 9/27/2024.....

OWNERS AUTHORIZATION

I hereby give CONSENT to Terraeden Landscape & Design, LLC (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Michael L McLamb Michael L McLamb 9/27/2024
Signature of Owner *Print Name* *Date*

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Paul C. Emblar, Jr PAUL C. EMBLER, JR 9/27/2024
Signature of Owner/Applicant *Print Name* *Date*

FOR OFFICE USE ONLY

File Number:	Date Received:	Parcel ID Number:
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*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Result

id: 15005029

Tag: 15005029

NCPin: 260413-03-7539

Mapsheet No: 260413

Owner Name 1: SPECTRUM REALTY, LLC

Owner Name 2:

Mail Address 1: 100 MARIAH DR

Mail Address 2:

Mail Address 3: FOUR OAKS, NC 27524-8432

Site Address 1: 37 WADDELL DR

Site Address 2: SMITHFIELD, NC 27577-

Book: 05843

Page: 0901

Market Value: 117960

Assessed Acreage: 1.400

Calc. Acreage: 1.400

Sales Price: 165000

Sale Date: 2021-02-17

Scale: 1:3404 - 1 in. = 283.63 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)



Result

id: 15004199H
Tag: 15004199H
Owner Name 1: 910 BERKSHIRE ROAD LLC
Owner Name 2:
Mail Address 1: 910 BERKSHIRE RD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-4751
Book: 03192
Page: 0869

Result

id: 15005041
Tag: 15005041
Owner Name 1: MOHAMED & SONS INC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1236
Mail Address 3: SMITHFIELD, NC 27577-0000
Book: 06433
Page: 0539

Result

id: 15005043
Tag: 15005043
Owner Name 1: L M R RENTAL
Owner Name 2:
Mail Address 1: 201 S BRIGHTLEAF BLVD
SUITE 1
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-0000
Book: 01436
Page: 0663

Result

id: 15005031A
Tag: 15005031A
Owner Name 1: SUN AUTO WASH LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 447
Mail Address 3: SMITHFIELD, NC 27577-0000
Book: 02319
Page: 0734

Result

id: 15005031
Tag: 15005031
Owner Name 1: SUN AUTO WASH LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 447
Mail Address 3: SMITHFIELD, NC 27577-0000
Book: 04768
Page: 0409

Result

id: 15005044
Tag: 15005044
Owner Name 1: JOHNSON, JOHN A
Owner Name 2:
Mail Address 1: 34 WEST WADDELL STREET
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-0000
Book: 03770
Page: 0193

Result

id: 15005027
Tag: 15005027
Owner Name 1: JAMS PROPERTIES
Owner Name 2:
Mail Address 1: 849 PARKRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5309
Book: 02728
Page: 0945

Result

id: 15005032
Tag: 15005032
Owner Name 1: LER COMMERCIAL
PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1230
Mail Address 3: CORNELIUS, NC 28031-1230
Book: 04033
Page: 0085



Result

id: 15005026
Tag: 15005026
Owner Name 1: LMR RENTALS
Owner Name 2:
Mail Address 1: 201 S BRIGHTLEAF BLVD STE 1
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-4077
Book: 01642
Page: 0138

Result

id: 15005028
Tag: 15005028
Owner Name 1: JONES, BOBBY RAY LIFE
ESTATE
Owner Name 2: WOOD, WOODY REMAINDER
Mail Address 1:
Mail Address 2: P O BOX 94
Mail Address 3: SMITHFIELD, NC 27577-0000
Book: 02267
Page: 0837

Result

id: 15004200Z
Tag: 15004200Z
Owner Name 1: ARNN INVESTMENT
PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1940
Mail Address 3: SMITHFIELD, NC 27577-0000
Book: 03073
Page: 0394

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD PLANNING BOARD
CZ-24-07**

Whereas the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

Whereas the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD PLANNING BOARD AS APPROPRIATE:

IN THE EVENT THAT THE MOTION TO APPROVE THE ORDINANCE IS ADOPTED,

That the final action regarding zoning map amendment CZ-24-07 is based upon review of and consistency with the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Planning Board and information provided at the public meeting; and

It is the objective of the Town of Smithfield Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Planning Board and information provided at the public meeting. Therefore, the amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO APPROVE THE ORDINANCE FAILS,

That the final action regarding zoning map amendment CZ-24-07 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

It is the objective of the Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment does not promote this and therefore is neither reasonable nor in the public interest.



Request for Planning Board Action

**Agenda
Item:** CZ-24-08
Date: 11/14/24

Subject: Conditional Zoning Map Amendment
Department: Planning
Presented by: Chloe Allen, Planner
Presentation: Public meeting

Issue Statement

To review the application to rezone 2 parcels of land (34.28 acres and 7.98 acres) from R-20A (Residential/Agriculture) to R-8 Conditional (Single, Two, and Multi-family Residential Conditional) with a master plan for 117 lot detached single-family subdivision.

Financial Impact

None.

Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the conditional zoning map amendment and to make a recommendation to the Town Council to approve or deny the request.

Recommendation

Planning Staff recommend approval of the zoning map amendment, CZ-24-08, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
3. Consistency Statement
4. Application
5. Zoning Map
6. Preliminary Lot Layout (Master plan)



Staff Report

Agenda Item: CZ-24-08

REQUEST:

Village on the Neuse, LLC is requesting the rezoning of 2 parcels of land (34.28 acres and 7.98 acres) from R-20A (Residential/Agriculture) to R-8 Conditional (Single, Two, and Multi-family Residential Conditional) with a master plan for 117 lot detached single-family subdivision.

PROPERTY LOCATION:

The properties are located on the west side of Buffalo Road, South of the Smithfield Middle School and approximately 130 feet North of Holland Drive.

SITE DATA:

Owner/Applicant:	Village on the Neuse LLC
Tax ID#	14001001 and 14075011A
Acreage:	34.28 acres and 7.98 acres
Present Zoning:	R-20A Residential/Agriculture
Proposed Zoning:	R-8 Single, Two, and Multi-family Residential.
Existing Use:	Vacant/Agriculture
Proposed Use	Detached Single-family residential
Town/ETJ:	Town
Fire District:	Smithfield
School Impacts:	Future students
Parks and Recreation:	None
Water Provider:	Smithfield
Sewer Provider:	Smithfield
Electric Provider:	Smithfield

EXISTING CONDITIONS/ENVIRONMENTAL:

The site is located on the Neuse River and there is floodplain and required riparian buffers.

ADJACENT ZONING AND LAND USES: (see attached map for complete listing)

	Zoning	Existing Land Uses
North	O/I Office Institutional/R-20A Residential-Agriculture	Single-family residential and Smithfield Middle School
South	R-20A Residential-Agriculture	Agriculture and single-family residential
East	R-10 Single-family Residential and R-20A Residential-Agriculture	Detached single-family residential and radio station
West	R-20A Residential-Agriculture	Neuse River and single-family residential

DEVELOPMENT ANALYSIS:

Overview. The proposed rezoning properties abut Smithfield Middle School to the north. There is a shared unimproved driveway near the northern property line on school property that provides access to over a dozen detached single-family properties. The rezoning master plan is for a 117-lot detached single-family development that will conform to the R-8 zoning and Town subdivision standards. There are no “deviations” from the regulations proposed.

Comprehensive Plan. The Town Plan (comprehensive plan) guides this property for Medium Density Residential. The proposed rezoning is appropriate.

Environmental Considerations. Future subdivision will be restricted by the riparian buffers along the Neuse River and restrictions to development in floodplain.

Development Standards. The subdivision will conform to the R-8 zoning and all other UDO requirements.

Site Access/Streets.

- The proposed development will access Buffalo Road with a new street approximately 250’ north of Holland Drive.
- The proposed development will utilize existing public right-of-way to construct street connections to Holland Drive at two locations.
- The proposed development will provide street stubs for future development north-west of the development site and south of the middle school.
- Buffalo Road is an NCDOT road, and a permit will be required for street access.

Traffic Impact Study. A traffic impact study will be required prior to preliminary plat submittal.

Utilities. The development will be served by Town water, sewer, and electric utilities.

Phasing. No phasing plan has been submitted at this time.

CONSISTENCY STATEMENT (Staff Opinion):

With approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action is consistent with adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest. Planning Staff considers the action to be consistent and reasonable:

- **Consistency with the Comprehensive Growth Management Plan** - *The map amendment is consistent with the comprehensive growth management plan.*
- **Consistency with the Unified Development Code (UDO)** – *the site will be developed in accordance with the UDO.*
- **Compatibility with Surrounding Land Uses** – *the map amendment will be compatibility with surrounding land uses.*

RECOMMENDATION:

Planning Staff recommends approval of zoning map amendment, CZ-24-08, with 1 condition:

1. That a traffic impact study be conducted prior to a preliminary plat application.

RECOMMENDED MOTION:

“Move to recommend approval of zoning map amendment, CZ-24-08, with 1 condition, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”

Village on the Neuse

File Number:
CZ-24-08

Project Name:
Village on the Neuse

Location:
Frontage on Buffalo Rd
Adj. to Everett Lane
& Holland Dr

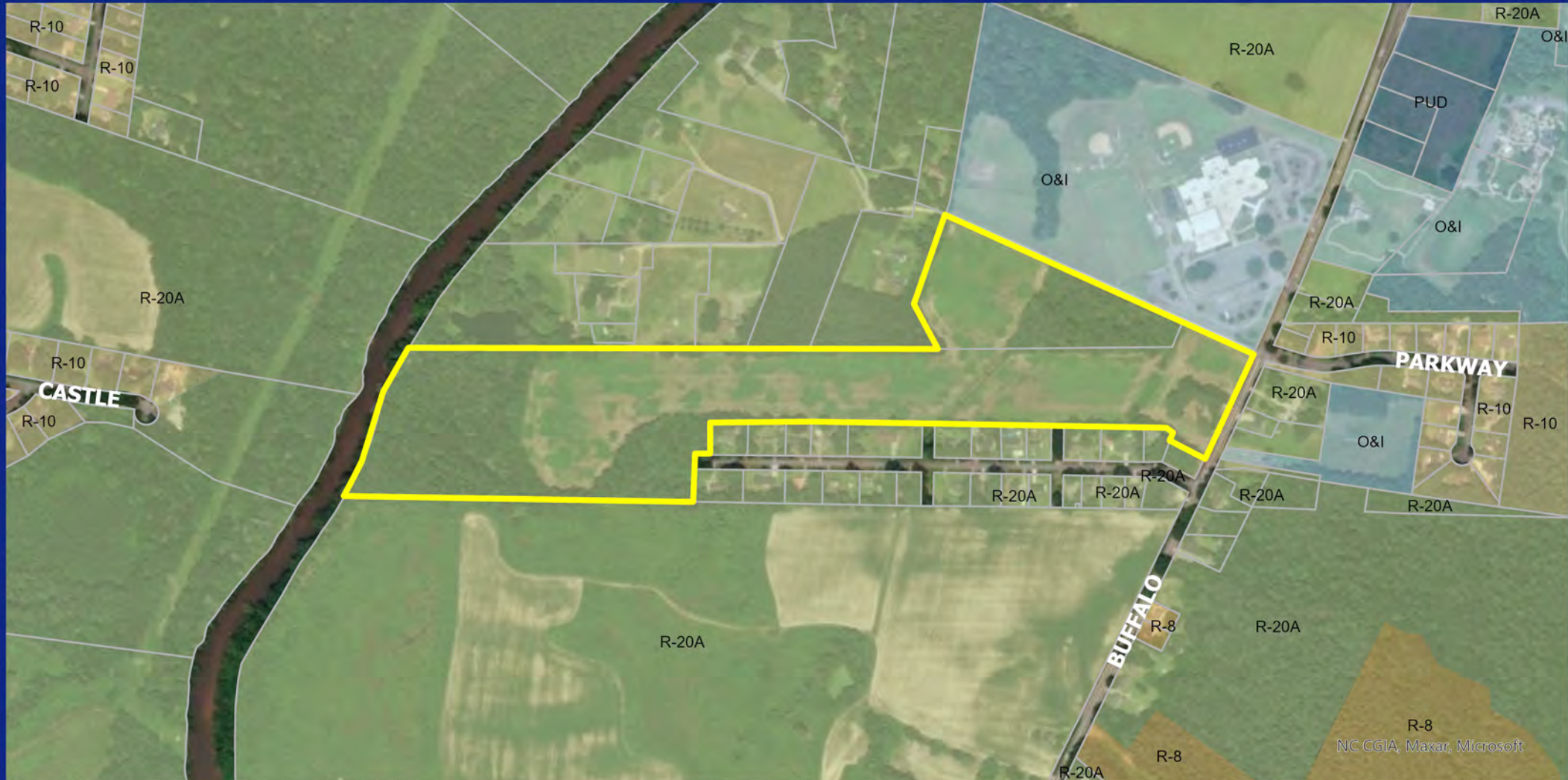
Tax ID#:
14001001
14075011A

Existing Zoning:
R-20A

Owner/Applicant:
Village on the
Neuse, LLC



1:6,945
Map created by Chloe Allen
Planner I on 11/7/2024



R-8
NC CGIA, Maxar, Microsoft

DRAWING NAME: S:\Water\Utility\Access\Drawings - M\Call Engineering\Access - Preliminary - Preliminary Layout - Oct 07, 2024 - 4:39pm
 PROJECT: 2195680.02 - Smithfield Subdivision - Preliminary - Preliminary Layout - Oct 07, 2024 - 4:39pm

GENERAL ZONING REQUIREMENTS:
 ZONING: R-8 (CURRENT R-20A)
 1. MIN. LOT SIZE: SINGLE FAMILY 8,000 SF
 2. MIN. LOT WIDTH @ BUILDING LINE: 70' MIN.
 3. MIN. PUBLIC STREET FRONTAGE: 70'
 4. DIRECT ACCESS TO PUBLIC WATER AND SEWER IS REQUIRED

MINIMUM SETBACK REQUIREMENTS:
 1. ADEQUATE ACCESS SHALL BE PROVIDED FOR EMERGENCY VEHICLES.
 2. FRONT SETBACK AND BUILD-TO LINE: THE MINIMUM FRONT SETBACK SHALL BE 30 FEET.
 3. SIDE SETBACK FOR SINGLE-FAMILY HOUSE: 10 FEET
 4. REAR SETBACK: 25 FEET

PROPOSED DEVELOPMENT:
 117 SINGLE FAMILY DWELLINGS WITH 60' PUBLIC RIGHT OF WAY TOTAL OF 117 UNITS

WATERSHED:
 RIVER BASIN: NEUSE
 DESIGNATED WATERSHED: NEUSE RIVER
 FLOODPLAIN PROJECT SITE IS LOCATED WITHIN A FLOODPLAIN PER FEMA MAP 3720169400K

SITE DATA:
 JURISDICTION: TOWN OF SMITHFIELD
 PIN: 16940-07-6942, 16941-07-2116
 SITE AREA: 42.26 AC±
 OWNER: WILLIAM HOLLAND
 223 WILLOWICK AVE
 TEMPLE TERRACE, FL 33617
 PROPERTY ADDRESS: BUFFALO ROAD
 DEED BOOK: 00755 Pg. 0461
 DEED BOOK: 00456 Pg. 0594
 EXISTING USE: VACANT
 PROPOSED USE: SINGLE FAMILY
 INFRASTRUCTURE: WATER-PUBLIC
 SEWER-PUBLIC

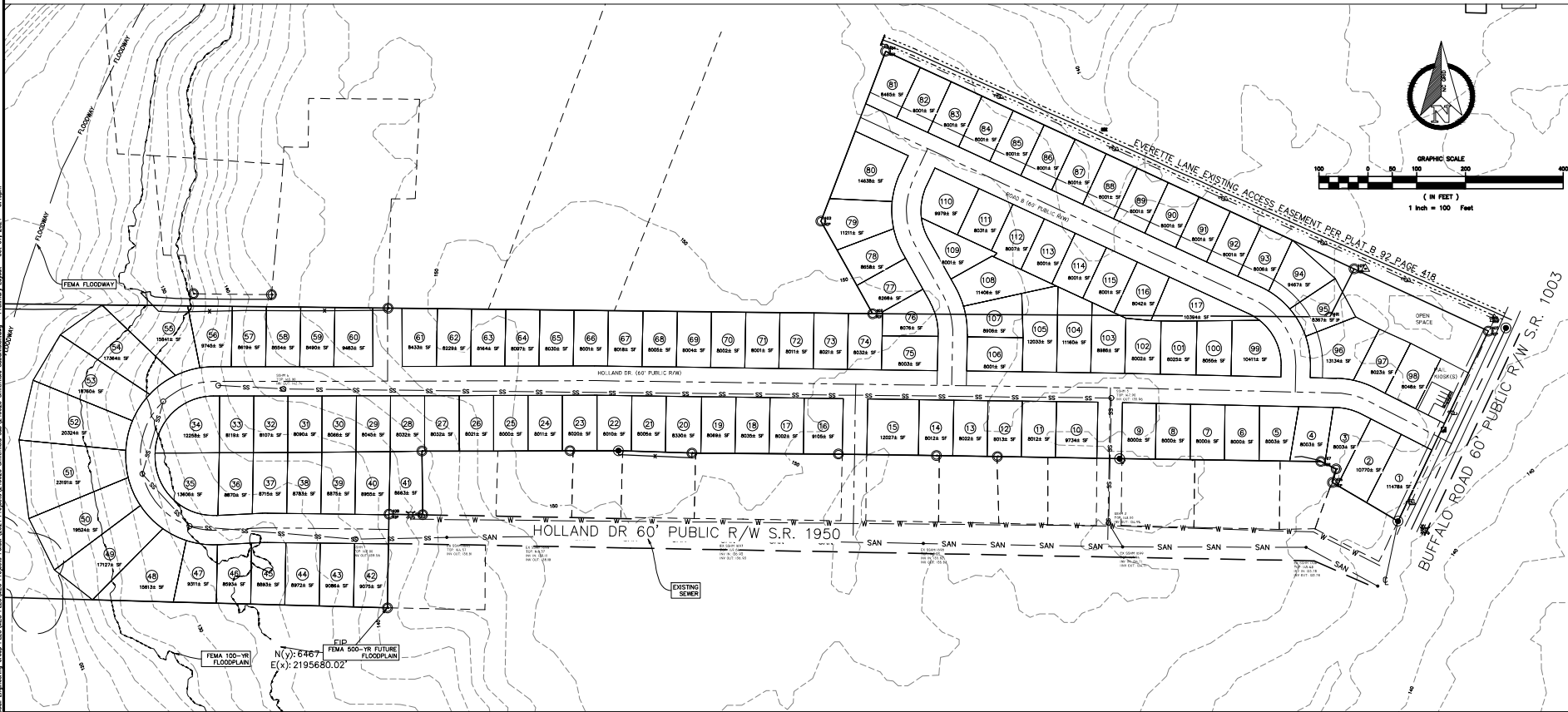


MCCALL ENGINEERING GROUP, PLLC
 5807 GROOMTOWN ROAD
 HIGH POINT, NC 27603
 (336) 876-0940
 JERRY.L.MCALL@MCCALL.COM

REV.	DATE	DESCRIPTION	BY	PROJECT	DATE	SCALE	AS NOTED	AS NOTED	SCALE	AS NOTED	AS NOTED
1											
2											
3											
4											
5											
6											

PRELIMINARY LOT LAYOUT-RS-8
SMITHFIELD SUBDIVISION-BUFFALO ROAD
 JOHNSON COUNTY
 NORTH CAROLINA

SHEET NO.
PS



FEMA 100-YR FLOODPLAIN
 FEMA 500-YR FUTURE FLOODPLAIN
 N(x): 2195680.02
 E(x): 2195680.02

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

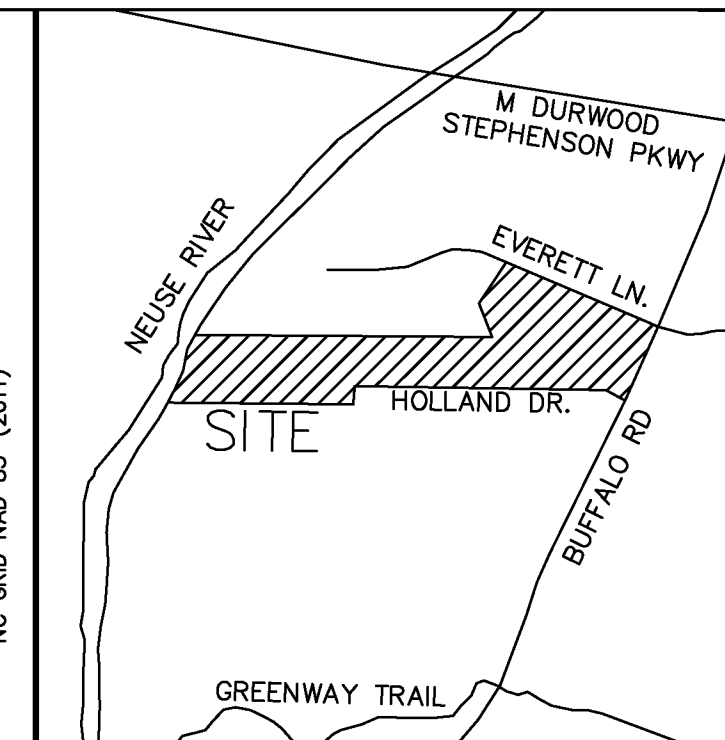


THIS 10TH DAY OF JULY A.D. 2024.

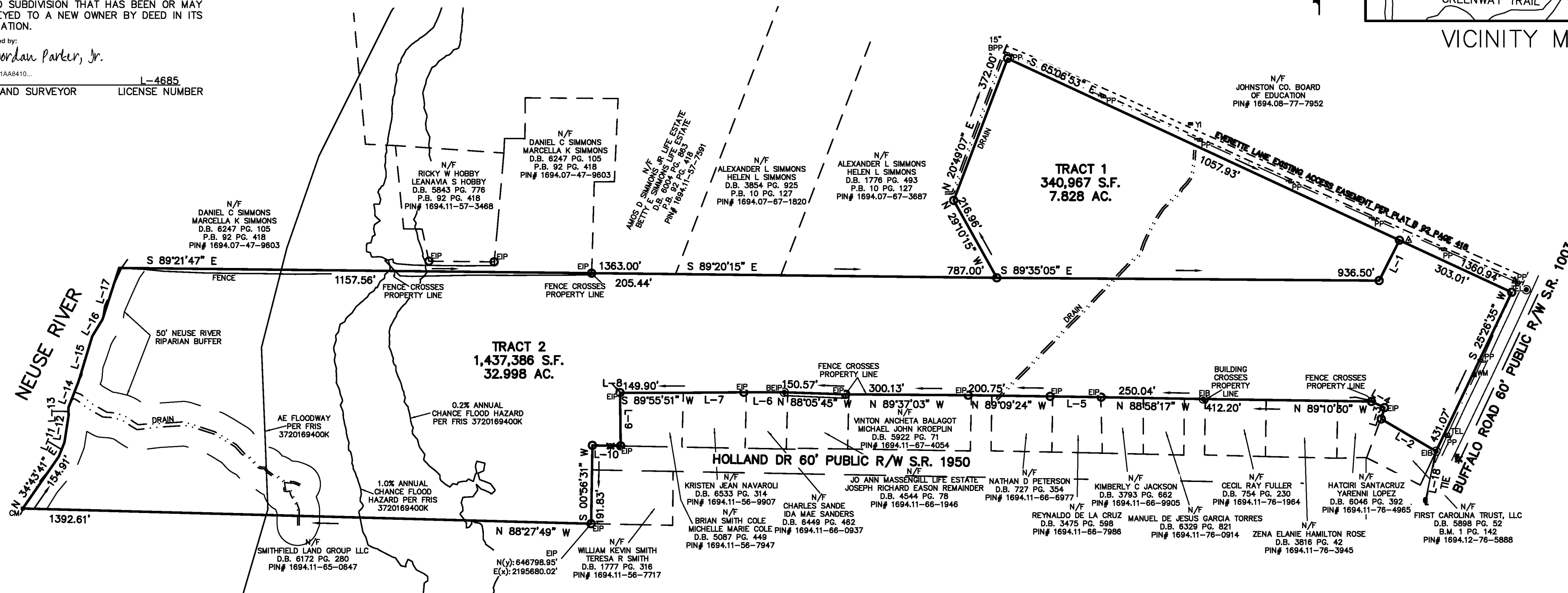
DocuSigned by: Larry Jordan Parker, Jr. L-4685 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

DocuSigned by: Larry Jordan Parker, Jr. L-4685 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER



VICINITY MAP



Filed in JOHNSTON, NC, CRAIG OLIVE, Register of Deeds, Filed 08/01/2024 01:45:24 PM PLAT BOOK: 101 PAGE: 333 INSTRUMENT # 2024023138 Deputy/Assistant Register of Deeds: Pauline Sanders

Submitted electronically by "Cawthorne, Moss & Panclera, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Johnston County Register of Deeds.



PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
4) THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF JOHNSTON COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.

LINE TYPE LEGEND

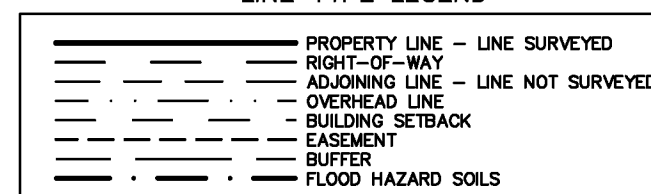


Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L-1 through L-18 with their respective bearings and distances.

LEGEND:

- EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
CPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT

SURVEY FOR

NEW VILLAGE, LLC

OWNER: WILLIAM M HOLLAND JR

REF: D.B. 3456 PAGE 594

REF: D.B. 755 PAGE 461

REF: LAND BOOK 6 PAGE 425

TOWN OF SMITHFIELD

JOHNSTON COUNTY, NORTH CAROLINA



SCALE 1"=200'

JUNE 26, 2024

ZONED -20A

PIN# 1694.11-67-2119

PIN# 1694.07-67-8642

(BUFFALO-EVERETT.DWG - JML)



**Town of Smithfield
Planning Department**
350 E. Market St Smithfield, NC 27577
Smithfield-NC.com 919-934-2116

CONDITIONAL ZONING APPLICATION

Development Name
Village on the Neuse

Proposed Use
Single Family Housing on 8,000 sq ft lots or larger

Project location or address
1317 Buffalo Rd Smithfield NC 27577

Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:
169411-672119 & 169407-67-8642

PIN#	TAX ID#
------	---------

169411-672119 & 169407-67-8642	
--------------------------------	--

Project type? Single Family Townhouse Multi-Family Non-Residential PUD/Mixed Use

PROPERTY OWNER INFORMATION

Name
Village on the Neuse LLC

Address
1122 Vick Charles Dr Raleigh NC 27606

Phone 919-795-0354	Email eric.villeneuve@homevestors.com
-----------------------	--

OWNER/DEVELOPER INFORMATION

Company Name Same	Contact Name same
----------------------	----------------------

Address
same

Phone	Email
-------	-------

CONSULTANT/ENGINEERING FIRM

Company Name McCall Engineering Group	Contact Name Jeremy McCall
--	-------------------------------

Address
5867 Groometown Rd High Point NC 27263

Phone 336-870-0940	Email jeremy@mccallpe@gmail.com
-----------------------	------------------------------------

ZONING INFORMATION

Existing Zoning District R-20A	Proposed Zoning District R-8
-----------------------------------	---------------------------------

If more than one district, provide the acreage of each:

Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	---

ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf none	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface acres/sf est at approx 11 ac	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Watershed Protection Area Neuse River Basin	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FEMA Map Panel 1694 panel # / 3720169400k map #	Base Flood Elevation 127.4'

SITE DATA

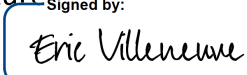
Total # of single-family lots 117	Total densities per zoning district 2.7 SFR per acre
Total # of townhouse lots 0	Acreege in active open space TBD, 0-1 acres
Total # of all lots 117	Acreege in passive open space TBD, approx 7-8 acres
Linear feet of new roadways approx 5750'	Linear feet of new sewer mains approx 5130'
Linear feet of new water mains approx 5130'	Linear feet of new sidewalks unknown
Proposed sewer allocation	Linear feet in new trails
117 units serviced by Town of Smithfield	TBD

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the Town.

I hereby designate n/a to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature <small>Signed by:</small> 	Date 10/9/2024
Signature <small>98A697606F71462...</small>	Date

APPLICATION FEES

Conditional Zoning (1 paper copy of the application, 3 paper copies of plan set & 1 Digital copy of all documents on USB flash drive)
\$400.00 + \$10 per acre

Application Date

Application Number

Application Fee

OWNER AUTHORIZATION

I hereby give CONSENT to n/a (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Signature of Owner  **Printed Name of Owner** Eric Villeneuve

(State)

(County)

I, _____, a Notary Public in and for said County and State, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the _____ day of _____ 20_____.

Notary Public: _____

(Printed Name)

(Signature)

(Seal)

County of Commission: _____

Commission Expires: _____

PROJECT NARRATIVE

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

- A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
- A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
- A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
- A statement showing the proposed density of the project with the method of calculating said density shown;
- Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
- A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
- A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
- Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
- List of deviations from the town’s minimum UDO requirements. **none**
- List of improvements that exceed the town’s minimum UDO requirements. **committing to SFR's**
- Expected sales, rental prices **\$300k+ for house sales prices**
- Architectural standards if applicable.

INFORMATION TO BE PROVIDED ON PLAN

The Town of Smithfield Site Plan Requirements is found in Article 5 of the Unified Development Ordinance. Site plans shall contain the following information, if applicable, as determined by the UDO Administrator:

- Preferred sheet size is 24" x 36" for site plans (maximum sheet size of 30" x 42"); if more than one sheet, all sheets should be numbered; should be the same size and scale; and should show match lines, along with an index sheet.
- Submittals should also be made in digital PDF file format.
- The site plan shall be prepared by a professional engineer, registered land surveyor, or licensed architect.
- Engineer's scale – no smaller than 1" = 100' for Site Plans unless approved by staff. Larger scale showing more detail is better. Include both a graphic scale and a numeric scale. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan.
- North arrow or compass rose.
- Date (original and all revisions) should be shown on all sheets.
- A vicinity map of the site with reference to surrounding areas and existing street locations.
- The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records
- Proof of ownership - Deed book and page reference demonstrating ownership of property.
- Parcel Identification Numbers (PIN) for site and adjacent properties.

Existing Conditions:

- The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by metes and bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
- Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- Required setbacks, setback lines, or typical lots.
- Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
- Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- Show all existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
- Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- Existing zoning of the property, including zoning district lines where applicable.
- Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television
- Existing open space and any other common areas.
- Existing parking and loading areas.

Proposed Conditions:

- All proposed streets, drives, parking areas, fire lanes and access, loading and unloading areas with dimensions, traffic patterns, access aisles, and curb radii per the requirements of Article 10, Part I.
- The total quantity of parking spaces required and the total quantity of parking spaces provided. Indicate uses of buildings.
- Sight distance triangles (minimum 10' by 70' for driveway intersections at ROW lines; or as per NCDOT requirements or Town of Smithfield UDO Section 2.21 at all other intersections)
- Location of all proposed structures, including their outside dimensions and elevations, streets, entrances and exits on the site.
- Sidewalks, trails and other pedestrian ways with locations, dimensions and surfacing, including handicap curb cuts. Internal sidewalks and/or other proposed means of pedestrian access (note: internal pedestrian access should connect with public ROW sidewalk).
- General location and design of proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel, as applicable
- Proposed other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- Location of all US Clean Water Act Section 404 wetland areas, detention/retention ponds (Best Management Practices), riparian buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot.
- Location of all proposed common areas.
- All parcels of land proposed to be designated, dedicated and/or reserved, for public or private use, shown with total land area and boundary descriptions.
- Distance between buildings and height of buildings.
- Building locations, footprints, entrances area by floor (sq.ft.), finished floor elevation (first).
- Location, dimensions, and details of signs per the requirements of Article 10, Part III.
- Proposed building elevations and floor plans, if applicable.
- Conceptual traffic impact analysis.
- Conceptual grading plan: proposed contours with a maximum of two-foot contour intervals within 100 feet of all buildings and along all driveways, entrances, exits, private streets, parking areas, loading areas, retaining walls and a maximum of ten-foot contour intervals for the remainder of the property. Supplement with spot elevations where necessary. All topography should be referred to permanent benchmarks and referenced to accepted datum.
- Conceptual stormwater management provisions.
- Total impervious surface square footage and percentage calculations for all development.
- Conceptual site lighting plan:
- Dumpster (or any other trash handling facilities) location, proposed screening labeled with height material, dimensions of concrete pad and details of gates, including support. Any dumpster to be used for recycling should be labeled as such.
- Landscape Plan: Include the genus and species, common name, quantity, size and location of all plant material proposed to meet Article 10, Part II requirements. The plan must include a "plant list" (in chart form), which should be coded to the plan. Show all calculations used to determine the quantity of plants required. All proposed planting, should be coordinated with both the utility plan and the grading/storm drainage plan to eliminate conflicts. No landscaping allowed in water or sewer easements.
- Description of all fences, walls and/or berms used to fulfill landscaping or screening requirements with details and cross-sections as needed (all fences over 6 feet must be sealed by a licensed Engineer).

Project Narrative for Village on the Neuse Proposed Subdivision

We are planning a subdivision of 117 single family lots across approx. 42 acres of land between Holland Drive and Everette Lane. We are proposing one new access off Buffalo Rd and 3 tie-ins to Holland Drive. We plan to meet or exceed all UDO requirements for R-8 zoning. The only purpose of our conditional zoning request is to designate this R-8 zoning to single family housing and not to be flipped to townhouses or apartments.

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD PLANNING BOARD
CZ-24-08**

Whereas the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

Whereas the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD PLANNING BOARD AS APPROPRIATE:

IN THE EVENT THAT THE MOTION TO APPROVE THE ORDINANCE IS ADOPTED,

That the final action regarding zoning map amendment CZ-24-08 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Planning Board and information provided at the public meeting; and

It is the objective of the Town of Smithfield Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Planning Board and information provided at the public meeting. Therefore, the amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO APPROVE THE ORDINANCE FAILS,

That the final action regarding zoning map amendment CZ-24-08 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

It is the objective of the Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment does not promote this and therefore is neither reasonable nor in the public interest.

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Request for Planning Board Action

Agenda
Item: S-24-06
Date: 11/14/24

Subject: Local 70 Subdivision (Interim)
Department: Planning
Presented by: Chloe Allen, Planner I
Presentation: Public Meeting

Issue Statement

Smithfield Growth, LLC is requesting a preliminary subdivision of 86.64 acres of land in the Local 70 PUD Zoning District into 11 properties for land conveyance purposes.

Financial Impact

None

Action Needed

The Planning Board is respectfully requested review the subdivision and provide comments to staff and the developer.

Recommendation

None.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Draft Finding of Fact
3. Application
4. Preliminary Plat



Staff Report

REQUEST:

Smithfield Growth, LLC is requesting a preliminary subdivision of 86.64 acres of land in the Local 70 PUD Zoning District into 11 properties for land conveyance purposes.

PROPERTY LOCATION:

The property is located south of M. Durwood Stephenson Parkway, primarily east of Booker Dairy Road and north of the Walmart on US 301 North.

APPLICATION DATA:

Applicant/Owner: Smithfield Growth LLC
Consultant: Summey Engineering Associates (Sherri Meyers)
Project Name: Local 70
Tax ID: 14057011X and 14057011Y
Acreage: 86.64-acres
Present Zoning: Local 70 PUD District
Town/ETJ: ETJ (Town with Annexation)
Existing Use: Vacant Woods/open field
Proposed Use: Mixed Use PUD
Fire District: Smithfield
School Impacts: Additional households with school-age children
Parks and Recreation: Fee in lieu to be collected with future development plat
Water and Sewer Provider: Town of Smithfield
Electric Provider: Town of Smithfield

ENVIRONMENTAL:

- None.

ADJACENT ZONING AND LAND USES: (SEE ATTACHED MAP)

	Zoning	Existing Land Uses
North	B-3	Vacant
South	B-3	Retail Commercial
West	R-10 Single Family Residential	Single Family Residential
East	N/A	N/A

PRELIMINARY PLAT/ANALYSIS:

Overview. The proposed subdivision is an interim subdivision for the purpose of land conveyance. A subsequent subdivision will be submitted in the near future in conformance with the Local 70 PUD Plans.

The proposed preliminary plat will create 11 properties out of the existing 2 (Tax IDs 14057011X and 14057011Y) including separate properties for the future street arteries and a property on the west side of Booker Dairy Road. The new properties are:

Property No.	Lot Description	Acreage
1	Lot CD 3A	+/- 15.01 acres
2	Lot CD 4	+/- 15.34 acres
3	Lot CD 4	+/- 4.04 acres
4	Lot CD 4B	+/- 9.05 acres
5	Lot CD 3B	+/- 18.87 acres
6	Open Space Lot	+/- 16.47 acres
7	Open space Lot	+/- 0.87 acres
8	ID #14057011X	+/- 0.79 acres
9	Environmental Preservation	+/- 1.91 acres
10	Future Eden Drive Extension R/W	?
11	future N-S road R/W	?

FINDING OF FACT (STAFF OPINION):

To approve a preliminary plat, the Town Council shall make the following finding (staff's opinion in Bold/Italic):

1. The plat is consistent with the adopted plans and policies of the town; ***The plat is consistent with the adopted comprehensive plan.***
2. The plat complies with all applicable requirements of this ordinance; ***The plan complies with all applicable requirements of this ordinance with conditions.***
3. There exists adequate infrastructure (transportation and utilities) to support the plat as proposed. ***There is adequate infrastructure.***
4. The plat will not be detrimental to the use or development of adjacent properties or other neighborhood uses. ***The plat will not be detrimental to the use or development of adjacent properties or other neighborhood uses.***

DRAFT TOWN COUNCIL RECOMMENDATION:

Staff recommends approval of the Local 70 interim preliminary plat, S-24-06, without conditions.

RECOMMENDED MOTION:

None.

Local 70 Intermediate Plat

File Number:
S-24-06

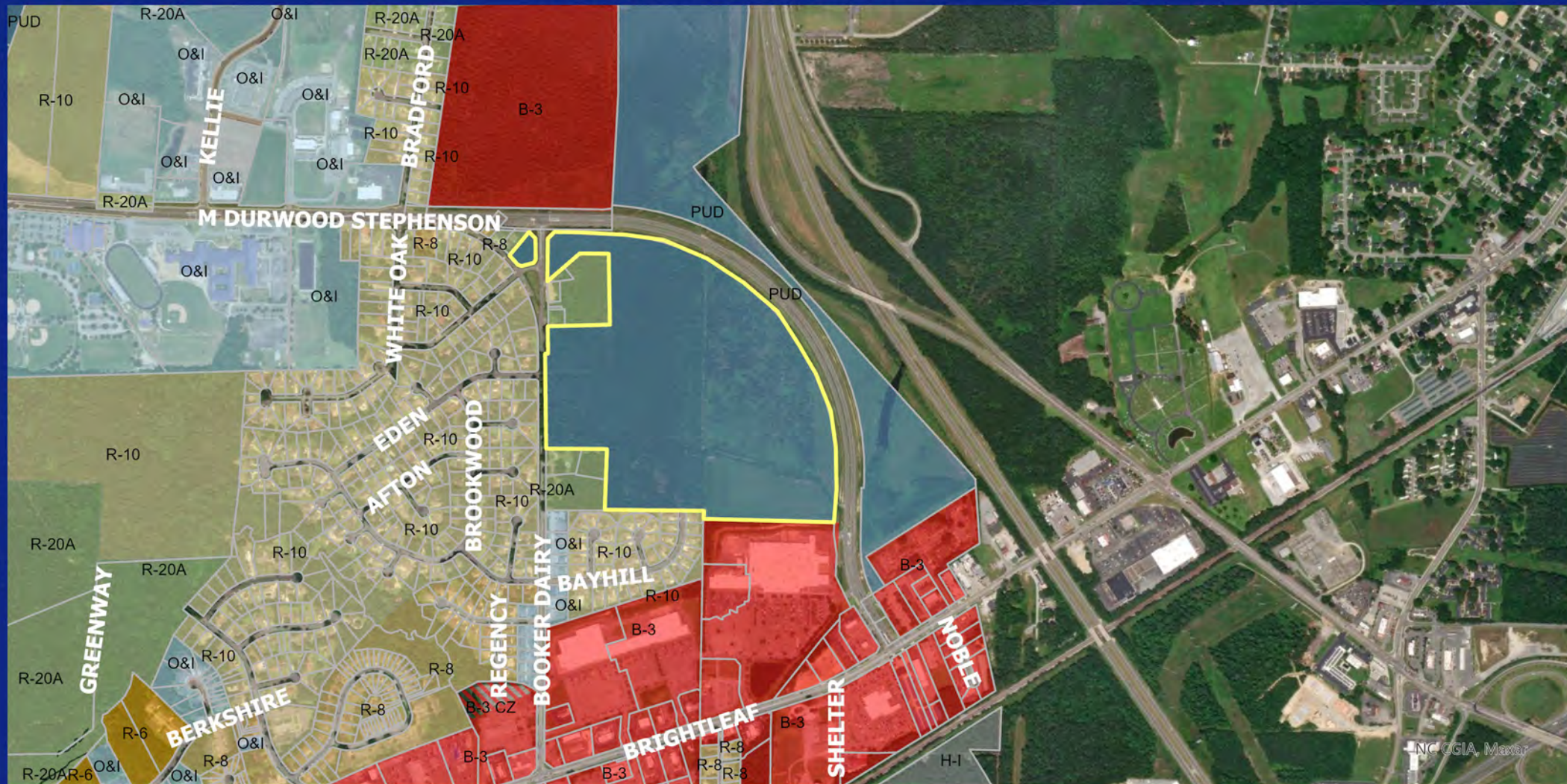
Project Name:
Local 70

Location:
Booker Dairy Rd
M. Durwood
Stephenson Pkwy

Tax ID#:
14057011X
14057011Y

Existing Zoning:
PUD

Owner/Applicant:
Smithfield Growth, LLC



1:13,345
Map created by Chloe Allen
Planner I on 9/16/2024

LEGEND

ADJOINER LINE	-----	OVERHEAD POWER	----- P -----
LINE SURVEYED	=====	FLOODWAY LINE	-----
RIGHT OF WAY	-----	EASEMENT LINE	----- ESMT -----

ABBREVIATIONS

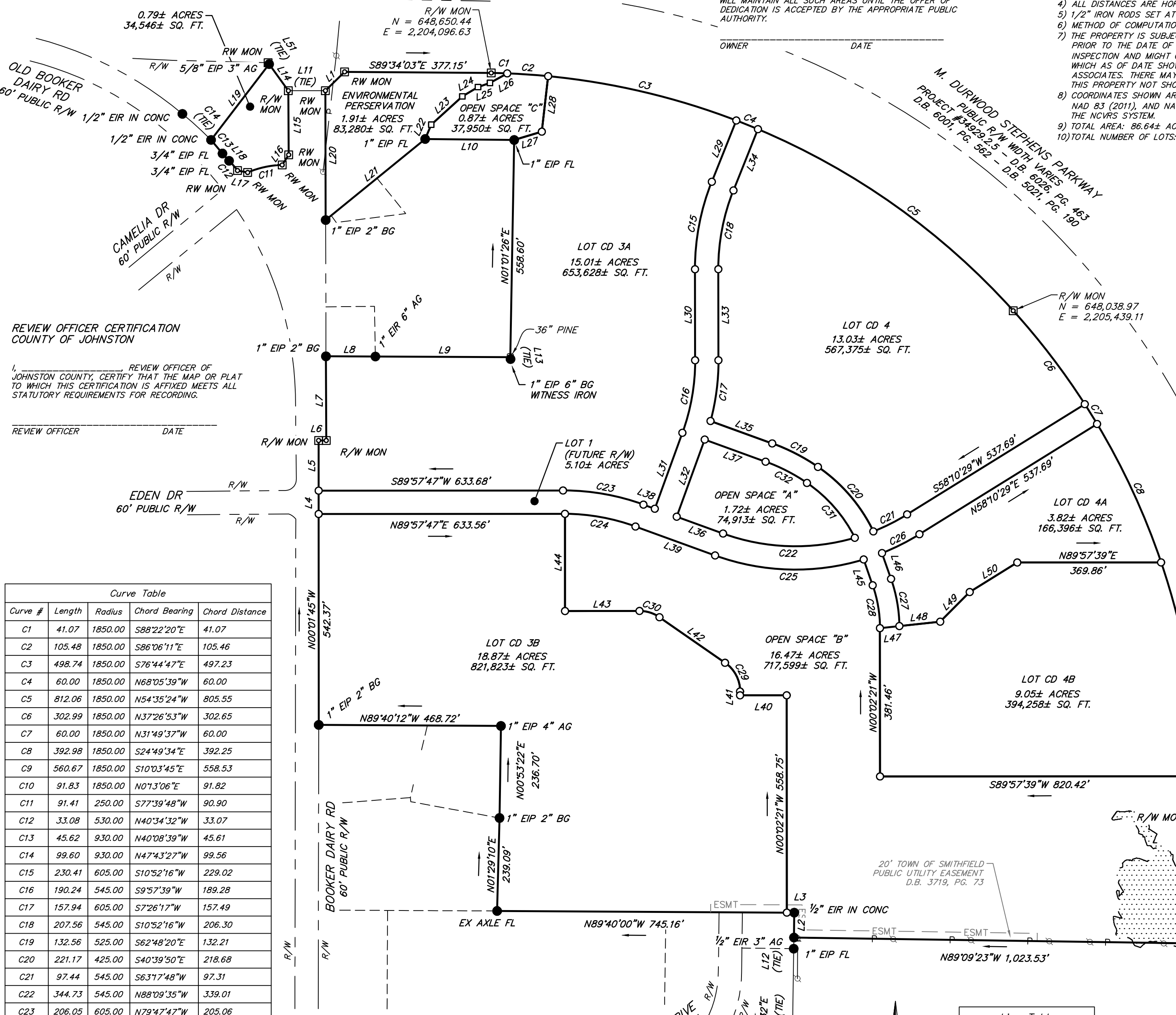
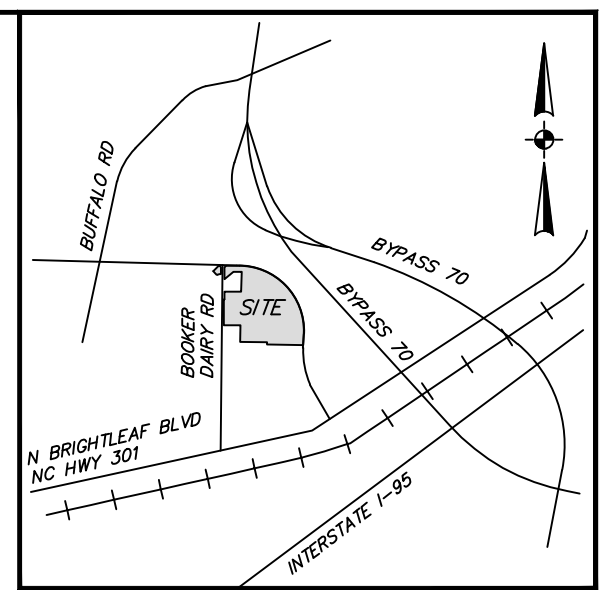
EIP	= EXISTING IRON PIPE/PIN
EIR	= EXISTING IRON ROD
IRS	= NEW IRON ROD SET
R/W	= RIGHT OF WAY
AG	= ABOVE GROUND
BG	= BELOW GROUND
FL	= FLUSH WITH GROUND
RCP	= REINFORCED CONCRETE PIPE

OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF SMITHFIELD, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACES, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

GENERAL NOTES

- 1) THIS SURVEY IS OF AN EXISTING PARCEL(S) OF LAND AND A TOPOGRAPHICAL SURVEY.
- 2) SUBJECT PROPERTY ID NO: 14057011Y, DEED BOOK 6150, PAGE 19 AND PLAT BOOK 95, PAGES 115-116.
- 3) FLOOD CERTIFICATION: A PORTION OF THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAIN MAPPING PROGRAM DATED JUNE 20, 2018. SUBJECT TO VERIFICATION BY DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL NO. 3720260400K.
- 4) ALL DISTANCES ARE HORIZONTAL GRID DISTANCES UNLESS NOTED OTHERWISE.
- 5) 1/2" IRON RODS SET AT ALL CORNERS, UNLESS OTHERWISE SHOWN OR NOTED.
- 6) METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
- 7) THE PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF MY INSPECTION AND MIGHT OTHERWISE BE DISCLOSED BY AN ATTORNEY'S TITLE OPINION WHICH AS OF DATE SHOWN HEREON HAS NOT BEEN SUPPLIED TO SUMMEY ENGINEERING ASSOCIATES. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY NOT SHOWN HEREON.
- 8) COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NC3200), NAD 83 (2011), AND NAVD 88 (GEOID 12B), AND COORDINATES WERE OBTAINED USING THE NCVRS SYSTEM.
- 9) TOTAL AREA: 86.64± ACRES.
- 10) TOTAL NUMBER OF LOTS: 11 (INCLUDES FUTURE R/W).



REVIEW OFFICER CERTIFICATION
COUNTY OF JOHNSTON

I, _____ REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	41.07	1850.00	S88°22'20"E	41.07
C2	105.48	1850.00	S86°06'11"E	105.46
C3	498.74	1850.00	S76°44'47"E	497.23
C4	60.00	1850.00	N68°05'39"W	60.00
C5	812.06	1850.00	N54°35'24"W	805.55
C6	302.99	1850.00	N37°26'53"W	302.65
C7	60.00	1850.00	N31°49'37"W	60.00
C8	392.98	1850.00	S24°49'34"E	392.25
C9	560.67	1850.00	S10°03'45"E	558.53
C10	91.83	1850.00	N01°3'06"E	91.82
C11	91.41	250.00	S77°39'48"W	90.90
C12	33.08	530.00	N40°34'32"W	33.07
C13	45.62	930.00	N40°08'39"W	45.61
C14	99.60	930.00	N47°43'27"W	99.56
C15	230.41	605.00	S10°52'16"W	229.02
C16	190.24	545.00	S9°57'39"W	189.28
C17	157.94	605.00	S7°26'17"W	157.49
C18	207.56	545.00	S10°52'16"W	206.30
C19	132.56	525.00	S62°48'20"E	132.21
C20	221.17	425.00	S40°39'50"E	218.68
C21	97.44	545.00	S63°17'48"W	97.31
C22	344.73	545.00	N88°09'35"W	339.01
C23	206.05	605.00	N79°47'47"W	205.06
C24	185.24	545.00	N79°46'34"W	184.35
C25	388.93	605.00	N88°27'21"W	382.27
C26	107.87	605.00	N63°16'58"E	107.73
C27	123.70	385.00	N10°02'10"W	123.17
C28	112.27	335.00	N9°38'24"W	111.75
C29	86.64	90.00	S27°37'03"E	83.33
C30	54.73	90.00	S72°37'03"E	53.89
C31	189.16	375.00	S41°07'18"E	187.16
C32	119.93	475.00	S62°48'20"E	119.62

CERTIFICATE OF APPROVAL

I, HEREBY CERTIFY THAT ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION HAS BEEN ENSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, THAT THE SUBDIVISION SHOWN ON THIS PLAT COMPLIES IN ALL RESPECTS WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF SMITHFIELD AND THEREFORE, HAS BEEN APPROVED BY THE SMITHFIELD TOWN COUNCIL, SUBJECT TO ITS BEING RECORDED WITHIN (6) MONTHS OF THE BELOW DATE.

TOWN CLERK _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

- SYMBOLS**
- EXISTING IRON PIPE/ROD
 - NEW 1/2" IRON ROD SET
 - COMPUTED POINT (NOT SET)
 - UTILITY POLE
- FLOOD ZONE "AE" [Symbol]

Line #	Direction	Length
L47	N83°52'41"E	50.25
L48	N83°52'41"E	105.68
L49	N44°51'17"E	107.48
L50	N58°10'29"E	144.04
L51	S35°50'07"E	4.53

OWNER:
SMITHFIELD GROWTH LLC
1600 COLON ROAD
SANFORD, NC 27330

SURVEY AND ACCURACY

I, AARON CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6150, PAGE 19 AND PLAT BOOK 95, PAGES 115-116). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED; THAT THE RATIO OF PRECISION IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____ A.D., 2024.

PROFESSIONAL LAND SURVEYOR L-5519
I, AARON CARTER, PROFESSIONAL LAND SURVEYOR, L-5519, CERTIFY THAT THIS IS A SURVEY

(11a) THIS SURVEY CREATES A SUBDIVISION OF LAND AND THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OR LAND.

PROFESSIONAL LAND SURVEYOR _____ DATE _____

I, AARON CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

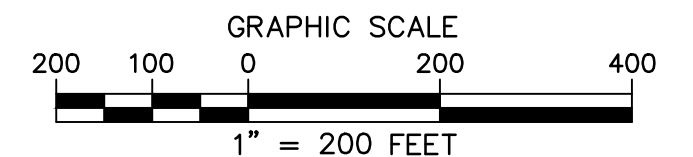
- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: 0.10'
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATE OF SURVEY: 06/14/24
- (5) DATUM/EPOCH: NAD 83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 12B
- (8) COMBINED GRID FACTOR(S): 0.99988214
- (9) UNITS: U.S. FEET



PRELIMINARY

Line #	Direction	Length
L1	N45°35'05"E	69.07
L2	N00°41'34"E	63.92
L3	N89°40'00"W	19.22
L4	N00°01'45"W	60.00
L5	N00°01'45"W	129.09
L6	S89°58'21"E	19.66
L7	N00°10'53"W	216.42
L8	S89°44'14"E	127.14
L9	S89°43'49"E	347.00
L10	N89°21'39"W	229.03
L11	N89°56'03"E	95.37
L12	N01°26'48"E	28.79
L13	N07°37'00"W	5.07
L14	S35°51'36"E	84.36
L15	S00°16'37"E	164.96
L16	S32°36'31"W	30.98
L17	N79°04'08"W	26.67
L18	N42°23'44"W	25.36
L19	N37°27'44"E	245.75
L20	N00°06'50"W	332.71
L21	S50°50'06"W	329.90
L22	N22°53'12"E	40.04
L23	N47°43'59"E	108.11

Line #	Direction	Length
L24	N59°23'13"E	47.11
L25	N70°55'01"E	32.24
L26	N61°06'39"E	50.82
L27	N73°18'28"E	74.24
L28	N06°27'50"E	143.66
L29	S21°46'53"W	169.66
L30	S00°02'21"E	234.16
L31	S19°57'39"W	207.82
L32	N19°57'39"E	211.00
L33	S00°02'21"E	234.16
L34	S21°46'53"W	169.53
L35	S70°02'21"E	168.88
L36	N70°02'21"W	126.84
L37	S70°02'21"E	166.55
L38	N70°02'21"W	31.00
L39	S70°02'21"E	217.84
L40	S89°57'39"W	120.00
L41	N00°02'21"W	9.87
L42	N55°11'46"W	205.28
L43	S89°57'39"W	191.53
L44	N00°02'21"W	249.98
L45	N19°14'27"W	70.34
L46	N19°14'27"W	70.34



MAJOR SUBDIVISION PLAT FOR
LOCAL 70 RESIDENTIAL DEVELOPMENT

M. DURWOOD STEPHENSON PARKWAY
SELMA TOWNSHIP - JOHNSTON COUNTY - NORTH CAROLINA

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968, Asheboro, NC 27204
Ph 336-528-0902 Fax 336-528-0922 www.summeyengineering.com
NC ENGINEERING & SURVEYING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

Scale:	1" = 200'
Date:	10/02/2024
Drawn By:	SKM
Checked By:	AJC
Job No.:	2201004



Town of Smithfield

Planning Department

350 E. Market St Smithfield, NC 27577

P.O. Box 761, Smithfield, NC 27577

Phone 919-934-2116

Fax: 919-934-1134

Final Plat Major Subdivision Application

Development Name **Local 70 Residential Development**

Proposed Use **Land Subdivision for lot conveyance**

Property Address(es) **M. Durwood Stephenson Parkway**

Johnston County Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN# **260410-47-7462, 240406-38-4591** TAX ID# **14057011Y, 14057011X**

Project type? Single Family Townhouse Multi-Family Non-Residential Planned Unit Development(PUD)

OWNER/DEVELOPER INFORMATION

Company Name **Smithfield Growth, LLC** Owner/Developer Name

Address **1600 Colon Road Sanford, NC 27330**

Phone Email Fax

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name **Summey Engineering Assoc** Contact Name **Sherri Myers**

Address **PO Box 968 Asheboro, NC 27204**

Phone **336-328-0902** Email **sherri@summeyengineering.com** Fax

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **COM**

If more than one district, provide the acreage of each: **86.64 +/- Acres**

Overlay District? Yes No **No**

Inside City Limits? Yes No

FOR OFFICE USE ONLY

File Number: _____ Date Submitted: _____ Date Received: _____ Amount Paid: _____

Final Plat Application

Application for final plat review shall be submitted to the Town of Smithfield Planning Department within 24 months of preliminary plat approval and infrastructure improvements for all approved preliminary subdivisions. The UDO Administrator shall determine whether or not the final plat substantially agrees with the approved preliminary plan. If substantial differences exist, the UDO Administrator may reject the final plat and require that a new preliminary plat be submitted. If the plat substantially agrees with the preliminary plat, if the Town Council has accepted the publicly dedicated improvements or approved a performance bond agreement. Only after the final plat has been approved and recorded at the Johnston County Register of Deeds office shall any lots be transferred or conveyed. The plat must be recorded within 30 days after approval.

Complete this application in compliance with Article 10, of the Unified Development Ordinance (UDO). In order to ensure that the proposed subdivision complies with Town regulations, we recommend that the applicant review the Town of Smithfield UDO; the Ordinance may be accessed at www.smithfield-nc.com.

Final Plat Application fee is \$250.00. Assessment does not include the cost of building, zoning, sign, or use permits. All fees are charged per application, and are non-refundable and non-transferrable. Applications will not be reviewed unless fees have been paid in full.

Final plat review submissions shall include:

- Annexation accepted by the Town Council if applicable.
- A completed application (including the attached checklist).
- Final plat application fee of \$250.00
- One (1) plan set for review.
- One (1) paper as-built drawings, plus PDF and ACAD copies, for all work completed.
- One PDF of Property Owners Association documents and covenants that include provisions for the ownership and maintenance of all privately-held facilities to be recorded.
- Dedication of constructed public improvements or performance guarantees in the form of a surety bond, letter of credit or other form of guarantee that provides equivalent security for any agreed upon work to be completed after final plat approval.
- Recreation payment in lieu of property dedication.
- Payment of applicable utility fees.

Submit application, fees and supporting documents to the Town of Smithfield Planning Department along with digital PDF formatted copies of all required material.

STORMWATER INFORMATION

Existing Impervious Surface	acres/sf	Flood Hazard Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Impervious Surface	acres/sf	Neuse River Buffer	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Watershed protection Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

If in a Flood Hazard Area, provide the FEMA Map Panel # and Base Flood Elevation

NUMBER OF LOTS AND DENSITY

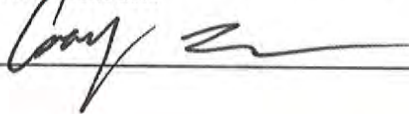
Total # of Single Family Lots	0	Overall Unit(s)/Acre Densities Per Zoning Districts
Total # of Townhouse Lots	0	Acreage in active open space
Total # of All Lots	0	Acreage in passive open space

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the Town.

I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature  Date 10/4/2024
 Signature _____ Date _____

REVIEW FEES

Final Plat (Submit 1 paper copy & **Digital PDF formatted copies**) \$250.00 fee

FOR OFFICE USE ONLY

File Number: _____ Date Submitted: _____ Date Received: _____ Amount Paid: _____

INFORMATION TO BE PROVIDED ON PRELIMINARY AND FINAL PLATS.

The preliminary and final plats shall depict or contain the information indicated in the following table. An "X" indicates that the information is required.

Information	Preliminary Plat	Final Plat
Vicinity map (6" W x 4" H) showing location of subdivision in relation to neighboring tracts, subdivision, roads, and waterways (to include streets and lots of adjacent developed or platted properties). Also include corporate limits, Town boundaries, county lines if on or near subdivision tract.	X	
Boundaries of tract and portion to be subdivided, including total acreage to be subdivided, distinctly and accurately represented with all bearings and distances shown.	X	X
Proposed street layout and right-of-way width, lot layout and size of each lot. Number lots consecutively throughout the subdivision.	X	X
Name of proposed subdivision.	X	X
Statement from the Johnston County Health Department that a copy of the sketch plan has been submitted to them, if septic tanks or other onsite water or wastewater systems are to be used in the subdivision, AND/OR statement from the County Public Utilities that application has been made for public water and/or sewer permits.	X	
Graphic scale.	X	X
North arrow and orientation.	X	X
Concurrent with submission of the Preliminary Plat to the Town, the subdivider or planner shall submit copies of the Preliminary Plat and any accompanying material to any other applicable agencies concerned with new development, including, but not limited to: District Highway Engineer, County Board of Education, U.S. Army Corps of Engineers, State Department of Natural Resources and Community Development, for review and recommendation.	X	
List the proposed construction sequence.	X	
Storm water plan – see Article 10, Part VI.	X	
Show existing contour lines with no larger than five-foot contour intervals.	X	
New contour lines resulting from earth movement (shown as solid lines) with no larger than five-foot contour intervals (existing lines should be shown as dotted lines).	X	
Survey plat, date(s) survey was conducted and plat prepared, the name, address, phone number, registration number and seal of the Registered Land Surveyor.	X	X
Names, addresses, and telephone numbers of all owners, mortgagees, land planners, architects, landscape architects and professional engineers responsible for the subdivision (include registration numbers and seals, where applicable).	X	X
Date of the drawing(s) and latest revision date(s).	X	X

Information	Preliminary Plat	Final Plat
The owner's name(s) of adjoining properties and Zoning District of each parcel within 100' of the proposed site.	X	
State on plans any variance request(s).	X	
Show existing buildings or other structures, water courses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining. Show wooded areas, marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site.	X	
The exact location of the flood hazard, floodway and floodway fringe areas from the community's FHBM or FIRM maps (FEMA). State the base flood elevation data for subdivision.	X	X
Show the minimum building setback lines for each lot.	X	X
Provide grading and landscape plans. Proposed plantings or construction of other devices to comply with the screening requirements of Article 10, Part II.	X	
Show location of all proposed entrance or subdivision signage (see Section 10.23.1).	X	
Show pump station detail including any tower, if applicable.	X	
Show area which will not be disturbed of natural vegetation (percentage of total site).	X	
Label all buffer areas, if any, and provide percentage of total site.	X	X
Show all riparian buffer areas.	X	X
Show all watershed protection and management areas per Article 10, Part VI.	X	X
Soil erosion plan.	X	
Show temporary construction access pad.	X	
Outdoor illumination with lighting fixtures and name of electricity provider.	X	
The following data concerning proposed streets:		
Streets, labeled by classification (see Town of Smithfield construction standards) and street name showing linear feet, whether curb and gutter or shoulders and swales are to be provided and indicating street paving widths, approximate grades and typical street cross-sections. Private roads in subdivisions shall also be shown and clearly labeled as such.	X	X
Traffic signage location and detail.	X	
Design engineering data for all corners and curves.	X	X
For office review; a complete site layout, including any future expansion anticipated; horizontal alignment indicating general curve data on site layout plan; vertical alignment indicated by percent grade, PI station and vertical curve length on site plan layout; the District Engineer may require the plotting of the ground profile and grade line for roads where special conditions or problems exist; typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed; drainage facilities and drainage.	X	

Information	Preliminary Plat	Final Plat
Type of street dedication; all streets must be designated public. (Where public streets are involved which will be dedicated to the Town, the subdivider must submit all street plans to the UDO Administrator for approval prior to preliminary plat approval).	X	X
When streets have been accepted into the municipal or the state system before lots are sold, a statement explaining the status of the street in accordance with the Town of Smithfield construction standards.	X	X
If any street is proposed to intersect with a state maintained road, a copy of the application for driveway approval as required by the Department of Transportation, Division of Highways Manual on Driveway Regulations. (1) Evidence that the subdivider has applied for such approval. (2) Evidence that the subdivider has obtained such approval.	X X X	
The location and dimensions of all:		
Utility and other easements.	X	X
Pedestrian and bicycle paths.	X	X
Areas to be dedicated to or reserved for public use.	X	X
The future ownership (dedication or reservation for public use to governmental body or for owners to duly constituted homeowners' association) of recreation and open space lands.	X	X
Required riparian and stream buffer per Article 10, Part VI.	X	X
The site/civil plans for utility layouts including:		
Sanitary sewers, invert elevations at manhole (include profiles).	X	
Storm sewers, invert elevations at manhole (include profiles).	X	
Best management practices (BMPs)	X	
Stormwater control structures	X	
Other drainage facilities, if any.	X	
Impervious surface ratios	X	
Water distribution lines, including line sizes, the location of fire hydrants, blow offs, manholes, force mains, and gate valves.	X	
Gas lines.	X	
Telephone lines.	X	
Electric lines.	X	
Plans for individual water supply and sewage disposal systems, if any.	X	
Provide site calculations including:		
Acreage in buffering/recreation/open space requirements.	X	X
Linear feet in streets and acreage.	X	X
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the US Department of Interior's National Register of Historic Places.	X	X

<i>Information</i>	<i>Preliminary Plat</i>	<i>Final Plat</i>
Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings, or deflection angles, radii, central angles and tangent distance for the center line of curved property lines that is not the boundary line of curved streets. All dimensions shall be measured to the nearest one-tenth of a foot and all angles to the nearest minute.	X	X
The accurate locations and descriptions of all monuments, markers, and control points.	X	X
Proposed deed restrictions or covenants to be imposed upon newly created lots. Such restrictions are mandatory when private recreation areas are established. Must include statement of compliance with state, local, and federal regulations.	X	X
A copy of the erosion control plan submitted to the Regional Office of NC-DNRCD, when land disturbing activity amounts to one acre or more.	X	
All certifications required in Section 10.117.	X	X
Any other information considered by either the subdivider, UDO Administrator, Planning Board, or Town Council to be pertinent to the review of the plat.	X	X
Improvements guarantees (see Section 5.8.2.6).		X

FOR OFFICE USE ONLY			
File Number: _____	Date Submitted: _____	Date Received: _____	Amount Paid: _____

Town of Smithfield – Planning Department
Attn: Stephen Wensman
350 E. Market Street
Smithfield, NC 27577

Memo: Preliminary Subdivision Plat for Local70

Dear Stephen,

We are requesting an intermediate subdivision plat to break the parcels up and separate out the multifamily and single-family tract prior to going to preliminary plat. The reason for doing this is for tax purposes since Smithfield Growth, LLC has owned the property for greater than 2 years, and since different entities will own the multifamily and single-family tracts as they develop out.

There is no change to the proposed plan of Carolina Commercial Contractors developing the parcels. We look forward to this great development in Smithfield and working alongside the town staff in Smithfield.

If there are any questions reference this request, I can be reached at corey@carolinacommercialnc.com or by phone at 910-728-5714.

Best Regards,

Smithfield Growth, LLC
Corey Mabus

**Town of Smithfield
Preliminary Plat
Finding of Fact / Approval Criteria**

Application Number: S-24-06 **Project Name:** Local 70 (Interim) Preliminary Plat

Request: Smithfield Growth, LLC is requesting approval of a preliminary plat for a 11-parcel subdivision of land for conveyance purposes. The property considered for approval is located south of M. Durwood Stephenson Parkway, primarily east of Booker Dairy Road and north of the Walmart on US 301 North, further identified as Johnston County Tax IDs 14057011X and 14057011Y.

In approving an application for a preliminary plat in accordance with the principles, conditions, safeguards, and procedures specified herein, the Town Council may impose reasonable and appropriate conditions and safeguards upon the approval. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the Town Council. The Town Council shall include in its comments a statement as to the consistency of the application with the Town's currently adopted Comprehensive Plan. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which the below requires.

The Town Council shall issue a preliminary plat if it has evaluated an application through a quasi-judicial process and determined that:

1. The plan is consistent with the adopted plans and policies of the town;
2. The plan complies with all applicable requirements of this ordinance;
3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed; and
4. The plan will not be detrimental to the use or development of adjacent properties or another neighborhood uses

Once all findings have been decided one of the two following motions must be made:

Motion to Approve: *Based upon satisfactory compliance with the above stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative, I move to approve Preliminary Plat Application # S-24-06 without conditions:*

Motion to Deny: *Based upon failure to meet all of the above stated findings and for reasons stated therein, I move to deny Preliminary Plat Application # S-24-06 for the following stated reason:*

Record of Decision:

Based on a motion and majority vote of the Town of Smithfield Town Council for the Preliminary Plat Application # S-24-06 is hereby:

_____ approved upon acceptance and conformity with the following conditions:

1. *(none)*

_____ denied for the noted reasons.

Decision made this 19th day of November 2024 while in regular session.

M. Andy Moore, Mayor

ATTEST:

Elaine Andrews, Town Clerk



PLANNING DEPARTMENT

Stephen Wensman, AICP
Planning Director

Notice of Public Meeting

Notice is hereby given that a public meeting will be held before the Planning Board of the Town of Smithfield, N.C., on Thursday, November 14th, 2024, at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following requests:

RZ-24-09 36 E Edgerton Rezoning: Staff requests the rezoning of 36 East Edgerton and a portion of 100 Pitchi Street from HI (Heavy Industrial) to B-3 (Highway Gateway Business) due to discrepancies between maps. This is further identified by Johnston County Tax ID # 15006015 and a portion of 15007014.

ZA-24-03 Miscellaneous Multi-Family Amendments: Staff is requesting to review updates to the multi-family (MF) regulations in the UDO. This includes addressing issues of conflicting regulations and vagueness in regards to private streets, driveways, setbacks, buffers, definitions, and open space.

CZ-24-07 Waddell Drive Townhomes: Terraeden Landscape & Design is requesting the conditional rezoning of approximately 1.63 acres of land located at 37 and 41 Waddell Drive, about 250 ft north of the N Brightleaf Blvd and Waddell Drive intersection, also identified by the Johnston County Tax ID 15005031, 15005029 and part of 1505031A, from R-8 and B-3 to R-8 CZ (Conditional) with a masterplan for a 16-lot attached single-family residential (townhome) development.

CZ-24-08 Village on the Neuse: Village on the Neuse, LLC is requesting to rezone 2 parcels of land (34.28 acres and 7.98 acres) from R-20A (Residential/Agriculture) to R-8 Conditional (Single, Two, and Multi-family Residential Conditional) with a master plan for 117 lot detached single-family subdivision. This is further identified by Johnston County Tax ID # 14001001 and 14075011A.

S-24-06 Local 70 Interim Preliminary Plat: Smithfield Growth, LLC is requesting a preliminary subdivision of 86.64 acres of land in the Local 70 PUD Zoning District into 11 properties for land conveyance purposes. A subsequent subdivision will be submitted in the near future in conformance with the Local 70 PUD Plans. This is further identified by Johnston County Tax ID # 14057011Y, 14057011Z, and 14057011X.

All interested people are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact the town office if you need assistance. Further inquiries regarding this matter may be directed to the Town of Smithfield Planning Department at (919) 934-2116 ext. 1111 or online at www.smithfield-nc.com.



PLANNING DEPARTMENT
Chloe Allen, Planner I

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Chloe Allen, hereby certify that the property owner and adjacent property owners of the following petition, _____ were notified by First Class Mail on 10/22/24.

Chloe Allen
Signature

RZ-24-09
CZ-24-07
CZ-24-08
S-24-06

Johnston County, North Carolina

I, Julianne Edmonds, Notary Public for Johnston County and State of North Carolina do hereby certify that Chloe Allen personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

22nd day of October, 2024

Julianne Edmonds
Notary Public Signature

Julianne Edmonds
Notary Public Name

My Commission expires on January 15th, 2028



RZ-24-09 36 E Edgerton St Adjacent Properties List					
ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15006017	BROADHURST, JJ HEIRS	BROADHURST, EB	1016 OAK LAKE CT		RALEIGH, NC 27606-8065
15073071	COOPER, RICHARD H	COOPER, DEBRA	713 CREEKSIDE AVE		SELMA, NC 27576-5930
15006010	ELMORENE KEMPLE CREECH REVOCABLE TRUST	CREECH, ELMORENE KEMPLE TRUSTEE	921 S VERMONT ST		SMITHFIELD, NC 27577-3725
15K10153D	EVERETTE, JAMES KING	BROWN-EVERETTE, MARILYN	20 ASPEN DRIVE		SMITHFIELD, NC 27577-0000
15O99030	GRAY CREEK PROPERTIES, LLC		732 N BRIGHTLEAF BLVD		SMITHFIELD, NC 27577
15008053	HOME SFR BORROWER IV, LLC			PO BOX 4090	SCOTTSDALE, AZ 85261-4090
15007013	JOHNSON, BILLY E	JOHNSON, PAULA	58 E DAIL ST		SMITHFIELD, NC 27577-0000
15007014	JOHNSTON COMMUNITY COLLEGE FOUNDATION, INC.			PO BOX 2350	SMITHFIELD, NC 27577-2350
15005034	JOHNSTON COUNTY INDUSTRIES INC		1100 EAST PRESTON ST		SELMA, NC 27576-0000
15O99002H	MCLAMB, THERON LEE		111 MARIAH DR		FOUR OAKS, NC 27524-8433
15006003	MOHAMED & SONS, INC.		713 E MARKET ST		SMITHFIELD, NC 27577-4039
15006002	MOHAMED AND SONS INC			P O BOX 1236	SMITHFIELD, NC 27577-0000
15008054	MSJJ PROPERTIES LLC		1212 CHESNUT DR		SMITHFIELD, NC 27577-0000
15006015	NEW VISION PARTNERS LLC		13200 STRICKLAND RD	SUITE 114 BOX 222	RALEIGH, NC 27613-5212
15006013A	O'REILLY AUTOMOTIVE STORES, INC.			PO BOX 9167	SPRINGFIELD, MO 65801-9167
15H08100B	OROZCO, MARIELA ALVAREZ	ZAVALA, JUAN DAVID	22 CEDAR DR		SMITHFIELD, NC 27577-5057
15006011	PHILLIPS PROPERTIES OF	JOHNSTON COUNTY LLC	114 CASTLE CIR		SMITHFIELD, NC 27577-3501
15K10152C	ROSAS, JAIRO DE JESUS HERNANDEZ		24 CEDAR DR		SMITHFIELD, NC 27577
15008002	SMITHFIELD HOUSING AUTHORITY		801 S 5TH ST		SMITHFIELD, NC 27577-0000
15005056	WARD ENTERPRISES, LLC		1012 OLD OLIVE RD		SMITHFIELD, NC 27577-7855
15K10152D	YARD, SARAH		3572 LANIER DR		DOUGLASVILLE, GA 30135-7161

CZ-24-07 Waddell Drive Townhomes Adjacent Properties List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15005029	SPECTRUM REALTY, LLC		100 MARIAH DR		FOUR OAKS, NC 27524-8432
15005031	SUN AUTO WASH LLC			PO BOX 447	SMITHFIELD, NC 27577-0000
15005032	LER COMMERCIAL PROPERTIES LLC			PO BOX 1230	CORNELIUS, NC 28031-1230
15004199H	910 BERKSHIRE ROAD LLC		910 BERKSHIRE RD		SMITHFIELD, NC 27577-4751
15004200Z	ARNN INVESTMENT PROPERTIES LLC			PO BOX 1940	SMITHFIELD, NC 27577-0000
15005028	JONES, BOBBY RAY LIFE ESTATE	WOOD, WOODY REMAINDER		P O BOX 94	SMITHFIELD, NC 27577-0000
15005027	JAMS PROPERTIES		849 PARKRIDGE DR		CLAYTON, NC 27527-5309
15005044	JOHNSON, JOHN A		34 WEST WADDELL STREET		SMITHFIELD, NC 27577-0000
15005043	L M R RENTAL		201 S BRIGHTLEAF BLVD SUITE 1		SMITHFIELD, NC 27577-0000
15005041	MOHAMED & SONS INC			PO BOX 1236	SMITHFIELD, NC 27577-0000
15005034	JOHNSTON COUNTY INDUSTRIES INC		1100 EAST PRESTON ST		SELMA, NC 27576-0000
15005033	924 BRIGHTLEAF LLC			PO BOX 979	CARY, NC 27512

CZ-24-08 Village on the Neuse Adjacent Properties List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
14001001	VILLAGE ON THE NEUSE LLC		1122 VICK CHARLES DR		RALEIGH, NC 27606-3338
14A01026	COLE, BRIAN SMITH	COLE, MICHELLE MARIE	388 HOLLAND DR		SMITHFIELD, NC 27577-7258
14A01024	SMITH, WILLIAM KEVIN	SMITH, TERESA R	389 HOLLAND DR		SMITHFIELD, NC 27577-0000
14001021	SMITHFIELD LAND GROUP, LLC		2075 JUNIPER LAKE RD		WEST END, NC 27376-8919
15082015	SIEGEL, STEPHANIE LEIGH JOINT TENANTS (WROS)	KIP, CHAD CHRISTOPHER JOINT TENANTS (WROS)	133 CASTLE DR		SMITHFIELD, NC 27577-3502
15082002F	DAUGHTRY, BARRY CLIFTON	ATKINSON, AMY DAUGHTRY	600 WILSONS MILLS RD		SMITHFIELD, NC 27577-3254
14075003	SIMMONS, DANIEL C.	SIMMONS, MARCELLA K.	1325 FOUR WINDS DR		RALEIGH, NC 27615-4424
14075003C	HOBBY, RICKY W.	HOBBY, LEANAVIA S.	302 EVERETTE LN		SMITHFIELD, NC 27577-5574
14075003A	SIMMONS, AMOS D. JR. LIFE ESTATE	SIMMONS, BETTY E. LIFE ESTATE	125 EVERETTE LN		SMITHFIELD, NC 27577-5570
14075007	SIMMONS, ALEXANDER L.		110 EVERETTE LN		SMITHFIELD, NC 27577-5570
14075006A	SIMMONS, ALEXANDER L	SIMMONS, HELEN L	110 EVERETT LANE		SMITHFIELD, NC 27577-5570
14075010	JOHNSTON CO BOARD OF EDUCATION		2320 BUS US 70 E	PO BOX 1336	SMITHFIELD, NC 27577-0000
14A01025	NAVAROLI, KRISTEN JEAN		356 HOLLAND DR		SMITHFIELD, NC 27577-7258
14A01012	SANDERS, CHARLES	SANDERS, IDA MAE	334 HOLLAND DR		SMITHFIELD, NC 27577-7258
14A01023	KINSLEY GROUP, LLC		9220 FAIRBANKS DR STE 220		RALEIGH, NC 27613-1406
14A01013	VELA, JACINTO ARCEO	AGUSTIN, MARIA D	327 HOLLAND DRIVE		SMITHFIELD, NC 27577-0000
14A01011	MASSENGILL, JO ANN LIFE ESTATE	EASON, JOSEPH RICHARD REMAINDER	306 HOLLAND DR		SMITHFIELD, NC 27577-7258
14A01009	BALAGOT, VINTON ANCHETA	KROEPLIN, MICHAEL JOHN	260 HOLLAND DR		SMITHFIELD, NC 27577-7217
14001014	SMITH, WILLIAM FREDERICK	SMITH, DEBRA CORE	301 HOLLAND DRIVE		SMITHFIELD, NC 27577-7258
14A01022	DEVERS, DARRELL		243 HOLLAND DR		SMITHFIELD, NC 27577-7217
14A01016	PIPKIN, JOAN GODWIN		239 HOLLAND DR		SMITHFIELD, NC 27577-0000
14A01007	PETERSON, NATHAN D		204 HOLLAND DR		SMITHFIELD, NC 27577-7217
14A01017A	ZAMARRIPA, KARLA ESTEFANI GAMEZ		189 HOLLAND DR		SMITHFIELD, NC 27577-7257
14A01017	MSJJ PROPERTIES LLC		1212 CHESNUT DR		SMITHFIELD, NC 27577-0000
14A01006	DE LA CRUZ, REYNALDO		180 HOLLAND DRIVE		SMITHFIELD, NC 27577-7257
14A01015	JACKSON, KIMBERLY C		140 HOLLAND DR		SMITHFIELD, NC 27577-0000
14A01018A	JAMS PROPERTIES LLC		849 PARKRIDGE DR		CLAYTON, NC 27527-5309
14A01018	TART, MARTHA LYNN MCLAMB		131 HOLLAND DR		SMITHFIELD, NC 27577-7257
14A01005	TORRES, MANUEL DE JESUS GARCIA		120 HOLLAND DR		SMITHFIELD, NC 27577-7257
14A01004	FULLER, CECIL RAY		100 HOLLAND DR		SMITHFIELD, NC 27577-7257
14A01019	COX, LARRY E. DBA	C & S PROPERTIES	110 WILSONS MILLS RD		SMITHFIELD, NC 27577-3244
14A01019A	VEYMA PROPERTIES, LLC		2121 SOARING EAGLE CT		WENDELL, NC 27591-7669
14A01019B	STEPHENSON, DOROTHY W	STEPHENSON, MICHAEL PAUL	67 HOLLAND DR		SMITHFIELD, NC 27577-7216
14N99001A	GATES GROUP OF JOHNSTON COUNTY, LLC		300 CITATION LN		SMITHFIELD, NC 27577-8738
14A01003	ROSE, ZENA ELANIE HAMILTON			PO BOX 2054	SMITHFIELD, NC 27577-0000
14004002A	SANTACRUZ, HATCIRI YARENNI LOPEZ		42 HOLLAND DR		SMITHFIELD, NC 27577-7216
14A01002	FIRST CAROLINA TRUST, LLC		2200 SHADY BIRCH LN		GARNER, NC 27529-5049
14A01020	ULLOA, ROBERTO	DE JOYA, CARMEN M	1247 BUFFALO RD		SMITHFIELD, NC 27577
14075040	BRYAN, KATHY M.		905 OCEAN PINES CT		N MYRTLE BCH, SC 29582-4498
14A03011A	LAMPE, GUY L.	LAMPE, ROSS W.		PO BOX 608	SMITHFIELD, NC 27577-0608
14075035	STEVEN, JOSE JR.	GORILLA BROADCASTING NC LLC	1270 BUFFALO RD		SMITHFIELD, NC 27577-7443
14075038A	L M R RENTALS		201 S BRIGHTLEAF BLVD #1		SMITHFIELD, NC 27577-4077
14075038	L M R RENTAL		201 S BRIGHTLEAF BLVD SUITE 1		SMITHFIELD, NC 27577-0000
14075038K	HART, STEPHEN J	HART, REBECCA A	1374 BUFFALO RD		SMITHFIELD, NC 27577-0000
14075038T	CAREY, JORDAN	CAREY, ASHLEY	105 PARKWAY DR		SMITHFIELD, NC 27577-8332

S-24-06 Local 70 Intermediate Plat Adjacent Properties List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
14057011Y	SMITHFIELD GROWTH LLC		1600 COLON RD		SANFORD, NC 27330-9577
14057016A	SULLIVAN, SHIRLEY P. JOINT TENANTS (WROS)	MUSTGRAVE, TANYA S. JOINT TENANTS (WROS)	1505 E BOOKER DAIRY RD		SMITHFIELD, NC 27577-9472
14057016	BENITEZ, JOSE	BENITEZ, JENNY	1511 E BOOKER DAIRY RD		SMITHFIELD, NC 27577-9472
14057012	OLSEN, MARGIE B	OLSEN, PAUL A	1211 E BOOKER DAIRY RD		SMITHFIELD, NC 27577-9419
14057013	JUAREZ, ELIZABETH CORTES	PEREZ, JUAN MANUEL	525 DEVILS RACETRACK RD		FOUR OAKS, NC 27524-9304
14057013A	OLSEN, PAUL A	OLSEN, MARGIE B	1211 E BOOKER DAIRY RD		SMITHFIELD, NC 27577-9419
14057012B	RESENDIZ, JOSE E.		215 LITTLE DOVE RD		PIKEVILLE, NC 27863-8341
14057004B	DEMERITT, TAMMY SANDRA		1111 E BOOKER DAIRY RD		SMITHFIELD, NC 27577-9417
14056004	LMR RENTALS		201 S BRIGHTLEAF BLVD STE 1		SMITHFIELD, NC 27577-4077
14056003	AUSTIN, DALE L	AUSTIN, SANDRA W	1116 OLD BOOKER DAIRY RD		SMITHFIELD, NC 27577-9416
14056002	NORRIS, NELDA ELAINE WRIGHT LIFE ESTATE	NORRIS, BRANDY MICHELLE REMAINDER	1204 OLD BOOKER DAIRY RD		SMITHFIELD, NC 27577-3751
14057151L	MOORE, JAMES H JR	MOORE, YVONNE C	713 CHESTNUT DR		SMITHFIELD, NC 27577-0000
14057151K	CHAPPELL, LUCILLE		1302 BOOKER DAIRY RD		SMITHFIELD, NC 27577
14057151A	JIMENEZ, LILA GUADALUPE GUTIERREZ	CASTRO, OSVALDO DIAZ	2 EDEN DR		SMITHFIELD, NC 27577-4805
14057151S	HEATH, NICOLE JOINT TENANTS (WROS)	HEATH, WYATT JOINT TENANTS (WROS)	2 EDEN DR		SMITHFIELD, NC 27577-4805
14057152F	ATKINSON, ROBERT WESLEY JR.			PO BOX 1765	SMITHFIELD, NC 27577-1765
14057152E	BEAN, LYNDISAY		10 ALPINE CT		SMITHFIELD, NC 27577-4818
14057008G	GILMORE, RODNEY	GILMORE, JENNIFER	9 SHERWOOD CT		SMITHFIELD, NC 27577-4835
14057009J	SILVA, RUTH M		12 HAZELWOOD CT		SMITHFIELD, NC 27577-0000
14057009H	EASTERLING, JULIEANNE G	DONAHUE, GEORGE C	721 N OAK ST		MCPHERSON, KS 67460-3443
14074001M	JEMMA PROPERTIES LLC		3717 ROLSTON DR		RALEIGH, NC 27609-7226
14074002M	BOOKER DAIRY HOMEOWNERS ASSOCIATION		154 BAYHILL DR		SMITHFIELD, NC 27577-8936
14074002Y	GRIFFIN, BETH CAPPS	OLIVER, LAURA TALTON	161 CREEKWOOD CIR		SMITHFIELD, NC 27577-9411
14074002X	TITMUS, HENRY EDWARD	TITMUS, SANELA BEKTIC	169 CREEKWOOD CIR		SMITHFIELD, NC 27577-9411
14074002W	CORDON, GERBER DE JESUS REINOSO		172 CREEKWOOD CIR		SMITHFIELD, NC 27577-9411
14074002N	PITTMAN, HARRY M	PITTMAN, NELLIE G	151 VALLEYWOOD CIR		SMITHFIELD, NC 27577-9435
14074002L	ATKINSON, FRANZ C.			PO BOX 70407	BROOKLYN, NY 11207-0407
14074002K	NGUYEN, TRONG MINH	TRAN, PHUONG	152 VALLEYWOOD CIR		SMITHFIELD, NC 27577-9435
14074002E	NGUYEN, VU		373 BAYHILL DR		SMITHFIELD, NC 27577-9434
14074002D	HARRIS, CLEMMON LIFE ESTATE	MEDINA, TANISHA C. REMAINDER	388 BAYHILL DR		SMITHFIELD, NC 27577-9433
14074002F	SANCHEZ, VICTOR M	MACEDO, ROSDELIA	353 BAYHILL DR		SMITHFIELD, NC 27577-9434
14074002C	PACHECO, FAUSTO H.		368 BAYHILL DR		SMITHFIELD, NC 27577-9433
14057012D	WALMART REAL ESTATE TRUST	SAM M WALTON DEVELOPMENT COMPLEX		PO BOX 8050M	BENTONVILLE, AR 72712
14L10199I	DEPARTMENT OF TRANSPORTATION		1546 MAIL SERVICE CTR		RALEIGH, NC 27699-1500
14057020	HLK COMMERCIAL LLC	DICKY EVERETT PARRISH REVOCABLE TRUST	2533 LITTLE DIVINE RD		SELMA, NC 27576-7833
14L10080	H O I LIMITED PARTNERSHIP OF SMITHFIELD			PO BOX 26405	GREENSBORO, NC 27404-0000
14057032B	LEE 1996 FAMILY LTD PTNRP			PO BOX 237	SMITHFIELD, NC 27577-0237
14057009	NELL M HOWELL REVOCABLE TRUST	HOWELL, NELL M TRUSTEE		PO BOX 528	SMITHFIELD, NC 27577-0000
14001015	TMG WC CCH SELMA 35, LLC		1700 W HIGGINS RD STE 400		DES PLAINES, IL 60018
14054010P	SYSCO FOOD SERVICES OF RAL LLC		1390 ENCLAVE PKWY		HOUSTON, TX 77077-2025
14054010F	ROBERTS & WELLONS, INC.	NELL M. HOWELL REVOCABLE TRUST		PO BOX 1046A	SMITHFIELD, NC 27577
14057004D	WC JOCO 50 LLC		10 PARKWAY NORTH BLVD STE 120		DEERFIELD, IL 60015-2526



2024
Planning Board Meeting Schedule

Thursday, January 4, 2024

Thursday, February 1, 2024

Thursday, March 7, 2024

Thursday, April 4, 2024

Thursday, May 2, 2024

Thursday, June 6, 2024

Thursday, July 11, 2024

Thursday, August 1, 2024

Thursday, September 5, 2024

Thursday, October 3, 2024

Thursday, November 14, 2024

Thursday, December 5, 2024

****All meetings begin at 6:00pm and are located inside the Council Chambers****