



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, October 3rd, 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
OCTOBER 3, 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 September 5, 2024.

New Business.

S-24-04 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.

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.

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.

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.

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 revision is proposing 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.

Action Item – Multi-family Regulations: The Planning Board is requested to review the multi-family regulations in the UDO and consider updating.

Old Business.

Adjournment.

**Draft
Town of Smithfield
Planning Board Minutes
Thursday, September 5th, 2024
Town Hall Council Chambers
6:00 PM**

Members Present:

Chairman Mark Lane
Alisa Bizzell
Doris Wallace
Wiley Narron
Tara Meyer

Members Absent:

Ashley Spain
Bryan Stanley
Vice-Chairman Debbie Howard

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 swap the order of SUP-24-03 with CZ-24-05 so that SUP-24-03 could be heard last. The motion was seconded by Tara Meyer. Unanimously approved by all.

APPROVAL OF MINUTES August 1st, 2024

Doris Wallace made a motion to approve the minutes, seconded by Tara Meyer. Unanimously approved.

NEW BUSINESS

RZ-24-08 606 S Third Street: Syed Rizvi (New Vision Trust Custodian) is requesting the rezoning of 606 S. Third Street from R-8 (Single, Two, and Multi-family) to O/I (Office-Institutional). The property is located on South Third Street, 105 feet south of Rose Street and adjacent to the Armstrong Law Office.

Planner Chloe Allen addressed the Planning Board highlighting the subject parcel currently zoned as R-8 (Single, Two and Multi-Family) located at 606 S. Third Street to O/I (Office-Institutional). The existing use is a detached single-family residential home and the applicant has proposed to use this for office space. The Town Plan (comprehensive plan) guides this property for Medium Density Residential. Chloe stated the Town Plan discourages incompatible commercial uses in residential neighborhoods. The proposed rezoning is not in accordance with the comprehensive plan. If such a zoning were to be considered, it should be a conditional rezoning with a master plan.

Chloe Allen stated that Planning Staff recommends denial of zoning map amendment, RZ-24-08, with a statement declaring the request inconsistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is not reasonable or in the public interest.

- The proposed rezoning represents a further intrusion of commercial use in a detached single-family residential neighborhood. The Armstrong Law Firm anchors the corner.
- The subject property does not meet the minimum lot width for property in an O/I district. (52.5 ft existing and 60 ft required).

- The existing residential structure will make accommodation of the required parking, yards/buffers, stormwater, and dumpster enclosure difficult if not impossible to achieve.
- A new office building would likely need to be toward the rear of the lot to accommodate parking. After required setbacks, parking, yards/buffers, stormwater, and dumpster enclosure, there is little space left for construction of an office.
 - o O/I setbacks: front 25', side 8', rear 15'
 - o Street Yard 15', buffer from residential 20' Type B or Type C with fence.
 - o Parking: 4 spaces/1000 sq. ft.
 - o Dumpster enclosure
 - o Possible stormwater SCM if impervious exceeds 24%.

Mark Lane asked if anything could be done to allow this property to become compliant?

Planning Director Stephen Wensman stated if the applicant could come back and show how an office use could be compatible it would warrant more consideration. If the applicant wants to move forward with the rezoning a conditional rezoning with a masterplan would have a better chance of success.

Syed Rizvi of Charlotte, NC is the applicant and he stated they only require a couple parking spaces. He feels the amount of parking currently available is adequate.

Stephen Wensman emphasized that going from a residential use to a commercial use is a change in use that trigger buffer yards, street yards, dumpsters, paved parking and striping. All of these must meet current UDO standards.

Doris Wallace made a motion to recommend denial of zoning map amendment, RZ-24-08, finding it inconsistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is not reasonable or in the public interest, seconded by Tara Meyer. Unanimously approved.

CZ-24-05 Buffalo Ridge: Smithfield Land Group, LLC., is requesting the rezoning of approximately 140 acres of land located at 1041 Buffalo Road, also identified by the Johnston County Tax ID 140001021, from R-20A to R-8 Conditional with a masterplan for a 210-lot detached single-family residential development. The property is located at 1041 Buffalo Road, north of Buffalo Creek on the west side of Buffalo Road.

Chloe Allen presented CZ-24-05 stating Smithfield Land Group, LLC., is requesting the rezoning of approximately 140 acres of land located at 1041 Buffalo Road, from R-20A to R-8 Conditional with a masterplan for a 210-lot detached single-family residential development. The proposed development is a 210-lot single-family residential lot subdivision on a +/- 139-acre site with nearly 93-acres of open space. The proposed local roads are 27' wide back-to-back in 60' public right of way with standard curb and gutter in accordance with Town standards. The development proposes two access points on Buffalo Road and two lateral street connections to Holland Drive to the north. The development will have public water, sewer, and power. Chloe Allen explained the plans are consistent with the comprehensive plan. The plans site access and street design are as follows:

- The development will have two access points on Buffalo Road, an NCDOT road. NCDOT approval will be required.
- The development proposes two lateral roads connecting with Holland Road to the north utilizing existing vacant right-of-way (unopened).
- All the internal roads will be 27' wide b/b within 60' public rights-of-way consistent with town standards.
- Standard curb and gutter will be used throughout the development.
- Curb and gutter are proposed along the Buffalo Roadway edge with underground drainage (NCDOT has no objection).
- Public sidewalks are proposed on both sides of public streets.

A traffic study will be required for the development prior to preliminary plat approval in cooperation with NCDOT.

- The proposed minimum lot area is 6000 sq. ft. (Average lot size is 6850 sq. ft)
- The proposed minimum lot width is 50'.
- The proposed minimum lot depth is 107'.

Planning Staff recommends the Planning Board recommend approval of CZ-24-05 with the following conditions:

1. That the future development plans for the project be in accordance with the approved Master Plan, R-8 Zoning District, and other UDO regulations with the deviations:
 - Minimum lot width reduction from 70 feet to 50 feet.
 - Minimum lot area reduction from 8,000 sf. to 6,000 sf.
 - Front Setback from 30-feet to 25-feet.
 - Side Setback from 10-feet to 5-feet.
 - Rear Setback from 25-feet to 12-feet, except lots backing up to Holland Drive lots.
2. The minimum corner side yard setback shall be equal to the minimum front setback.
3. That the berm along Buffalo Road be three feet in height or greater where back yards face the state road and have a 6' opaque vinyl fence.
4. That the development plans be in accordance with WA-IV-CA Overlay regulations.
5. That curb and gutter and underground drainage be provided along Buffalo Road in accordance with NCDOT requirements.
6. Garages shall be no smaller than 12' x 22' in size.
7. A standard concrete driveway apron be provided for all residential driveways and the kiosk mailbox parking lot entrance.
8. That an 8' wide multi-purpose trail be provided along Buffalo Road in accordance with the Town's Pedestrian Plan and NCDOT requirements.
9. That the architectural standards be incorporated in homeowner's association (HOA) documents.
10. That the open space amenities, kiosk, parking lot, and stormwater management be owned and maintained by an HOA.
11. A traffic study shall be conducted in accordance with the Town's UDO and NCDOT requirements prior to preliminary plat application.
12. The loop trail from the Buffalo Road Trail be modified to connect to the property to the north near lot 38.
13. There shall be an opaque vinyl fence along Holland Drive

Mark Lane asked what type of fence will go along Buffalo Road?

Stephen Wensman said that Planning staff hasn't seen a detail from the developer yet but the fence yet but it would be an opaque fence.

Mark Lane asked why Town Council previously turned this development down?

Stephen Wensman couldn't exactly recall but he believes it was primarily due to lot sizes. He was asked to have the developer reapply after incorporating changes after the development across the street was approved. The developer has addressed all of the concerns that Town Council had.

Mark Lane asked what the minimum lot size was across the road?

Stephen Wensman said he believes it was 5,500 sq. ft.

Greg Stewart of West End, NC addressed the Planning Board. He's from Rhetson Companies, Inc. He's the developer on this project. He stated they were previously denied by Town Council. He said Holland Drive was one of the reasons for the denial as well as the concern for increased traffic. A traffic study will be required. Also, lots sizes and how Stormwater would be handled. They plan to add two stormwater ponds. He stated there would be a berm on Buffalo Rd and he could provide an illustration before the next Town Council meeting. Mr. Stewart stated he would be happy to add the opaque vinyl fence mentioned earlier in the meeting. However, he said the natural vegetation along the back side of the Holland Drive lots would provide plenty of privacy and a fence would likely require vegetation removal. Mr. Stewart also wanted to point out the buffer on Buffalo Ridge is 18 feet not 24 feet as indicated in the plans.

Mark Lane would like to leave the opaque vinyl fence in the conditions for the time being.

Stephen Wensman suggested to Chairman Mark Lane to amend one of the conditions instead of having a 14th condition. There is already a condition about berm and fencing and suggested adding vinyl fencing to that condition.

Wiley Narron made a motion to recommend approval of the zoning map amendment, CZ-24-05, with the 13 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, seconded by Alisa Bizzell. Unanimously approved.

SUP-24-03 Country Club TH: Brian Leonard (BRL Engineering) is requesting a special use permit for Country Club Townhomes, a 60-unit townhome development on 8.06 acres in the B-3 (Highway Entranceway Business District). The proposed development is located at the northwest intersection of South Brightleaf Boulevard and Country Club Road, identified by the Johnston County Tax ID#s 15J11023.

This agenda item was quasi-judicial so the minutes aren't available.

Old Business

None

Adjournment

Doris Wallace made a motion to adjourn, seconded by Alisa Bizzell. Unanimously approved.

Next Planning Board meeting is October 3rd, 2024, at 6pm.

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist



Request for Planning Board Action

Agenda
Item: RZ-24-07
Date: 10/3/24

Subject: 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 (Single, Two, and Multi-family Residential)

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-24-07, 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. Property Survey



Staff Report

Agenda
Item: RZ-24-07

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 (Single, Two, and Multi-family Residential).

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

ANALYSIS:

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

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.

Future development of the site will be restricted by the riparian buffers along the Neuse River and restrictions to development in floodplain. Future development will have frontage on Buffalo Road and will be required to connect to Holland Drive.

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

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, 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.

RECOMMENDED MOTION:

“Move 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.”

Village on the Neuse

File Number:
RZ-24-07

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 in = 370 ft

Map created by Chloe Allen
Planner I on 9/16/2024



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.

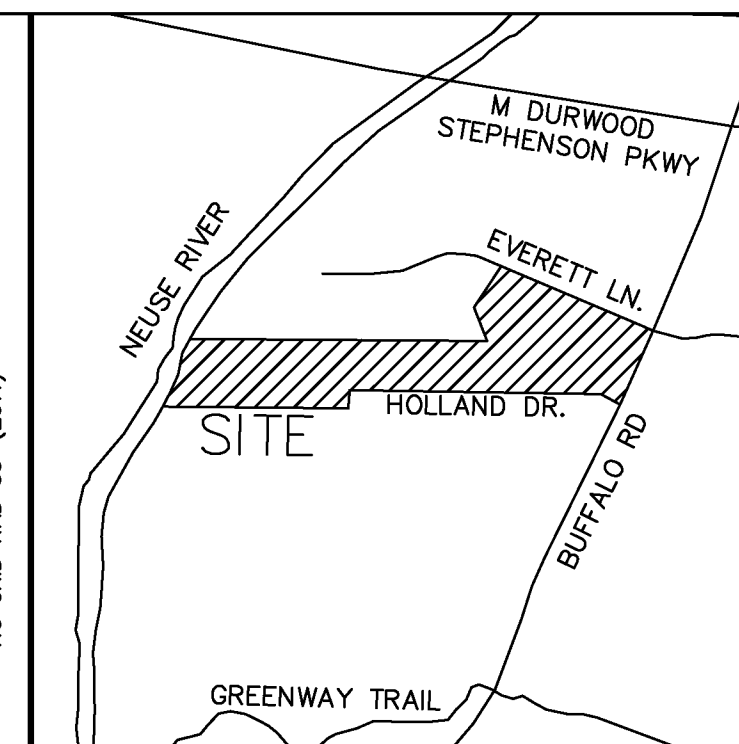


THIS 10TH DAY OF JULY A.D. 2024.

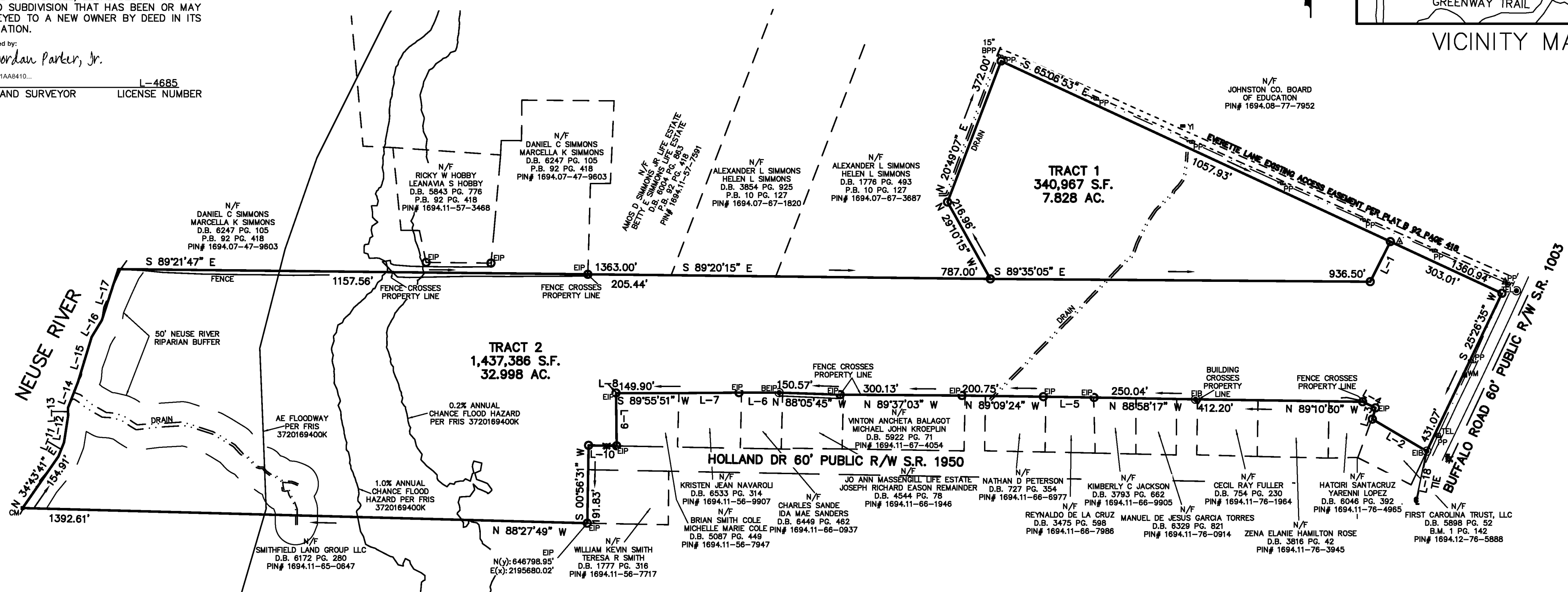
DocuSigned by: Larry Jordan Parker, Jr. L-4685 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

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



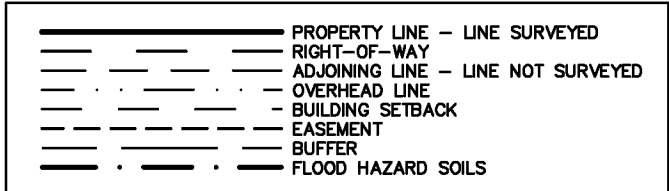
Filed in JOHNSTON, NC, CRAIG OLIVE, Register of Deeds, Filed 08/01/2024 01:45:24 PM PLAT BOOK: 101 PAGE: 333 INSTRUMENT # 2024023138 Deputy/Assistant Register of Deeds: Pauline Sanders

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.

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...
4) THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES...

LINE TYPE LEGEND



LINE TABLE

Table with 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



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

(BUFFALO-EVERETT.DWG - JML)



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: Village on the Neuse Acreage of Property: 1st: 36.85 (34.275) / 2nd: 8 (7.982)
Parcel ID Number: 169411-672119 & 169407-67-8642 Tax ID: _____
Deed Book: 03456 & 00755 Deed Page(s): 0594 & 0461
Address: 1317 Buffalo Rd, Smithfield NC 27577
Location: Off Buffalo Rd, just north of Holland Drive and shares a northern border with Smithfield Middle School and Everett Lane (seems to be private road)
Existing Use: Farm Use Proposed Use: Residential
Existing Zoning District: R-20A
Requested Zoning District: R-8
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: Village on the Neuse LLC

Name: _____
Mailing Address: 1122 Vick Charles Dr, Raleigh NC 27606
Phone Number: 919-795-0354 Fax: n/a
Email Address: Eric.Villeneuve@HomeVestors.com

APPLICANT INFORMATION: Village on the Neuse LLC

Applicant: _____
Mailing Address: 1122 Vick Charles Dr, Raleigh NC 27606
Phone Number: 919-795-0354 Fax: n/a
Contact Person: Eric Villeneuve
Email Address: Eric.Villeneuve@HomeVestors.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: Proposed neighborhood layout

STATEMENT OF JUSTIFICATION

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

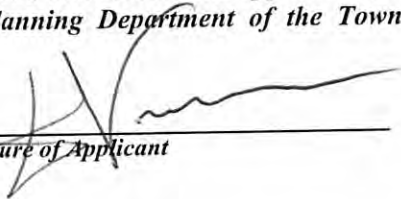
The subject parcels are currently zoned R-20A and we are requesting to rezone to R-8 to allow for development of a residential neighborhood. R-8 meets the intentions of the Town of Smithfield's future land use plan of medium density residential.

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.

Eric Villeneuve

Print Name



Signature of Applicant

8/19/24

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: Village on the Neuse Submittal Date: 8/19/24

OWNERS AUTHORIZATION

I hereby give CONSENT to Village on the Neuse 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.

 Eric Villeneuve 8/19/24
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.

 Eric Villeneuve 8/19/24
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 PLANNING BOARD
RZ-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 RZ-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 RZ-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: S-24-04
Date: 10/3/24

Subject: Powell Tract Subdivision
Department: Planning
Presented by: Chloe Allen, Planner I
Presentation: Public Meeting

Issue Statement

Swift Creek Road – Lan Development, LLC is requesting approval of a preliminary plat for a 19-lot single family subdivision on 11.1 acres in the R-20A Zoning District.

Financial Impact

The subdivision will add to the town's tax base.

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:

Swift Creek Road – Lan Development, LLC is requesting approval of a preliminary plat for a 19-lot single family subdivision on 11.1 acres in the R-20A Zoning District.

PROPERTY LOCATION:

The property is located on Swift Creek Road approximately 2,300 feet north of the Cleveland Road intersection.

APPLICATION DATA:

Applicant: Swift Creek Road- Lan Development, LLC
Property Owners: Lanny Clifton
Subdivision Name: Powell Tract Subdivision
Tax IDs: 15108014
Acreage: 11.1 acres
Present Zoning: R-20A
Existing Use: Vacant Land
Proposed Use: Single-Family Residential
Fire District: Wilson's Mills
School Impacts: No Impact
Parks and Recreation: Park Dedication Fee in Lieu
Water/Sewer Provider: Johnston County Water/Individual Septic
Electric Provider: Duke Energy
New Public R/W: 800 linear feet
Proposed Density: 1.7 D.U.A
Proposed New Street: 800 LF

ENVIRONMENTAL:

There are no environmental concerns for this development.

PRELIMINARY PLAT/ANALYSIS:

Overview. The proposed subdivision will create a new 800' long cul-de-sac street in a 50' wide public right-of-way to create 19 new lots with public water with private septic systems.

R-20A District Regulations. The development conforms to the dimensional requirements of the district.

(A) Minimum Lot Area	15,000 sq ft	<p>The diagram shows a rectangular lot with various setback lines labeled A through G. A central area is labeled 'BUILDABLE AREA'. A legend at the bottom indicates that green shading represents 'YARD AREA' and a darker green shading represents 'BUILDABLE AREA'.</p>
(B) Minimum Lot Frontage	75 lin ft	
(C) Front Yard Setback	30 ft	
(D) Side Yard Setback	10 ft	
(E) Rear Yard Setback	25 ft	
(F) Maximum Building Height	35 ft	
(G) Accessory Buildings Setback	10 ft (see Note B.13.2)	
<p>YARD AREA BUILDABLE AREA</p>		

On cul-de-sacs, the frontage requirement is reduced to 25'. On septic lots, the street frontage requirements are 100'.

Streets/right-of-way. The proposed subdivision would create a new 800' long, 27' b/b wide street ending with a cul-de-sac in a 50-foot-wide right-of-way. The street exceeds the UDO maximum cul-de-sac length of 750'. The proposed right-of-way does not meet the town's standard width. Town's standard right-of-way width is 60 feet unless the Council finds a special condition and authorizes a lesser right-of-way.

The proposed cul-de-sac width is 70', whereas fire code requires a 96' diameter.

Town requires a standard curb and gutter. The developer is showing a valley curb.

Street Connectivity Requirements. The UDO Section 10.11 requires connectivity to adjacent undeveloped parcels, whereas none are shown.

Sidewalks. NCGS Bill 166 recently adopted restricts the town's ability to require the construction of sidewalks unless the town coordinates with NCDOT for the long-term maintenance of them.

The preliminary plat shows a sidewalk on one side of the cul-de-sac street. As a result of the recent legislation, the town will not be requiring a sidewalk along Swift Creek Road. An HOA will be required to maintain the sidewalk along the cul-de-sac street.

Cluster mailbox. A mailbox kiosk with parallel parking is shown and proposed to be within the public right-of-way connected to the sidewalk system. The mail kiosk cannot be within the public right of way.

Public Utilities. The development will be served by Johnston County water services, Duke Energy electric services will be extended to serve the lots.

Septic systems lots. Each lot would have an individual septic system which requires an additional 5,000 square feet above the minimum for R-20A zoning districts for a minimum of 20,000 square feet per lot. All lots are located within the R-20A zoning district and exceed the R-20A Zoning standards with septic systems.

The developer needs to provide the town with a statement from Johnston County Health Department that a copy of the plat has been submitted to them and approved for septic systems.

Stormwater Management. The preliminary plat shows two 20-foot permanent public drainage easements to address stormwater runoff.

The development is below the 24% impervious threshold for impoundment of stormwater; however, the stormwater management plan does not leave adequate impervious per lot for future homeowners to construction typical amenities such as swimming pool patios and structures, sheds, additional parking or patios.

Landscaping and Buffers. A 15' streetscape yard is required along the Swift Creek Road should be protected by an easement or restrictive covenants with maintenance responsibilities identified.

Also required is a 15' streetscape yard along the new street outside of public right-of-way consisting of 2 deciduous and one evergreen tree per lot. Three foundation shrubs per lot are also required.

Subdivision Identification. The required identification sign is not shown on the plat. This should be located on HOA property or within an easement on private property.

Phasing. The project would be developed in a single phase.

FINDING OF FACT (STAFF OPINION):

To approve a preliminary plat, the Planning Board 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 Powell Tract preliminary plat, S-24-05, with the following conditions:

1. That the subdivision approval be contingent on approval of the construction drawings and meeting all UDO requirements.
2. That street stubs be provided to the north and south for future development.
3. That the public right-of-way be 60' wide per UDO requirements.
4. That the cul-de-sac length be a maximum of 750'.
5. That the cul-de-sac bulb be increased to 96' diameter.
6. The mailbox kiosk be located outside the public right-of-way in HOA property or within an easement.
7. That the stormwater management plan be revised to accommodate additional impervious per lot acceptable to the Town Engineer.
8. Any public sidewalks be maintained by the HOA in coordination with NCDOT.
9. That requirement street yards be provided and the street yard landscaping on Swift Creek Road be located within an easement or on HOA property.
10. Subdivision identification sign be provided on HOA property or within an easement on private property.
11. That the developer provide a statement from Johnston County Health Department that a copy of the plat has been submitted to them and approved for septic systems.

RECOMMENDED MOTION:

None.

Powell Tract Subdivision

File Number:
S-24-05

Project Name:
Powell Tract Subdivision

Location:
2300+/- ft north of
Cleveland Rd
Intersection

Tax ID#:
15I08014

Existing Zoning:
R-20A

Owner:
Lanny Clifton

Applicant:
Swift Creek Road-
Lan Development, LLC



1 in = 804 ft

Map created by Chloe Allen
Planner I on 9/16/2024





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

**Preliminary Subdivision Application
General Information**

Development Name **Powell Tract Subdivision**

Proposed Use **Single Family Residential Subdivision**

Property Address(es) **4800 Block of Swift Creek Road. The property address is not listed on Johnston County G.I.S.**

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

PIN# **167400-78-3454**

TAX ID# **15108014**

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

OWNER/DEVELOPER INFORMATION

Company Name **Swift Creek Road - Lan Development, L.L.C.**

Owner/Developer Name **Lanny Clifton**

Address **5160 NC Highway 42 West Garner, NC 27529**

Phone **(919) 971 - 5353**

Email **lannycliftonbuilder@gmail.com**

Fax **(919) 934 - 3100**

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name **Dalton Engineering and Associates, P.A.**

Contact Name **Jerry Dalton**

Address **P.O. Box 426 Clayton, NC 27528**

Phone **(919) 550 - 4740**

Email **jdalton@daltonengineering.com**

Fax **(919) 550 - 4741**

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

ZONING INFORMATION

Zoning District(s) **R-20A**

If more than one district, provide the acreage of each: **N/A**

Overlay District? Yes No

Inside City Limits? Yes No

FOR OFFICE USE ONLY

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

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) 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;
- b) 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);
- c) 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;
- d) A narrative explaining the intent of the project and/or your original or revised vision for the finished product;
- e) A statement showing the proposed density of the project with the method of calculating said density shown;
- f) Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision;
- g) 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);
- h) 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;
- i) 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;
- j) A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- k) 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).

STORMWATER INFORMATION

Existing Impervious Surface 0.00 / 0 acres/sf

Flood Hazard Area Yes No

Proposed Impervious Surface 2.67 / 116,291 acres/sf

Neuse River Buffer Yes No

Watershed protection Area Yes No

Wetlands Yes No

If in a Flood Hazard Area, provide the FEMA Map Panel # and Base Flood Elevation N/A, AS PER MAP NUMBER 372D167400K

NUMBER OF LOTS AND DENSITY

Total # of Single Family Lots 19

Overall Unit(s)/Acre Densities Per Zoning Districts 1.7

Total # of Townhouse Lots 0

Acreage in active open space 0.00

Total # of All Lots 19

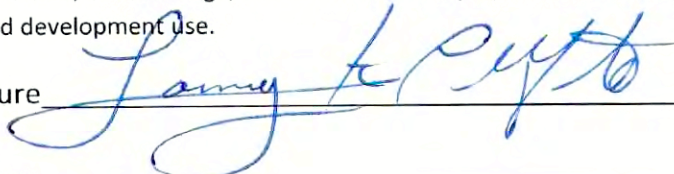
Acreage in passive open space 0.00

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 Dalton Engineering and Assoc., P.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  Date 8/22/24
Signature _____ Date _____

REVIEW FEES

Major Subdivision (Submit 7 paper copies & 1 Digital copy on CD) \$500.00 + \$5.00 a lot

FOR OFFICE USE ONLY

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

INFORMATION TO BE PROVIDED ON PRELIMINARY AND FINAL PLATS.

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

Information	Preliminary 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
Proposed street layout and right-of-way width, lot layout and size of each lot. Number lots consecutively throughout the subdivision.	X
Name of proposed subdivision.	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
North arrow and orientation.	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
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
Date of the drawing(s) and latest revision date(s).	X

Information	Preliminary 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
Show the minimum building setback lines for each lot.	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
Show all riparian buffer areas.	X
Show all watershed protection and management areas per Article 10, Part VI.	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
Traffic signage location and detail.	X
Design engineering data for all corners and curves.	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
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
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
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
Pedestrian and bicycle paths.	X
Areas to be dedicated to or reserved for public use.	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
Required riparian and stream buffer per Article 10, Part VI.	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
Linear feet in streets and acreage.	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

Information	Preliminary Plat
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
The accurate locations and descriptions of all monuments, markers, and control points.	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
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
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
Improvements guarantees (see Section 5.8.2.6).	

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

REQUIRED FINDING OF FACT

Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a preliminary subdivision plat approval to address the following findings. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which this section requires. The Town Council shall grant preliminary subdivision approval 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;
The Preliminary Subdivision Application for the Powell Tract Subdivision is consistent with the Town of Smithfield's plans and policies for the area proposed to be developed. The proposed use of the parcel, a Single Family Residential Subdivision, is a permitted use for the current zoning district (R-20A). A rezoning request for the proposed use is not required or requested.

- 2) The plan complies with all applicable requirements of this ordinance;
The Preliminary Subdivision Application for the Powell Tract Subdivision complies with the Town's subdivision regulations, as described in the Unified Development Ordinance. The proposed use of the parcel is a permitted use for the parcel's current zoning district. The proposed use, as well as lot sizes, minimum building setbacks, landscape and buffer requirements and site improvements meet the requirements shown in the Town's UDO.

- 3) There exists adequate infrastructure (transportation and utilities) to support the plan as proposed;
and
The proposed project would tie to an existing, paved, N.C.D.O.T. maintained roadway, Swift Creek Road. The project meets the Town's requirements for the number of ingress / egress points and a Driveway Access Permit would be submitted to both the Town and N.C.D.O.T. for review and approval prior to the commencement of construction.
The project would also utilize an extension of Johnston County's infrastructure to provide water service to the residents of the subdivision.

- 4) The plan will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
The proposed project is consistent with the existing residential development located near the intersection of Swift Creek Road and Cleveland Road. Gin Branch Estates in an existing, single family residential subdivision located southwest of the proposed project. All of the parcels located directly adjacent to the proposed project site are currently zoned R-20A. The proposed project would not be a detriment to the development of the adjacent parcels.



**Powell Tract Subdivision -
Project Narrative :**

A. Owner :

Swift Creek Road – Lan Development, L.L.C.
5160 NC Highway 42 West
Garner, NC 27529
(919) 971 - 5353

Surveyor :

True Line Surveying
305 West Main Street
Clayton, NC 27520
(919) 359 - 0427

Engineer :

Dalton Engineering and Associates, P.A.
P.O. Box 426
Clayton, NC 27528
(919) 550 – 4740

B. Address : 4800 Block of Swift Creek Road. Note : The site address for the property is not listed on Johnston County G.I.S.

Current zoning : R-20A
Parcel size in acres : 11.11
Parcel size in square feet : +/- 483,952
Property identification number(s) (PIN) : 167400-78-3454

C. Proposed name of subdivision : Powell Tract Subdivision

Number of proposed lots : 19
Acreage dedicated for open space or public use : 0.00
Acreage dedicated within right of way : 1.05

D. Intent of project : Single family residential subdivision

E. Proposed density of project : 19 dwelling units / 11.11 acres = 1.7 units per acre.

- F. Proposed infrastructure improvements and phasing thereof necessary to serve the subdivision : It is anticipated that the proposed project would be developed in a single phase. The proposed improvements include a paved subdivision street with curb and gutter, storm drainage and sidewalk. Each lot would be served with public water from Johnston County and would have individual septic systems, approved by the Johnston County Environmental Health Department. Electrical service for the lots would be provided by an extension of Duke Energy's infrastructure. A mailbox kiosk with a paved parking area is also proposed for the project.
- G. Concerns / issues raised by neighboring properties : There are no known concerns or issues with the neighboring properties.
- H. Conflicts with nearby land uses and/or disturbances to wetlands or natural areas : There are no known conflicts with nearby land uses. The subject parcel, as well as the parcels located directly adjacent to the subject parcel, are all zoned R-20A. As per the Town of Smithfield's Unified Development Ordinance, the proposed land use is a permitted land use for the R-20A Zoning District. There are no wetlands or buffered streams located on the subject parcel.
- I. Justification that the proposal will not place an excessive burden on roads, sewage, water supply, parks, schools, fire, police, or other public services (including traffic flows) in the area : The proposed project has been reviewed by N.C.D.O.T. Due to the low traffic along this section of Swift Creek Road, a turn lane or other roadway improvements are not required for this project. Due to the limited amount of development that has taken place in this area of the Town's ETJ, burdens have not been placed on public services.
- J. Description of proposed parks and/or open space : There are no parks or open space being proposed within the subject project.
- K. Proposed development schedule indicating the approximate date when construction of the project can be expected to begin and be completed : It is anticipated that construction would begin in early 2025 and would be completed near the end of 2026.

SUBDIVISION PLANS FOR POWELL TRACT SUBDIVISION TOWN OF SMITHFIELD - JOHNSTON COUNTY, NC

INDEX TO DRAWINGS

- SHEET 1..... COVER SHEET
- SHEET 2..... PRELIMINARY PLAN SHEET
- SHEET 3..... PLAN AND PROFILE STREET "A"
- SHEET 4..... WATER DETAIL SHEET
- SHEET 5..... STORM DRAINAGE SYSTEM PLAN
- SHEET 6..... STORM DRAINAGE DETAIL SHEET
- SHEET 7..... PHASE ONE STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN
- SHEET 8..... PHASE TWO STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN
- SHEET 9..... PHASE THREE STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN
- SHEET 10... SEDIMENT AND EROSION CONTROL DETIAL SHEET
- SHEET 11... SEDIMENT AND EROSION CONTROL DETIAL SHEET

ADDENDUM

- NCG01 GROUND STABILIZATION AND MATERIALS HANDLING
- NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

ENGINEER

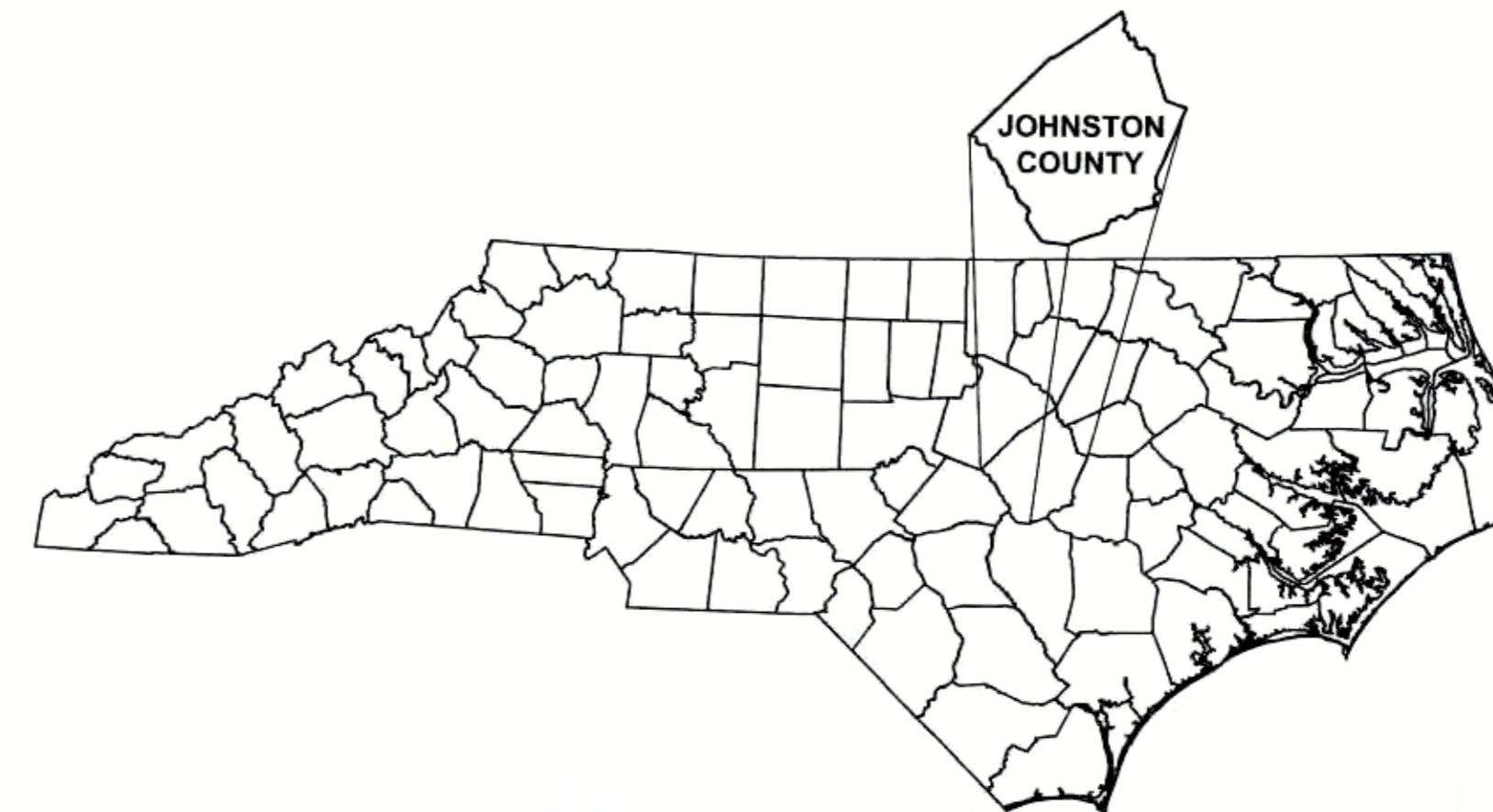
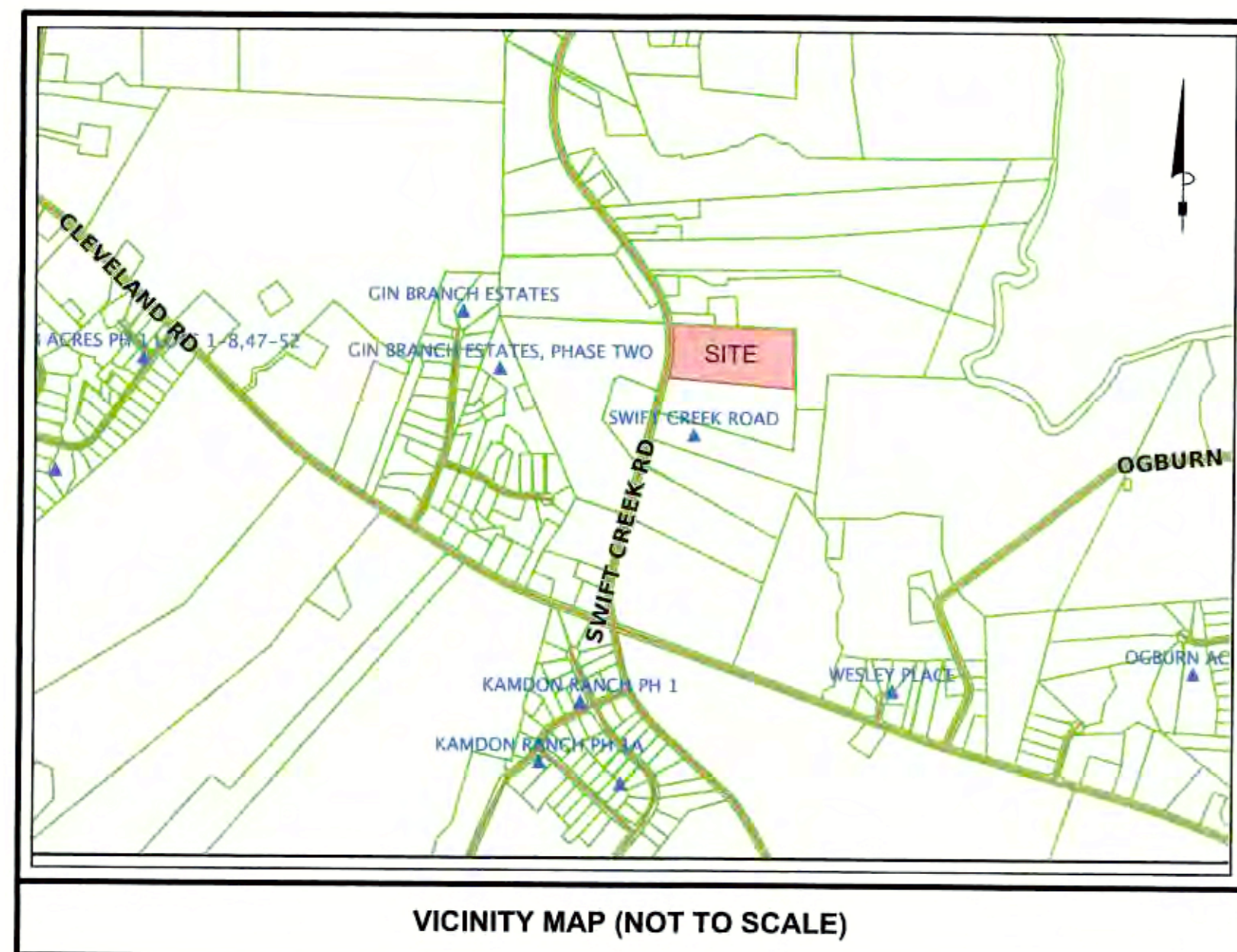
DALTON ENGINEERING AND ASSOCIATES, P. A.
446 EAST MAIN STREET P. O. BOX 426
CLAYTON, NC 27520 CLAYTON, NC 27528
(919) 550-4740 - FAX (919) 550-4741

SURVEYOR

TRUE LINE SURVEYING, P. C.
205 WEST MAIN STREET
CLAYTON, NC 27520
(919) 359-0427

OWNER / DEVELOPER

SWIFT CREEK ROAD-LAN DEVELOPMENT, LLC
5160 NC HIGHWAY 42 WEST
GARNER, NC 27529



NOTES:

1. DURING THE COURSE OF THE REVIEW IT WAS NOTED THAT THE SITE MAY HAVE IMPACTED A RIVER BASIN BUFFER ZONE AND/OR MAY REQUIRE THE APPLICATION AND ISSUANCE OF PERMITS FOR STORMWATER MANAGEMENT SYSTEMS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/APPLICANT TO CONFORM TO THE REGULATIONS OF GOVERNMENT AGENCIES WITH REGARD TO MINIMIZING WATER QUALITY IMPACTS IN ADDITION TO THE DRAINAGE REQUIREMENTS OF THE DIVISION OF HIGHWAYS. THIS REVIEW DOES NOT IMPLY CONFORMITY TO LOCAL OR OTHER STATE GOVERNMENT REGULATIONS NOR CONSTITUTE AN APPROVAL OF SUCH.
2. ALL OPEN END CROSS PIPES IN NON C.A.M.A. COUNTIES WILL BE BURIED 20% OF THEIR DIAMETER UP TO A MAXIMUM OF ONE FOOT AS THE BED CONDITIONS ALLOW.
3. HEADWALLS ARE USED ON PIPES ABOVE OR EQUAL TO 36" IN DIAMETER, USUALLY ON BOTH ENDS BUT ALWAYS ON THE INLET. FLARED END SECTIONS ARE USED ON SMALLER PIPES.
4. ALL DRAINAGE STRUCTURES INCLUDING OUTFALL DITCHES OUTSIDE OF THE PROPOSED RIGHT OF WAY ARE TO BE ENCLOSED WITHIN A PERMANENT PUBLIC DRAINAGE EASEMENT.
5. ALL ROADWAY DITCHES MUST BE STABLE BEFORE ACCEPTANCE UPON THE STATE SYSTEM FOR MAINTENANCE.
6. ALL SURVEY INFORMATION/DATA SHOWN, AND/OR REPRESENTED, IN THE CONSTRUCTION DRAWINGS HAS BEEN PROVIDED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT THE WORK OF DALTON ENGINEERING AND ASSOCIATES, P.A.
7. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO PROVIDE DRAWINGS TO THE VARIOUS UTILITY PROVIDERS, SUCH AS DUKE PROGRESS, CENTURYLINK, SPECTRUM, PIEDMONT GAS, ETC.
8. THE FINAL PLAT WILL BE REQUIRED TO SHOW ALL DRAINAGE EASEMENTS, RIPARIAN BUFFERS, JURISDICTIONAL WETLANDS AND FLOOD HAZARD AREAS.
9. THE MAXIMUM IMPERVIOUS AREA OF 4.425 SF PER LOT MUST BE SHOWN ON FINAL PLAT.

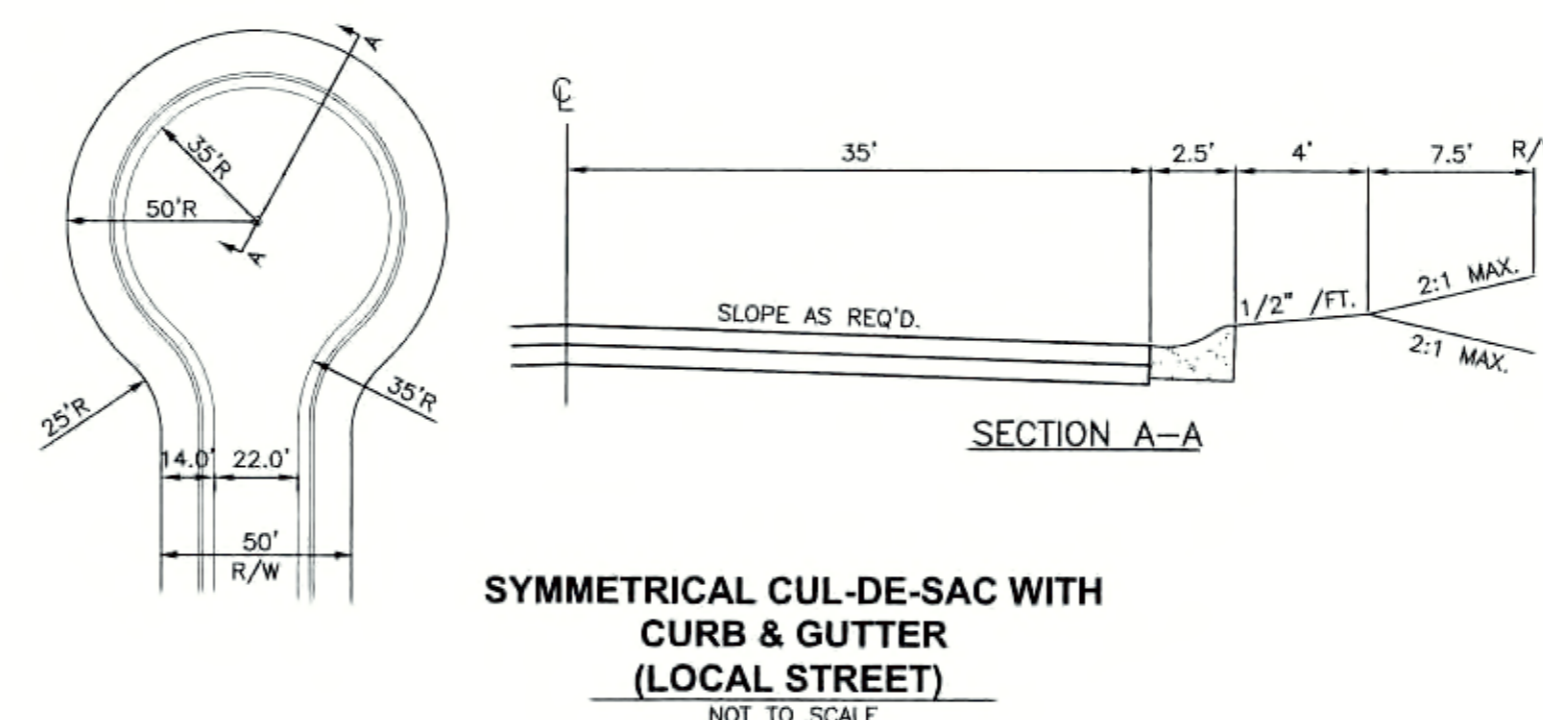
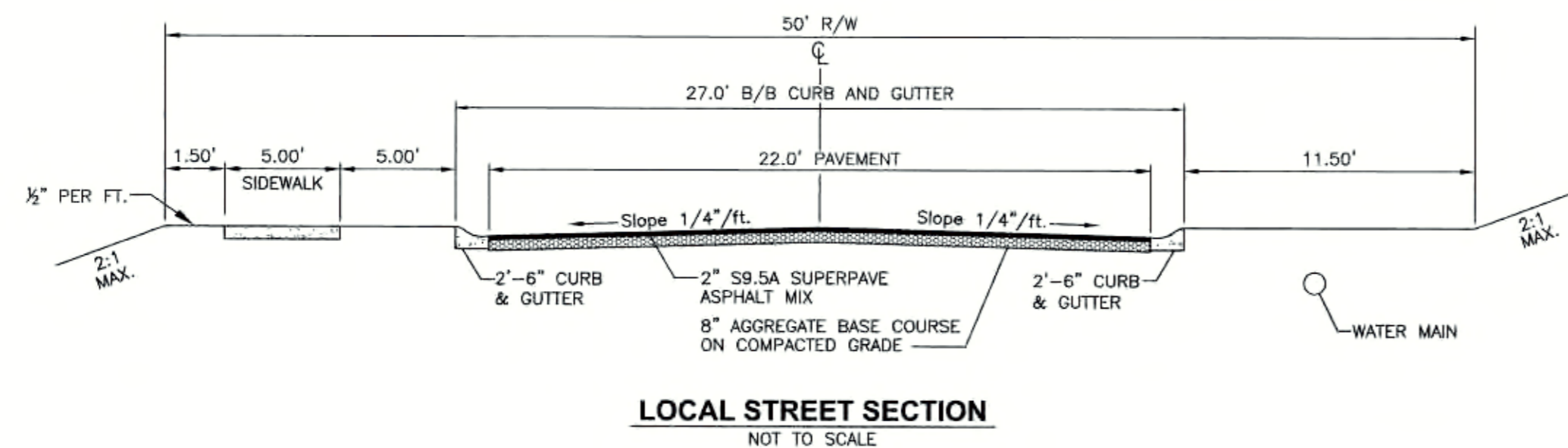
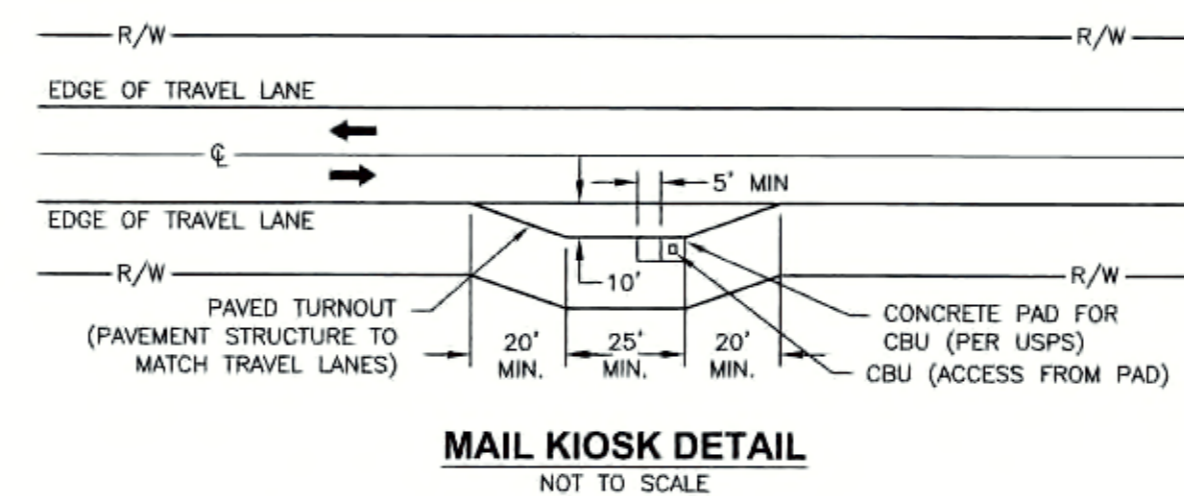
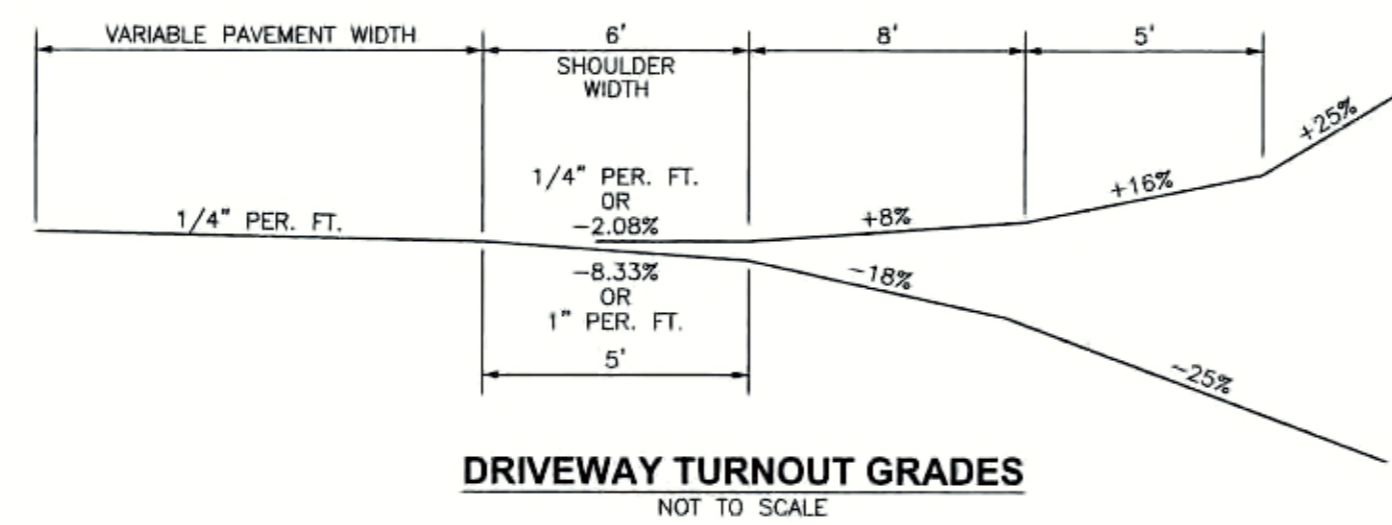
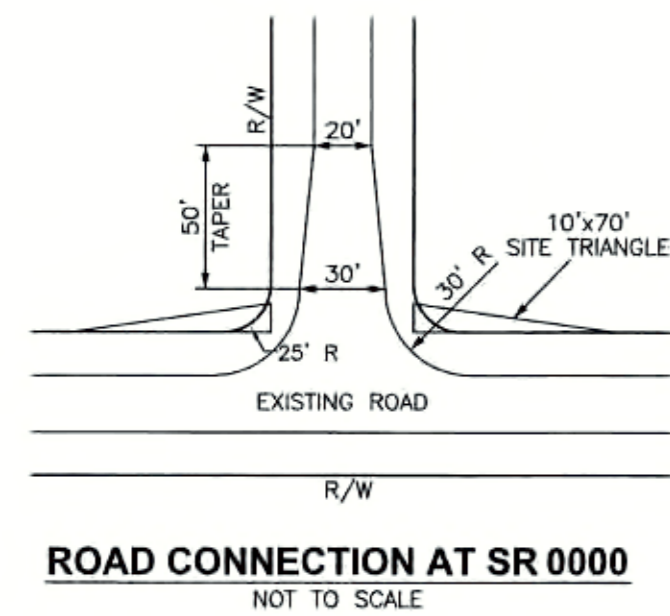
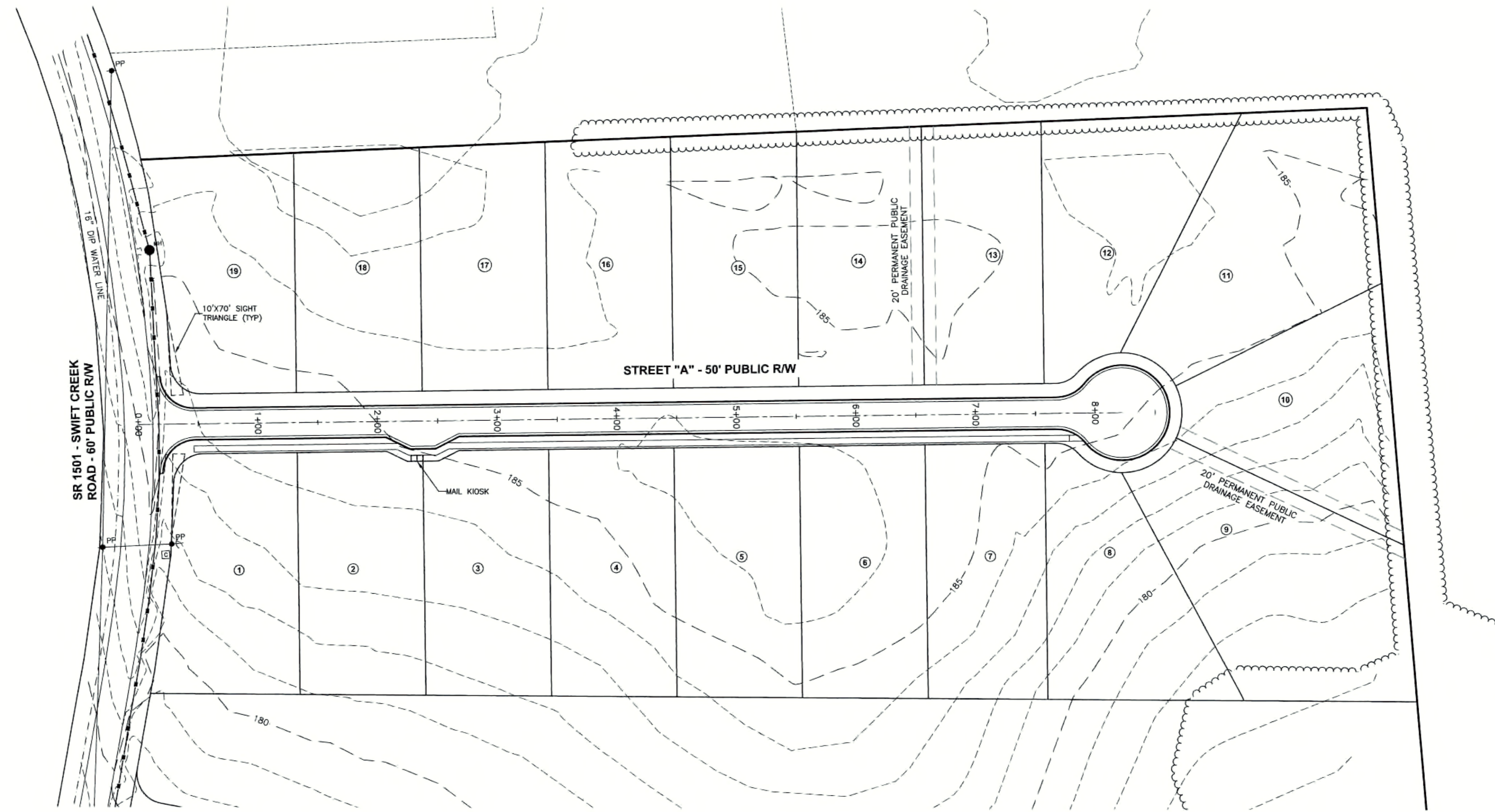
NOTES:

DALTON ENGINEERING AND ASSOCIATES, P.A. OWNS, AND HAS THE RIGHT TO, ALL DIGITAL INFORMATION (DWGs) CONTAINED IN THESE CONSTRUCTION DRAWINGS. THAT INFORMATION MAY BE SHARED WITH THE OWNER, SURVEYOR, CONTRACTOR OR OTHER DIRECTLY INVOLVED WITH THIS PROJECT, FOR THE PURPOSE OF WORK RELATED TO ONLY THIS PROJECT. THAT INFORMATION SHALL NOT BE SHARED WITH ANY OTHER PERSON AND/OR FIRM, WITHOUT THE WRITTEN CONSENT OF DALTON ENGINEERING AND ASSOCIATES, P.A.

**Dalton Engineering
and Associates, P. A.**



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PRELIMINARY PLAN
FOR
POWELL TRACT SUBDIVISION
TOWN OF SMITHFIELD - JOHNSTON COUNTY, N.C.

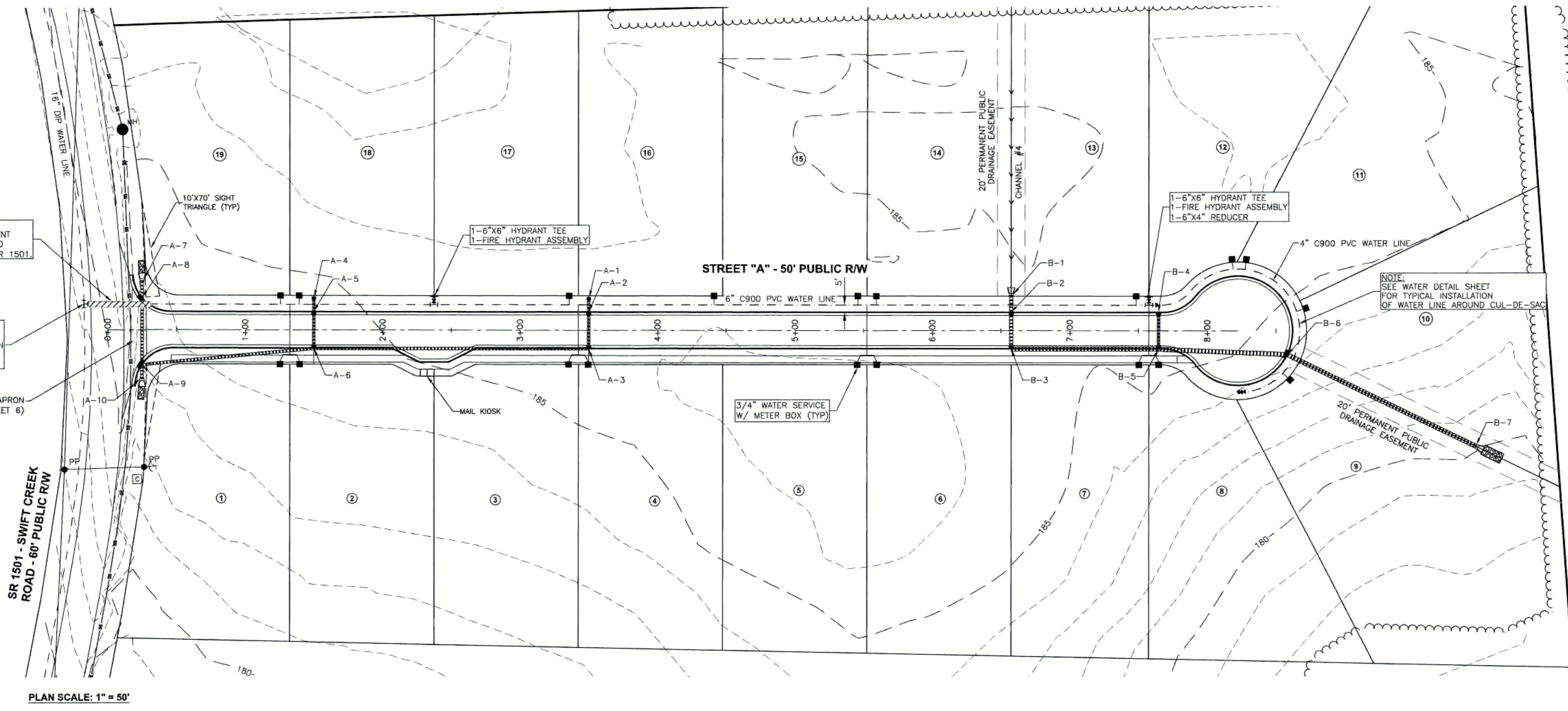
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www.ncocc.org
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446 East Main Street
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(919)550-4740
Fax (919) 550-4741

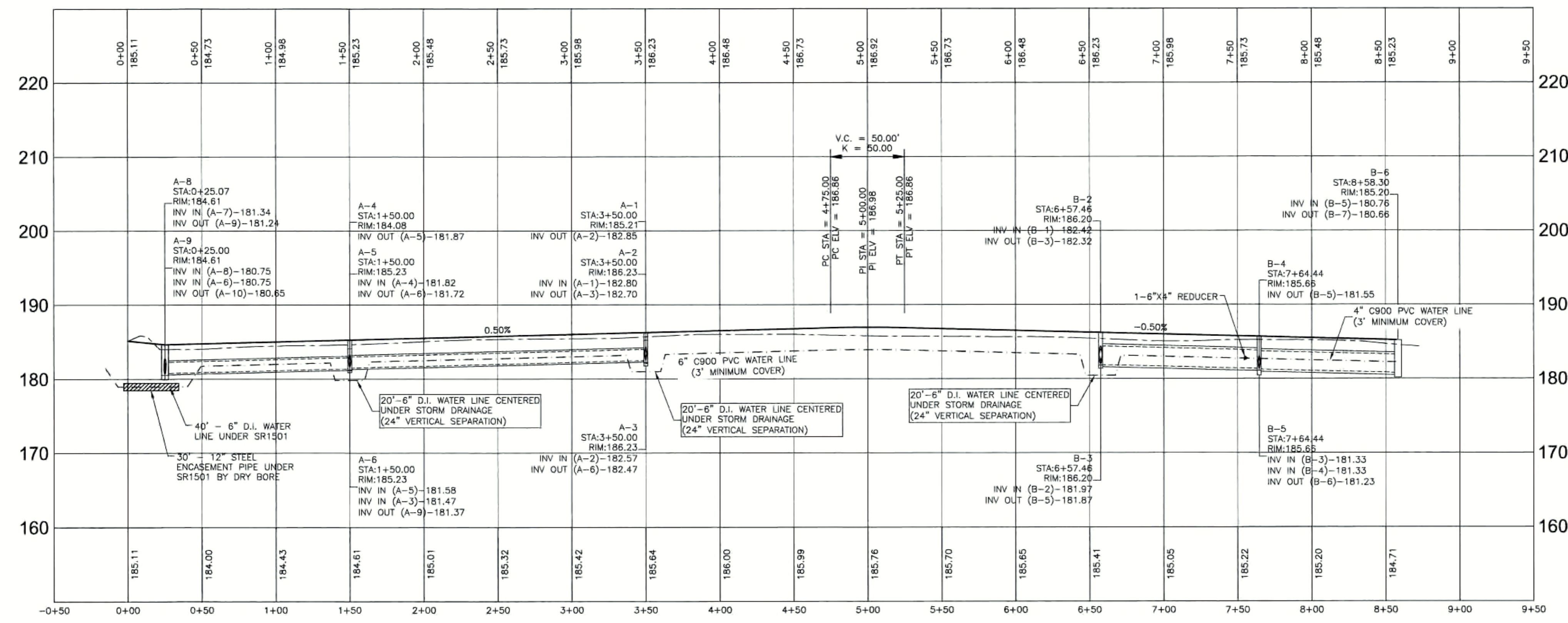
Job: 23017	Date: 6/14/24	Revision:
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NOTE TO CONTRACTOR:
INSTALL 45"-12" STEEL ENCASMENT PIPE BY DRY BORE AND JACK AND 55'-6" D.I. WATER LINE UNDER SR 1501.

NOTE TO CONTRACTOR:
CONNECT PROPOSED 6" PVC WATER LINE TO EXISTING 16" PVC WATER MAIN WITH 1-16"x6" TAPPING SLEEVE AND VALVE ASSEMBLY.

PLAN SCALE: 1" = 50'



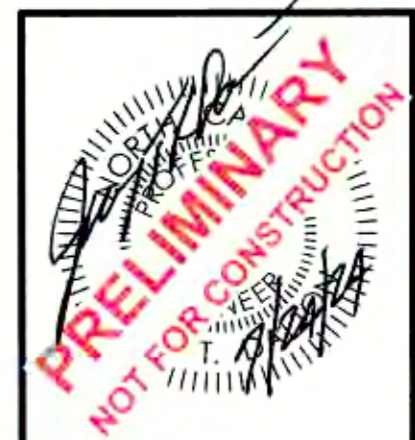
PROFILE SCALE:
HORIZONTAL 1" = 50'
VERTICAL 1" = 10'

STREET A - 50' PUBLIC R/W

PLAN AND PROFILE
FOR
POWELL TRACT SUBDIVISION
TOWN OF SMITHFIELD - JOHNSTON COUNTY, N.C.

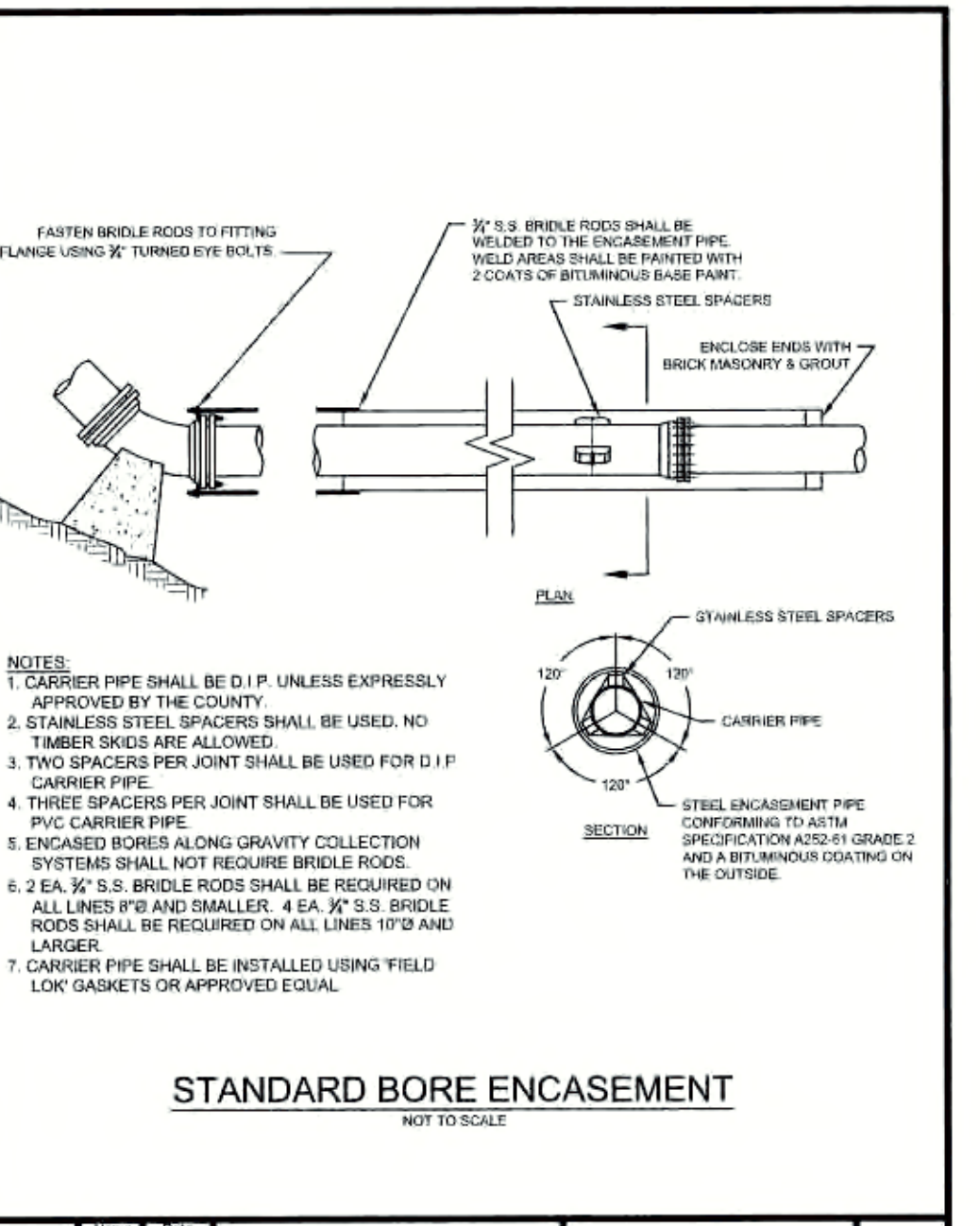
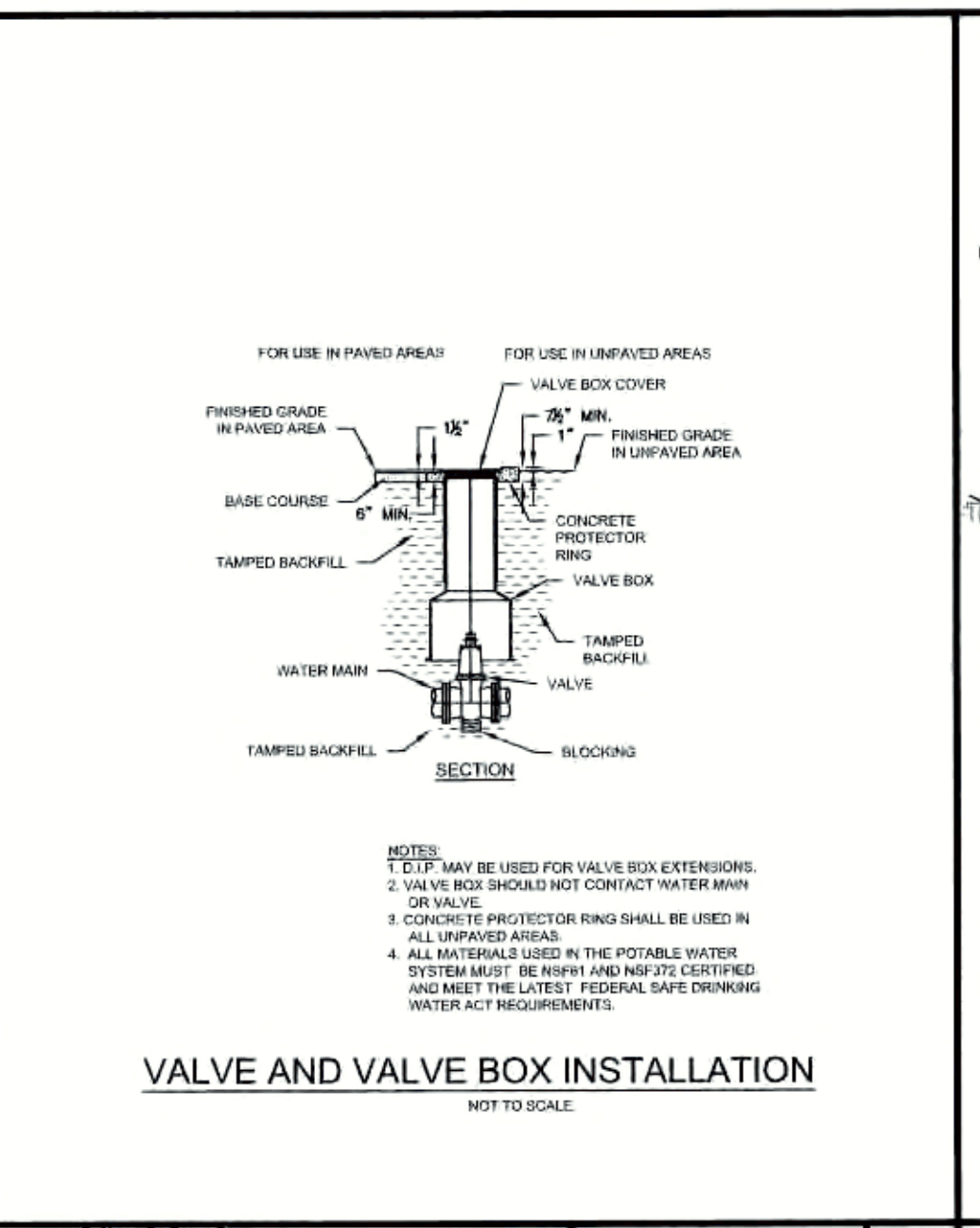
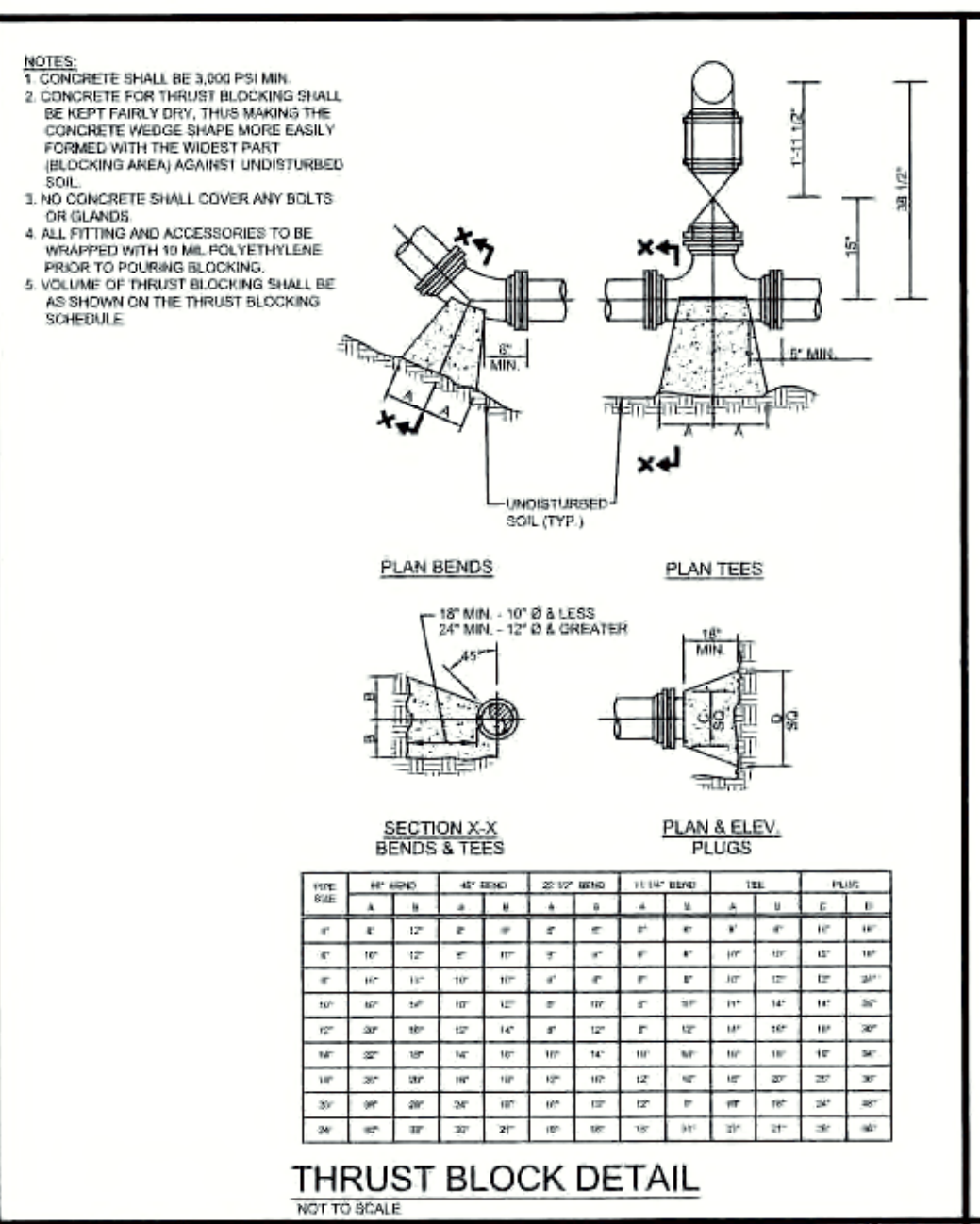
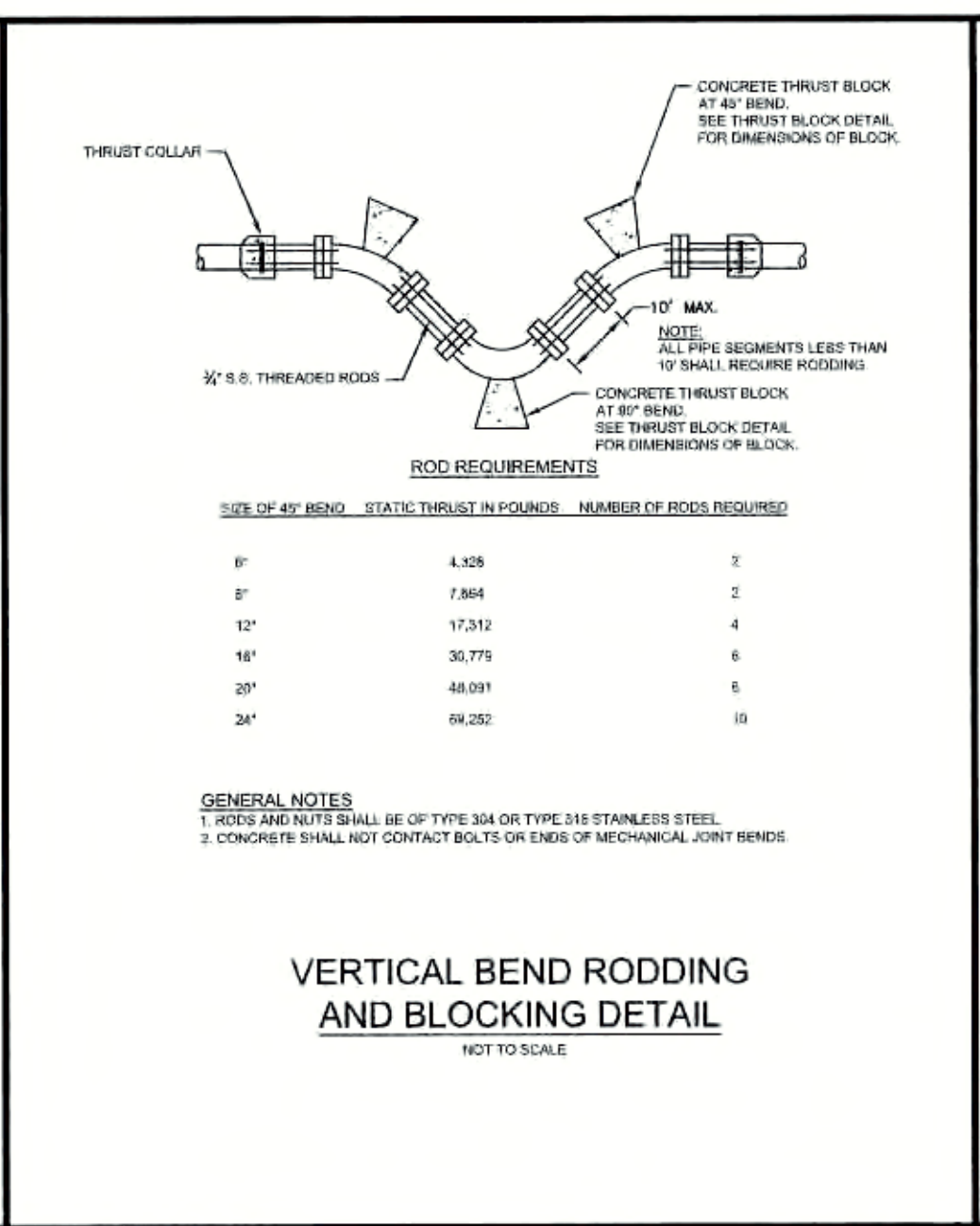
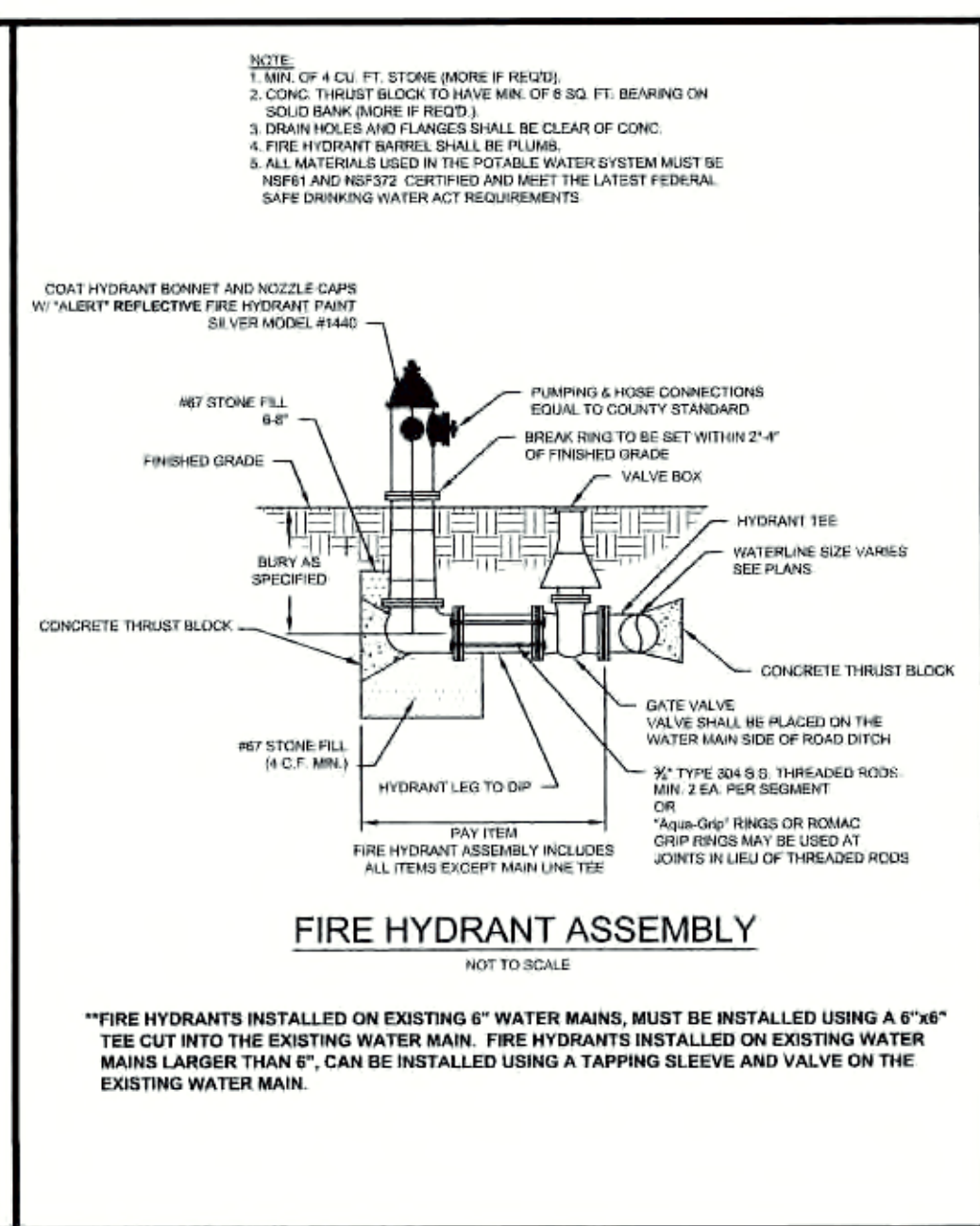
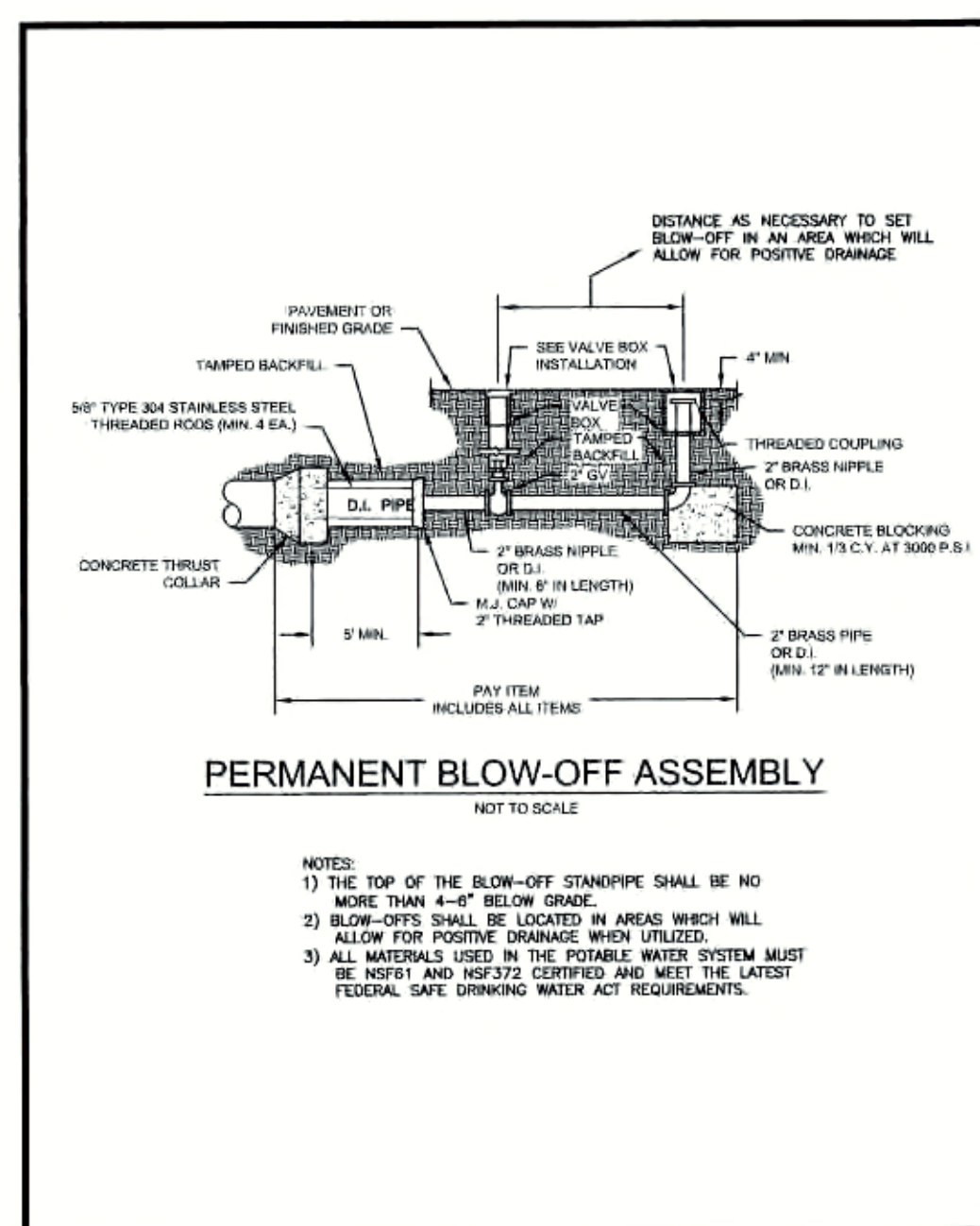
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JOHNSTON COUNTY Department of Public Utilities P.O. Box 2202 Smithfield, NC 27577	WATER STANDARD DETAIL Permanent Blow Off Assembly	PAGE 2
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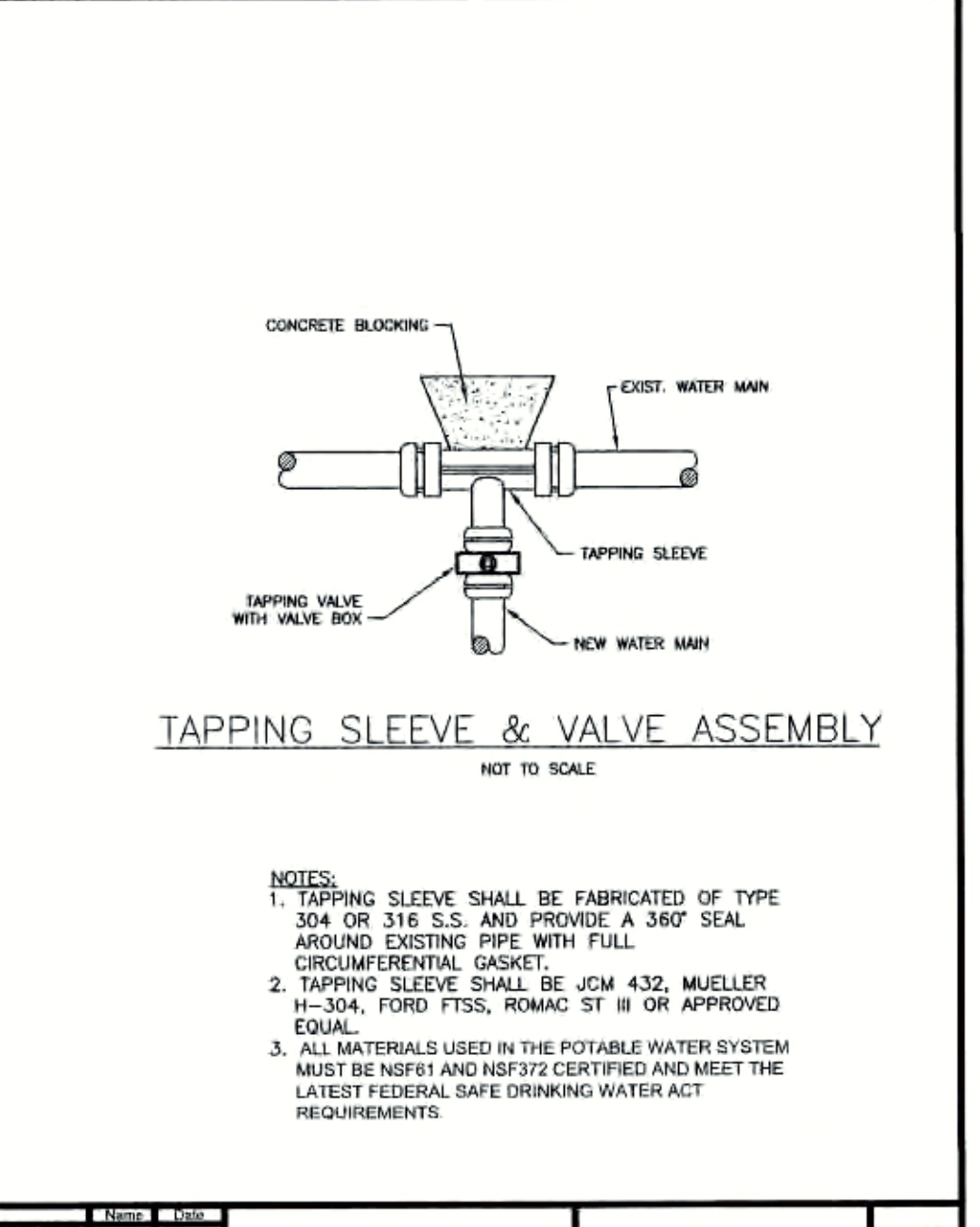
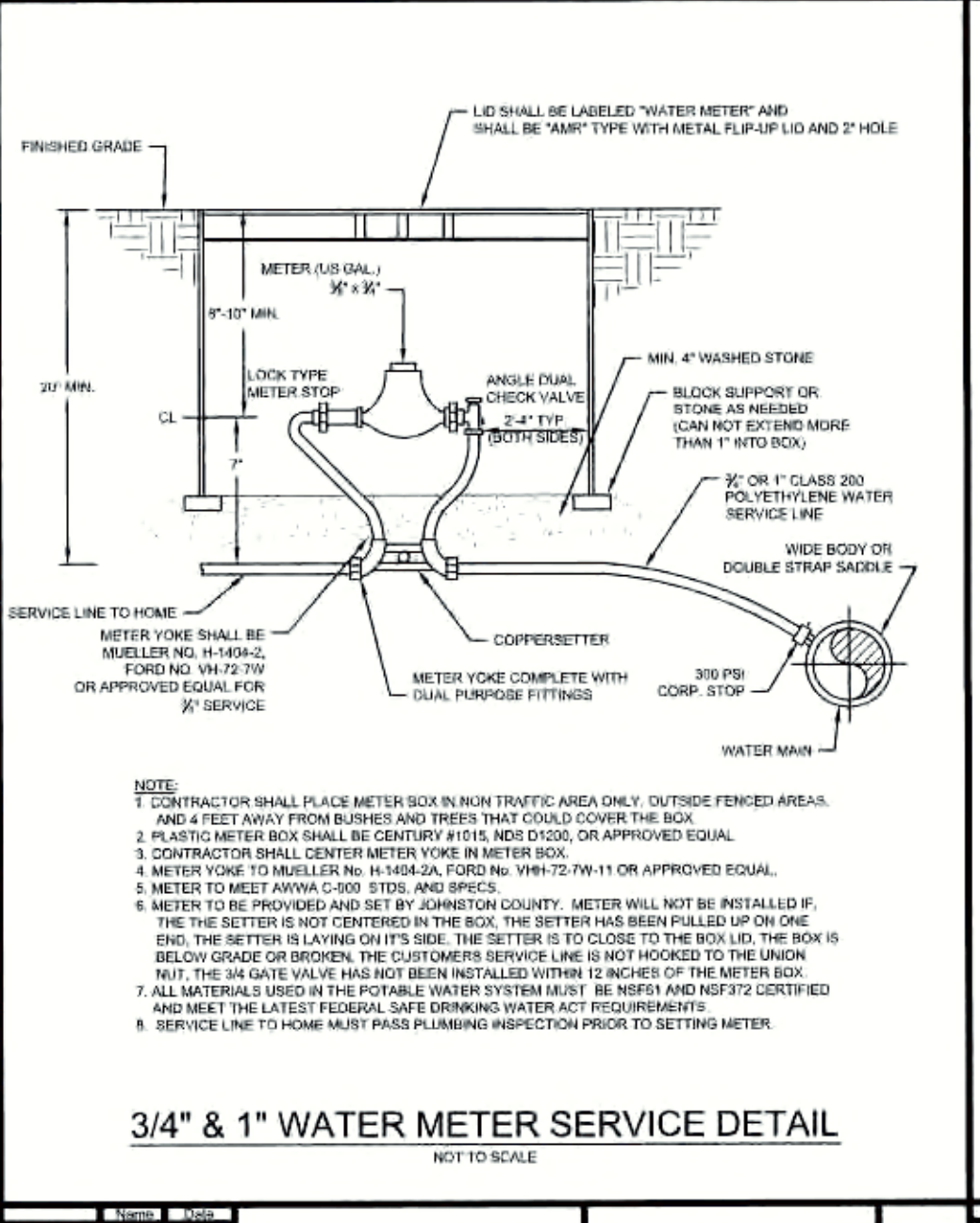
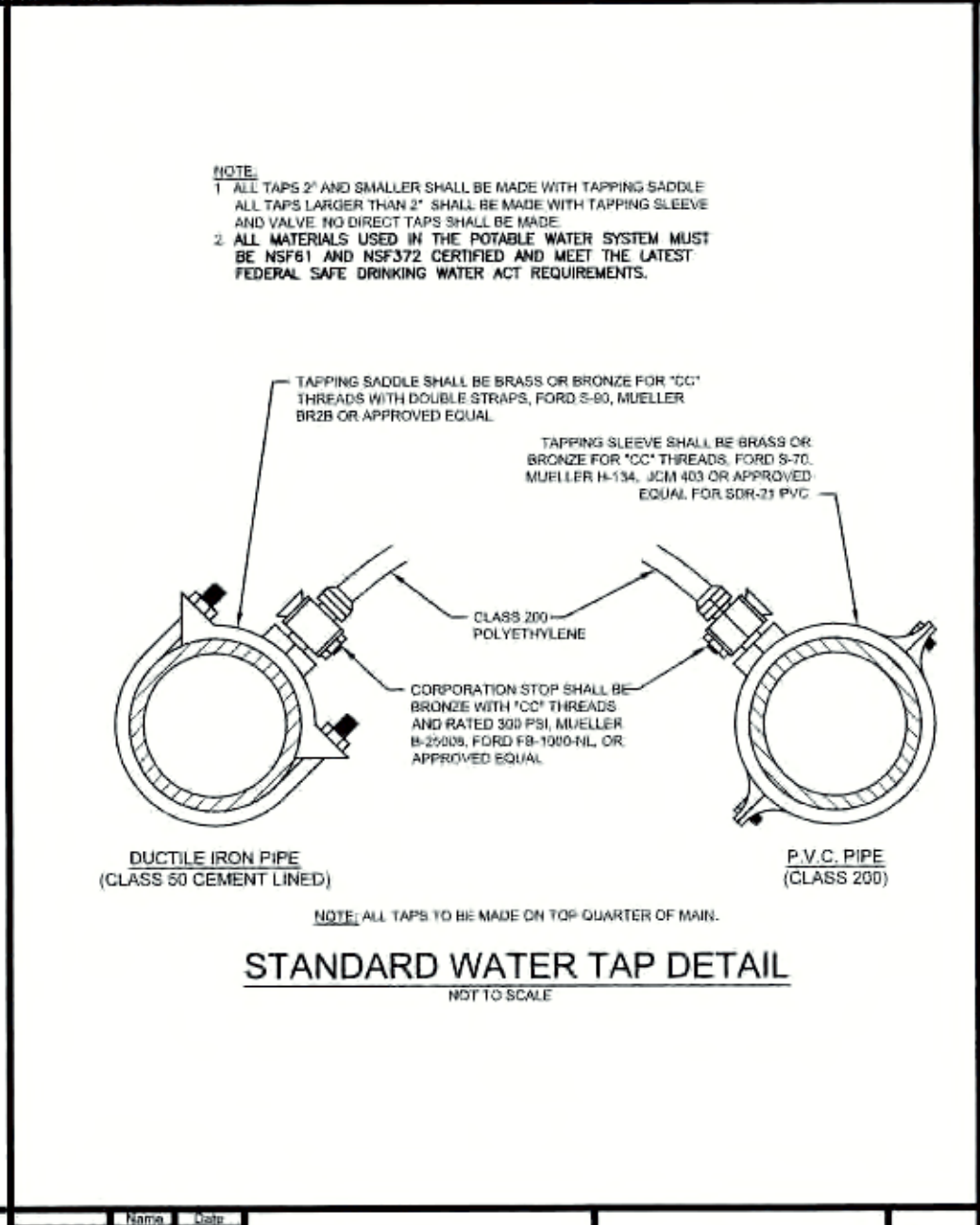
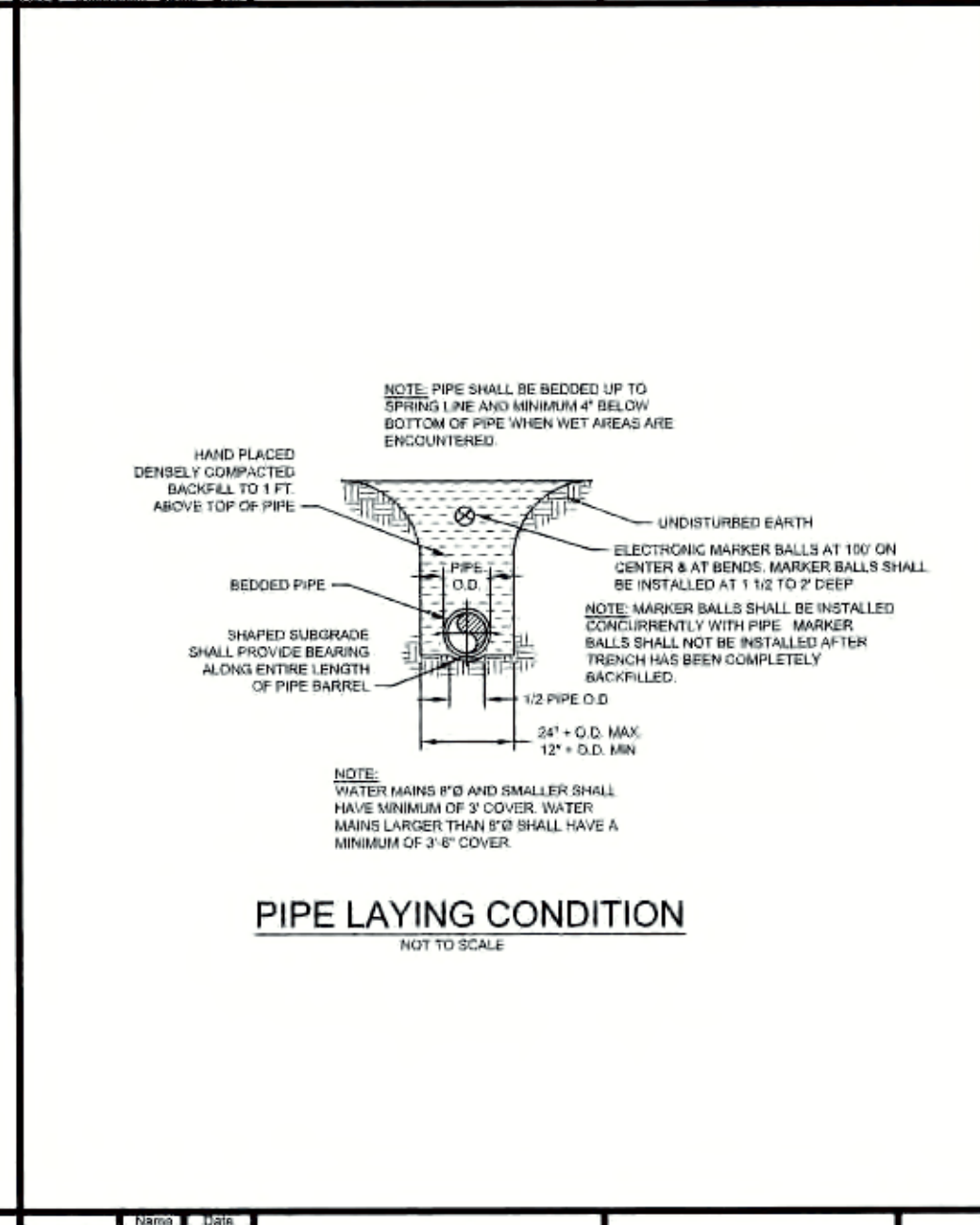
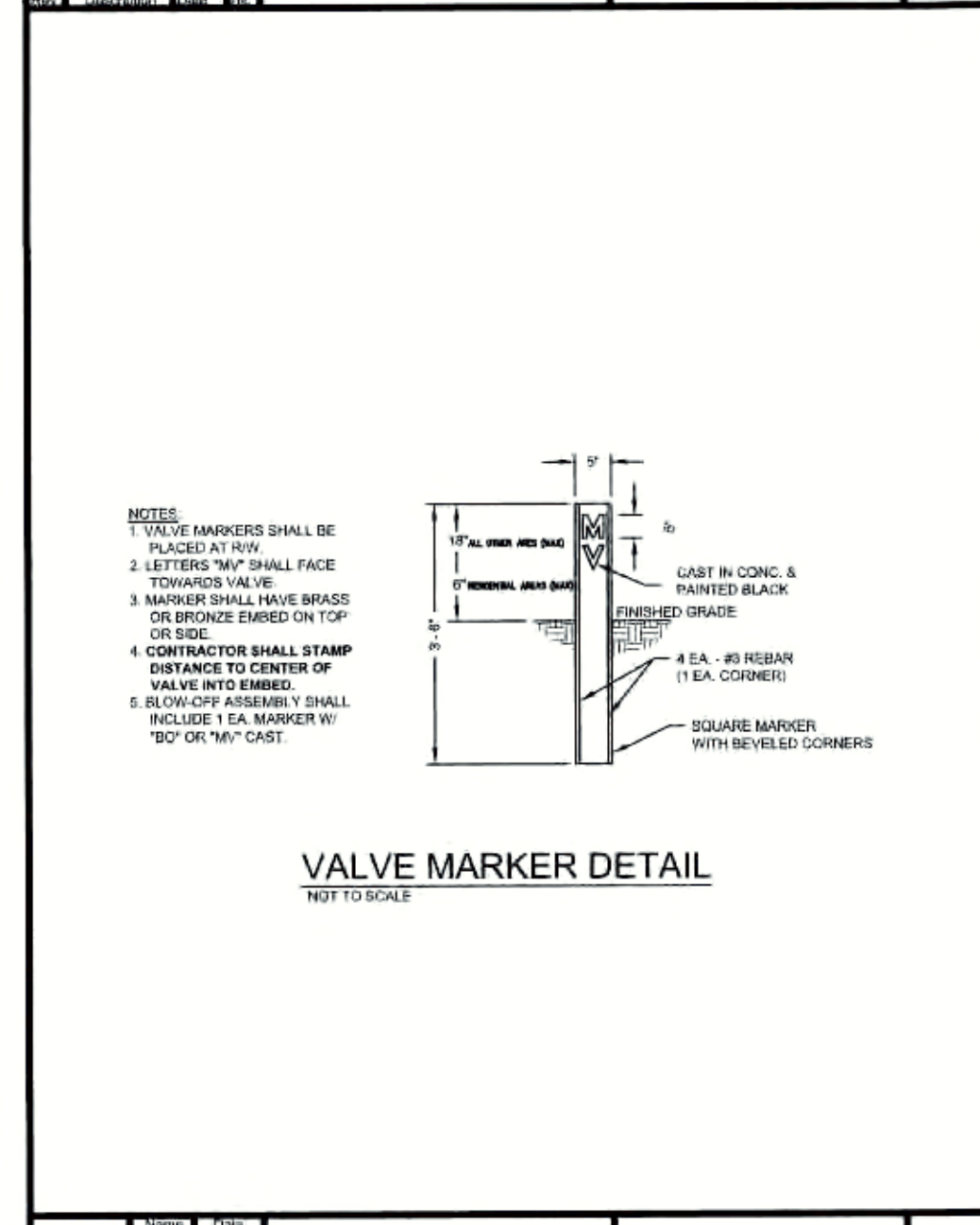
JOHNSTON COUNTY Department of Public Utilities P.O. Box 2202 Smithfield, NC 27577	WATER STANDARD DETAIL Fire Hydrant Assembly	PAGE 4
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JOHNSTON COUNTY Department of Public Utilities P.O. Box 2202 Smithfield, NC 27577	WATER STANDARD DETAIL Vertical Bend Rodding and Blocking Details	PAGE 7
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JOHNSTON COUNTY Department of Public Utilities P.O. Box 2202 Smithfield, NC 27577	WATER STANDARD DETAIL Valve and Valve Box Installation	PAGE 13
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JOHNSTON COUNTY Department of Public Utilities P.O. Box 2202 Smithfield, NC 27577	WATER STANDARD DETAIL Standard Bore Encasement	PAGE 6
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JOHNSTON COUNTY Department of Public Utilities P.O. Box 2202 Smithfield, NC 27577	WATER STANDARD DETAIL Valve Marker	PAGE 15
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JOHNSTON COUNTY Department of Public Utilities P.O. Box 2202 Smithfield, NC 27577	WATER STANDARD DETAIL Pipe Laying Condition	PAGE 17
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JOHNSTON COUNTY Department of Public Utilities P.O. Box 2202 Smithfield, NC 27577	WATER STANDARD DETAIL Standard Water Tap	PAGE 20
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JOHNSTON COUNTY Department of Public Utilities P.O. Box 2202 Smithfield, NC 27577	WATER STANDARD DETAIL 3/4" and 1" Water Meter Service	PAGE 21
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JOHNSTON COUNTY Department of Public Utilities P.O. Box 2202 Smithfield, NC 27577	WATER STANDARD DETAIL Tapping Sleeve and Valve Assembly	PAGE 5
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WATER DETAIL SHEET
FOR
POWELL TRACT SUBDIVISION
TOWN OF SMITHFIELD - JOHNSTON COUNTY, N.C.

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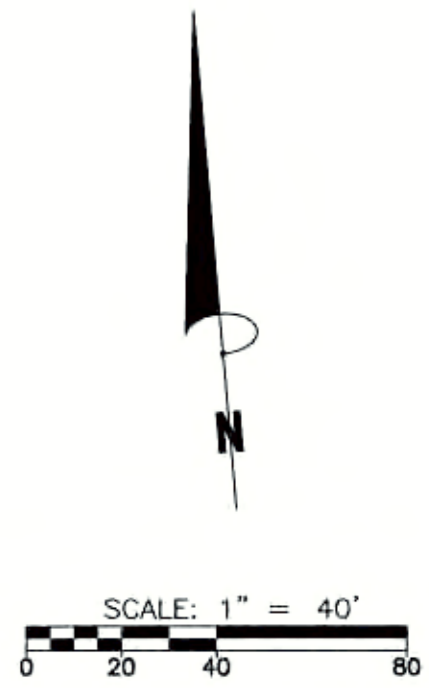
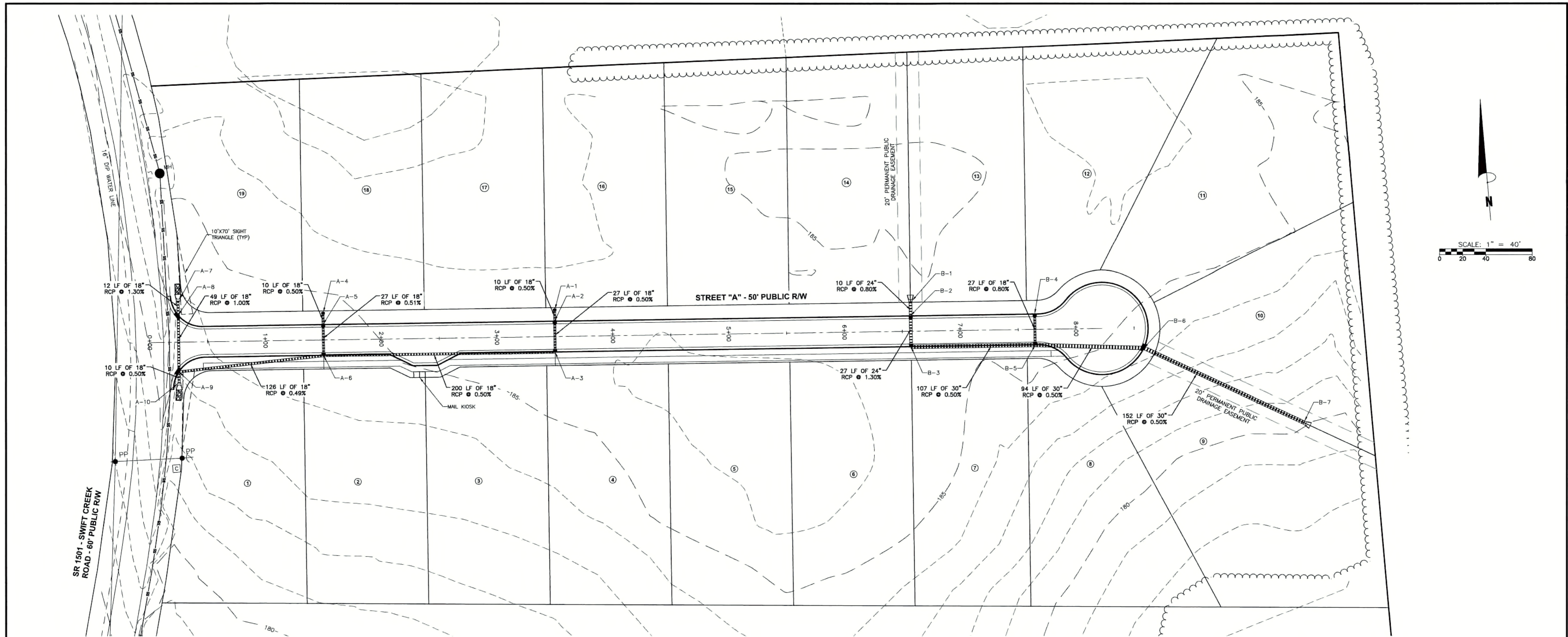
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STORM DRAINAGE SYSTEM "A"

A-1 (DROP INLET) TOP - 185.21 INV OUT (A-2)-182.85	A-6 TOP - 185.23 INV IN (A-3)-181.47 INV IN (A-5)-181.58 INV OUT (A-9)-181.37
A-2 TOP-186.23 INV IN (A-1)-182.80 INV OUT (A-3)-182.70	A-7 (FLARED END SECTION) INV - 181.50
A-3 TOP - 186.23 INV IN (A-2)-182.57 INV OUT (A-6)-181.47	A-8 (DOUBLE CURB INLET) TOP - 184.61 INV IN (A-7)-181.34 INV OUT (A-9)-181.24
A-4 (DROP INLET) TOP - 184.08 INV OUT (A-5)-181.87	A-9 (DOUBLE CURB INLET) TOP - 184.61 INV IN (A-6)-180.75 INV IN (A-8)-180.75 INV OUT (A-10)-180.65
A-5 TOP - 185.23 INV IN (A-4)-181.82 INV OUT (A-6)-181.72	A-10 (FLARED END SECTION) INV - 180.60

STORM DRAINAGE SYSTEM "B"

B-1 (FLARED END SECTION) INV (B-2)-182.50
B-2 TOP-186.20 INV IN (B-1)-182.42 INV OUT (B-3)-182.32
B-3 TOP - 186.20 INV IN (B-2)-181.97 INV OUT (B-5)-181.87
B-4 TOP - 185.66 INV OUT (B-5)-181.55
B-5 TOP - 185.66 INV IN (B-3)-181.33 INV IN (B-4)-181.33 INV OUT (B-6)-181.23
B-6 (DOUBLE CURB INLET) TOP - 185.20 INV IN (B-5)-180.76 INV OUT (B-7)-180.66
B-7 (FLARED END SECTION) INV OUT -179.90

**STORM DRAINAGE SYSTEM PLAN
FOR
POWELL TRACT SUBDIVISION
TOWN OF SMITHFIELD - JOHNSTON COUNTY, N.C.**

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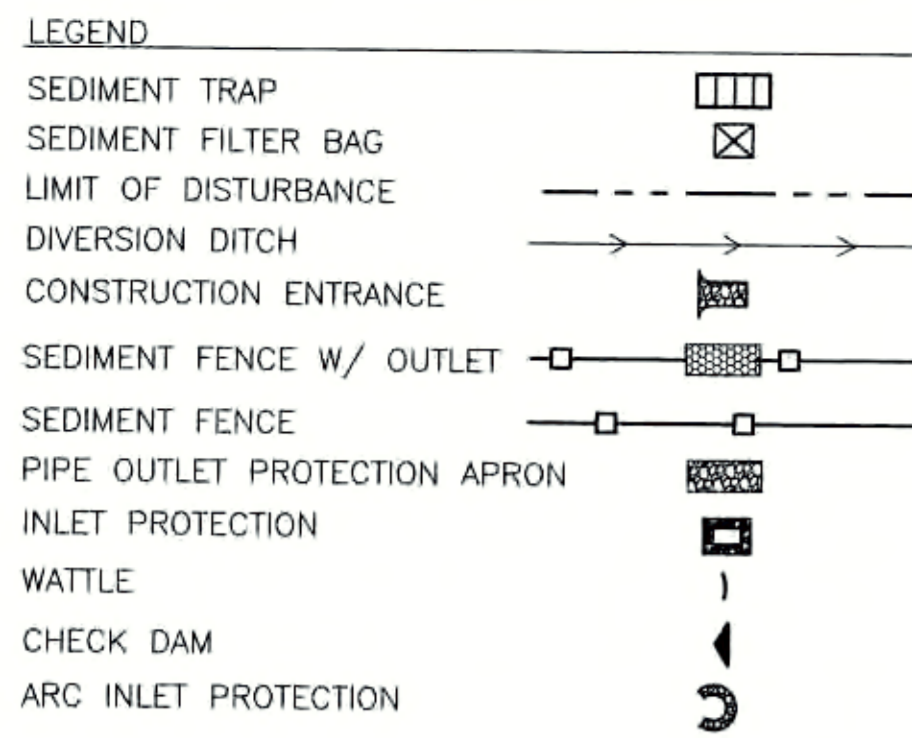
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SOME WATER, SANITARY SEWER, ELECTRIC, TELEPHONE AND CABLE SERVICES COULD EXIST ALONG THE CONSTRUCTION ROUTE THAT MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROPER UTILITY IN ADVANCE TO LOCATE THESE SERVICES.

CONSTRUCTION SEQUENCE - PHASE ONE

CONSTRUCTION ACTIVITIES THAT HAVE AN EROSION AND SEDIMENTATION CONTROL PLAN APPROVED ON OR AFTER APRIL 1, 2019 ARE REQUIRED TO FILL OUT AND SUBMIT AN ELECTRONIC NOTICE OF INTENT (e-NOI) FORM. ALL CONSTRUCTION ACTIVITIES ARE REQUIRED TO FOLLOW THE NEW NCGO1 PERMIT REGARDLESS OF WHEN THEY WERE APPROVED.

EROSION AND SEDIMENT CONTROL (E&SC) PERMIT AND A CERTIFICATE OF COVERAGE (COC) MUST BE OBTAINED BEFORE AND LAND DISTURBING ACTIVITIES OCCUR.

NO LAND DISTURBING ACTIVITIES SHALL BEGIN UNTIL FINAL APPROVAL IS RECEIVED FROM NCDENR. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY RAINFALL EVENT THROUGHOUT THE CONSTRUCTION PROCESS.

PER NPDES REQUIREMENTS, A RAIN GAUGE, SELF-INSPECTIONS RECORDS, PERMIT, CERTIFICATE OF COVERAGE, AND S&E PLAN ARE REQUIRED TO BE MAINTAINED ON SITE AND ACCESSIBLE DURING INSPECTION. IT IS RECOMMENDED THAT THESE ITEMS BE PLACED IN A PERMITS BOX AT THE BEGINNING OR ENTRANCE OF PROJECT.

SELF-INSPECTIONS FOR EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE PERFORMED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF EVERY RAIN EVENT OF GREATER THAN 1 INCH. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN MEASURES AS DESIGNED. ALL ESC MEASURES SHALL BE MAINTAINED AS SPECIFIED IN THE CONSTRUCTION DETAILS ON THIS PLAN. A RAIN GAUGE SHALL BE INSTALLED AT THE PROJECT SITE FOR MONITORING.

GROUND STABILIZATION WILL BE APPLIED WITHIN 14 CALENDAR DAYS FROM LAST LAND DISTURBING ACTIVITY. FOR STEEP SLOPES, THAT AREA MUST BE STABILIZED WITHIN 7 CALENDAR DAYS.

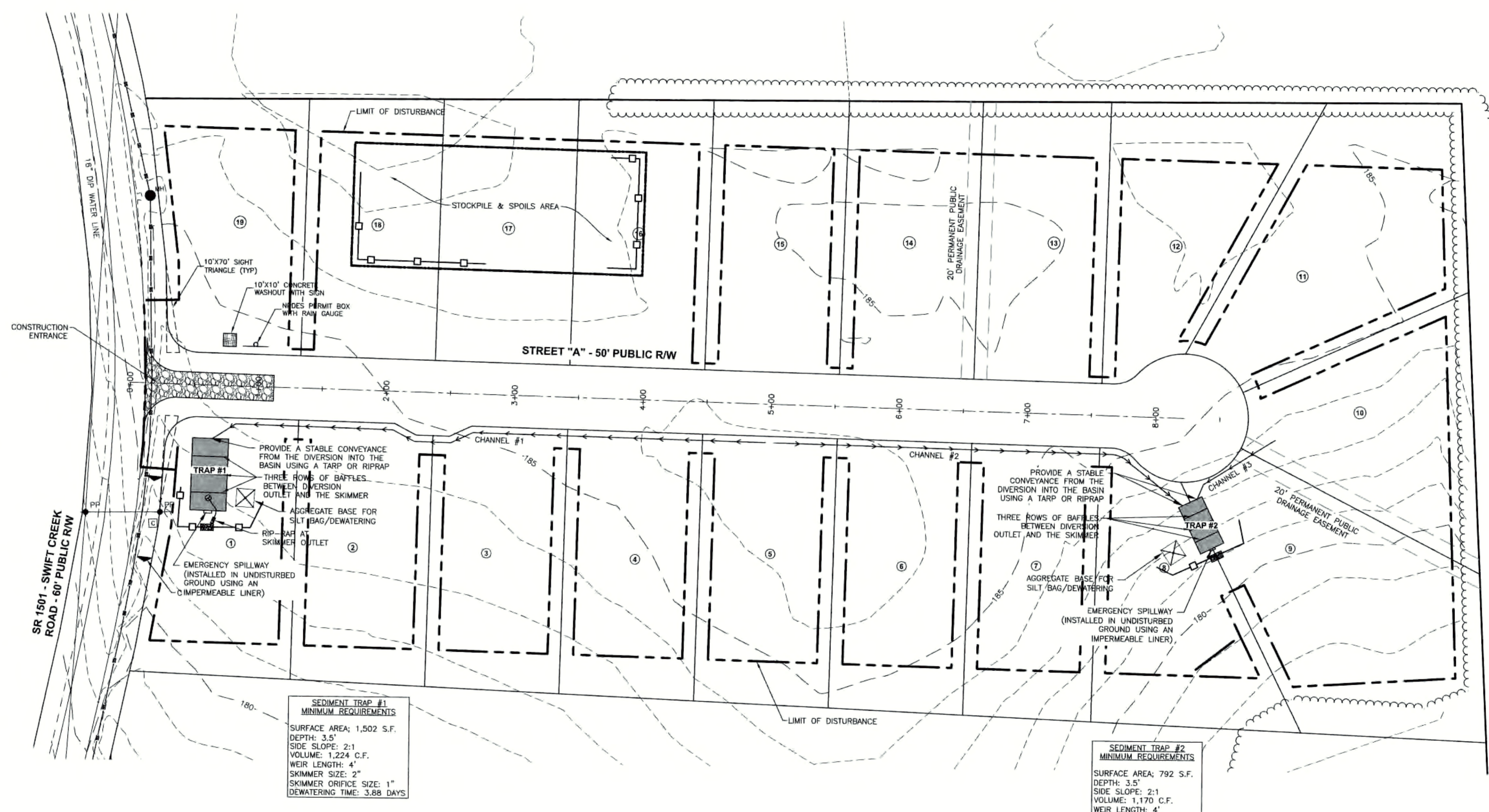
WHEN THE PROJECT IS COMPLETE, THE PERMITTEE SHALL CONTACT DEMLR TO CLOSE OUT THE E&SC PLAN. AFTER DEMLR INFORMS THE PERMITTEE OF THE PROJECT CLOSE OUT, VIA INSPECTION REPORT, THE PERMITTEE SHALL VISIT deq.nc.gov/ncg01 TO SUBMIT AN ELECTRONIC NOTICE OF TERMINATION (e-NOT). A \$100 ANNUAL GENERAL PERMIT FEE WILL BE CHARGED UNTIL THE e-NOT HAS BEEN FILLED OUT.

PERMETER MEASURES MUST BE LEFT IN PLACE UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. AFTER SITE IS PERMANENTLY STABILIZED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND PROVIDE PERMANENT SEEDING WHERE TEMPORARY MEASURES HAVE BEEN REMOVED AND GROUND COVER IS NOT ADEQUATE. SEDIMENT BASINS MAY NOT BE REMOVED OR CONVERTED TO PERMANENT SOILS UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. NC DEQ SHOULD BE NOTIFIED 10-DAYS PRIOR TO REMOVAL OF A BASIN.

THE SILT BAG(S) MUST BE CONTINUOUSLY MONITORED DURING OPERATION.

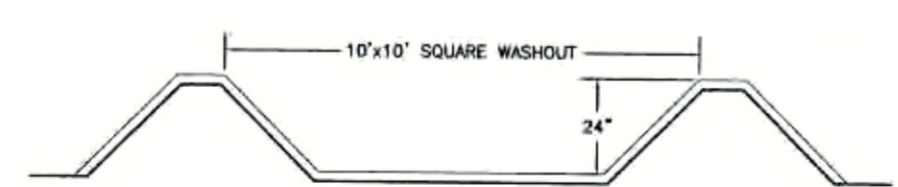
PHASE 1: INSTALLATION OF CRITICAL MEASURES

1. AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES, CONTACT NCDENR AT (919) 731-4200, TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE FOR THE PROJECT. NO LAND DISTURBING ACTIVITY IS TO OCCUR UNTIL ALL PERMITS HAVE BEEN OBTAINED. THIS INCLUDES THE EROSION AND SEDIMENT CONTROL PERMIT AND THE CERTIFICATE OF COVERAGE.
2. PRIOR TO BEGINNING INTERNAL LAND DISTURBING ACTIVITIES, INSTALL THE CONSTRUCTION ENTRANCE AND THE ROADSIDE DITCH CHECK DAMS, AS SHOWN ON THE PLANS, COMING OFF SWIFT CREEK ROAD.
3. INSTALL THE PERMIT BOX AND RAIN GAUGE ON SITE. A COPY OF FOLLOWING SHOULD BE KEPT WITHIN THE PERMIT BOX THROUGHOUT THE CONSTRUCTION EFFORT:
 - A. SEDIMENT AND EROSION CONTROL PLAN APPROVAL MEMO.
 - B. LAND DISTURBANCE PERMIT.
 - C. ONE SET OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN.
 - D. SEDIMENT INSPECTION REPORTS AND CERTIFICATE OF COVERAGE.
4. CLEAR AND GRUB, ONLY AS NECESSARY, TO INSTALL SEDIMENT TRAP 1, 2 & 3, AS SHOWN ON THE PLAN. INSTALL SEDIMENT FENCE AND OUTLETS BELOW THE SEDIMENT TRAPS AS SHOWN ON THE PLAN. SEED ALL DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION, HAUL OFF DEBRIS.
5. CLEAR AND GRUB, ONLY AS NECESSARY, TO INSTALL THE TEMPORARY DIVERSIONS 1, 2 & 3, AS SHOWN ON THE PLAN, DIRECTING EXCESS RUNOFF TO THE FRONT OF THE SEDIMENT TRAP. INSTALL DIVERSION LINING AS SPECIFIED ON THE PLAN. SEED ALL DISTURBANCE IMMEDIATELY AFTER CONSTRUCTION.



SEDIMENT TRAP #1 MINIMUM REQUIREMENTS
 SURFACE AREA: 1,502 S.F.
 DEPTH: 3.5'
 SIDE SLOPE: 2:1
 VOLUME: 1,224 C.F.
 WEIR LENGTH: 4"
 SKIMMER SIZE: 2"
 SKIMMER ORIFICE SIZE: 1"
 DEWATERING TIME: 3.88 DAYS

SEDIMENT TRAP #2 MINIMUM REQUIREMENTS
 SURFACE AREA: 792 S.F.
 DEPTH: 3.5'
 SIDE SLOPE: 2:1
 VOLUME: 1,170 C.F.
 WEIR LENGTH: 4"



1. LINE PIT WITH IMPERVIOUS FABRIC OR POLYETHYLENE SHEET. ANCHOR FABRIC INTO GROUND OUTSIDE PIT AS SHOWN.
2. MAXIMUM WATER AND SEDIMENT DEPTH IS 12". PIT MUST BE EXCAVATED AND RE-LINED WHEN THE DEPTH OF SEDIMENT REACHES 12" OR COMBINED WATER/SEDIMENT DEPTH EXCEEDS 12" FOLLOWING WASHOUT OF A CONCRETE TRUCK.
3. ALLOW WATER TO EVAPORATE COMPLETELY PRIOR TO EXCAVATING THE PIT.
4. WASHOUT PIT MAY BE LOCATED NO CLOSER THAN 50' TO DRAINS, INLETS, OR SURFACE WATERS.

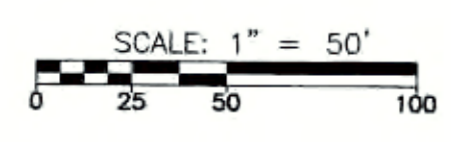
CONCRETE WASHOUT PIT
NOT TO SCALE

**PHASE ONE
STORMWATER MANAGEMENT AND
SEDIMENT AND EROSION CONTROL PLAN
FOR
POWELL TRACT SUBDIVISION
TOWN OF SMITHFIELD - JOHNSTON COUNTY, N.C.**

DISTURBED AREA = 8.22 ACRES

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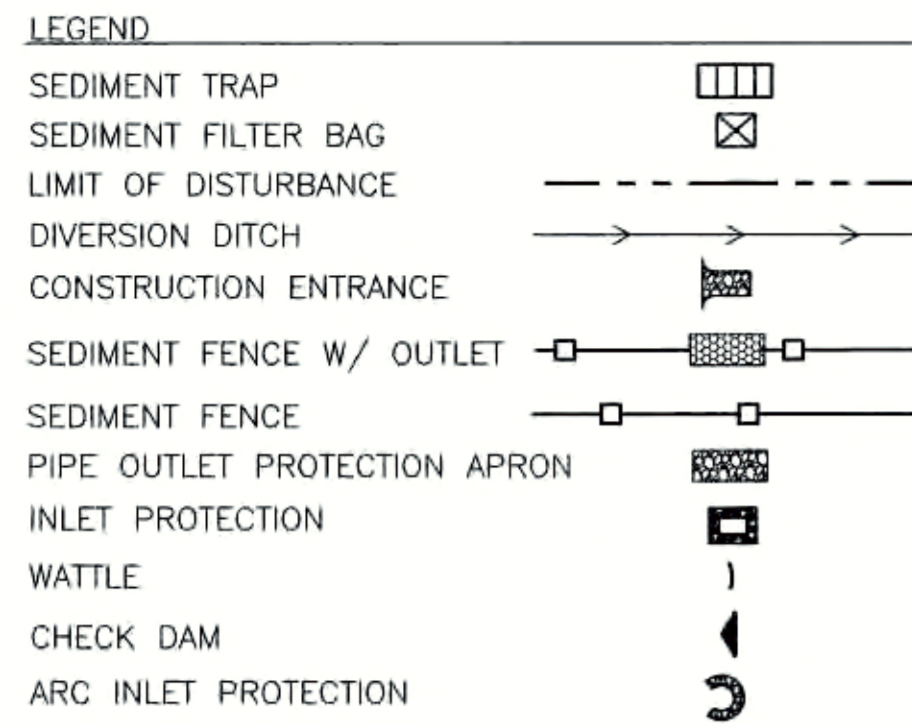


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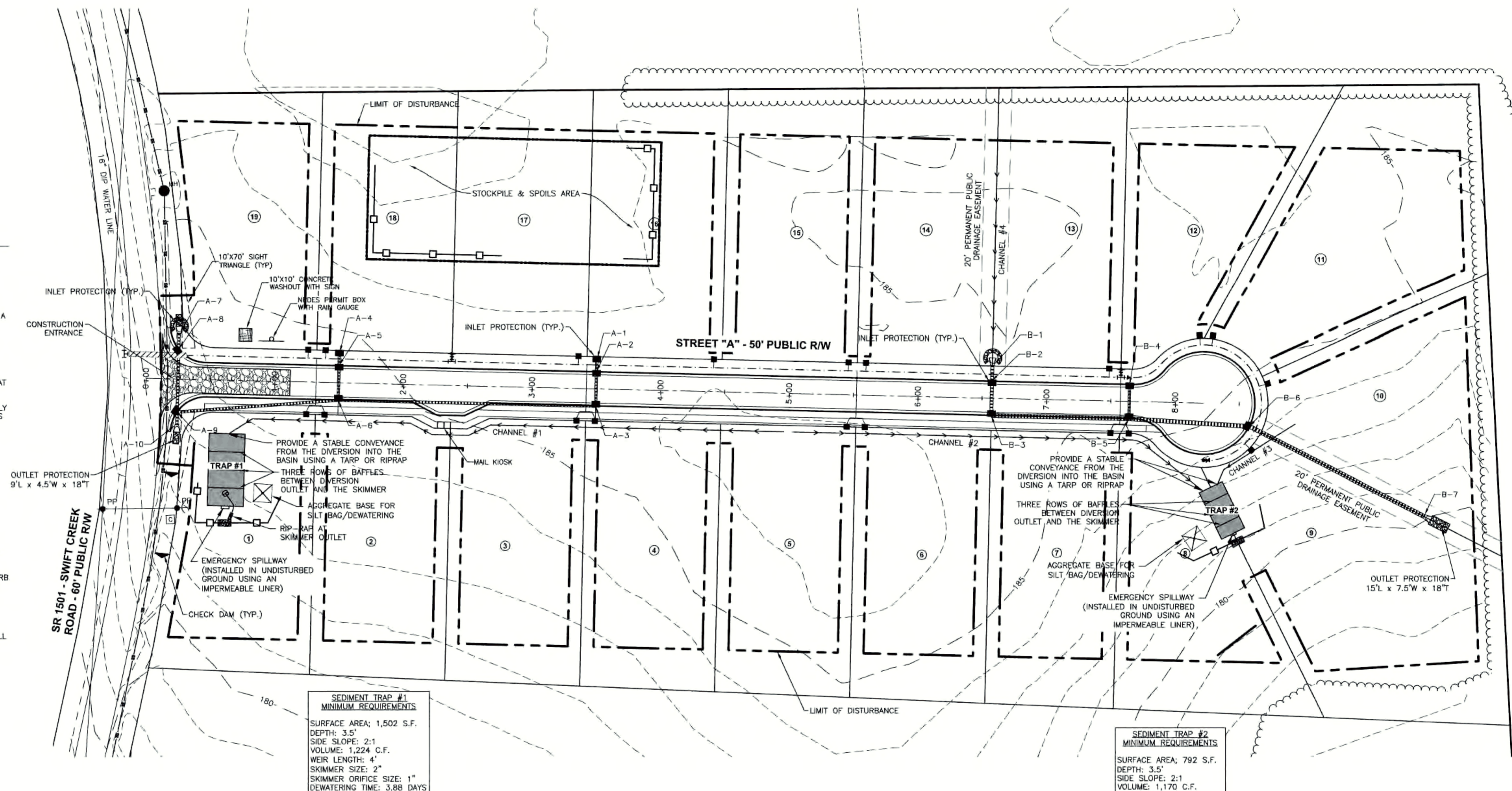
GROUND STABILIZATION WILL BE APPLIED WITHIN 14 CALENDAR DAYS FROM LAST LAND DISTURBING ACTIVITY. FOR STEEP SLOPES, THAT AREA MUST BE STABILIZED WITHIN 7 CALENDAR DAYS.

PERIMETER MEASURES MUST BE LEFT IN PLACE UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. AFTER SITE IS PERMANENTLY STABILIZED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND PROVIDE PERMANENT SEEDING WHERE TEMPORARY MEASURES HAVE BEEN REMOVED AND GROUND COVER IS NOT ADEQUATE. SEDIMENT BASINS MAY NOT BE REMOVED OR CONVERTED TO PERMANENT SCUMS UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. NO DEQ SHOULD BE NOTIFIED 10-DAYS PRIOR TO REMOVAL OF A BASIN.

THE SILT BAG(S) MUST BE CONTINUOUSLY MONITORED DURING OPERATION.

PHASE 2: INSTALLATION OF INTERNAL PROJECT MEASURES

1. CLEAR AND GRUB, AS NECESSARY, ALL LAND TO BE DISTURBED. HAUL OFF DEBRIS OR STORE ON-SITE IN STOCKPILE AREA. AFTER STOCKPILING BEGINS, INSTALL SILT FENCE ON THE LOWER SIDE.
2. ALL SWALES, DITCHES AND SLOPES ARE TO BE STABILIZED WITHIN 7 CALENDAR DAYS.
3. ROUGH GRADE THE SITE FOR THE ROADWAY CONSTRUCTION EFFORT.
4. SEED, FERTILIZE, STRAW AND TACK SHOULDERS, BERMS, DIVERSIONS, DITCHES AND REMAINING DISTURBANCE IMMEDIATELY AFTER TOTAL ROUGH GRADING IS COMPLETE.
5. INSTALL / CONSTRUCT ALL IMPROVEMENTS INCLUDING WATER UTILITIES AND SERVICES, STORM DRAINAGE SYSTEM, CONCRETE CURB & GUTTER AND ASPHALT PAVING. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY. SEED, FERTILIZE, STRAW AND TACK THESE AREAS IMMEDIATELY AFTER THEY ARE BROUGHT TO GRADE.
6. DIRECT EXCESS RUNOFF TO THE TEMPORARY DIVERSIONS. AFTER THE DIVERSIONS HAVE BEEN GRADED, INSTALL LINING AS REQUIRED BY THE PLAN.
7. MATERIAL TO BE HAULED OFF SHOULD BE DONE SO IMMEDIATELY. MATERIAL TO BE USED ON THE SITE AT A LATER DATE SHALL BE PLACED IN STOCKPILE AREA. AFTER STOCKPILING BEGINS, INSTALL SILT FENCE ON THE LOWER SIDE.

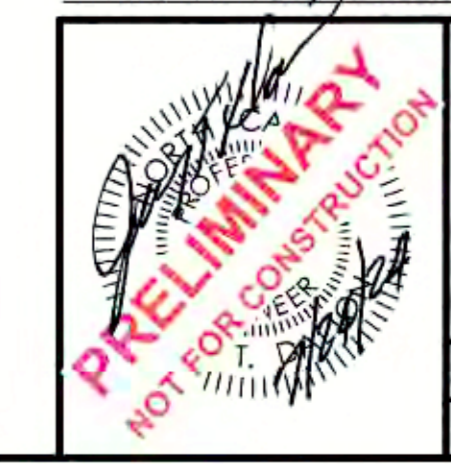


**SEDIMENT TRAP #1
MINIMUM REQUIREMENTS**
 SURFACE AREA: 1,502 S.F.
 DEPTH: 3.5'
 SIDE SLOPE: 2:1
 VOLUME: 1,224 C.F.
 WEIR LENGTH: 4'
 SKIMMER SIZE: 2"
 DEWATERING TIME: 3.68 DAYS

**SEDIMENT TRAP #2
MINIMUM REQUIREMENTS**
 SURFACE AREA: 792 S.F.
 DEPTH: 3.5'
 SIDE SLOPE: 2:1
 VOLUME: 1,170 C.F.
 WEIR LENGTH: 4'

**PHASE TWO
STORMWATER MANAGEMENT AND
SEDIMENT AND EROSION CONTROL PLAN
FOR
POWELL TRACT SUBDIVISION
TOWN OF SMITHFIELD - JOHNSTON COUNTY, N.C.**

DISTURBED AREA = 8.22 ACRES



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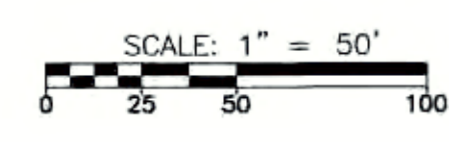
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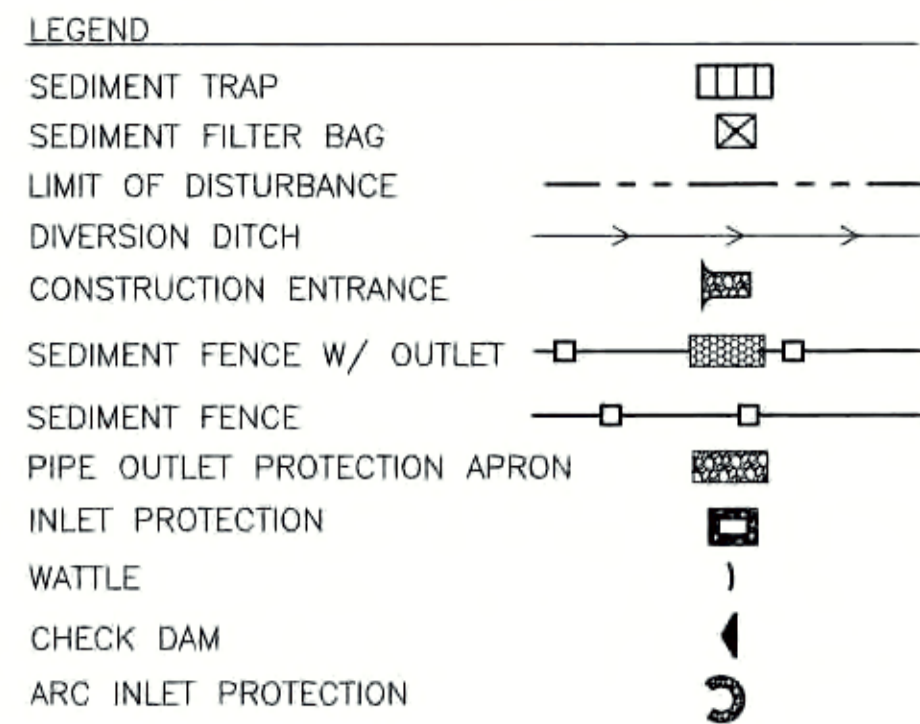
Job: 23017	Date: 6/14/24	Revision:
File: 23017 Master	Drawn: WJB	Sheet: 8 OF 11

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CALL BEFORE YOU DIG!
 NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION.

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 1-800-632-4949





SOME WATER, SANITARY SEWER, ELECTRIC, TELEPHONE AND CABLE SERVICES COULD EXIST ALONG THE CONSTRUCTION ROUTE THAT MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROPER UTILITY IN ADVANCE TO LOCATE THESE SERVICES.

CONSTRUCTION SEQUENCE - PHASE THREE

NO LAND DISTURBING ACTIVITIES SHALL BEGIN UNTIL FINAL APPROVAL IS RECEIVED FROM NCDEMRL. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY RAINFALL EVENT THROUGHOUT THE CONSTRUCTION PROCESS.

PER NPDES REQUIREMENTS, A RAIN GAUGE, SELF-INSPECTIONS RECORDS, PERMIT, CERTIFICATE OF COVERAGE, AND S&E PLAN ARE REQUIRED TO BE MAINTAINED ON SITE AND ACCESSIBLE DURING INSPECTION. IT IS RECOMMENDED THAT THESE ITEMS BE PLACED IN A PERMITS BOX AT THE BEGINNING OR ENTRANCE OF PROJECT.

SELF INSPECTIONS FOR EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE PERFORMED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF EVERY RAIN EVENT OF GREATER THAN 1 INCH. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN MEASURES AS DESIGNED. ALL ESC MEASURES SHALL BE MAINTAINED AS SPECIFIED IN THE CONSTRUCTION DETAILS ON THIS PLAN. A RAIN GAUGE SHALL BE INSTALLED AT THE PROJECT SITE FOR MONITORING.

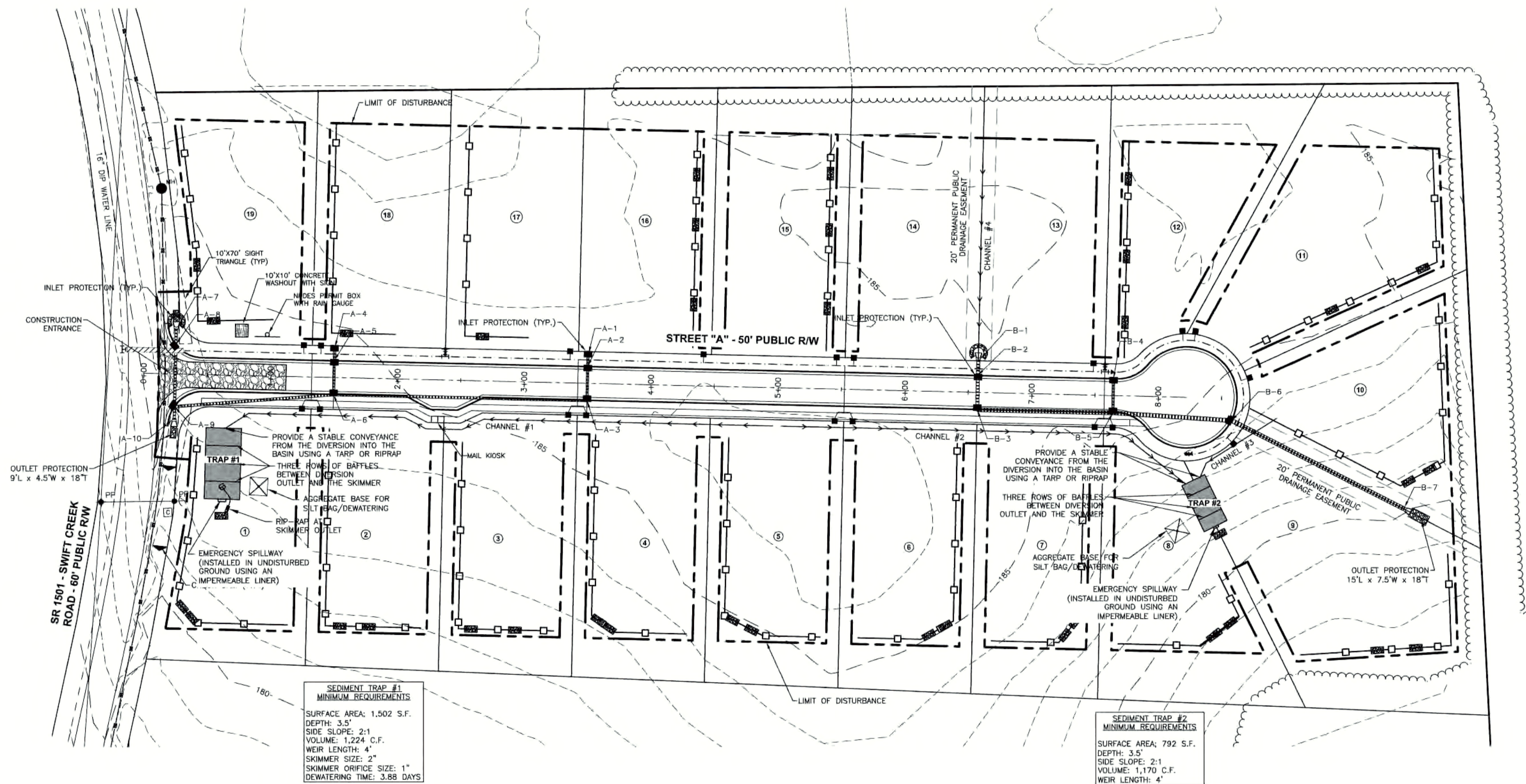
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PERIMETER MEASURES MUST BE LEFT IN PLACE UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. AFTER SITE IS PERMANENTLY STABILIZED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND PROVIDE PERMANENT SEEDING WHERE TEMPORARY MEASURES HAVE BEEN REMOVED AND GROUND COVER IS NOT ADEQUATE. SEDIMENT BASINS MAY NOT BE REMOVED OR CONVERTED TO PERMANENT SCMS UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. NC DEQ SHOULD BE NOTIFIED 10-DAYS PRIOR TO REMOVAL OF A BASIN.

THE SILT BAG(S) MUST BE CONTINUOUSLY MONITORED DURING OPERATION.

PHASE 3: FINAL STABILIZATION AND CLOSEOUT

1. SEED, STRAW AND TACK ALL DISTURBED AREAS ON THE SITE.
2. AFTER STABILIZATION, DEVELOPER SHALL CONTACT NCDEMRL AND THE PROJECT ENGINEER 72 HOURS PRIOR TO REMOVING ANY OF THE SEDIMENT AND CONTROL MEASURES.
3. AFTER PERMANENT STABILIZATION AND APPROVAL FROM NCDEMRL AND THE PROJECT ENGINEER REMOVE SEDIMENT TRAP #1 AS FOLLOWS: DEWATER SEDIMENT TRAP #1 UTILIZING A PUMP AND SILT BAG PER SPECIFICATIONS AND DETAIL. REMOVE Baffles AND ANY REMAINING SEDIMENT FROM THE TRAP. CONVERT AREA TO THE DRY DETENTION POND PER PLAN SPECIFICATIONS AND APPLY PERMANENT VEGETATION TO ALL AREAS DISTURBED DURING THE REMOVAL/CONSTRUCTION PROCESS.
4. CONSTRUCT PERMANENT CHANNEL #1 AND CHANNEL #2 AS SHOWN ON THE PLANS.
5. ENSURE THE OUTLET FROM BOTH PERMANENT CHANNELS ENTER THE DRY DETENTION AREA AND ARE PROPERLY PROTECTED FROM EROSION.
6. AFTER STABILIZATION OF ENTIRE SITE, REMOVE ANY REMAINING SEDIMENT AND STABILIZE ANY REMAINING DISTURBED AREAS.
7. PROVIDE ALL CERTIFICATIONS AS REQUIRED.
8. CONTACT NCDEMRL ONCE EROSION CONTROL MEASURES HAVE BEEN REMOVED AND PERMANENT GROUND COVER HAS BEEN ESTABLISHED TO CLOSE OUT THE PERMIT.



**SEDIMENT TRAP #1
MINIMUM REQUIREMENTS**

SURFACE AREA: 1,502 S.F.
 DEPTH: 3.5'
 SIDE SLOPE: 2:1
 VOLUME: 1,224 C.F.
 WEIR LENGTH: 4'
 SKIMMER SIZE: 2"
 SKIMMER ORIFICE SIZE: 1"
 DEWATERING TIME: 3.88 DAYS

**SEDIMENT TRAP #2
MINIMUM REQUIREMENTS**

SURFACE AREA: 792 S.F.
 DEPTH: 3.5'
 SIDE SLOPE: 2:1
 VOLUME: 1,170 C.F.
 WEIR LENGTH: 4'

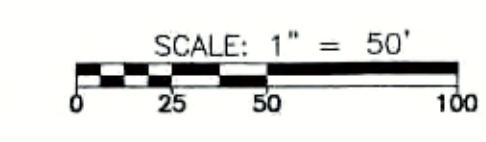
**PHASE THREE
STORMWATER MANAGEMENT AND
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FOR
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TOWN OF SMITHFIELD - JOHNSTON COUNTY, N.C.**

DISTURBED AREA = 8.22 ACRES

CALL BEFORE YOU DIG!

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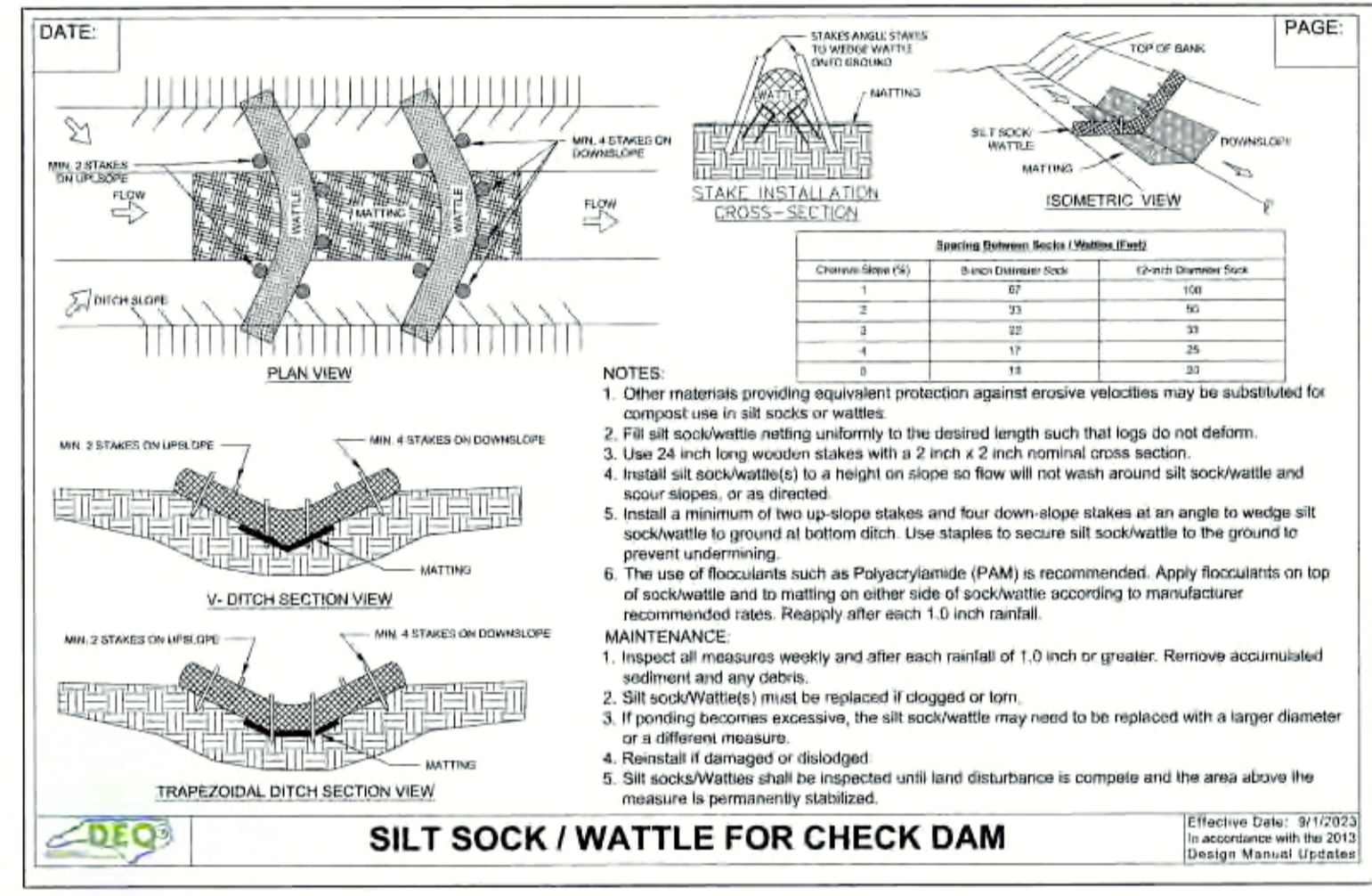
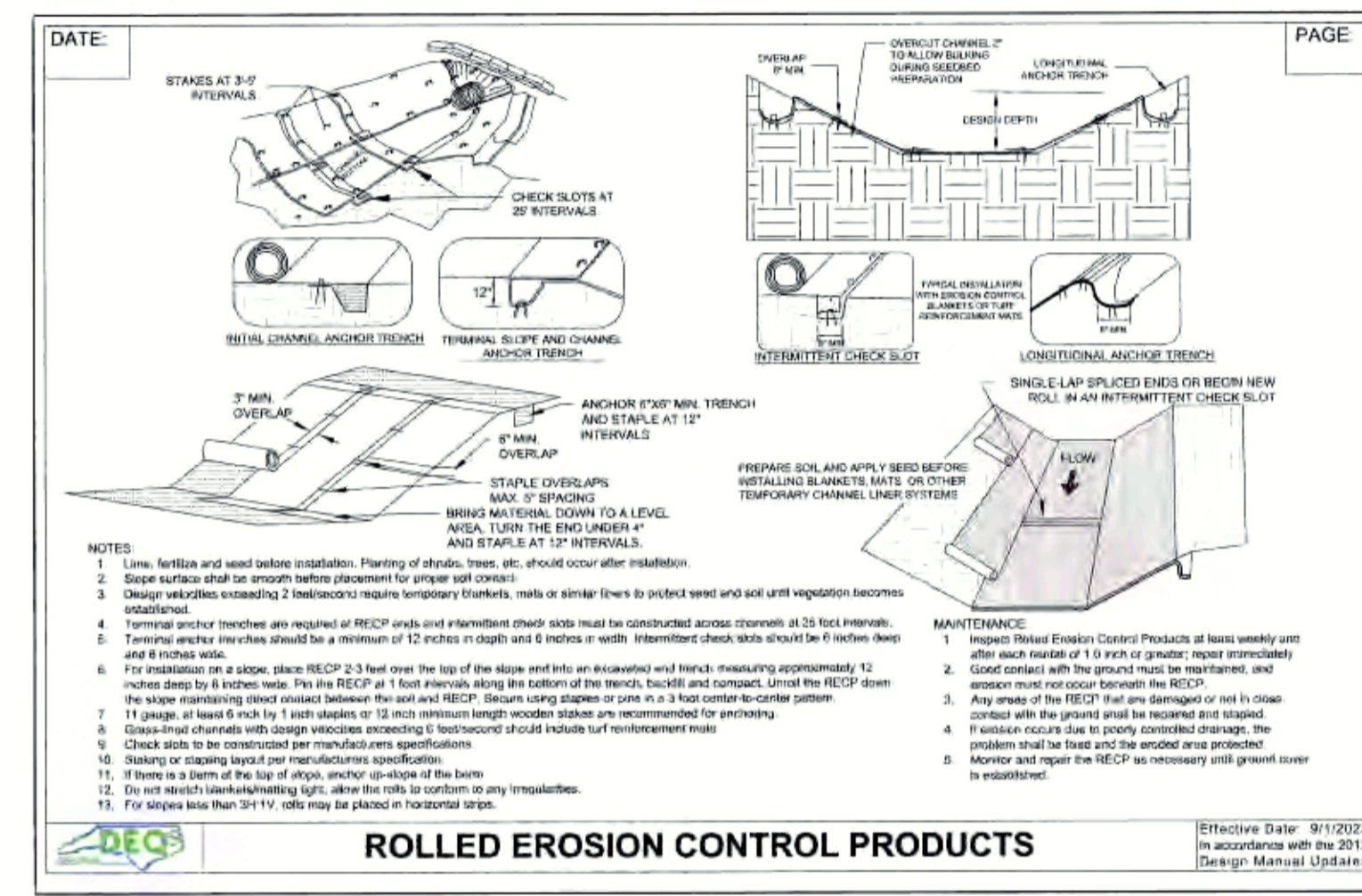
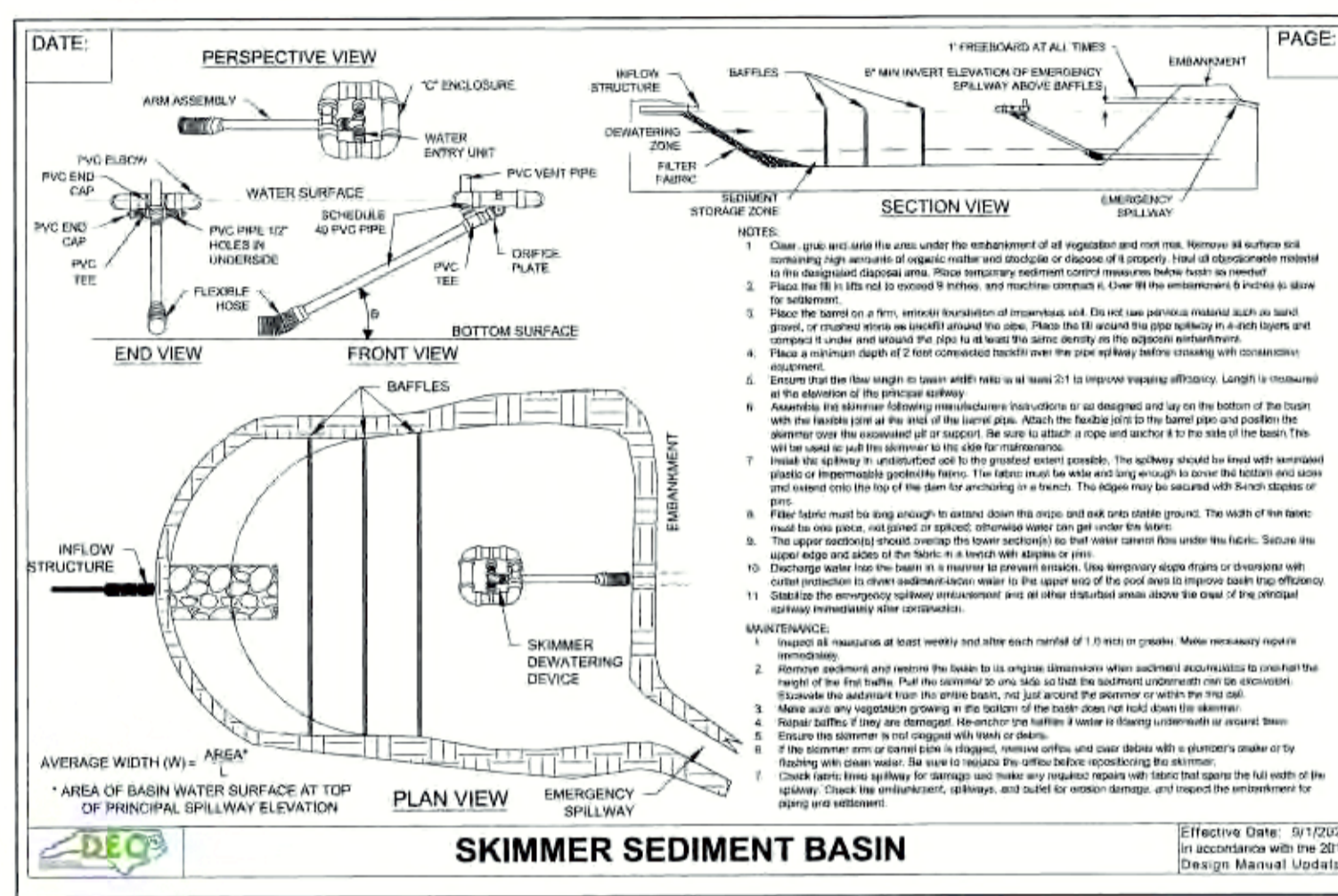
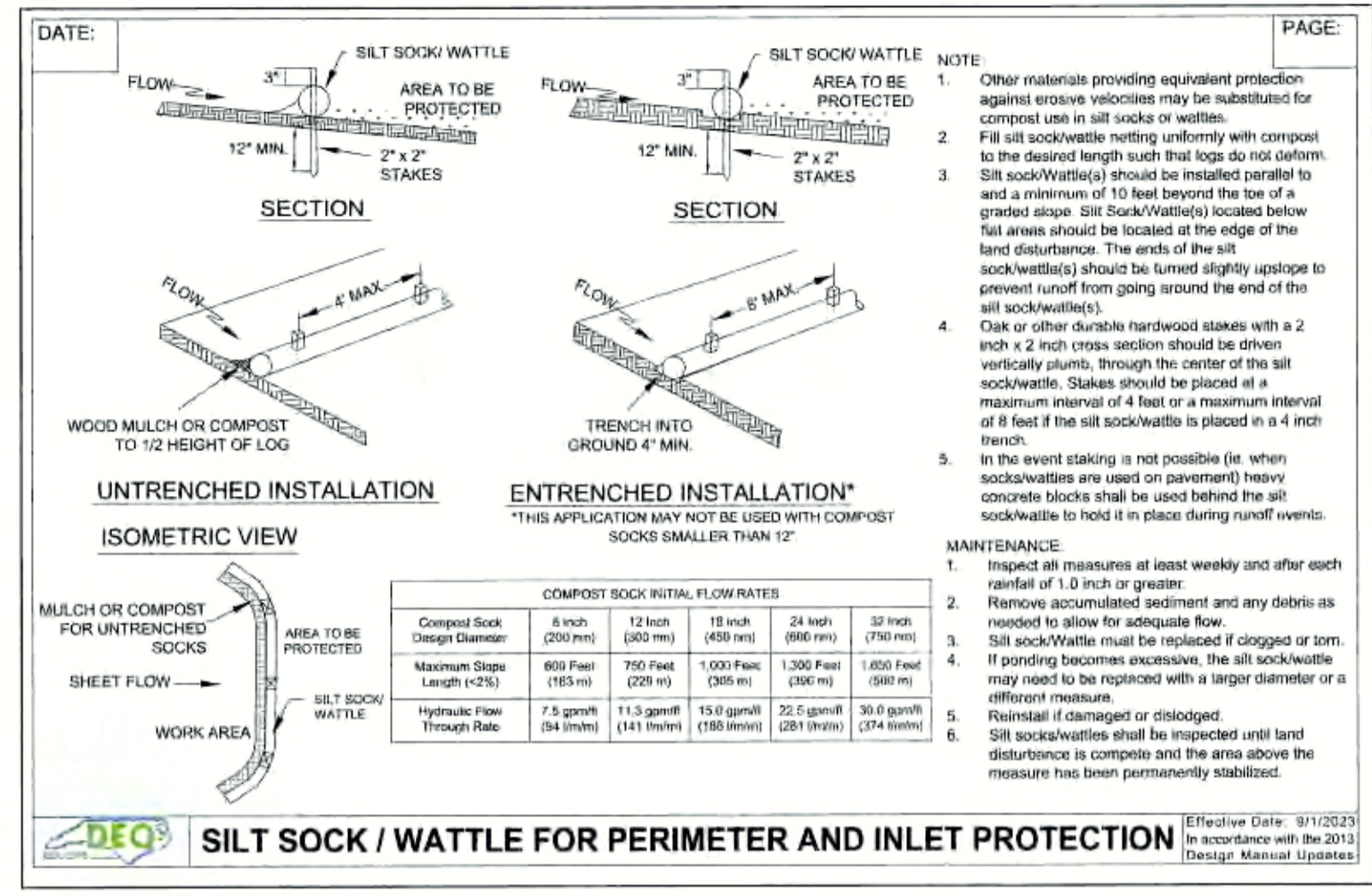
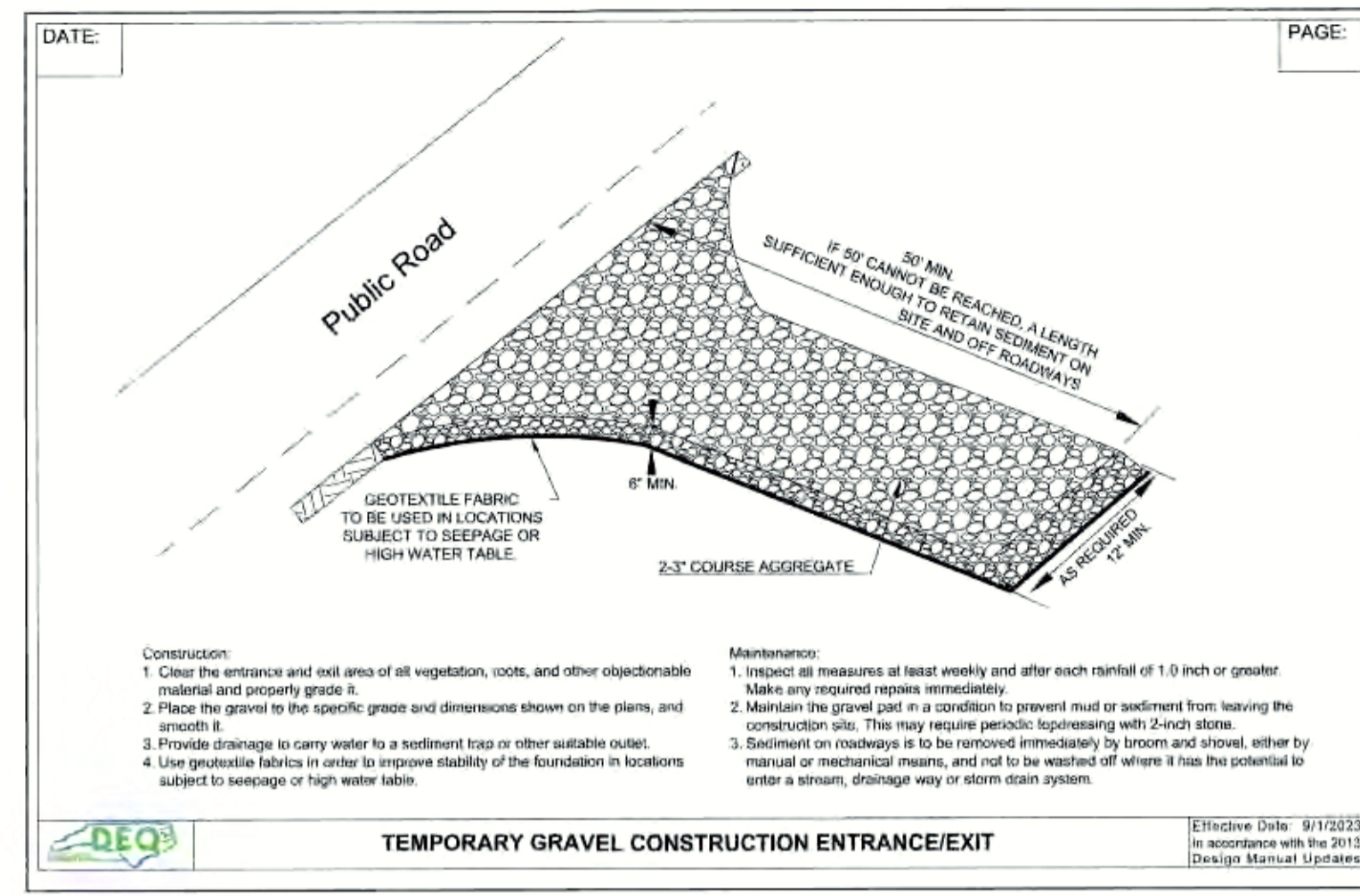
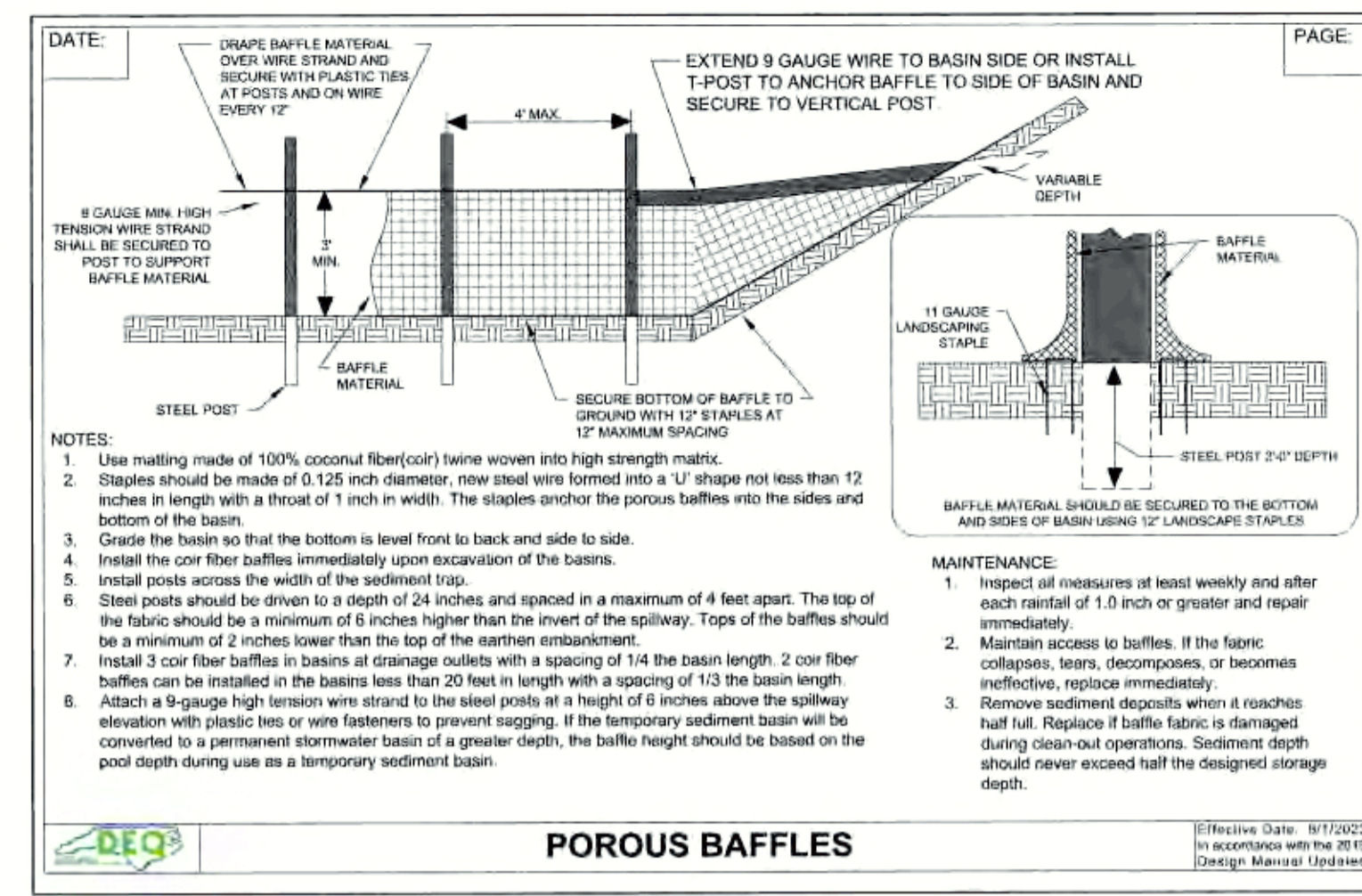
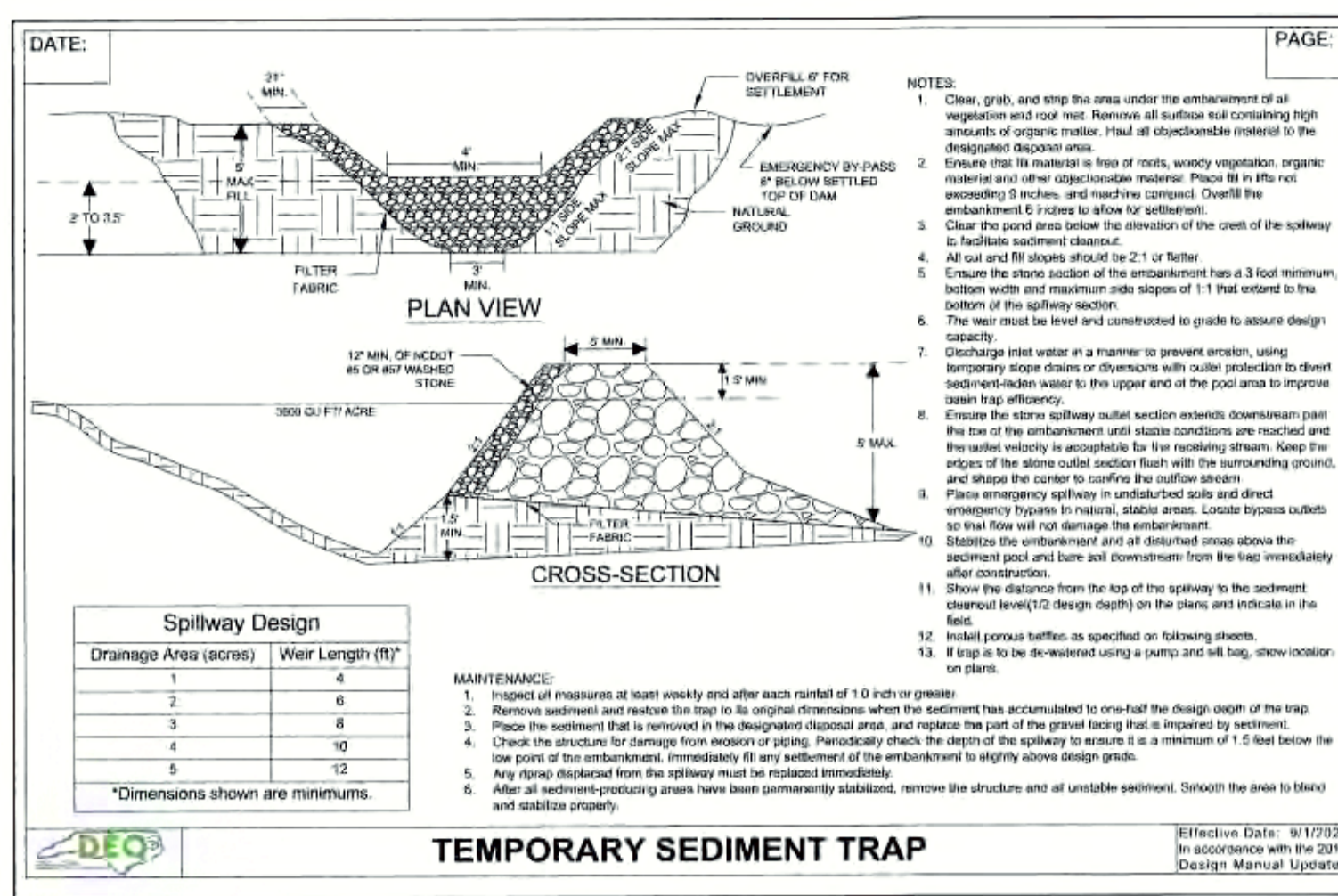
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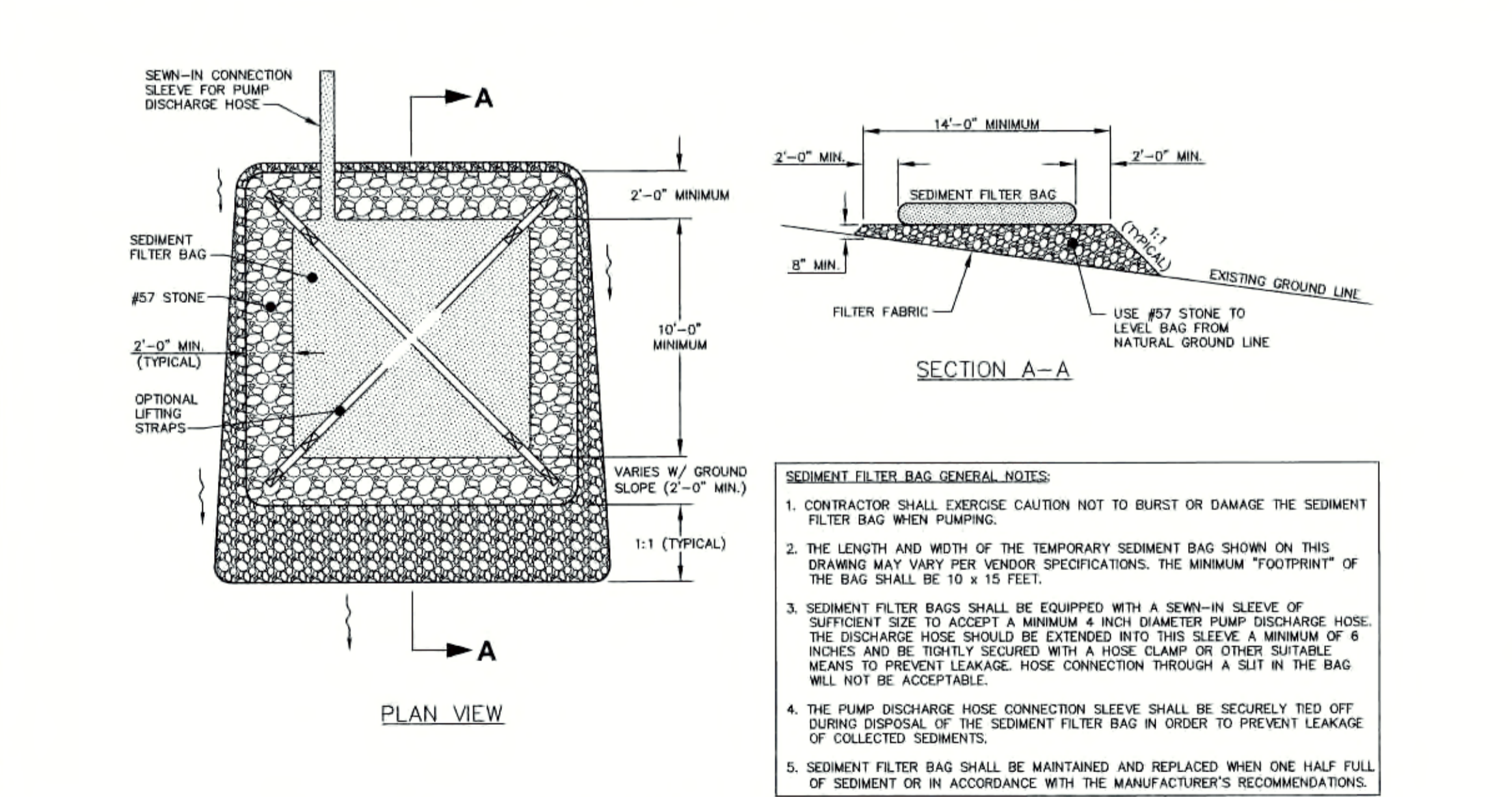
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File: 23017 Master	Drawn: WJB	Sheet: 9 OF 11

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Trap #	DA (Ac.)	Disturbed Area (Ac.)	Unimproved Area (Ac.)	C	Intensity	Design CFS	Volume Req. (C.F.)	Surface Area (B.F.)	D	W	L	Actual Surface Area	Actual Vol. (CFS)	Weir Length (ft)	Skimmer Size (in.)	Orifice Size	Dewatering Time (Days)
1	1.50	0.56	0.00	0.39	7.5	4.62	1,224	1,424	3.5	28	56	1,568	3,659	4	1	2.85	N/A
2	0.65	0.65	0.00	0.50	7.5	2.44	1,170	792	3.5	20	40	800	1,559	4	N/A	N/A	N/A

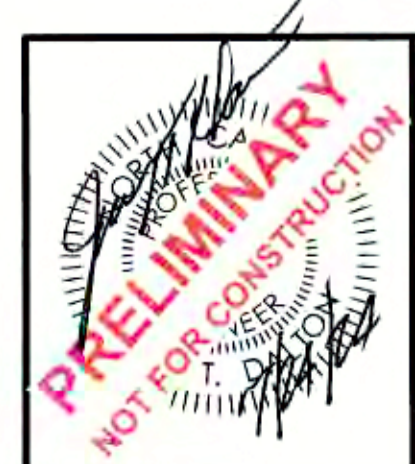


CONSTRUCTION SPECIFICATIONS AND MAINTENANCE SCHEDULE FOR SEDIMENT FILTER BAG

- CONSTRUCTION SPECIFICATIONS:**
- UNFOLD FILTER BAG ON A STABILIZED AREA OVER AN AGGREGATE PAD CONSTRUCTED OF #57 STONE AT A MINIMUM DEPTH OF THREE INCHES (3"). FILTER BAG SHOULD NOT BE PLACED ON BARE SOIL.
 - INSERT DISCHARGE PUMP HOSE INTO THE FILTER BAG SPOUT A MINIMUM OF SIX INCHES (6") AND TIGHTLY SECURE THE HOSE WITH THE WIRE OR PIPE CLAMP TO PREVENT WATER FROM FLOWING OUT OF SPOUT WITHOUT BEING FILTERED.
- MAINTENANCE:**
- MONITOR AND EVALUATE ENTIRE PUMPING AND FILTERING OPERATION TO ASSURE THAT THE BAG CONTINUES TO FUNCTION PROPERLY. AS THE BAG COLLECTS SEDIMENT PARTICLES THE FLOW FROM THE BAG WILL BE REDUCED. REPLACE THE FILTER BAG WHEN IT IS 1/2 FULL OF SEDIMENT OR WHEN THE SEDIMENT HAS REDUCED THE DISCHARGED FLOW RATE TO AN IMPRACTICAL RATE. OVERFLOWING, EXTREME PUMPING RATES, AND HIGH SEDIMENT CONCENTRATION CAN CAUSE THE FILTER BAG TO BURST. PUMP FLOW RATES ARE NOT TO EXCEED 50% OF MAXIMUM FLOW RATE AS INDICATED BY THE MANUFACTURER. MONITOR AND EVALUATE ENTIRE PUMPING AND FILTERING OPERATION TO ASSURE THAT THE BAG CONTINUES TO FUNCTION PROPERLY. REPLACE THE FILTER BAG WHEN IT IS 1/2 FULL OF SEDIMENT OR WHEN THE SEDIMENT HAS REDUCED THE DISCHARGED FLOW RATE TO AN IMPRACTICAL RATE OR AS DIRECTED BY THE INSPECTOR ON-SITE. DISPOSE OF SEDIMENT FILTER BAG AFTER USE IN A MANNER SATISFACTORY TO THE ENGINEER/INSPECTOR OR IN ONE OF THE FOLLOWING WAYS: CUT OPEN THE FILTER BAG AND REMOVE THE VISIBLE FABRIC, LEVEL AND SEED CONTENTS OF THE FILTER BAG OR REMOVE THE FILTER BAG AND CONTENTS TO AN APPROVED OFF-SITE DISPOSAL AREA.

SEDIMENT FILTER BAG
NOT TO SCALE

SEDIMENT AND EROSION CONTROL DETAIL SHEET FOR POWELL TRACT SUBDIVISION TOWN OF SMITHFIELD - JOHNSTON COUNTY, N.C.



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Job: 23017 Date: 6/14/24 Revision:
File: 23017 Master Drawn: WJB Sheet: 10 OF 11

DATE: _____ PAGE: _____

TEMPORARY SEEDING RECOMMENDATIONS FOR LATE WINTER AND EARLY SPRING

Seeding Mixture	Species	Rate (lb/acre)
Tempo	50%	120
Tempo	50%	120

TEMPORARY SEEDING RECOMMENDATIONS FOR SUMMER

Seeding Mixture	Species	Rate (lb/acre)
Tempo	50%	120
Tempo	50%	120

TEMPORARY SEEDING RECOMMENDATIONS FOR FALL

Seeding Mixture	Species	Rate (lb/acre)
Tempo	50%	120
Tempo	50%	120

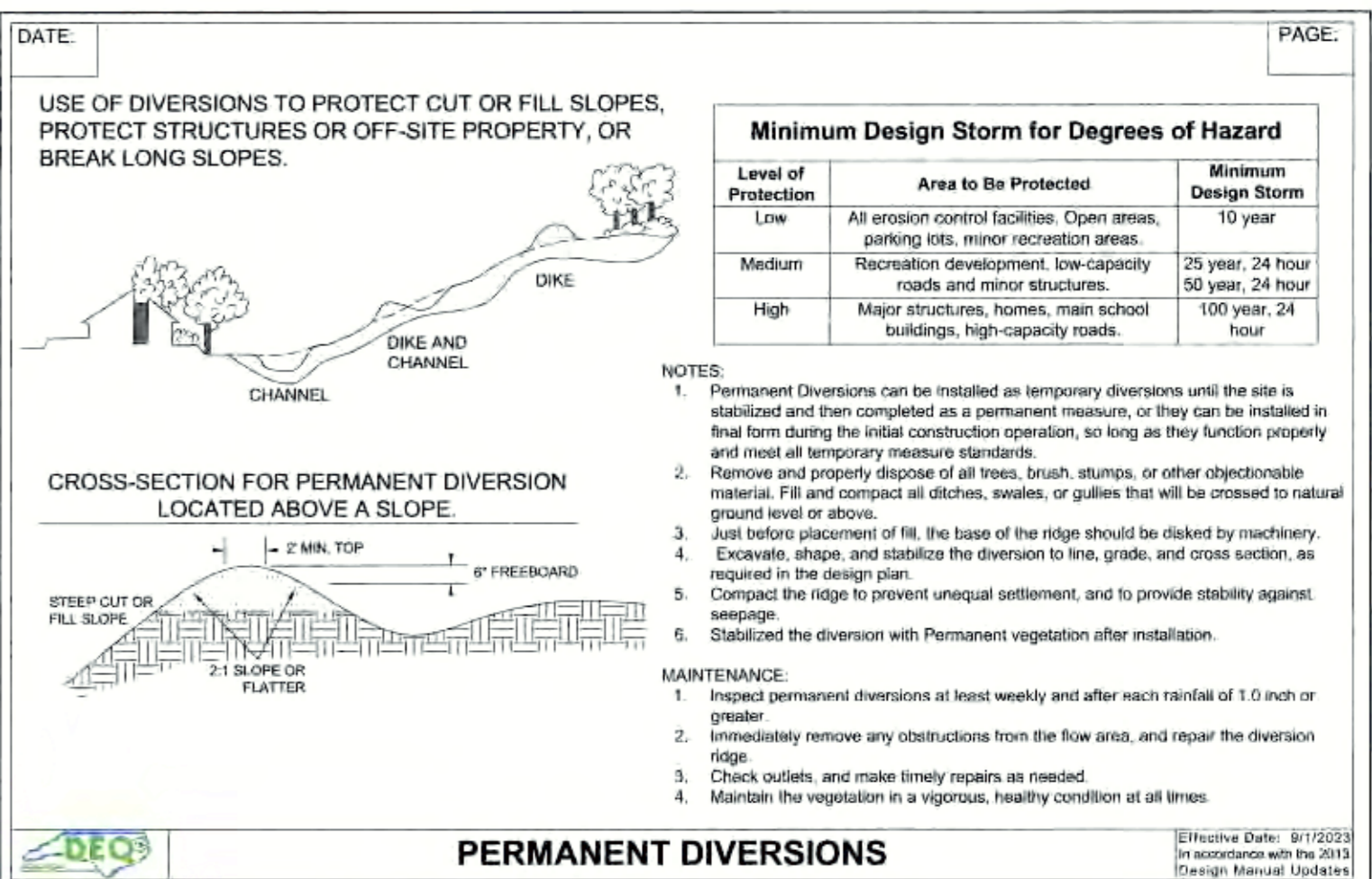
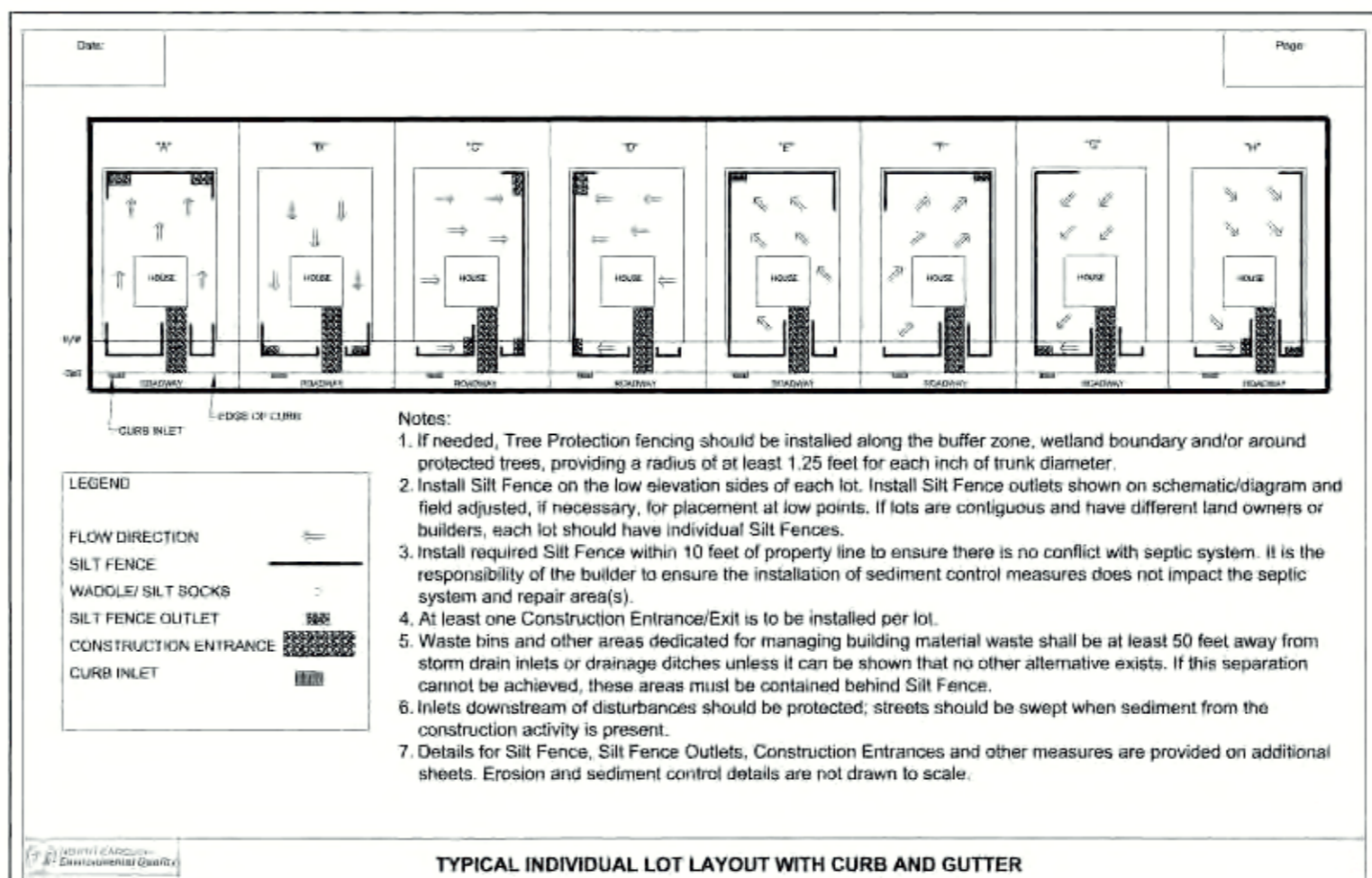
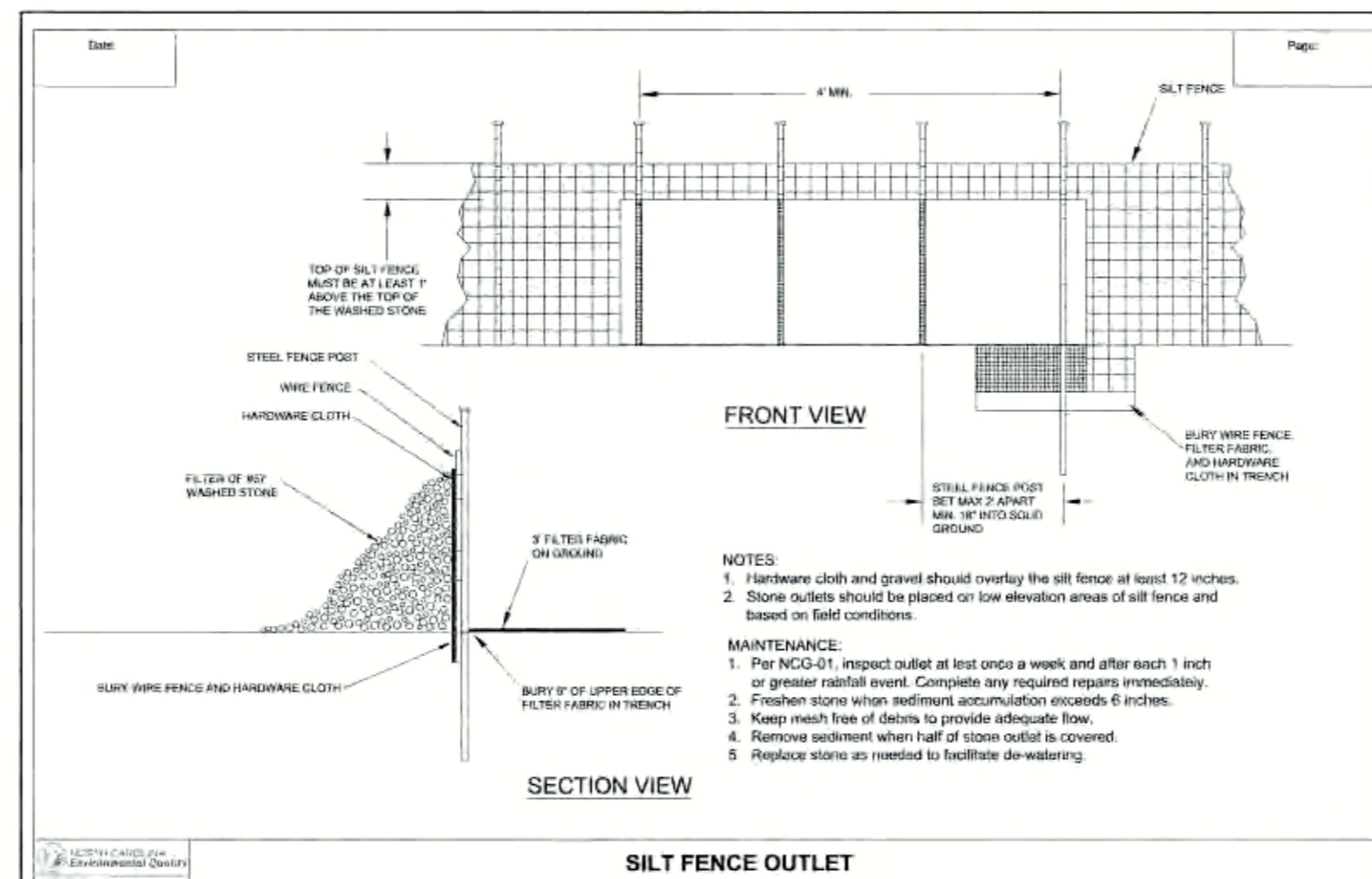
SEED BED PREPARATION:

Apply lime according to soil test recommendations. If the pH (activity) of the soil is not known, an application of ground agricultural limestone at the rate of 1-1 1/2 tons/acre on coarse-textured soils and 2-3 tons/acre on fine-textured soils is usually sufficient. Apply limestone uniformly and incorporate into the top 4-6 inches of soil. Soil with a pH of 6 or higher need not be limed.

FERTILIZER: Base application rates on soil tests. When these are not possible, apply a 10-10-10 grade fertilizer at 700 - 1,000 lb/acre. Both fertilizer and lime should be incorporated into the top 4-6 inches of soil. If a hydraulic seeder is used, do not mix seed and fertilizer more than 30 minutes before application.

SURFACE ROUGHENING: If recent tillage operations have resulted in a loose surface additional roughening may not be required, except to break up large clods. If rainfall causes the surface to become eroded or crusted, loosen it just prior to seeding by tilling, harrowing, or other suitable methods for fine grading. The finished grade should be a smooth even soil surface with a loose uniform fine texture. All ridges and depressions shall be removed and filled to provide the approved surface drainage. Planting is to be done immediately after finished grades are obtained and seedbed preparation is completed.

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates



DATE: _____ PAGE: _____

NON-INVASIVE PERMANENT SEEDING RECOMMENDATIONS FOR LATE WINTER AND EARLY SPRING

Seeding Mixture	Species	Rate (lb/acre)
Tempo	50%	120
Tempo	50%	120

NON-INVASIVE PERMANENT SEEDING RECOMMENDATIONS FOR SUMMER

Seeding Mixture	Species	Rate (lb/acre)
Tempo	50%	120
Tempo	50%	120

NON-INVASIVE PERMANENT SEEDING RECOMMENDATIONS FOR FALL

Seeding Mixture	Species	Rate (lb/acre)
Tempo	50%	120
Tempo	50%	120

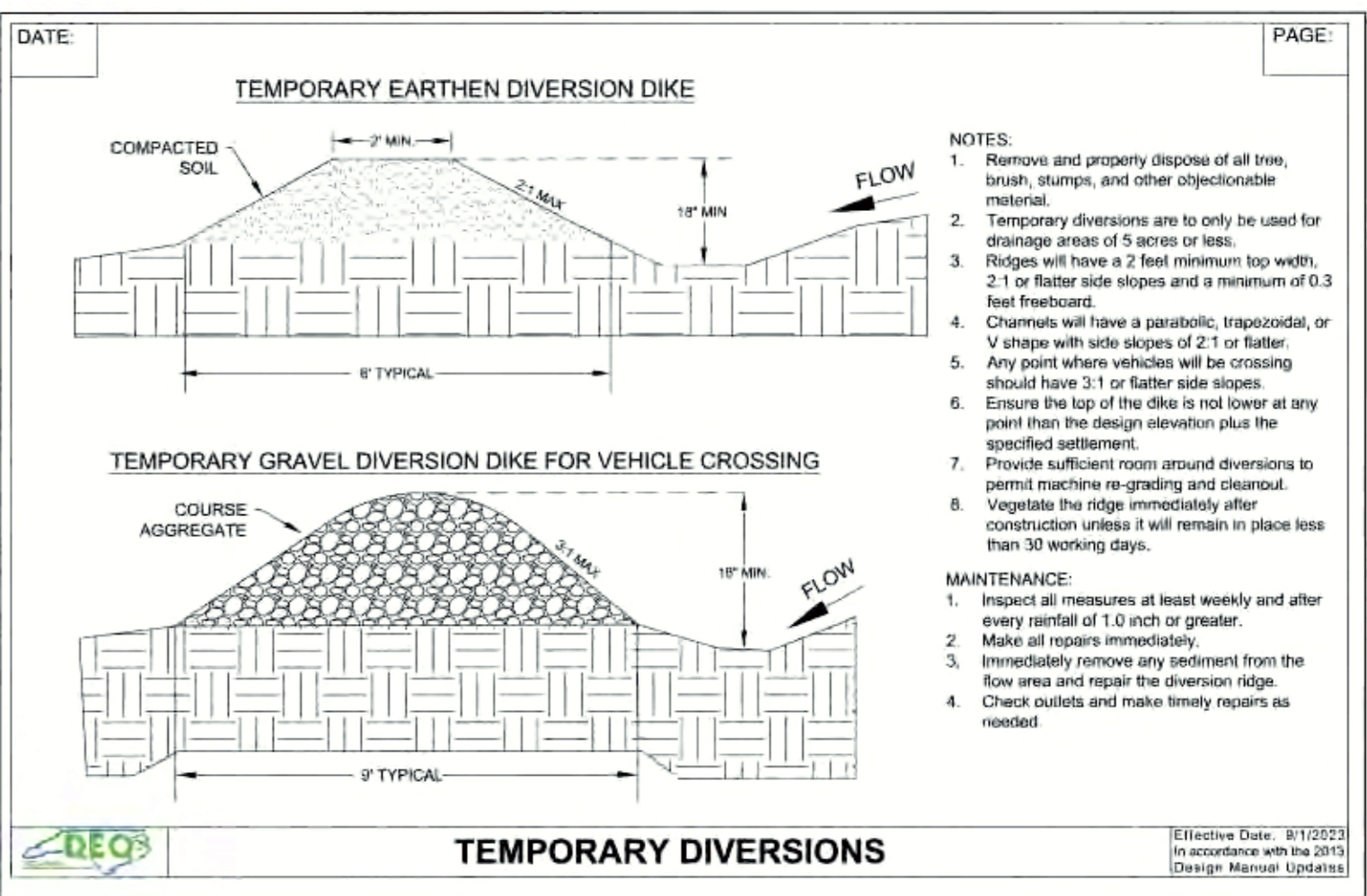
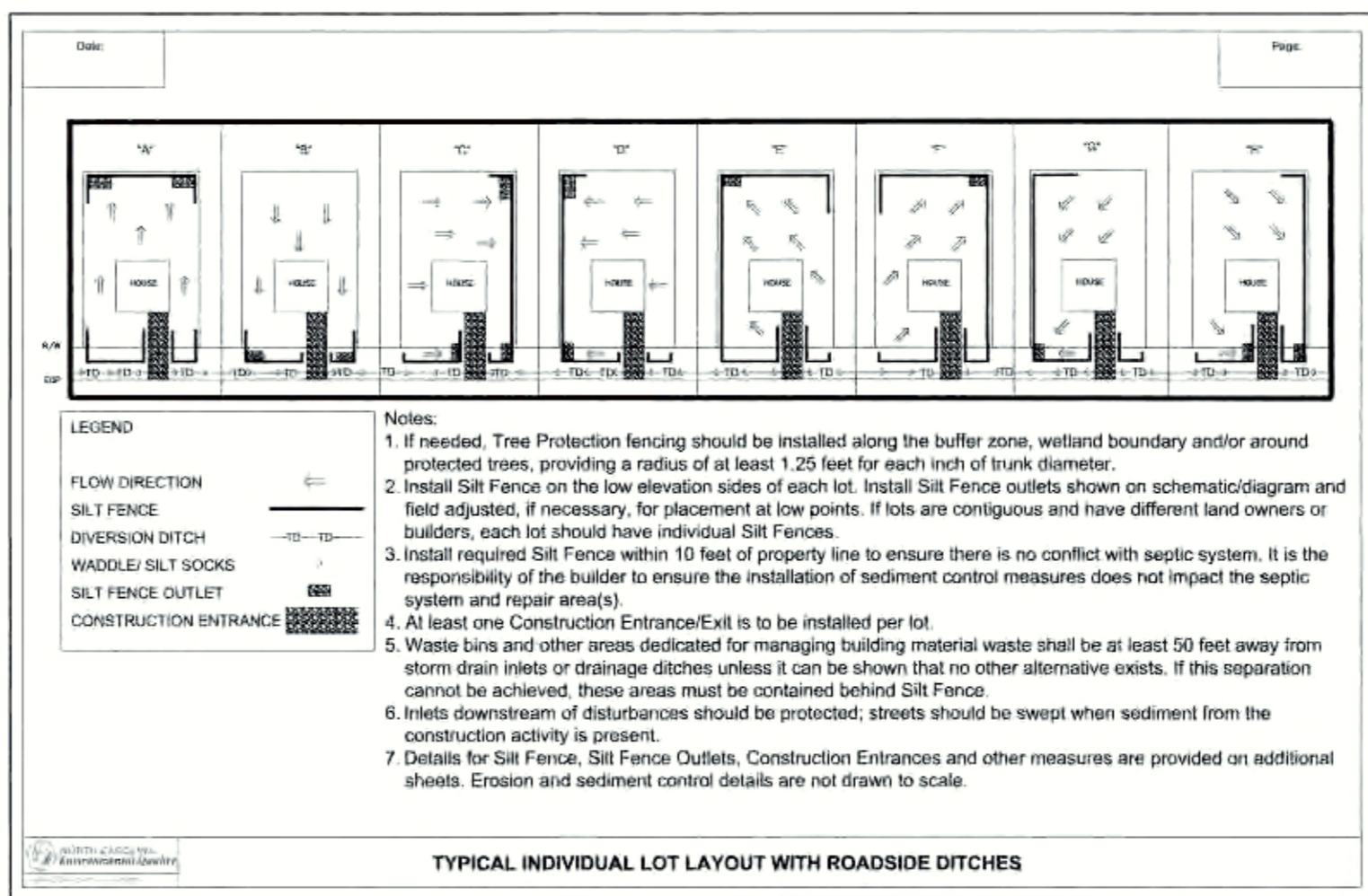
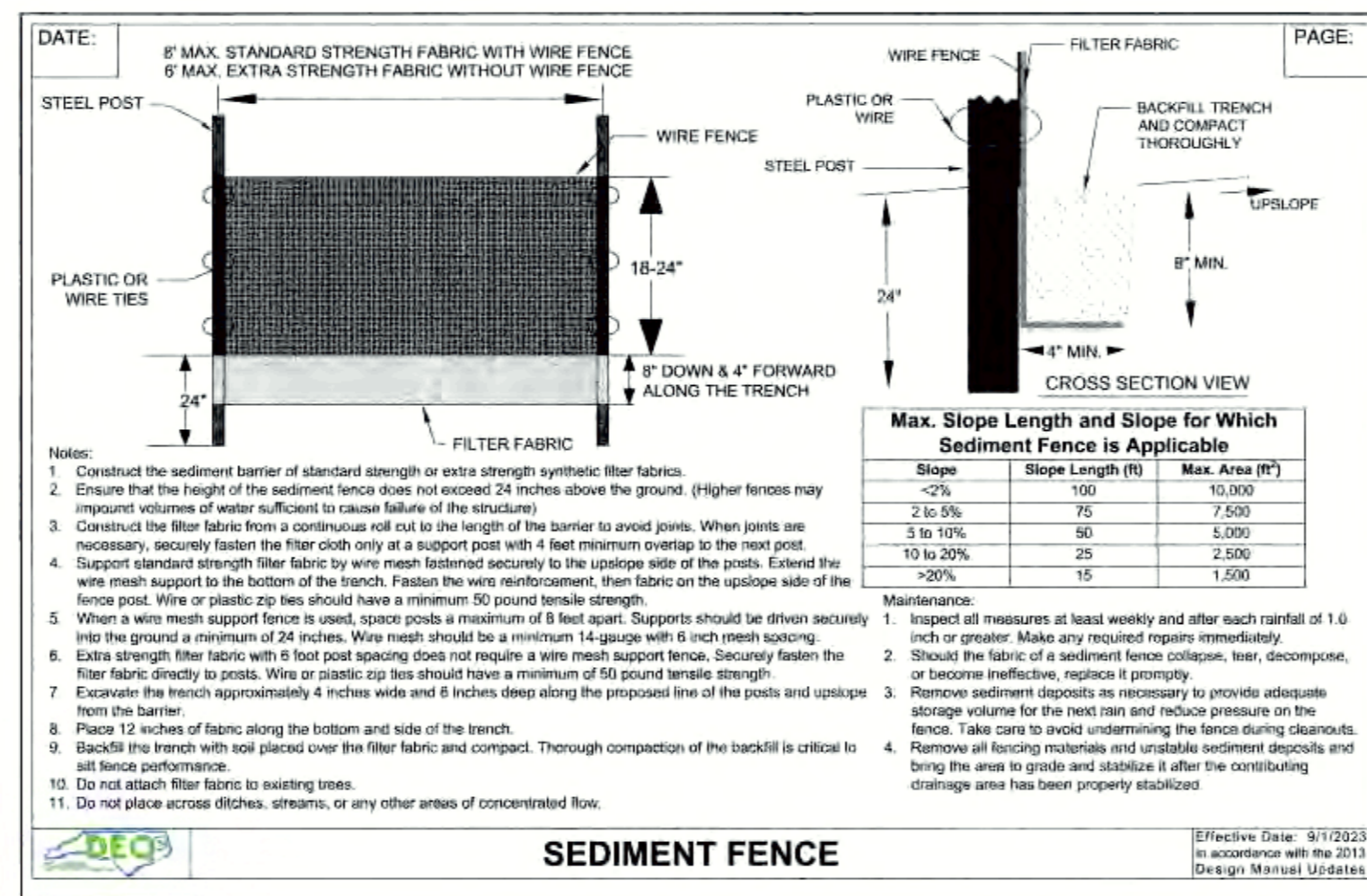
SEED BED PREPARATION:

Apply lime according to soil test recommendations. If the pH (activity) of the soil is not known, an application of ground agricultural limestone at the rate of 1-1 1/2 tons/acre on coarse-textured soils and 2-3 tons/acre on fine-textured soils is usually sufficient. Apply limestone uniformly and incorporate into the top 4-6 inches of soil. Soil with a pH of 6 or higher need not be limed.

FERTILIZER: Base application rates on soil tests. When these are not possible, apply a 10-10-10 grade fertilizer at 700 - 1,000 lb/acre. Both fertilizer and lime should be incorporated into the top 4-6 inches of soil. If a hydraulic seeder is used, do not mix seed and fertilizer more than 30 minutes before application.

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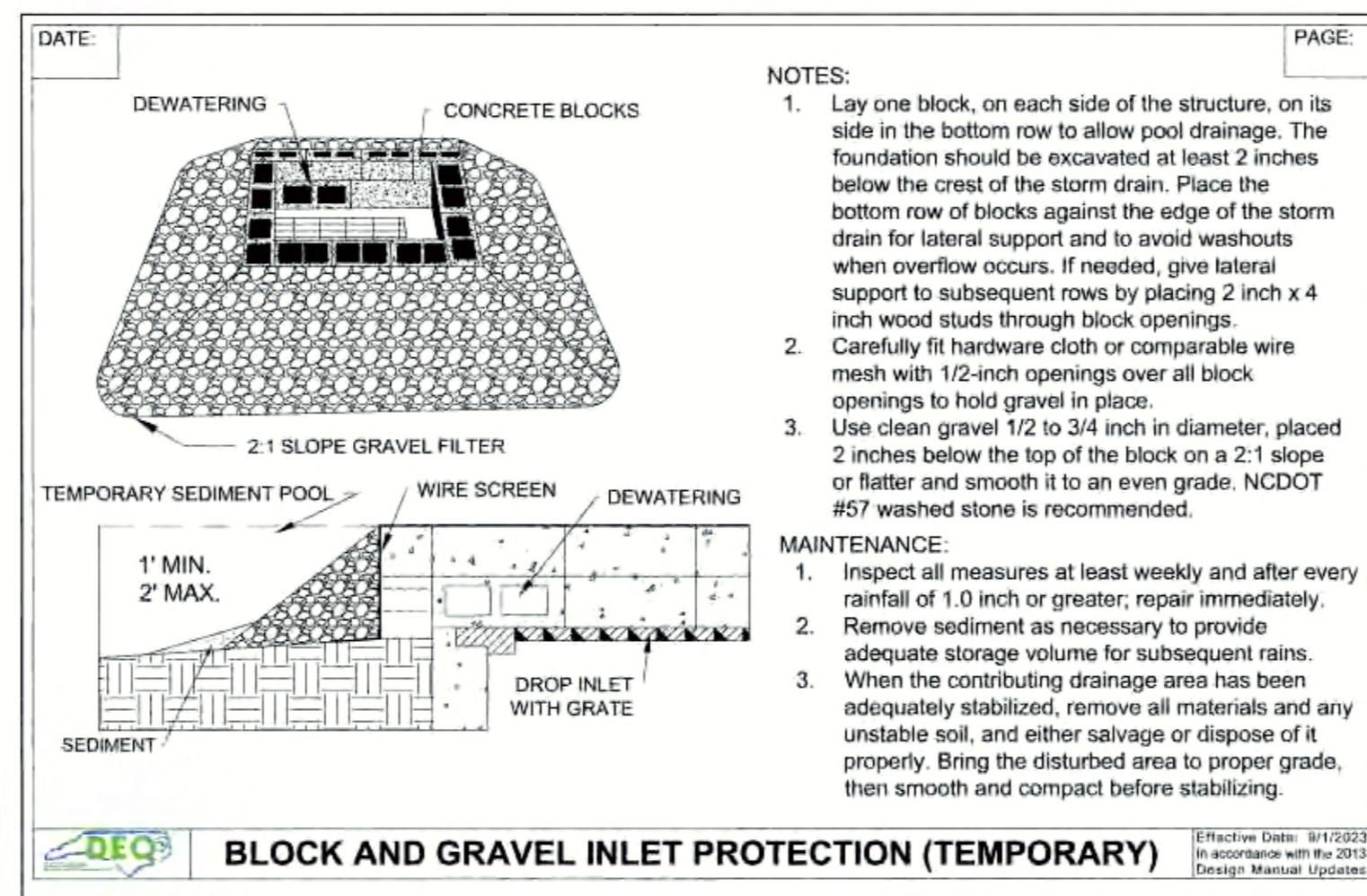
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Mulching Materials and Application Rates

Mulch	Rate Per Acre	Quality
Straw	1.5 tons	dry, weed-free, unbleached, unadorned, uncombed
Wood Chips	2.5 tons	dry, weed-free, unbleached, unadorned, uncombed
Wood Fiber	0.5-1 tons	dry, weed-free, unbleached, unadorned, uncombed
Bank	35 cubic yards	dry, weed-free, unbleached, unadorned, uncombed
Crk Slats	4-6 tons	dry, weed-free, unbleached, unadorned, uncombed
Grass	1.5 tons	dry, weed-free, unbleached, unadorned, uncombed
Grass Mat	Cover area	dry, weed-free, unbleached, unadorned, uncombed
Grass Net	Cover area	dry, weed-free, unbleached, unadorned, uncombed
Grass Blanket	Cover area	dry, weed-free, unbleached, unadorned, uncombed
Grass Mat	Cover area	dry, weed-free, unbleached, unadorned, uncombed
Grass Net	Cover area	dry, weed-free, unbleached, unadorned, uncombed
Grass Blanket	Cover area	dry, weed-free, unbleached, unadorned, uncombed

MULCHING

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DATE: _____ PAGE: _____

CHANNEL SCHEDULE

Channel	Location	BOTTOM WIDTH (FT)	SIDE SLOPE (H:V)	CHANNEL GRADE (%)	ACTUAL CHANNEL LENGTH	FROM STATION	TO STATION	SIDE OF ROADWAY FROM 0+00	PERMANENT LINING	TEMPORARY LINING
1	Street A	0	3:1	0.50	440	0+00	+4+00	RT	Grass	S75
2	Street A	0	3:1	0.50	100	0+00	+1+00	RT	Grass	S75
3	Street A	0	3:1	0.50	75	0+00	+0+75	RT	Grass	S75
4	13/14 Lot Line	2	3:1	1.00	150	0+00	+1+50	RT	Grass	S75

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

DATE: _____ PAGE: _____

Temporary Seeding Recommendations

Common Name	Scientific Name	Rate per Acre	Optimal Planting Date
Rye Grass	Lolium perenne	30 lb	Aug 15 - May 15
Wheat	Triticum aestivum	30 lb	Aug 15 - May 15
Common Millet	Setaria fabiana	15 lb	May 15 - Aug 15
Bromus	Bromus inermis	15 lb	May 15 - Aug 15

Permanent Seeding Recommendations

Common Name	Scientific Name	Rate per Acre	Optimal Planting Date
Bluegrass	Poa annua	15 lb	May 15 - Aug 15
Timothy	Phleum pratense	15 lb	May 15 - Aug 15
Orchard Grass	Dactylis glomerata	15 lb	May 15 - Aug 15
Redtop	Lolium sp.	15 lb	May 15 - Aug 15
Kentucky Bluegrass	Poa pratensis	15 lb	May 15 - Aug 15
Perennial Ryegrass	Lolium perenne	15 lb	May 15 - Aug 15
Smooth Stalked Panicum	Panicum sp.	15 lb	May 15 - Aug 15
Common Fescue	Festuca ovina	15 lb	May 15 - Aug 15
Hard Fescue	Festuca ovina	15 lb	May 15 - Aug 15
Sheep Fescue	Festuca ovina	15 lb	May 15 - Aug 15
Red Fescue	Festuca ovina	15 lb	May 15 - Aug 15
Creeping Red Fescue	Festuca ovina	15 lb	May 15 - Aug 15
Parrot Fescue	Festuca ovina	15 lb	May 15 - Aug 15
Common Fescue	Festuca ovina	15 lb	May 15 - Aug 15
Hard Fescue	Festuca ovina	15 lb	May 15 - Aug 15
Sheep Fescue	Festuca ovina	15 lb	May 15 - Aug 15
Red Fescue	Festuca ovina	15 lb	May 15 - Aug 15
Creeping Red Fescue	Festuca ovina	15 lb	May 15 - Aug 15
Parrot Fescue	Festuca ovina	15 lb	May 15 - Aug 15

RIPARIAN AREA SEEDING (PIEDMONT REGION)

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SEDIMENT AND EROSION CONTROL DETAIL SHEET FOR POWELL TRACT SUBDIVISION TOWN OF SMITHFIELD - JOHNSTON COUNTY, N.C.

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File: 23017 Master Drawn: WJB Sheet: 11 OF 11

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GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT
 Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Site Area Description	Required Ground Stabilization Timeframes	
	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> Temporary grass seed covered with straw or other mulches and tackifiers Hydroseeding Roller erosion control products with or without temporary grass seed Appropriately applied straw or other mulch Plastic sheeting 	<ul style="list-style-type: none"> Permanent grass seed covered with straw or other mulches and tackifiers Geotextile fabrics such as permanent soil reinforcement matting Hydroseeding Shrubs or other permanent plantings covered with mulch Uniform and evenly distributed ground cover sufficient to restrain erosion Structural methods such as concrete, asphalt or retaining walls Roller erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC DWR List of Approved PAMS/Flocculants.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the NC DWR List of Approved PAMS/Flocculants and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated Stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

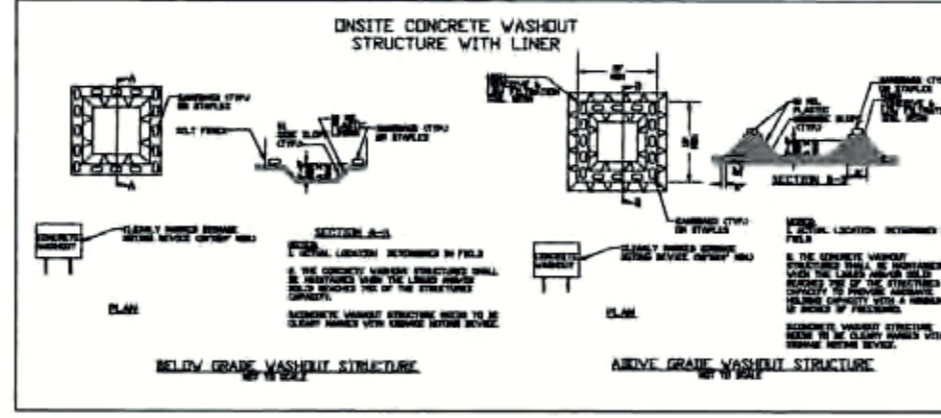
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
- Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
- Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspects	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gage maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gage observations are made during weekend or holiday periods, and no individual day rainfall information is available, record the cumulative rain measurement for those unattended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred are recorded as "zero." The permittee may use another rain-measuring device approved by the Division.
(2) E&S Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Indication of whether the measures were operating properly. 5. Description of maintenance needs for the measure. 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDCs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration. 5. Indication of visible sediment leaving the site. 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Actions taken to clean up or stabilize the sediment that has left the site limits. 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the material reports to the appropriate Division Regional Office per Part III, Section C, Item 2(f) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&S measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&S Plan Documentation
 The approved E&S plan as well as any approved deviation shall be kept on the site. The approved E&S plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&S plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&S measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&S plan.	Initial and date each E&S measure on a copy of the approved E&S plan or complete, date and sign an inspection report that lists each E&S measure shown on the approved E&S plan. This documentation is required upon the initial installation of the E&S measures or if the E&S measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&S plan.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&S measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&S measures.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate the completion of the corrective actions.

2. Additional Documentation to be Kept on Site
 In addition to the E&S plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

- This General Permit as well as the Certificate of Coverage, after it is received.
- Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years
 All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART II, SECTION G, ITEM (4) DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

- The E&S plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&S plan authority has approved these items.
- The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item 2(f)(c) and (d) of this permit.
- Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems.
- Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above.
- Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
- Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

- Visible sediment deposition in a stream or wetland.
- Oil spills if:
 - They are 25 gallons or more,
 - They are less than 25 gallons but cannot be cleaned up within 24 hours,
 - They cause sheen on surface waters (regardless of volume), or
 - They are within 100 feet of surface waters (regardless of volume).
- Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.
- Anticipated bypasses and unanticipated bypasses.
- Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. If the stream is named on the NC DWR List as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses (40 CFR 122.41(m)(3))	<ul style="list-style-type: none"> A report of least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass. Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(d) Unanticipated bypasses (40 CFR 122.41(m)(3))	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. (40 CFR 122.41(b)(6)). Division staff may waive the requirement for a written report on a case-by-case basis.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment (40 CFR 122.41(b)(7))	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. (40 CFR 122.41(b)(6)). Division staff may waive the requirement for a written report on a case-by-case basis.



NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

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

Application Number: S-24-05 **Project Name:** Powell Tract Subdivision

Request: Swift Creek Road – Lan Development, LLC is requesting approval of a preliminary plat for a 19-lot single family subdivision on 11.1 acres in the R-20A Zoning District. The property considered for approval is located on Swift Creek Road approximately 2,300 feet north of the Cleveland Road intersection, Smithfield NC 27577, further identified as Johnston County Tax ID 15I08014.

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 other 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-24-05 with the following conditions:*

1. *That the subdivision approval be contingent on approval of the construction drawings and meeting all UDO requirements.*
2. *That street stubs be provided to the north and south for future development.*
3. *That the public right-of-way be 60' wide per UDO requirements.*
4. *That the cul-de-sac length be a maximum of 750'.*
5. *That the cul-de-sac bulb be increased to 96' diameter.*
6. *The mailbox kiosk be located outside the public right-of-way in HOA property or within an easement.*
7. *That the stormwater management plan be revised to accommodate additional impervious per lot acceptable to the Town Engineer.*
8. *Any public sidewalks be maintained by the HOA in coordination with NCDOT.*
9. *That requirement street yards be provided and the street yard landscaping on Swift Creek Road be located within an easement or on HOA property.*
10. *Subdivision identification sign be provided on HOA property or within an easement on private property.*
11. *That the developer provide a statement from Johnston County Health Department that a copy of the plat has been submitted to them and approved for septic systems.*

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-24-05 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-24-05 is hereby:

_____ **approved upon acceptance and conformity with the following conditions:**

1. *That the subdivision approval be contingent on approval of the construction drawings and meeting all UDO requirements.*
2. *That street stubs be provided to the north and south for future development.*
3. *That the public right-of-way be 60' wide per UDO requirements.*
4. *That the cul-de-sac length be a maximum of 750'.*
5. *That the cul-de-sac bulb be increased to 96' diameter.*
6. *The mailbox kiosk be located outside the public right-of-way in HOA property or within an easement.*
7. *That the stormwater management plan be revised to accommodate additional impervious per lot acceptable to the Town Engineer.*
8. *Any public sidewalks be maintained by the HOA in coordination with NCDOT.*
9. *That requirement street yards be provided and the street yard landscaping on Swift Creek Road be located within an easement or on HOA property.*
10. *Subdivision identification sign be provided on HOA property or within an easement on private property.*
11. *That the developer provide a statement from Johnston County Health Department that a copy of the plat has been submitted to them and approved for septic systems.*

_____ **denied for the noted reasons.**

Decision made this 3 day of August 2021 while in regular session.

M. Andy Moore, Mayor

ATTEST:

Shannan L. Parrish, Town Clerk



Request for Planning Board Action

Agenda
Item: SUP-24-02
Date: 10/3/24

Subject: Heritage Townes at Waddell Special Use Permit
Department: Planning
Presented by: Chloe Allen, Planner I
Presentation: Public Meeting

Issue Statement

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.

Financial Impact

The development will add to the town's tax base.

Action Needed

The Planning Board is respectfully requested to review the special use permit request and provide feedback to the developer. No recommendation is requested because the item is quasi-judicial.

Recommendation

None.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Finding of fact
3. Application and narrative
4. Site plans



Staff Report

Agenda Item: SUP-24-02

REQUEST:

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.

This application was before the Planning Board in August as a 16-unit development. The applicant has added a 17th unit after finding that a riparian buffer was not required.

PROPERTY LOCATION:

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, 15005022A

APPLICATION DATA:

Applicant:	Samuel O'Brien (Shovel Ready Johnson, Inc).
Engineer:	Dan Danvers, RLA (Bohler Engineering NC, PLLC)
Property Owners:	Heritage Townes at Waddell, Inc.
Tax ID#s	15005023, 15005022, 15005022A
Rezoning Acreage:	1.88 acres.
Present Zoning:	R-8
Existing Use:	Detached single-family residential
Proposed Use:	Townhomes (multi-family)
Fire District:	Town of Smithfield
Parks/Recreation:	Fee in lieu of parkland dedication
School Impacts:	Potentially students in schools
Water and Sewer Provider:	Town of Smithfield
Electric Provider:	Town of Smithfield
Development Density:	8.5 dwelling units per acre

**ADJACENT ZONING AND LAND USES:
(see attached map)**

	Zoning	Existing Land Uses
North	O/I	Nursing Home
South	R-8	Detached single-family residential
East	R-8	Detached single-family residential
West	R-8	Detached single-family residential

EXISTING CONDITIONS/ENVIRONMENTAL:

- The property considered for approval is comprised of 3-detached single family residential lots. There is an existing home and shed that will be removed by this project.
- An existing 3' high metal/barbed wire fence runs along the east property line.
- An existing 20' wide drainage easement that runs north-west from Waddell Drive toward the rear of the lot towards the Nursing Home on Berkshire Drive.
- Waddell Drive is an 18'-wide road with drainage ditches on the sides without sidewalks.

SPECIAL USE PERMIT REVIEW:

Multi-family residential is a special use with supplemental standards in the R-8 Zoning District according to Article 6, Table 6.6 of the Unified Development Ordinance. The supplementary standards for multi-family are found in UDO Article 7, Section 7.35.

- **Development Plan Overview.** There are 3-townhouse buildings proposed (3-unit, 6-unit and 8-unit each). The townhome development is being designed to have a central driveway leading to the rear of the units (parking courtyard). Each unit will have a 2-car garage for parking. Seven (7) overflow parking spaces are to be provided in a center island with a cluster mailbox. The fronts of the townhouses face outward towards the sides and rear lot lines. Each unit will have a front yard area linked to a shared sidewalk that encircles the buildings.
- **Comprehensive Plan/Density.** The Town Plan guides this property for medium density residential with a maximum density of 9.68 units per acre. This proposal will have a density of 9.44 units per acre.
- **Townhomes.** Each townhouse on both the front and back will be differentiated by its own shed roof-dormer. Each front yard will have its own fenced area. The architectural materials will be comprised of composite lap siding, vertical siding, board and batten vertical siding, composite fascia with corner trim made by Tamlyn (metal product).
 - **Unit dimensions.** 22' wide x 28' deep.
 - **Lot dimensions.** 22' wide x 63' deep.
 - Each unit will have 3 bedrooms with 2 baths.
- **Street Access/Frontage.** The development site has frontage on Waddell Drive and access to the site will be from a shared single driveway off Waddell Drive.

- **Street Yard/Buffers.** The proposed development plans show a 10' wide Type A buffer along the sides and rear of the site and a 15' Street Yard Landscaping along the front property line as required.
- **Building Setbacks.** The development has provided a 35' perimeter setback as required for multi-family developments with 11 to 30 units.
- **Building Separations.** All proposed townhouse buildings maintain the required 30' building separation for buildings ranging 25.1' to 30' in height.
- **Sidewalks.** Multi-family developments are required to construct sidewalks along the public right of way or in an easement on the development property. The site plans show a sidewalk near the Waddell Drive frontage, but the sidewalks should go from property line to property line. This sidewalk is a condition of approval.
- **Trash.** The developer has not provided any details for trash rollout storage. A condition of approval should be added that the containers be screened from the public right of way.
- **Parking.** Minimum parking requirements for three-bedroom units are 2 spaces per unit. The development provides spaces for 2 cars per unit + 7 overflow.
- **Stormwater.** The site plan provides an area in the northwest corner of the site for a stormwater management facility.
- **HOA.** A homeowner's association will be required to maintain all the common areas and amenities including the parking lot, sidewalks, stormwater facility, mail kiosk, signs, etc.
- **Utilities.** The developer is planning on relocating and upgrading the existing sanitary sewer line. The existing sanitary sewer easement crossing the site will be relocated. There are no details shown for how this will be accomplished. The relocation of the sewer line and easement is a condition of approval.
- **Signage.** A monument sign is shown on the site plan. The location meets the required setbacks.
- **Traffic.** The amount of traffic generated by this development is below the threshold for a traffic study. Waddell Drive is a substandard road (18' wide with drainage ditches) and neither intersection onto Brightleaf Boulevard have traffic signals.

FINDING OF FACT (Staff Opinion):

The Town Council shall issue a special use permit if it has evaluated an application through a quasi-judicial process and determined that (Staff's opinion in **Bold/Italic**):

4.9.4.5.1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare. *The project will not be detrimental to or endanger the public health, safety, or general welfare. The development will adhere to all Town requirements.*

4.9.4.5.2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. *The project will not impede the normal and orderly development and improvement of the surrounding properties. The neighborhood is fully developed with only redevelopment occurring, this townhouse project and commercial development along Brightleaf Boulevard. This development will potentially provide new customers in walking distance to the Brightleaf commercial establishments.*

4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided. *The development will provide adequate utilities, drainage, parking, and necessary facilities. For this project to proceed, an existing sanitary sewer line and easement will need to be relocated.*

4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas. *The use will not create such nuisances.*

4.9.4.5.5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. *Proper ingress and egress will be provided with a single driveway onto Waddell Drive. The developer will likely install a stop sign at the exit lane to Waddell Drive.*

4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property. *The use will have no adverse impacts on the abutting or adjoining properties. The adjacent properties are residential. The design of the proposed buildings will be complementary to the mostly single-story homes surrounding with dormers that break up the scale of the buildings. Furthermore, the site will be well buffered along all property lines. The design of the home will be such that the front (good) side faces outward. All vehicular access is toward the center of the site.*

4.9.4.5.7. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located. **The proposed townhomes will be complementary and in harmony with the adjacent homes. The architectural style will blend well and dormers will break up the scale of the buildings. The buildings will be positioned such that they will have minimal impact from the street.**

4.9.4.5.8. The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located. **The special use will meet all applicable regulations.**

RECOMMENDATION TO TOWN COUNCIL:

Planning Staff recommends approval of SUP-24-02 with the following conditions:

1. That the driveway be constructed in accordance with the Town's driveway apron detail.
2. That the existing sanitary sewer line and easement be relocated with the approval of the Town's Public Utilities Director.
3. That rollout trash containers be screened from the public right of way or stored within the garages.
4. That the developer constructs a 5' wide public sidewalk in the public right of way, or in an easement for the sidewalk along the right of way.
5. There shall be a homeowner's association to own and maintain all common amenities such as the parking lot, sidewalks, landscaping, mail kiosk, and stormwater management facility.

RECOMMENDED MOTION:

None.

Heritage Townes SUP

File Number:
SUP-24-02

Project Name:
Heritage Townes
at Waddell SUP

Location:
19 and 21
Waddell Dr

Tax ID#:
15005023
15005022
15005022A

Existing Zoning:
R-8

Owner:
Heritage Townes at
Waddell, Inc

Applicant:
Samuel O'Brien
(Shovel Ready
Johnson, Inc)



1 in = 62 ft

Map created by Chloe Allen
Planner I on 7/23/24



RECEIPT OF APPLICATION FEE PAYMENT

6:21



Transaction Details



Town of Smithfield

\$400.00

400.00 total rewards points earned



Pay Over Time

Transaction Details

Type	Sale
Transaction date	Apr 09, 2024
Posted date	Apr 10, 2024



350 E Market St,
Smithfield, NC 27577

(919) 934-2116

Description TOWN OF SMITHFIELD

Merchant type Government services

Method In person



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

SPECIAL USE PERMIT APPLICATION

Pursuant to Article 4, of the Town of Smithfield Unified Development Ordinance, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but has the potential to create incompatibilities with adjacent uses.

one (1) copy requested by S.Wensmen

Special Use Permit applications must be accompanied by one (1) signed application, ~~three (3) sets of~~ required plans and one (1) digital copy of all required documents, including the Owner's Consent Form (attached) and the application fee.

SITE INFORMATION:

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: _____

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 Submitted: _____	Date Received: _____	Amount Paid: _____
--------------------	-----------------------	----------------------	--------------------

REQUIRED FINDING OF FACT

Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a Special Use Permit to address the following findings. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which this section requires. The Town Council shall issue a special use permit if it has evaluated an application through a quasi-judicial process and determined that:

- 1) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.

- 2) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- 3) Adequate utilities, drainage, parking, or necessary facilities have been or are being provided

- 4) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

- 5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

- 6) That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.

- 7) That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.

- 8) The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.

REQUIRED SITE PLAN INFORMATION

Article 5 of the Town of Smithfield Unified Development Ordinance requires a site plan be prepared by a professional engineer, registered land surveyor, or licensed architect and shall be drawn to scale of not less than one inch equals 30 feet. 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. The site plan shall contain the following information, if applicable as determined by the UDO Administrator:

- 1) A key map of the site with reference to surrounding areas and existing street locations.
- 2) 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.
- 3) Parcel Identification Numbers (PIN) for site and adjacent properties.
- 4) Deed book and page reference demonstrating ownership of property.
- 5) Location of all existing and proposed structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- 6) Building setback, side line, and rear yard distances.
- 7) Location of watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- 8) 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, and significant soil conditions.
- 9) Topography showing existing and proposed contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- 10) The zoning of the property, including zoning district lines where applicable.
- 11) Lot line dimensions and property lines of the tract to be developed (with dimensions identified), adjacent property lines (including corporate limits, Town boundaries, and county lines).
- 12) Parking, loading, and unloading areas shall be indicated with dimensions, traffic patterns, access aisles, and curb radii per the requirements of Article 10, Part I.
- 13) Types of surfaces for drives, sidewalks, and parking areas.
- 14) Location and design of existing and proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- 15) Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- 16) Location of all US Clean Water Act Section 404 wetland areas, located of 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.
- 17) The location of all common areas.
- 18) The location and dimensions of all areas intended as usable open space, including all recreational areas. The plans shall clearly indicate whether such open space areas are intended to be offered for dedication to public use or to remain privately owned.
- 19) Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants, trees, and dimensions, approximate time of planting, and maintenance plans per the requirements of Article 10, Part II. The plan shall include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name.
- 20) Proposed site lighting.

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 Special Use Permit. 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.

Sam Brown
Print Name

[Signature]
Signature of Applicant

7/3/24
Date

OWNER'S CONSENT FORM

Name of Project: Heritage Townes at Waddell Submittal Date: 7/03/2024

OWNERS AUTHORIZATION

I hereby give CONSENT to Bohler (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] Sam Brown 7/3/24
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] Sam Brown 7/3/24
Signature of Owner/Applicant Print Name Date

FOR OFFICE USE ONLY		
File Number: _____	Date submitted: _____	Date received: _____

To: Town of Smithfield
Planning Department
309 E. Market Street
Smithfield, NC 27577

From: Bohler Engineering
4130 Parklake Ave, Ste. 200
Raleigh, NC 27612

Date: September 6th, 2024

Subject: Special Use Application: Statement of Justification

The enclosed application documents have been revised based on additional information obtained by the Applicant after the previous approval. The enclosed documents describe a townhome development proposed on a 1.88 ac site within the R-8 Zone. As supported at the time of this application, Article 6 within the UDO shows townhomes as an allowable special use per supplemental regulations. We have prepared this narrative describing the project's adherence to these supplemental regulations.

This project has been revised to include seventeen (17) dwelling units positioned within three townhome blocks. Per the UDO, a maximum density of 4,500sf per dwelling unit is acceptable, currently, the applicant is utilizing 4,818 sf per dwelling unit, providing slightly less than the maximum density. The design team has paid specific attention to positioning the buildings to minimize their appearance from Waddell Drive, in keeping with the scale of development surrounding the project. These townhomes were designed to accommodate solid waste, and two cars per unit in a garage directly adjacent to the driveway. Per discussion with Town Staff, the applicant is currently anticipated that municipally available waste management services will serve this project. The applicant is considering pedestrian-scale lighting, a central planted open area, and a **community trail that surrounds the project**. Specific programming of the open areas has not been finalized at this time but will be further described through the planning process. A notable revision between the two applications is related to the west side of the site. Originally the applicant presented that the drainage path delineated by a licensed professional qualified as a buffered waterway. After further review, the project team has determined that buffers were not required per 10.92.9 and consequently been removed from the plans. However, the applicant continues to adhere to the required landscape buffer, building setback, and yard requirements along the western side. All disturbed areas will be revegetated in alignment with the ordinance.

Per UDO section 8.13.1 specific layout guidance is provided. The applicant is currently proposing buildings between **25.1' and 30' tall** and therefore, **buildings are separated a minimum of 30'**. Please see the Site plan (C-301) for specific dimensions. Additionally, **A 35' yard** is provided between each townhome and the nearest property lines. Allowing for a mix of private fenced-in space per unit, and a common walkway amenity for the project. Additionally, landscape buffers have been considered and provided per UDO Article 10. Within Article 7 of the UDO, there are supplemental regulations specifically identified for townhome developments. The applicant will comply with all of these regulations as outlined below:

- 7.35.2.1- Maintenance. The applicant will establish a **homeowner's association** to be responsible for the maintenance of all common/shared-use areas outside of the townhome and per-unit amenities.
- 7.35.2.2- The applicant will file in the Johnson County Registry of Deeds, at the time of site development approval, required legal documents providing guarantees reserving the use of open space for the residents. Additionally, the applicant will include documentation proving satisfactory alignment for 7.35.2.2.1-7.35.2.2.4 (Maintenance agreement for all open space and shared site features, Proof of funds required for such maintenance, Proof of insurance coverage, and provisions for recovery for loss sustained by casualty, condemnation or otherwise).

The applicant is excited to discuss the revisions, present this project to the Town of Smithfield, and looks forward to discussing the merits of this proposed development, alignment with the UDO, and compliance with all supplemental requirements required.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read 'Dan Danvers', with a long horizontal flourish extending to the right.

Dan Danvers, RLA
Sr. Project Manager | Land Development | Bohler

PROP. SITE PLAN DOCUMENTS

HERITAGE TOWNES AT WADDELL

FOR

SHOVEL READY JOHNSON, INC,

19 AND 21 W WADDELL DR
SMITHFIELD, NC 27577
JOHNSTON COUNTY

REFERENCES AND CONTACTS

<p>REFERENCES</p> <ul style="list-style-type: none"> • BOUNDARY & TOPOGRAPHIC SURVEY: BOHLER ENGINEERING DATED: 04/12/24 (REV. 1) JOB NUMBER: NCS240021 ELEVATIONS: NAD 83 - NSRS 2011 • GEOTECHNICAL INVESTIGATION REPORT: TO BE DETERMINED • ARCHITECTURAL PLAN: "HERITAGE TOWNES AT WADDELL" CENTER STUDIO ARCHITECTURE DURHAM, NC DATED: 06/29/24 <p>GOVERNING AGENCIES</p> <ul style="list-style-type: none"> • PLANNING DEPARTMENT STEPHEN WIENSMAN AICP, PLA, PLANNING DIRECTOR 350 EAST MARKET ST SMITHFIELD, NC 27577 PHONE: (919) 934-2118 EXT. 1114 FAX: (919) 934-1134 • PUBLIC UTILITIES DEPARTMENT TED CREDLE, PUBLIC UTILITIES DIRECTOR 350 EAST MARKET ST SMITHFIELD, NC 27577 PHONE: (919) 934-2796 PHONE: (919) 934-1134 • FIRE DEPARTMENT BLAKE HOLLOWMAN, FIRE MARSHALL 111 SOUTH FOURTH ST SMITHFIELD, NC 27577 PHONE: (919) 934-2466 FAX: (919) 934-0696
--

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



LOCATION MAP
SCALE: 1" = 500'

OWNER
HERITAGE TOWNES AT WADDELL, INC.
PO BOX 30292
RALEIGH, NC 27622-0292

DEVELOPER
SHOVEL READY JOHNSON, INC
4500 CREEDMOOR RD, STE 251
RALEIGH, NC 27612
PHONE: 800-751-4689

PREPARED BY

BOHLER //

CONTACT: DAN DANVERS, R.L.A.
PHONE : (919) 578 - 3400
EMAIL: DDANVERS@BOHLERENG.COM

SHEET INDEX	
SHEET TITLE	NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
EXISTING CONDITIONS/ DEMOLITION PLAN	C-201
SITE PLAN	C-301
GRADING AND DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
LANDSCAPE PLAN	L-101
LIGHTING PLAN	L-201

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BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

111 PARKWAY, SUITE 200, RALEIGH, NC 27612
PH: (919) 578-9000
WWW.BOHLERENG.COM

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	09/06/24	MSUP UPDATE	AW/DB DD



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PROJECT No.: NCS240021
DRAWN BY: DB/AW/SH
CHECKED BY: DD
DATE: 07/05/2024
CAD ID: P-CIVL-CND5

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

SHOVEL READY JOHNSON, INC.

HERITAGE TOWNES AT WADDELL
19 AND 21 WADDELL DR
SMITHFIELD, NC 27577
JOHNSTON COUNTY

BOHLER //
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

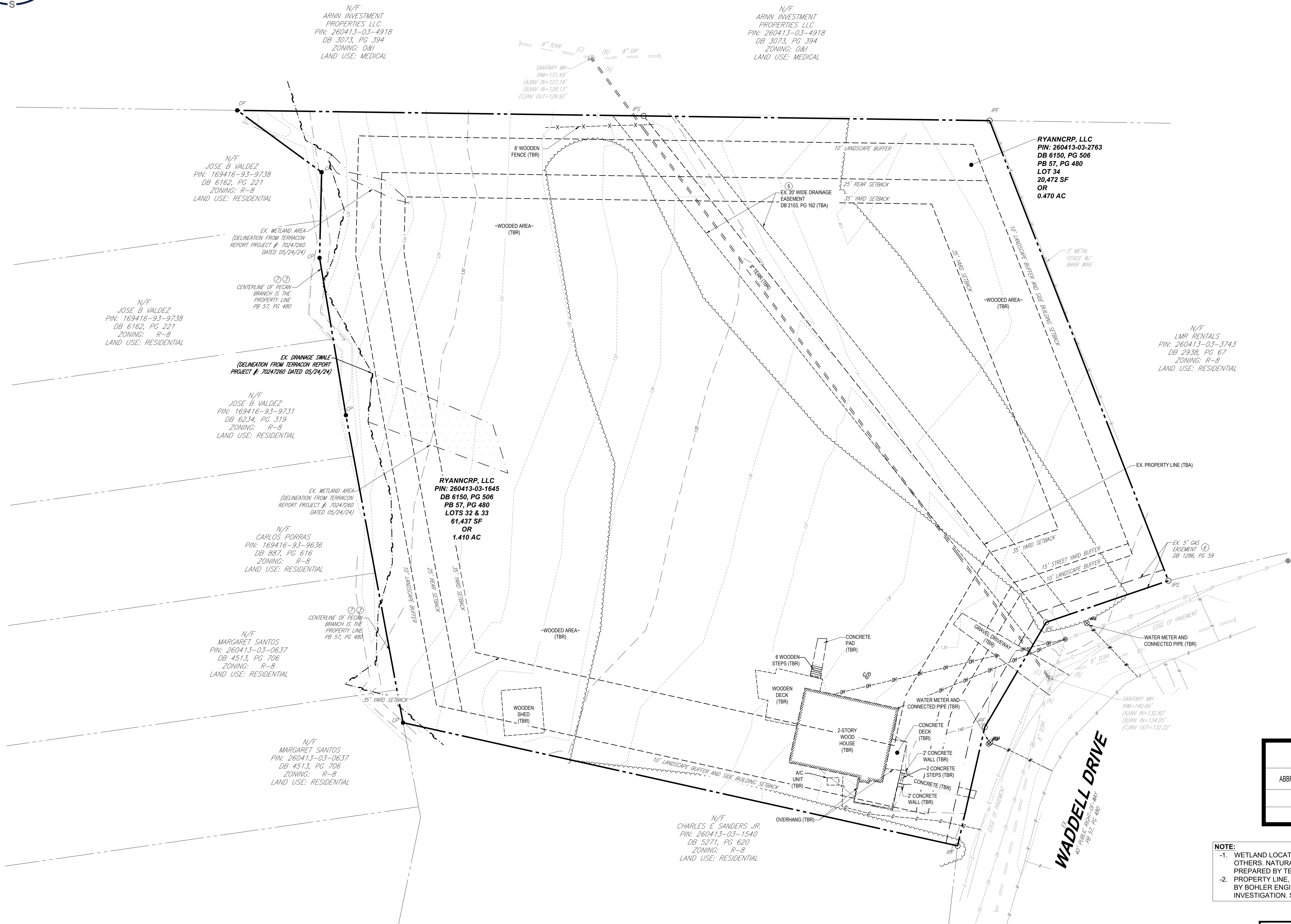
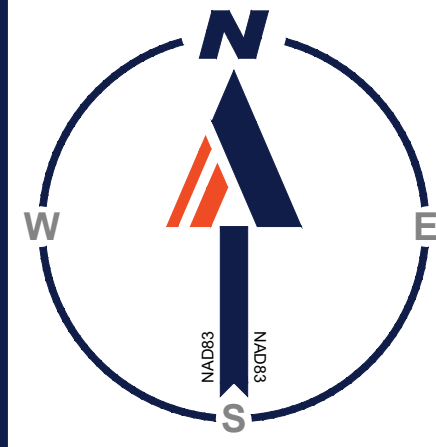


SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101

REVISION 1 - 09/06/24

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHOULD BE STOPPED PRIOR TO THE INITIATION OF CONSTRUCTION SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE AND FEDERAL CODES.

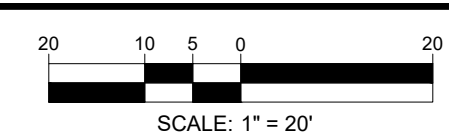


DEMOLITION ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED

NOTE:

- WETLAND LOCATION AND INFORMATION WAS COLLECTED AND BY OTHERS. NATURAL RESOURCE SITE INVESTIGATION REPORT PREPARED BY TERRACON AND DATED: MAY 24, 2024
- PROPERTY LINE, SITE FEATURES, AND TOPOGRAPHY COLLECTED BY BOHLER ENGINEERING NC PLLC DURING AN ALTA INVESTIGATION. SURVEY DATA PUBLISHED: APRIL 11, 2024

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY



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BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	09/06/24	MSUP UPDATE	AWDB	DD

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PROJECT No.: NCB240021-0A
DRAWN BY: DB/AW/SH
CHECKED BY: DD
DATE: 07/05/2024
CAD ID: P-CIVL-EXST

PROP. SITE PLAN DOCUMENTS
FOR
SHOVEL READY JOHNSON, INC.

HERITAGE TOWNES AT WADDELL
19 AND 21 WADDELL DR
SMITHFIELD, NC 27577
JOHNSTON COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBLS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

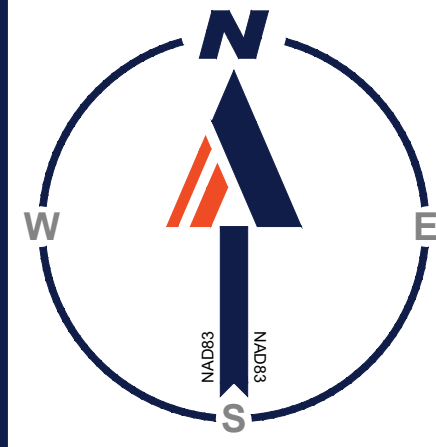


SHEET TITLE:
EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:
C-201

REVISION 1 - 09/06/24

8/1/05, 2024
H:\2024\NCB240021-0A\CADD\DRAWINGS\PLAN SET\SP-CIVL-EXST-NCB240021-0A-1-LAYOUT-C-201.ECDWG



N/F
ARIN INVESTMENT
PROPERTIES LLC
PIN: 260413-03-4918
DB 3073, PG 394
ZONING: O&I
LAND USE: MEDICAL

N/F
ARIN INVESTMENT
PROPERTIES LLC
PIN: 260413-03-4918
DB 3073, PG 394
ZONING: O&I
LAND USE: MEDICAL

N/F
JOSE B VALDEZ
PIN: 169416-93-9738
DB 6162, PG 221
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
JOSE B VALDEZ
PIN: 169416-93-9738
DB 6162, PG 221
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
JOSE B VALDEZ
PIN: 169416-93-9731
DB 6234, PG 319
ZONING: R-8
LAND USE: RESIDENTIAL

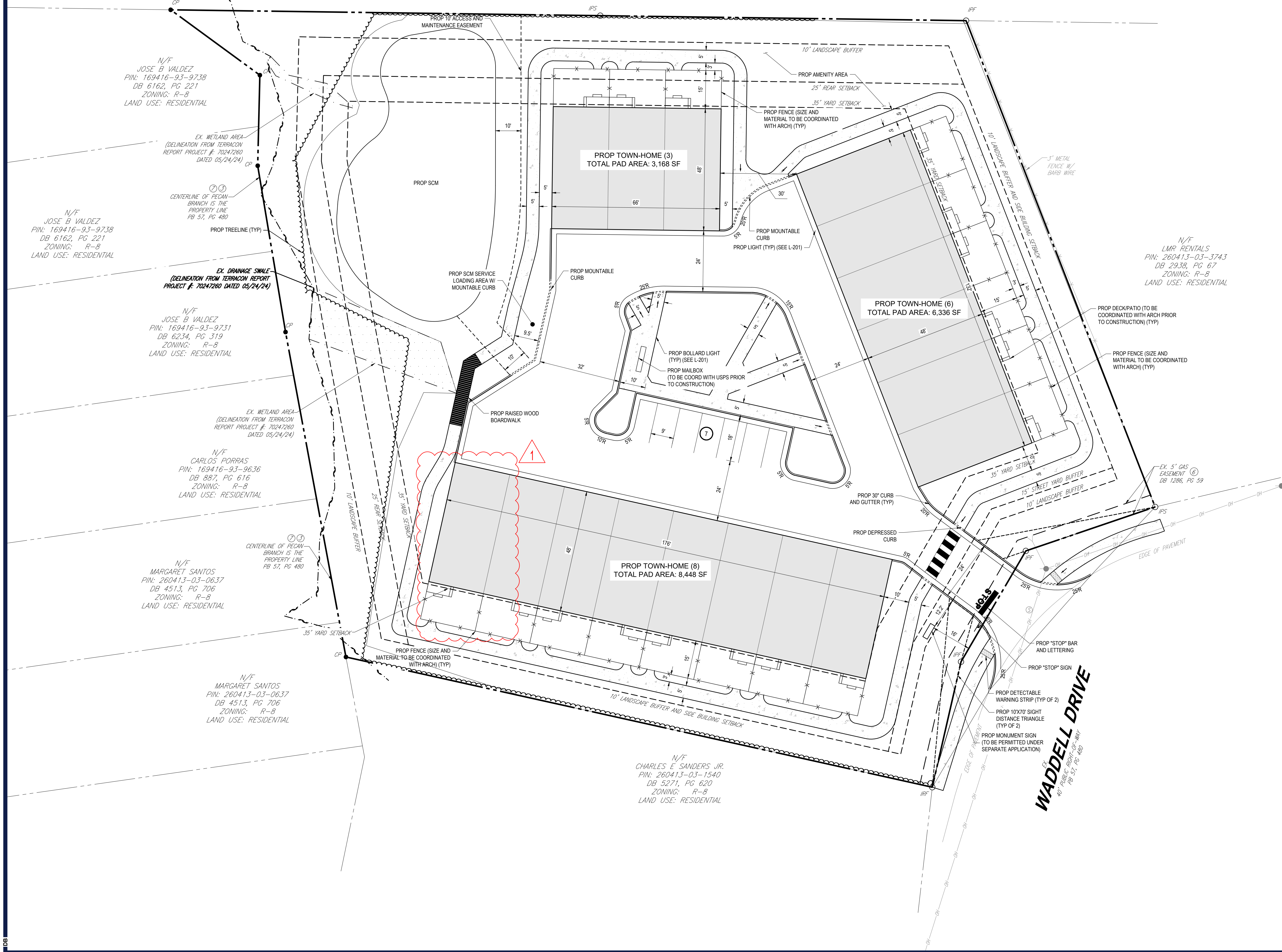
N/F
CARLOS PORRAS
PIN: 169416-93-9636
DB 887, PG 616
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
MARGARET SANTOS
PIN: 260413-03-0637
DB 4513, PG 706
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
MARGARET SANTOS
PIN: 260413-03-0637
DB 4513, PG 706
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
CHARLES E SANDERS JR.
PIN: 260413-03-1540
DB 5271, PG 620
ZONING: R-8
LAND USE: RESIDENTIAL

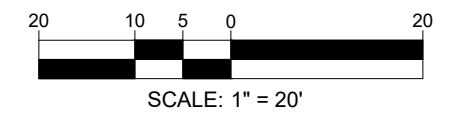
N/F
LMR RENTALS
PIN: 260413-03-3743
DB 2938, PG 67
ZONING: R-8
LAND USE: RESIDENTIAL



SITE DATA TABLE	
ADDRESS	W WADDELL DR, SMITHFIELD, NC 27577
NC PIN	260413-03-1645, 260413-03-2763
AREA (SF)	81,893± (1.88 AC)
ZONING	R-8
WETLANDS	PRESENT (SEE C-201)
EX. LAND USE	RESIDENTIAL
PROP. LAND USE	RESIDENTIAL
BUILDING DATA	
TYPE OF BUILDING	TOWN HOME
MAX. ALLOWABLE HEIGHT	35'-0"
PROP. HEIGHT	28'-3"
MIN. BUILDING SEPARATION	30'-0"
AREA PER TOWN HOME FOOTPRINT (SF)	1,056
TOTAL BUILDING FOOTPRINT AREA (SF)	16,896
PROP. UNITS	17
HEATED AREA PER UNIT (SF)	1,497
BEDROOMS PER UNIT	3
REQUIRED BUILDING SETBACKS	
FRONT	30'-0"
REAR	25'-0"
SIDE	10'-0"
REQUIRED LANDSCAPE BUFFER	
FRONT	10'-0"
SIDE	10'-0"
REAR	10'-0"
PARKING	
REQUIRED PARKING (3 BED)	2 SPACES PER UNIT (16X2 = 32 SPACES)
PROP. PARKING	39 SPACES
IMPERVIOUS	
IMPERVIOUS AREA (SF)	38,710
IMPERVIOUS PERCENTAGE	54%

PAVEMENT LEGEND	
	DELINEATES PROPOSED ASPHALT
	DELINEATES PROPOSED CONCRETE SIDEWALK

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



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BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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PERMITTING SERVICES
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REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	09/06/24	MSUP UPDATE	AW/DB	DD

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PROJECT No.: NCB240021-0A
DRAWN BY: DB/AWSH
CHECKED BY: DD
DATE: 07/05/2024
CAD ID: P-CIVIL-SITE

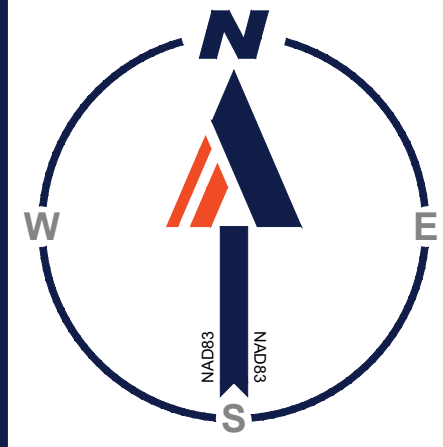
PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
SHOVEL READY JOHNSON, INC.
HERITAGE TOWNES AT WADDELL
19 AND 21 WADDELL DR
SMITHFIELD, NC 27577
JOHNSTON COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com



SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-301
REVISION 1 - 09/06/24

8/15/24, 2024
H:\2024\NCB240021-0A\CADD\DRAWINGS\PLAN SET\SP-CIVIL-SITE-NCB240021-0A.dwg - LAYOUT: C-301 SITE



N/F
ARNN INVESTMENT
PROPERTIES LLC
PIN: 260413-03-4918
DB 3073, PG 394
ZONING: O&I
LAND USE: MEDICAL

N/F
ARNN INVESTMENT
PROPERTIES LLC
PIN: 260413-03-4918
DB 3073, PG 394
ZONING: O&I
LAND USE: MEDICAL

N/F
JOSE B VALDEZ
PIN: 169416-93-9738
DB 6162, PG 221
ZONING: R-8
LAND USE: RESIDENTIAL

EX. WETLAND AREA
(DELINEATION FROM TERRACON
REPORT PROJECT # 70247260
DATED 05/24/24)

CENTERLINE OF PECAN
BRANCH IS THE
PROPERTY LINE
PB 57, PG 480

PROP TREELINE (TYP)

N/F
JOSE B VALDEZ
PIN: 169416-93-9731
DB 6234, PG 319
ZONING: R-8
LAND USE: RESIDENTIAL

EX. WETLAND AREA
(DELINEATION FROM TERRACON
REPORT PROJECT # 70247260
DATED 05/24/24)

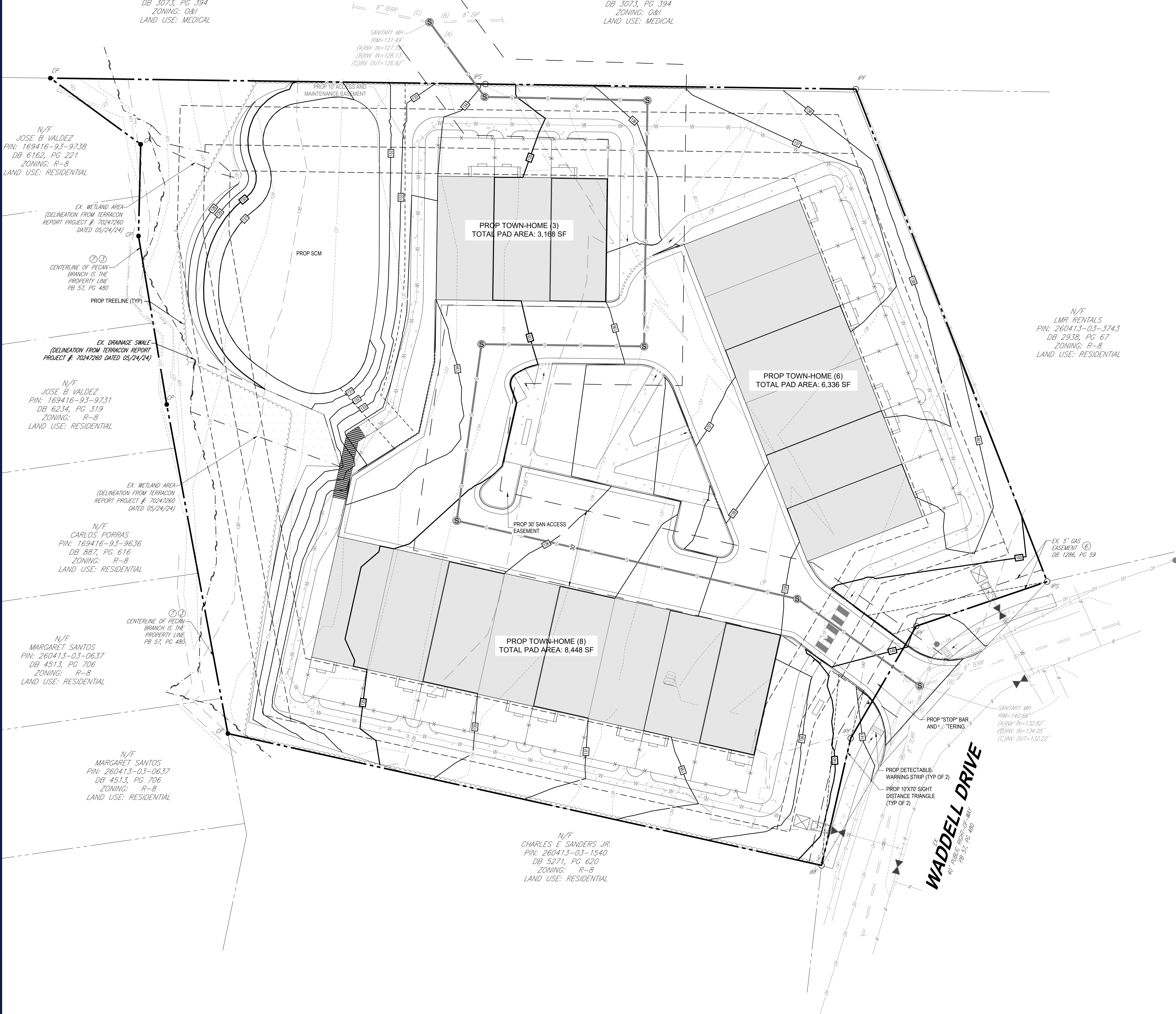
N/F
CARLOS PORRAS
PIN: 169416-93-9636
DB 887, PG 616
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
MARGARET SANTOS
PIN: 260413-03-0637
DB 4513, PG 706
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
MARGARET SANTOS
PIN: 260413-03-0637
DB 4513, PG 706
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
CHARLES E SANDERS JR.
PIN: 260413-03-1540
DB 5271, PG 620
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
LMR RENTALS
PIN: 260413-03-3743
DB 2938, PG 67
ZONING: R-8
LAND USE: RESIDENTIAL



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BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	09/06/24	MSUP UPDATE	AW/DB	DD

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PROJECT No.: NCB240021-0A
DRAWN BY: DB/AW/SH
CHECKED BY: DD
DATE: 07/05/2024
CAD ID: P-CIVIL-GRAD

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
SHOVEL READY JOHNSON, INC.

HERITAGE TOWNES AT WADDELL

19 AND 21 WADDELL DR
SMITHFIELD, NC 27577
JOHNSTON COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com



SHEET TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-401

REVISION 1 - 09/06/24

THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY

SCALE: 1" = 20'

8/1/05, 2024
H:\2024\NCB240021\07\CADD\DRAWINGS\PLAN SET\SP-CIVIL-GRAD-NCB240021-0A-1-LAYOUT-C-401.DWG



N/F
ARNN INVESTMENT
PROPERTIES LLC
PIN: 260413-03-4918
DB 3073, PG 394
ZONING: O&I
LAND USE: MEDICAL

N/F
ARNN INVESTMENT
PROPERTIES LLC
PIN: 260413-03-4918
DB 3073, PG 394
ZONING: O&I
LAND USE: MEDICAL

N/F
JOSE B VALDEZ
PIN: 169416-93-9738
DB 6162, PG 221
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
JOSE B VALDEZ
PIN: 169416-93-9738
DB 6162, PG 221
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
JOSE B VALDEZ
PIN: 169416-93-9731
DB 6234, PG 319
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
CARLOS PORRAS
PIN: 169416-93-9636
DB 887, PG 616
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
MARGARET SANTOS
PIN: 260413-03-0637
DB 4513, PG 706
ZONING: R-8
LAND USE: RESIDENTIAL

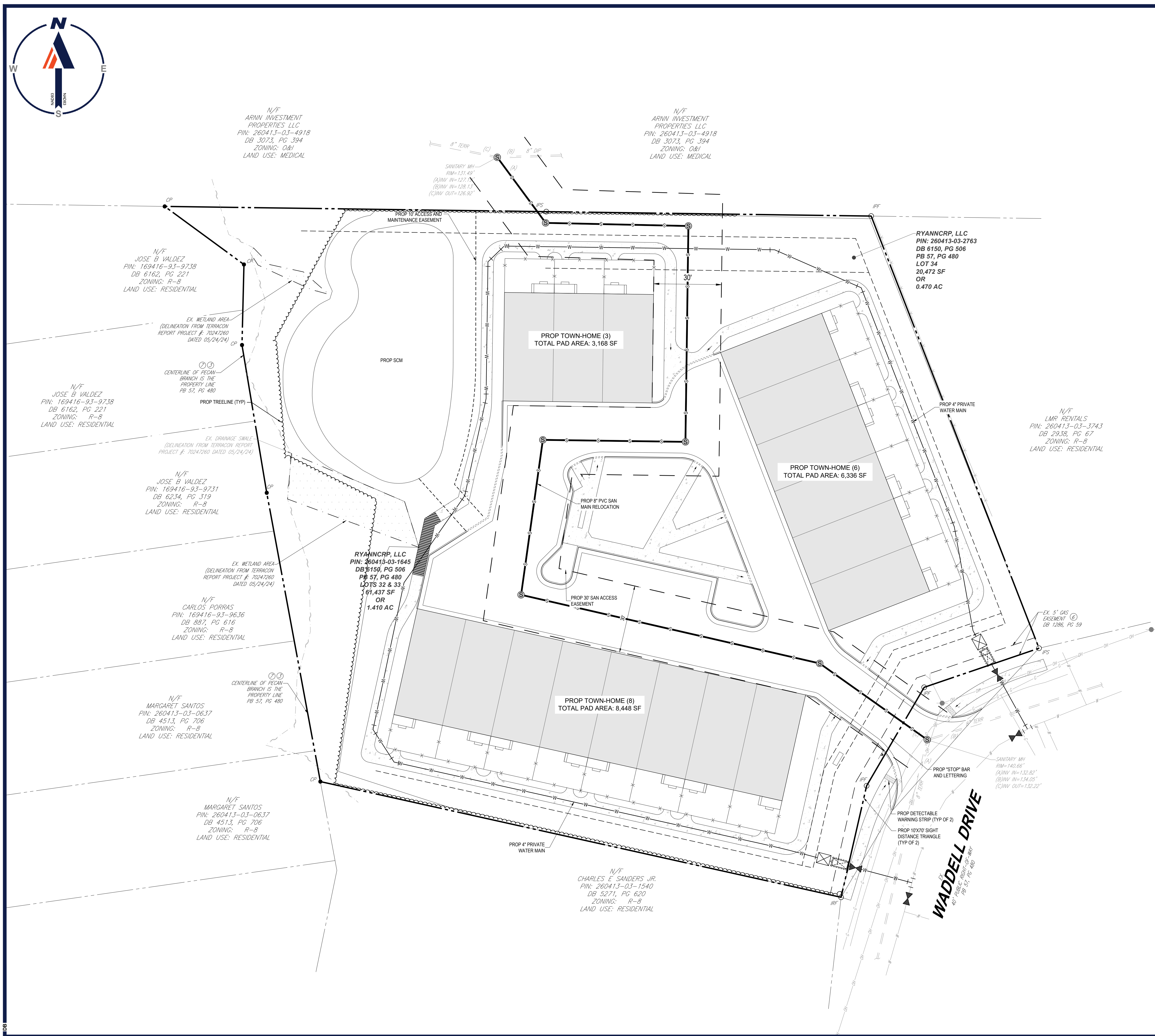
N/F
MARGARET SANTOS
PIN: 260413-03-0637
DB 4513, PG 706
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
CHARLES E SANDERS JR.
PIN: 260413-03-1540
DB 5271, PG 620
ZONING: R-8
LAND USE: RESIDENTIAL

RYANCRP, LLC
PIN: 260413-03-2763
DB 6150, PG 506
PB 57, PG 480
LOT 34
20,472 SF
OR
0.470 AC

N/F
LMR RENTALS
PIN: 260413-03-3743
DB 2938, PG 67
ZONING: R-8
LAND USE: RESIDENTIAL

RYANCRP, LLC
PIN: 260413-03-1645
DB 5150, PG 506
PB 57, PG 480
LOTS 32 & 33
61,437 SF
OR
1.410 AC



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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	09/06/24	MSUP UPDATE	AW/DB	DD

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PROJECT No.: NCB240021-0A
DRAWN BY: DB/AW/SH
CHECKED BY: DD
DATE: 07/05/2024
CAD ID: P-CIVIL-UTIL

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
SHOVEL READY JOHNSON, INC.

HERITAGE TOWNES AT WADDELL
19 AND 21 WADDELL DR
SMITHFIELD, NC 27577
JOHNSTON COUNTY

BOHLER
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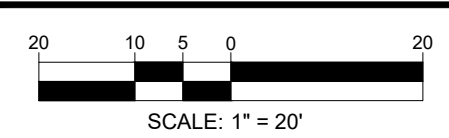


SHEET TITLE:
UTILITY PLAN

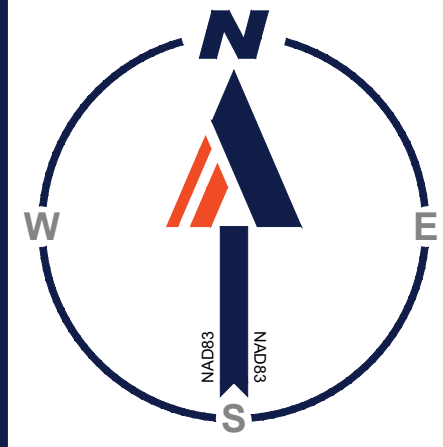
SHEET NUMBER:
C-501

REVISION 1 - 09/06/24

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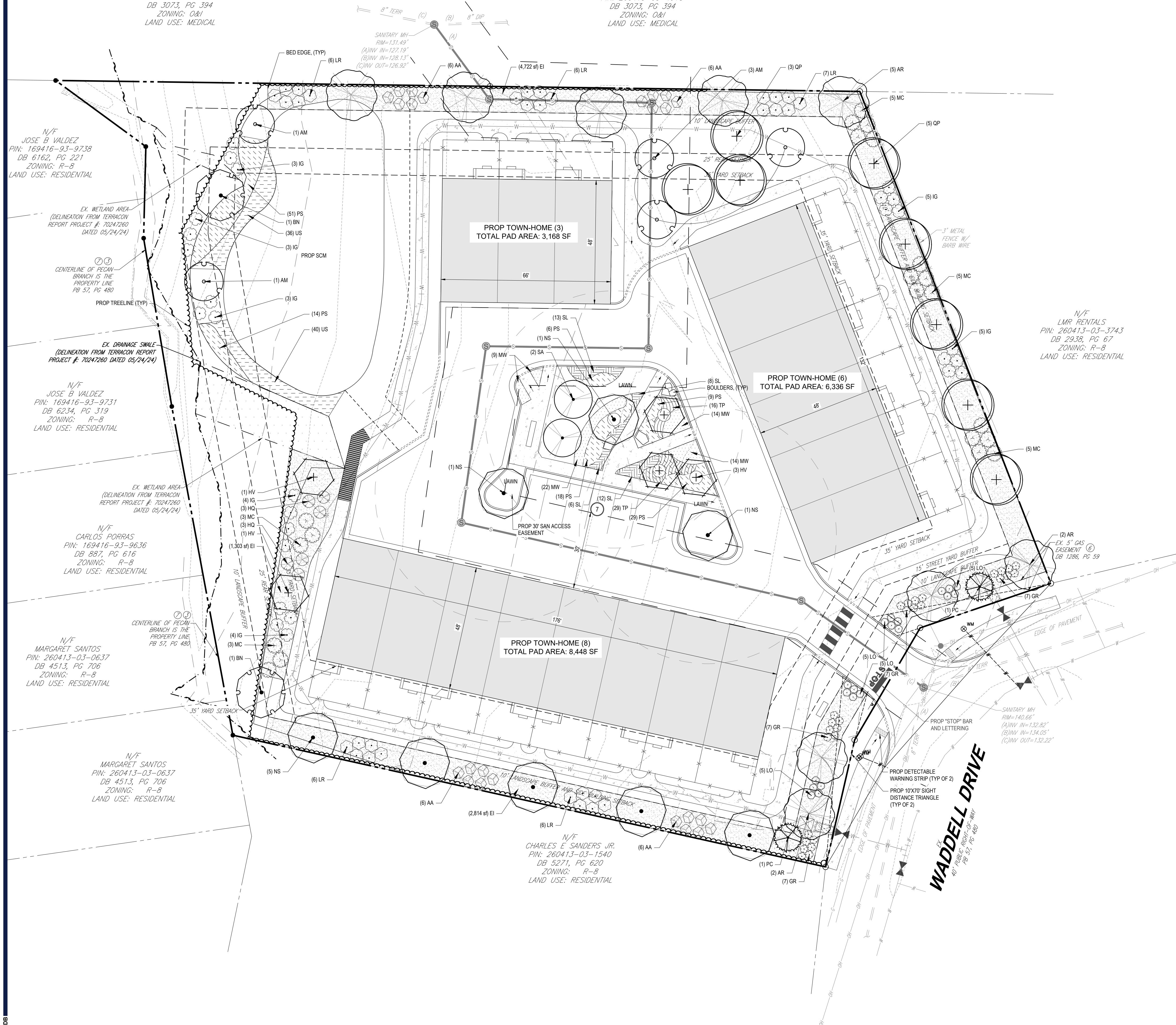


8/15/24 11:02:42 AM C:\DRAWINGS\PLAN SET\SP-CIVIL-UTIL\NCB240021-0A-LAYOUT-C-501-UTIL.DWG



N/F
ARNN INVESTMENT
PROPERTIES LLC
PIN: 260413-03-4918
DB 3073, PG 394
ZONING: O&I
LAND USE: MEDICAL

N/F
ARNN INVESTMENT
PROPERTIES LLC
PIN: 260413-03-4918
DB 3073, PG 394
ZONING: O&I
LAND USE: MEDICAL



N/F
JOSE B VALDEZ
PIN: 169416-93-9738
DB 6162, PG 221
ZONING: R-8
LAND USE: RESIDENTIAL

EX. WETLAND AREA
(DELINEATION FROM TERRACON
REPORT PROJECT # 70247260
DATED 05/24/24)

CENTERLINE OF PECAN
BRANCH IS THE
PROPERTY LINE
PB 57, PG 480

EX. DRAINAGE SWALE
(DELINEATION FROM TERRACON
REPORT PROJECT # 70247260
DATED 05/24/24)

N/F
JOSE B VALDEZ
PIN: 169416-93-9731
DB 6234, PG 319
ZONING: R-8
LAND USE: RESIDENTIAL

EX. WETLAND AREA
(DELINEATION FROM TERRACON
REPORT PROJECT # 70247260
DATED 05/24/24)

N/F
CARLOS PORRAS
PIN: 169416-93-9636
DB 887, PG 616
ZONING: R-8
LAND USE: RESIDENTIAL

CENTERLINE OF PECAN
BRANCH IS THE
PROPERTY LINE
PB 57, PG 480

N/F
MARGARET SANTOS
PIN: 260413-03-0637
DB 4513, PG 706
ZONING: R-8
LAND USE: RESIDENTIAL

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PIN: 260413-03-0637
DB 4513, PG 706
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
CHARLES E SANDERS JR.
PIN: 260413-03-1540
DB 5271, PG 620
ZONING: R-8
LAND USE: RESIDENTIAL

LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENT	PROVIDED
10.13.1.8.2 STREET YARDS	MINIMUM DEPTH OF 15' WHEN ADJACENT TO MAJOR OR MINOR ARTERIAL STREETS, CONTAINING 2 CANOPY TREES, ONE EVERGREEN TREE AND 30 SHRUBS PER 100 LF. WADDELL DR: 165 LF 155 / 100 = 1.55 2 EVERGREEN TREES REQUIRED 1.55 X 2 = 3.1 4 CANOPY TREES REQUIRED 1.55 X 30 = 46.5 47 SHRUBS REQUIRED	4 CANOPY TREES, 2 EVERGREEN TREES, AND 48 SHRUBS PROVIDED
10.13.2 FOUNDATION PLANTINGS	A MINIMUM OF 12% AREA OF BUILDING WALL FACE ADJACENT TO PARKING AREA OR INTERNAL DRIVE ISLE SHALL BE LANDSCAPED WITH A VARIETY OF PLANT MATERIALS.	EXEMPTION FROM 10.13.2.2.2
10.14 BUFFERYARD REQUIREMENTS	TYPE A BUFFERYARD: 2 CANOPY TREES AND 12 SHRUBS PER 1,000 SF OF BUFFERYARD ALONG LOT LINE. NORTH BUFFER: 313 LF 3.13 X 2 = 6.26 7 CANOPY TREES REQUIRED 3.13 X 12 = 37.56 38 SHRUBS REQUIRED EAST BUFFER: 205 LF 2.05 X 2 = 4.10 5 CANOPY TREES REQUIRED 2.05 X 12 = 24.60 25 SHRUBS REQUIRED SOUTH BUFFER: 236 LF 2.36 X 2 = 4.72 5 CANOPY TREES REQUIRED 2.36 X 12 = 28.32 29 SHRUBS REQUIRED WEST BUFFER: 275 LF 2.75 X 2 = 5.5 6 CANOPY TREES REQUIRED 2.75 X 12 = 33 33 SHRUBS REQUIRED	NORTH BUFFER: 5 CANOPY TREES AND 31 SHRUBS PROVIDED W/ SUPPLEMENTAL EXISTING VEGETATION EAST BUFFER: 5 CANOPY TREES AND 25 SHRUBS PROVIDED SOUTH BUFFER: 4 CANOPY TREES AND 18 SHRUBS PROVIDED W/ SUPPLEMENTAL EXISTING VEGETATION WEST BUFFER: ALL VEGETATION PROVIDED WITH SUPPLEMENTAL EXISTING VEGETATION

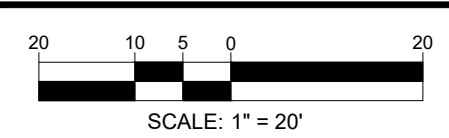
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
AR	9	ACER RUBRUM	RED MAPLE	3" CAL	88B
BN	2	BETULANERA HERITAGE	HERITAGE RIVER BIRCH	3" CAL	88B
NS	8	NYSSA SYRIACA	SOURWOOD	3" CAL	88B
QP	8	QUERCUS PHELLOS	WILLOW OAK	3" CAL	88B
EVERGREEN TREES					
PC	2	PRUNUS CAROLINANA	CAROLINA LAUREL CHERRY	2" CAL	88B
UNDERSTORY TREES					
AM	5	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY MILITRUNK	2" CAL	88B
HV	5	HAMAMELIS VIRGINICA	COMMON WITCH HAZEL	2" CAL	88B
SA	2	STRYAX AMERICANA	AMERICAN SNOWBELL	2" CAL	88B
SHRUBS					
HQ	6	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3" HT.	CONTAINER
BUFFER SHRUBS					
AA	24	ABELIA X GRANDIFLORA AUREA	GOLDEN GLOSSY ABELIA	3" HT.	CONTAINER
GR	28	GARDENIA JASMINOIDES 'RODICANS'	RODICANS GARDENIA	3" HT.	CONTAINER
IG	27	ILEX GLABRA	INKBERRY HOLLY	3" HT.	CONTAINER
LD	20	LOROPETALUM CHINENSE PURPLE DAYDREAM	CHINESE FRINGE FLOWER	3" HT.	CONTAINER
LR	31	LOROPETALUM CHINENSE RUBRUM RUBY	RUBY FRINGE FLOWER	3" HT.	CONTAINER
MC	21	MYRTICA COEQUERA	WAX MYRTLE	3" HT.	CONTAINER
ORNAMENTAL GRASSES					
MW	59	MUHLENBERGIA CAPILLARIS WHITE CLOUD	WHITE CLOUD MAHLY GRASS	3 GAL.	CONTAINER
PS	127	PANICUM VIRGATUM SHENANDOAH	SHENANDOAH SWITCH GRASS	3 GAL.	CONTAINER
SL	39	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	3 GAL.	CONTAINER
TP	45	TRIDENS FLAVUS	PURPLETOP	3 GAL.	CONTAINER
US	76	UNOLA PANICULATA	SEA OATS	3 GAL.	CONTAINER
SEED MIXES					
EI	8,839 SF	ERNST SOUTHEAST ANNUAL & PERENNIAL MIX	ERNM-199	SEED	

PLANTING NOTES:

- ALL LANDSCAPE AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PEST AND DISEASE.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED & BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL LAWN AREAS SHALL BE SEEDDED WITH LOCALLY GROWN FESCUE SEED MIX MEETING THE LATEST NORTH CAROLINA DEPT. OF AGRICULTURE STANDARD FOR SEED AND PLANT CERTIFICATION. CONSULT LOCAL N.C.S.U. AGRICULTURAL EXTENSION OFFICE FOR PROPER FERTILIZER AND LIME APPLICATION RATES FOR LAWN SEEDING.
- ALL TREES SHALL TRUNK FULL HEAD, AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASE UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATION OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE AND BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC) ALL OF THE PLANT MATERIALS AND LAWN FOR A ONE YEAR GROWING PERIOD.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE WHILE MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
- STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENT FOR PLANT MATERIAL.
- WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A MINIMUM 4" DEPTH OF TRIPLE SHRED HARDWOOD MULCH FROM A LOCAL MULCH SOURCE HARVESTED IN A SUSTAINABLE MANNER.
- ALL LANDSCAPING SHALL AVOID CONFLICT WITH UNDERGROUND STORMWATER MANAGEMENT MEASURES.
- ALL TRANSFORMERS AND AIR HANDLERS TO BE SCREENED WITH SHAMROCK INKBERRY HOLLY AND DWARF BURFORD HOLLY. ALTERNATE SPECIES BETWEEN DIFFERENT UNITS.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
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SUSTAINABLE DESIGN
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TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
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PROJECT No.: NCB240021-0A
DRAWN BY: DB/AW/SH
DATE: 07/05/2024
CAD ID.: P-CIVL-LSCP

PROP. SITE PLAN DOCUMENTS
FOR
SHOVEL READY JOHNSON, INC.

HERITAGE TOWNES AT WADDELL

19 AND 21 WADDELL DR
SMITHFIELD, NC 27577
JOHNSTON COUNTY

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SHEET TITLE:
LANDSCAPE PLAN

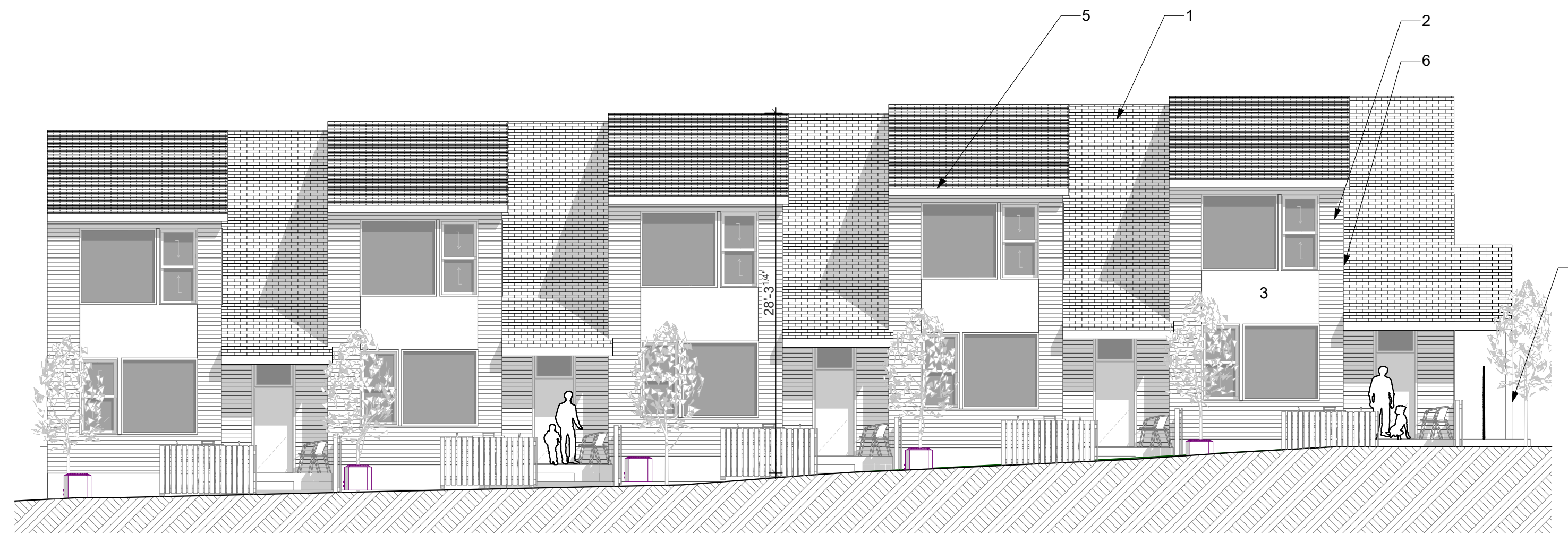
SHEET NUMBER:
L-101

REVISION 1 - 09/06/24



elevation key notes

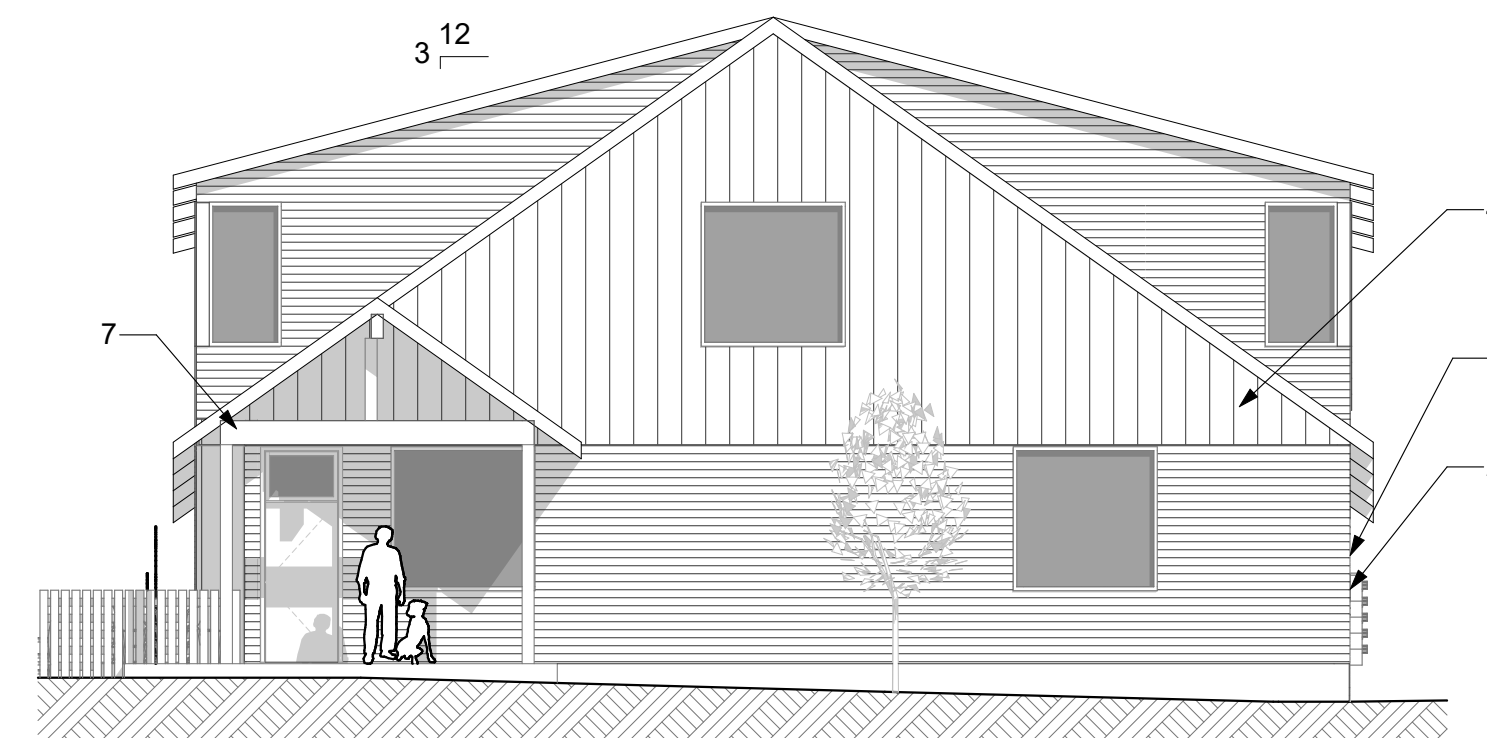
- 1 - architectural asphalt shingles
- 2 - composite lap siding
- 3 - composite vertical siding
- 4 - composite board and batten vertical siding
- 5 - composite fascia
- 6 - exterior corner trim - Tamlyn ____
- 7 - porch at end unit(s) painted trim wrapped wood beams, painted exposed rafters
- 8 - foundation wall w/ rigid insulation



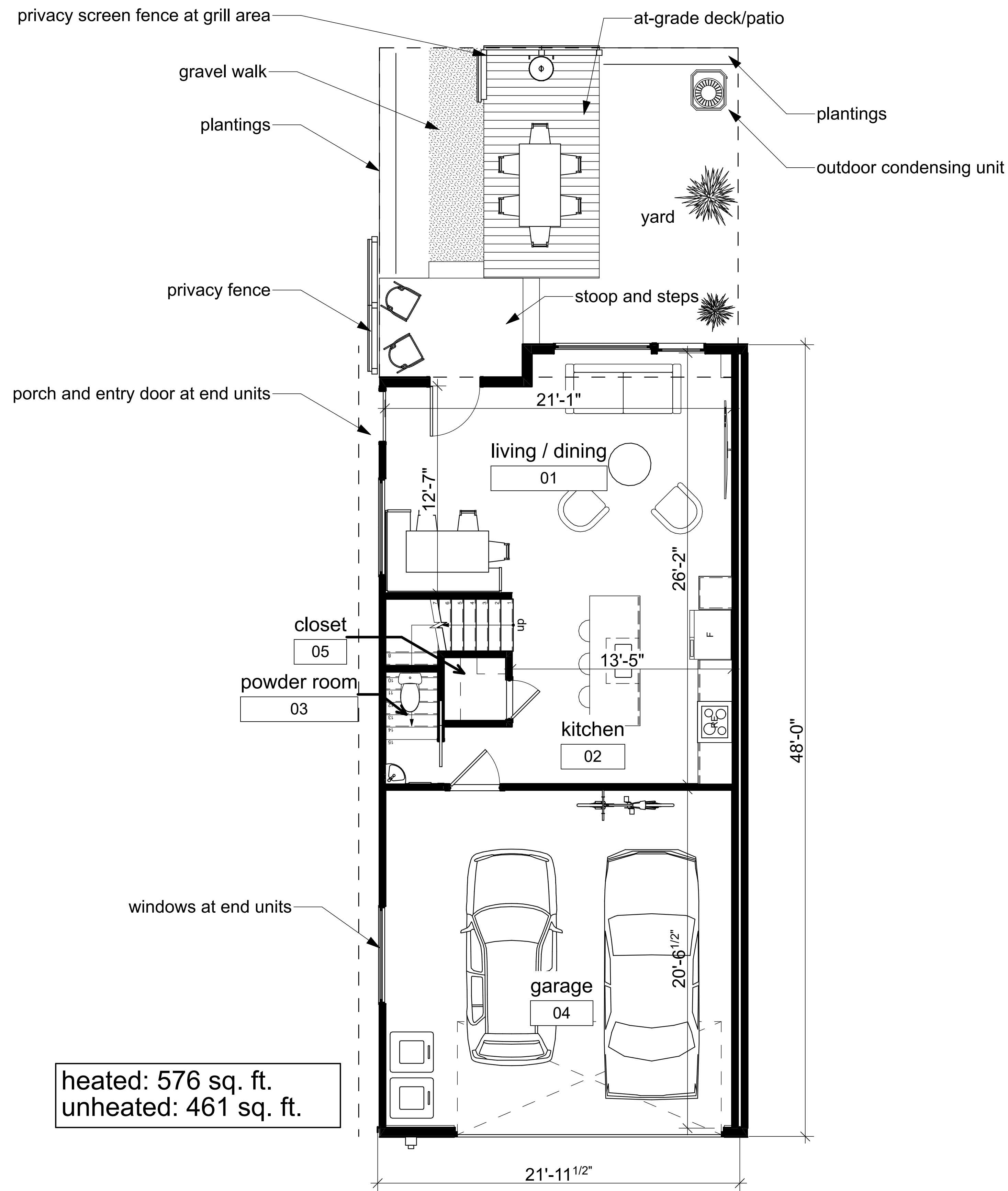
1 exterior elevation - pedestrian side
A2.01 SCALE: 1/8" = 1'-0"



2 exterior elevation - car side
A2.01 SCALE: 1/8" = 1'-0"



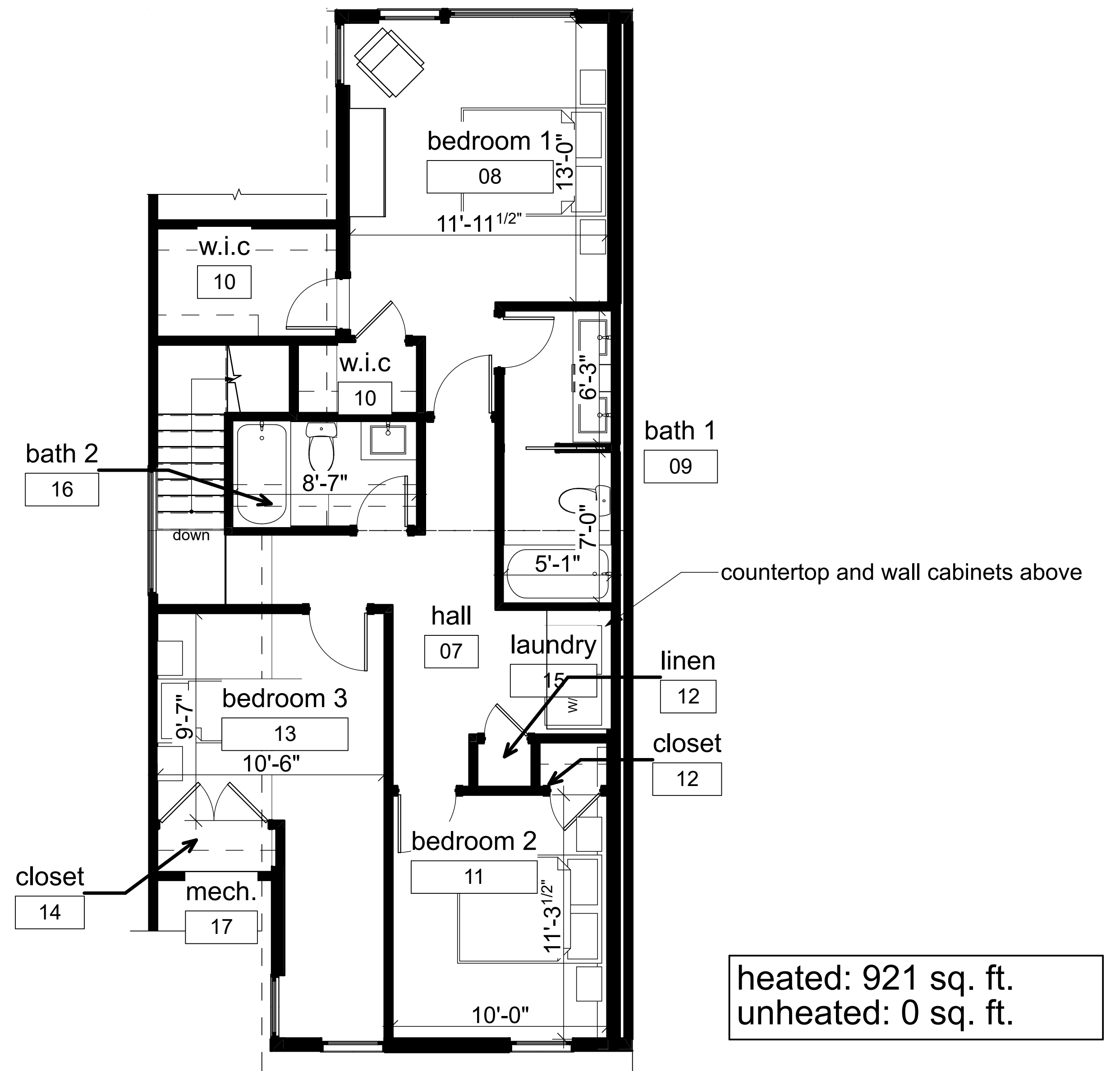
3 exterior elevation - end unit
A2.01 SCALE: 1/8" = 1'-0"



heated: 576 sq. ft.
unheated: 461 sq. ft.

first floor plan

SCALE: 1/8" = 1'-0"



heated: 921 sq. ft.
unheated: 0 sq. ft.

second floor plan

SCALE: 1/8" = 1'-0"

DRAFT FLOOR PLAN FOR
CONCEPTUAL CONSIDERATION
ONLY. SUBJECT TO REVISIONS

Heritage Townes at Waddell

19 W Waddell Dr
Smithfield, NC 27577

floor plan

SD0.1

date 6/25/24

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www.centerstudioarchitecture.com
downtown durham, nc 919.688.2700

**Town of Smithfield
Special Use Permit Application
Finding of Fact / Approval Criteria**

Application Number: SUP-24-02 **Name:** Heritage Townes at Waddell

Request: The applicant seeks a special use permit to utilize property located within the R-8 (Single, Two, and Multi-Family) zoning district for a Townhouse development. The property considered for approval is located at 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, 15005022A.

In approving an application for a special use permit 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 special use permit if it has evaluated an application through a quasi-judicial process and determined that:

- 4.9.4.5.1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.
- 4.9.4.5.2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided.
- 4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
- 4.9.4.5.5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.
- 4.9.4.5.7. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.
- 4.9.4.5.8. The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.

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 Special Use Permit Application # SUP-24-02 with the following condition(s):*

1. That the driveway be constructed in accordance with the Town's driveway apron detail.
2. That the existing sanitary sewer line and easement be relocated with the approval of the Town's Public Utilities Director.
3. That rollout trash containers be screened from the public right of way or stored within the garages.
4. That the developer constructs a 5' wide public sidewalk in the public right of way, or in an easement for the sidewalk along the right of way.
5. There shall be a homeowner's association to own and maintain all common amenities such as the parking lot, sidewalks, landscaping, mail kiosk, and stormwater management facility.

Motion to Deny: *Based upon failure to meet all of the above stated findings and for reasons stated therein, I move to deny Special Use Permit Application # SUP-24-02 for the following stated reason:*

1. _____

Record of Decision:

Based on a motion and majority vote of the Town of Smithfield Town Council for the Special Use Permit Application Number SUP-24-02 is hereby:

_____ **approved upon acceptance and conformity with the following conditions:**

1. That the driveway be constructed in accordance with the Town's driveway apron detail.
2. That the existing sanitary sewer line and easement be relocated with the approval of the Town's Public Utilities Director.
3. That rollout trash containers be screened from the public right of way or stored within the garages.
4. That the developer constructs a 5' wide public sidewalk in the public right of way, or in an easement for the sidewalk along the right of way.
5. There shall be a homeowner's association to own and maintain all common amenities such as the parking lot, sidewalks, landscaping, mail kiosk, and stormwater management facility.

_____ **denied for the noted reasons.**

1. _____

Decision made this __ day of _____, 2024, while in regular session.

M. Andy Moore, Mayor

ATTEST:

Shannan L. Parrish, Town Clerk



Request for Planning Board Action

Agenda
Item: SUP-24-02
Date: 10/3/24

Subject: Stadler Station Special Use Permit
Department: Planning
Presented by: Chloe Allen, Planner I
Presentation: Public Meeting

Issue Statement

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.

Financial Impact

The development will add to the town's tax base.

Action Needed

The Planning Board is respectfully requested to review the special use permit request. No recommendation is requested because the item is quasi-judicial.

Recommendation

None

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Finding of fact
3. Application and narrative
4. Site plans
5. Variance Approval



Staff Report

Agenda Item: SUP-24-02

REQUEST:

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.

PROPERTY LOCATION:

The proposed development is located at the intersection of Peedin Road and Components Drive with the Johnston County Tax ID 15074012E.

APPLICATION DATA:

Applicant: Brown Investment Properties
 Property Owners: Shalang, a North Carolina Partnership
 Tax ID#s 15074012E
 Rezoning Acreage: 13.7 acres
 Present Zoning: B-3
 Existing Use: Vacant
 Proposed Use: Apartments (Multi-Family)
 Fire District: Town of Smithfield
 Parks/Recreation: Fee in lieu of parkland dedication
 School Impacts: Potentially students in schools
 Water and Sewer Provider: Town of Smithfield
 Electric Provider: Town of Smithfield
 Development Density: 12.75 dwelling units per acre

**ADJACENT ZONING AND LAND USES:
 (see attached map)**

	Zoning	Existing Land Uses
North	B-3 and LI	Vacant
South	HI	Industrial (Penn Compression)
East	B-3 CZ	vacant
West	LI	Vacant and Industrial

EXISTING CONDITIONS/ENVIRONMENTAL:

Approximately 3.55 acres of the property is within the 100-floodplain. The edges of the property are wooded.

SPECIAL USE PERMIT REVIEW:

Multi-family residential was a special use with supplemental standards in the B-3 Zoning District according to Article 6, Table 6.6 of the Unified Development Ordinance when the application was submitted. The supplementary standards for multi-family are found in UDO Article 7, Section 7.35.

- **Development Plan Overview.** The proposed development will contain 168 multi-family units located at the intersection of Component Drive and Peedin Road for a density of 12.75 dwelling units per acre (a density variance was granted on September 29, 2011). The site plan identifies approximately 31,686 square feet of open space, 271 standard parking spaces, and 10 handicap parking spaces. Water and sewer will be provided by extension to the Town's utilities.
- **Comprehensive Plan/Density.** The Town Plan guides this property for medium density residential with a maximum density of 9.68 units per acre, however, a density variance was approved in 2011 allowing a density up to 12.92 units per acre.
- **Apartments.** 7 apartment buildings are proposed; 6 buildings will be comprised of 12-1 bedroom and 12-2-bedroom apartments and 1 building with 12-1-bedroom 12-3-bedroom apartments for a total of 168 units.

The town has no architectural standards; therefore, with a special use permit, the town cannot require them.

- **Street Access/Frontage.** Components Drive stops at the Peedin Road intersection, but the right of way continues to the north. The development will be served by 2 driveways, one aligned with Peedin Road and a second to the north accessed by an extension of Components Drive.
- **Street Yard/Buffers.** The site plans identify the correct buffer yards for the development.
- **Building Setbacks.** A perimeter setback of 40' is shown in accordance with the standards for multi-family, Section 8.13.1.4. The front yard setback is 50' (from the existing Peedin Road public right of way), 35' from the Peedin extension. The plans conform to the setback requirements.
- **Building Separations.** A min. 40' building separation is shown in accordance with the standards for multi-family, Section 8.12.1.2.

- **Sidewalks.** The site plans show the required sidewalk along Components Drive as well as sidewalks internally connecting all the buildings to the parking and amenities.
- **Trash.** The site plans show a dumpster enclosure at the main entrance to the development.
- **Parking.** The development plans show 290 parking stalls (10 handicap), exceeding minimum requirements:

PARKING CALCULATIONS			
USE	# OF UNITS	SPACES PER UNIT	REQUIRED
1 BEDROOM UNITS	84	1.5	126
2 BEDROOM UNITS	72	1.75	126
3 BEDROOM UNITS	12	2	24
CLUBHOUSE	1	8	8
TOTAL REQUIRED			284
TOTAL PROVIDED			290 (280 STD. + 10 ADA)

- **Stormwater.** The site plan provides an area in the north of the site for a stormwater management facility.
- **Utilities.** Water, sewer and electric will be with the Town of Smithfield.
- **Signage.** No signs have been proposed at this time. A sign permit will be required.
- **Traffic.** The 168-unit development will generate 914 trips per day according to the ITE Trip Generation Manual, 10th Edition. The UDO requires a Traffic Impact Study (TIS) at 800 trips per day. NCDOT is not requiring a TIS and the impacted roads are NCDOT's. The UDO has 4 exemptions to a TIS, the 4th being "material is submitted to demonstrate that traffic created ... will not result in a need for transportation improvements". Staff does not see the benefit of a TIS because the impacted streets are all NCDOT's and there should be no local intersections impacted. The applicant will need to demonstrate that a traffic study is not needed.

FINDING OF FACT (Staff Opinion):

The Town Council shall issue a special use permit if it has evaluated an application through a quasi-judicial process and determined that (Staff's opinion in **Bold/Italic**):

4.9.4.5.1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare. ***The project will not be detrimental to or endanger the public health, safety or general welfare. The development will adhere to all Town requirements.***

4.9.4.5.2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. ***The project will not impede the normal and orderly development and improvement of the surrounding properties. Most of the adjacent industrial***

properties are low intensity industrial/office uses. Several undeveloped light industrial parcels remain to be developed, but there is nothing to suggest the development would hinder future development of the area. The site is well buffered by vegetation.

4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided. *The development will provide adequate utilities, drainage, parking and necessary facilities. Components Drive will be extended to provide a secondary entrance.*

4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas. *The use will not create such nuisances.*

4.9.4.5.5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. *Proper ingress and egress will be provided with an extension of Components Drive. NCDOT is not requesting any improvements to their infrastructure with this development.*

4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property. *The use will have no adverse impacts on the abutting or adjoining properties. The site will have required buffers and setbacks and there is adequate existing vegetation that will contribute to the buffer.*

4.9.4.5.7. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located. *The development will be in harmony with the area. The development is well buffered from the adjacent industrial sites and located adjacent to commercial development which will be a likely destination for tenants.*

4.9.4.5.8. The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located. **The special use will meet all applicable regulations.**

RECOMMENDATION TO TOWN COUNCIL:

Planning Staff recommends approval of SUP-24-02 with 1 condition:

1. That the parking lot entrances be constructed in accordance with the Town's standard driveway detail.

RECOMMENDED MOTION:

None.

Stadler Station

File Number:
SUP-24-05

Project Name:
Stadler Station

Location:
Northeast of
Peedin Rd &
Components Dr
Intersection

Tax ID#:
15074012E

Existing Zoning:
B-3

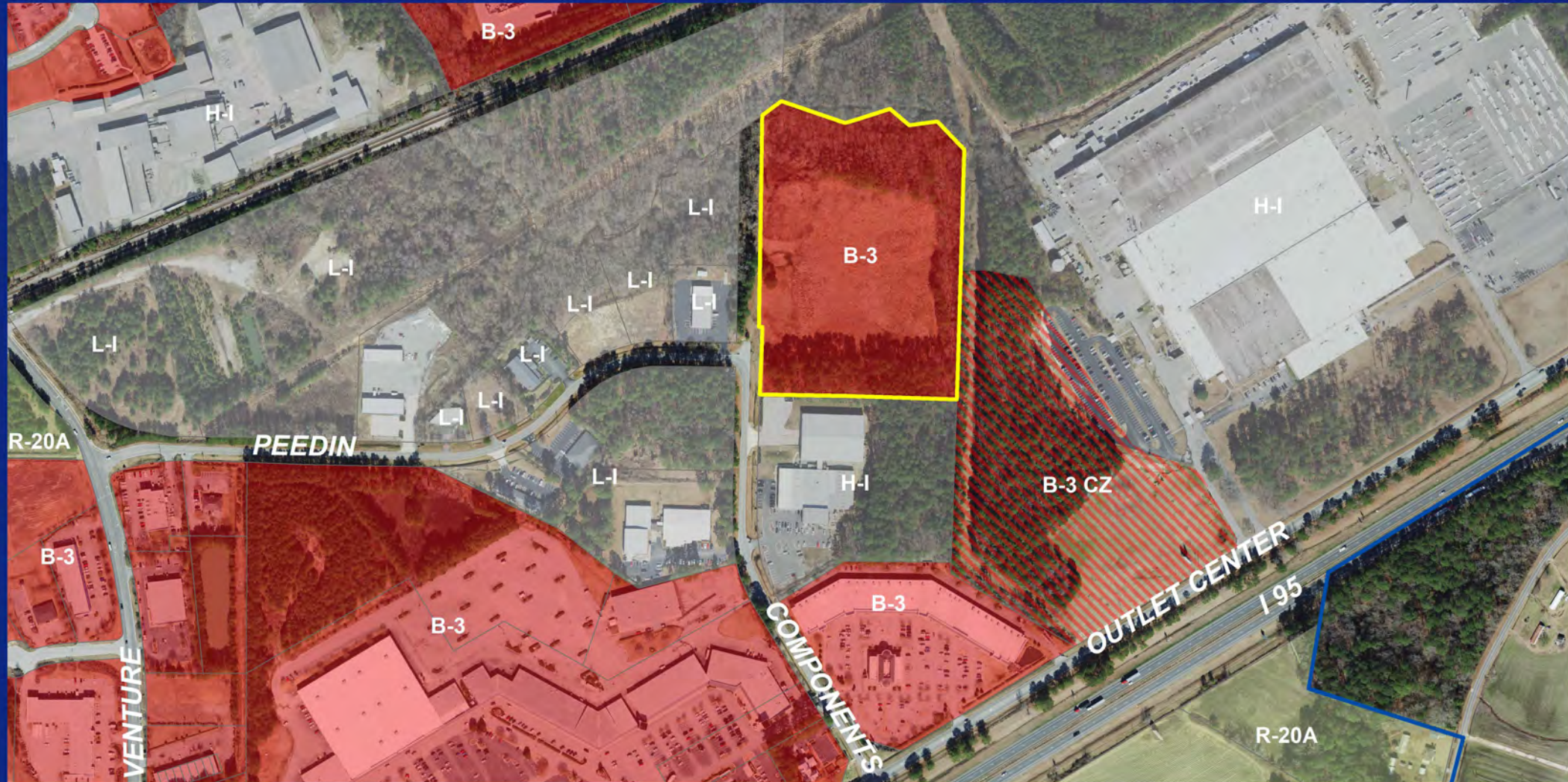
Owner:
Shalang, a
North Carolina
Partnership

Applicant:
Brown Investment
Properties



1 in = 465 ft

Map created by Chloe Allen
Planner I on 9/16/2024





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

SPECIAL USE PERMIT APPLICATION

Pursuant to Article 4, of the Town of Smithfield Unified Development Ordinance, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but has the potential to create incompatibilities with adjacent uses.

Special Use Permit applications must be accompanied by one (1) signed application, three (3) sets of required plans and one (1) digital copy of all required documents, including the Owner's Consent Form (attached) and the application fee.

SITE INFORMATION:

Name of Project: Stadler Station Acreage of Property: 13.17
 Parcel ID Number: 260414-42-8845 Tax ID: 15074012E
 Deed Book: 1070 Deed Page(s): 568
 Address: Intersection of Peedin Road and Components Drive
 Location: Intersection of Peedin Road and Components Drive

Existing Use: Vacant Proposed Use: Multifamily
 Existing Zoning District: Highway Entranceway Business District (B-3)

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 Submitted: _____ Date Received: _____ Amount Paid: _____



Revised Statement of Justification
Special Use Permit Application
for Stadler Station

The applicant requests a Special Use Permit (“SUP”) under Sections 4.9 and 6.6 of the Town of Smithfield (“Town”) Unified Development Ordinance (“UDO”) for the development of Multi-Family Apartment Complex (“MF Use”) in the Highway Entranceway Business District (“B-3”) zoning district. Pursuant to the Table of Uses and Activities – Primary Zoning Districts contained in Section 6.6 of the UDO, MF Use is permitted in the B-3 district with a SUP and subject to additional development regulations codified in Section 7.35.1.

The proposed development will be named “Stadler Station.” It is proposed to contain 168 multi-family units located on an approximately 13.17 acre parcel of land located at the intersection of Component Drive and Peedin Road (PIN 260414-42-8845) (the “Property”) for a density of 12.75 dwelling units per acre. The attached site plan identifies approximately 31,500 square feet of open space, 271 standard parking spaces, and 10 handicap parking spaces. Water and sewer will be provided by extension to the Town’s utilities.

The Property is adjacent to the Smithfield Business Park, and the outlet shopping malls located within the park. It is located north of Highway 95, and south of N Brightleaf Boulevard and the commercial uses occupying that area. The development of the MF Use in near proximity to these existing commercial uses will benefit future residents who will have nearby access to restaurants, shopping, and employment opportunities, as well as providing appropriate density to support these commercial uses. Appropriate side yard buffers and setbacks will mitigate any conflict between adjacent uses, while retaining the benefits of close proximity to complementary commercial uses.

The Smithfield Town Plan encourages multi-family uses near gateways to the Town. The Town’s Future Land Use Map does not predict multi-family uses on this particular parcel, but the Property is in close proximity to parcels identified for Mixed-Use development. Adding additional housing choice and well-designed residential density will provide additional options to current and future Town residents, while the SUP and supplemental multi-family regulations will ensure that the residential character of the proposed development is protected and an appropriate balance to nearby commercial uses is maintained.

REQUIRED FINDING OF FACT

Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a Special Use Permit to address the following findings. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which this section requires. The Town Council shall issue a special use permit if it has evaluated an application through a quasi-judicial process and determined that:

- 1) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.
Traffic generated by the proposed apartments will not be detrimental or otherwise endanger public health, safety, or general welfare.
- 2) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
The proposed apartment development would not impede the normal and orderly development of the surrounding property. The surrounding properties are developed for retail uses (Carolina Premium Outlets) and industrial uses. A car dealership is being built on property to the southeast.
- 3) Adequate utilities, drainage, parking, or necessary facilities have been or are being provided
Adequate utilities are available. The attached plan for the apartments shows there will be adequate drainage, parking and other necessary facilities.
- 4) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
The proposed apartment development will not generate noxious or offensive vibration, noise, odor, dust, smoke, or gas.
- 5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
Adequate measures will be taken to ensure that ingress and egress to the site is designed to minimize traffic congestion.
- 6) That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.
The proposed use will not adversely effect the use or physical attribute of adjoining or abutting property.
- 7) That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.
Multifamily uses are permitted as a special use in the B-3 zoning district, which established harmony as a matter of law. The proposed apartments are located adjacent to a mixed-use center and will provide housing in an area that currently lacks housing.
- 8) The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.
The proposed use will conform to applicable regulations of the B-3 zoning district.

REQUIRED SITE PLAN INFORMATION

Article 5 of the Town of Smithfield Unified Development Ordinance requires a site plan be prepared by a professional engineer, registered land surveyor, or licensed architect and shall be drawn to scale of not less than one inch equals 30 feet. 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. The site plan shall contain the following information, if applicable as determined by the UDO Administrator:

- 1) A key map of the site with reference to surrounding areas and existing street locations.
- 2) 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.
- 3) Parcel Identification Numbers (PIN) for site and adjacent properties.
- 4) Deed book and page reference demonstrating ownership of property.
- 5) Location of all existing and proposed structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- 6) Building setback, side line, and rear yard distances.
- 7) Location of watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- 8) 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, and significant soil conditions.
- 9) Topography showing existing and proposed contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- 10) The zoning of the property, including zoning district lines where applicable.
- 11) Lot line dimensions and property lines of the tract to be developed (with dimensions identified), adjacent property lines (including corporate limits, Town boundaries, and county lines).
- 12) Parking, loading, and unloading areas shall be indicated with dimensions, traffic patterns, access aisles, and curb radii per the requirements of Article 10, Part I.
- 13) Types of surfaces for drives, sidewalks, and parking areas.
- 14) Location and design of existing and proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- 15) Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- 16) Location of all US Clean Water Act Section 404 wetland areas, located of 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.
- 17) The location of all common areas.
- 18) The location and dimensions of all areas intended as usable open space, including all recreational areas. The plans shall clearly indicate whether such open space areas are intended to be offered for dedication to public use or to remain privately owned.
- 19) Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants, trees, and dimensions, approximate time of planting, and maintenance plans per the requirements of Article 10, Part II. The plan shall include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name.
- 20) Proposed site lighting.

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 Special Use Permit. 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.

Chester H. Brown, III
Print Name


Signature of Applicant

8/12/24
Date

OWNER'S CONSENT FORM

Name of Project: Stadler Station Submittal Date: _____

OWNERS AUTHORIZATION

I hereby give CONSENT to Chester Brown, III, Brown Investment Properties (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

John Shallcross Jr
Print Name

8-12-2024
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.

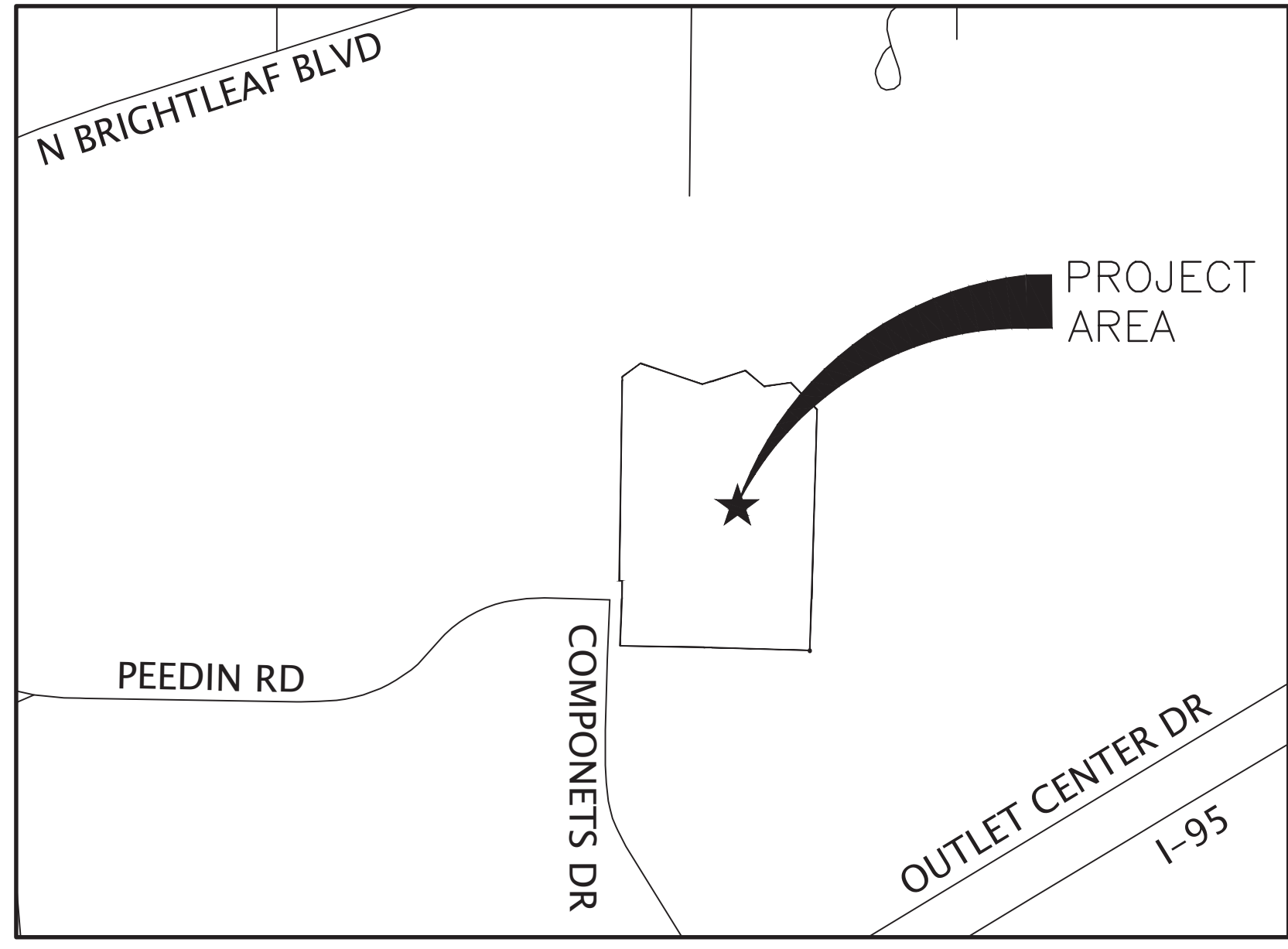

Signature of Owner/Applicant

John Shallcross Jr
Print Name

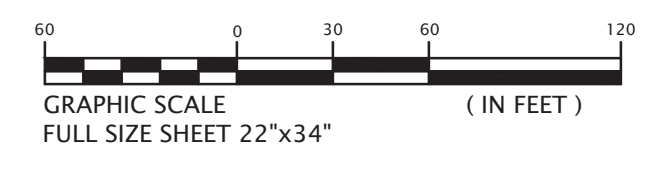
8-12-2024
Date

FOR OFFICE USE ONLY

File Number: _____ Date submitted: _____ Date received: _____



PROJECT VICINITY MAP
Scale: 1" = 500'



SITE INFORMATION

PROPOSED PROPERTY NAME: STADLER STATION
 CURRENT PROPERTY OWNER OF RECORD: SHALANG A NC PARTNERSHIP
 DEVELOPER/APPLICANT: BROWN INVESTMENT PROPERTIES, INC.
 ZONING: B3
 EXISTING USE: VACANT
 PROPOSED USE: MULTI-FAMILY APARTMENTS
 ELECTRICITY PROVIDER: TOWN OF SMITHFIELD

EXISTING PROPERTY INFORMATION

TOTAL BOUNDARY AREA: 13.17 AC. (PER COUNTY GIS)
 AREA IN EXISTING TOWN/NC DOT R/W: 0.0 AC.
 AREA IN ADJTL DEDICATED OR RESERVED TOWN/NC DOT ROW: 0.0 AC.
 AREA IN 100 YR FLOOD ZONE: 3.55 AC.
 NET USABLE/BUILDABLE SITE AREA: 9.62 AC. +/-

LOT & ZONING REQUIREMENTS AND SITE CALCULATIONS

MAX UNIT DENSITY PER ACRE: 12.92 UNITS/AC
 MAX NUMBER OF UNITS: 170 UNITS (12.92 UNITS X 13.17 AC)
 MAX IMPERVIOUS: N/A (SEE STORMWATER INFO)
 MIN BUILDING SETBACK LINES: SEE TABLE
 MIN "PERIMETER" YARD WIDTH (EXCLUDES FRONT YARD) FOR APARTMENTS: 40FT (REF: UDO 8.3.1.4 FOR "31 OR MORE" UNITS)
 MIN DISTANCE BETWEEN BUILDINGS FOR APARTMENTS: 40FT
 MIN AREA IN TOTAL OPEN SPACE: 8,700 SF

MIN PARKING SPACES: 276
 MIN HANDICAP PARKING SPACES: 7 (PER ADA)

PROPOSED OPEN SPACE

PROPOSED AREA IN ACTIVE OPEN SPACE: 5,715 SF
 PROPOSED AREA IN PASSIVE OPEN SPACE: 25,971 SF
 TOTAL OPEN SPACE: 31,686 SF

PROPOSED SITE CALCULATIONS

PROPOSED NUMBER OF UNITS: 168 APARTMENT UNITS
 PROPOSED DENSITY: 12.75 (168 UNITS/13.17 AC)
 PROPOSED PARKING SPACES: 271 STANDARD
 PROPOSED HANDICAP PARKING SPACES: 10

PROPOSED SITE INFORMATION

EXISTING IMPERVIOUS: 0.0 AC
 PROPOSED PARKING AND DRIVEWAY IMPERVIOUS: 98,938.12 SF (2.27 AC)
 PROPOSED BUILDING IMPERVIOUS: 81,555.19 SF (1.87 AC)
 PROPOSED SIDEWALK AND CONCRETE AREAS IMPERVIOUS: 42,835.32 SF (0.98 AC)
 PROPOSED IMPERVIOUS IN ROW: 12,056.91 SF (0.28 AC)

WATER & SEWER INFORMATION

PROPOSED WATER: PUBLIC WATER SYSTEM EXTENSION (TOWN WATER)
 PROPOSED SEWER: PUBLIC SEWER SYSTEM EXTENSION (TOWN SEWER)

STORMWATER INFORMATION

TOWN OF SMITHFIELD STORMWATER REGULATIONS SHALL APPLY TO THIS SITE WHICH INCLUDES NEUSE BASIN NUTRIENT STORMWATER STRATEGIES OF 15A NCAC 02B.0711 / TOWN UDO SEC. 10.50 AND 15A NCAC 02B.0620 / TOWN UDO SEC. 10.92. ADDITIONAL, STATE STORMWATER REQUIREMENTS APPLY (IE. 404/401 PERMITTING) WHEN APPLICABLE.

NET AREA FOR STORMWATER: 9.62 AC. +/-

IMPERVIOUS: 2.27 AC. (PARKING AND VEHICULAR AREAS)
 +1.87 AC. (BUILDINGS)
 +0.98 AC. (SIDEWALK AND CONCRETE AREAS)
 5.12 AC. TOTAL IMPERVIOUS

IMPERVIOUS %: 38.9% (5.12 AC IMPERVIOUS / 13.17 AC TOTAL SITE)

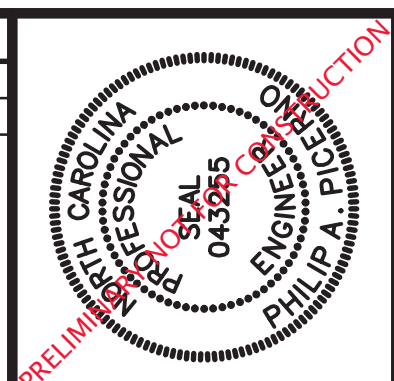
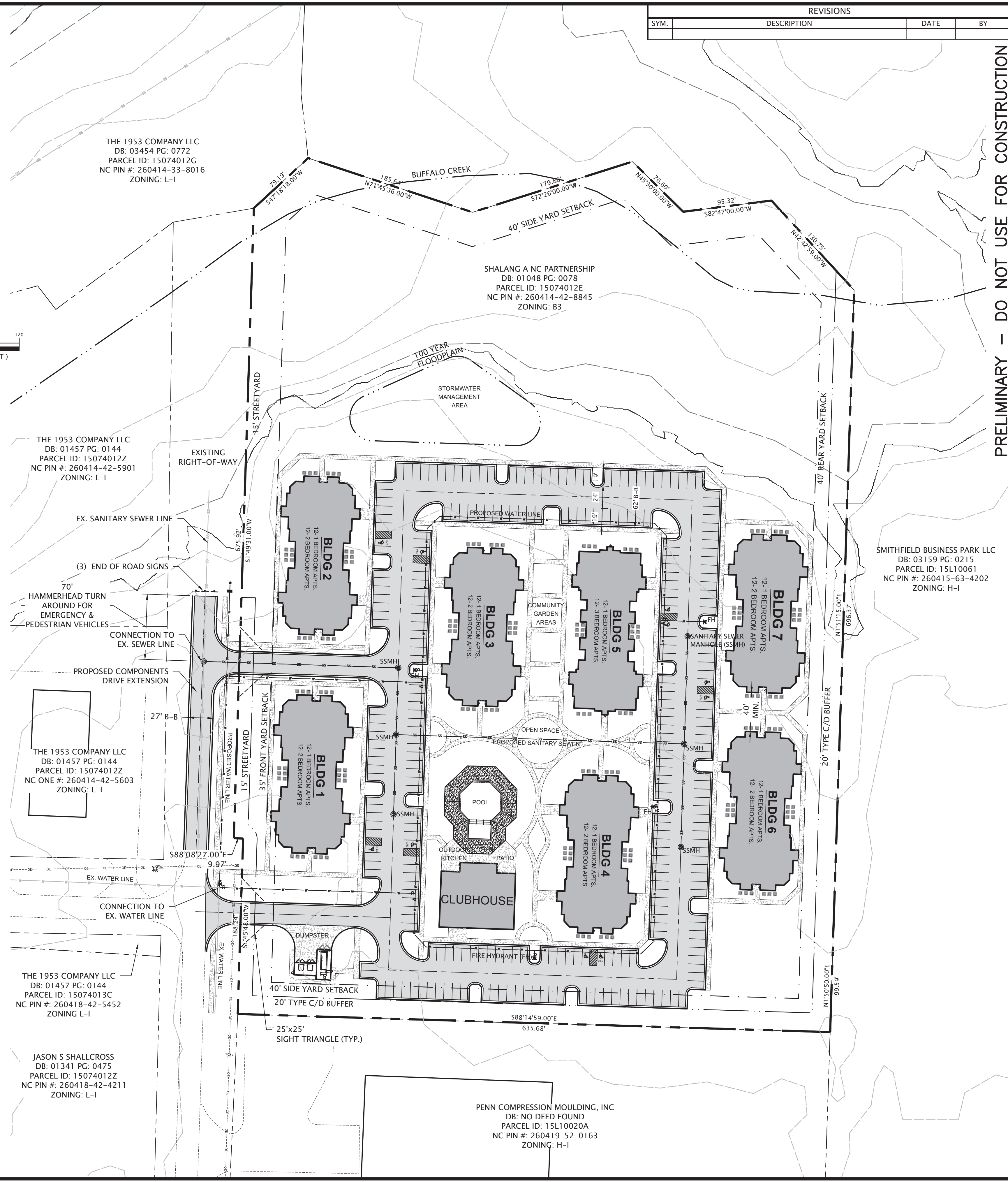
BECAUSE PROJECT IMPERVIOUS > 24%, PROJECT IS CONSIDERED "HIGH DENSITY" THEREFORE, SCM'S (STORMWATER CONTROL MEASURES) ARE REQUIRED. ADDITIONALLY, THE PROJECT SHALL MEET THE NITROGEN STORMWATER REQUIREMENTS PER SEC. 10.50 OF THE UDO.

ADDITIONAL NOTES FOR PRELIMINARY SITE PLAN

- PURPOSE: THE PURPOSE OF THIS PRELIMINARY SITE 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 ALL OTHER AGENCIES FOR CONSTRUCTION APPROVALS, PRIOR TO ANY CONSTRUCTION TAKING PLACE.
- ENVIRONMENTAL AREAS AND/OR DETERMINATIONS (WETLANDS, STREAMS & RIPARIAN BUFFERS): WETLANDS, JURISDICTIONAL STREAMS AND RIPARIAN BUFFER INFORMATION AS INDICATED (IF ANY) ARE TAKEN FROM JOHNSTON COUNTY GIS.
- PROPERTY BOUNDARY, EXISTING CONDITIONS AND TOPOGRAPHY: PROPERTY, SITE FEATURES, AND TOPOGRAPHY AS INDICATED ARE TAKEN FROM JOHNSTON COUNTY GIS.
- EXISTING STREETS RIGHTS-OF-WAY: EXISTING RIGHT OF WAY INFORMATION TAKEN FROM JOHNSTON COUNTY GIS. ANY PROPOSED RIGHT-OF-WAYS SHALL BE DEDICATED ON THE FINAL/RECORDED MAP FOR THIS DEVELOPMENT, WHICH SHALL ESTABLISH THE FINAL PROPERTY BOUNDARIES AND RIGHT-OF-WAYS FOR THIS PROJECT. OWNER SHOULD VERIFY AND ALL RIGHT-OF-WAY WITH NCDOT OR LOCAL MUNICIPALITY; AND VERIFY ANY LOCAL SETBACKS FROM RIGHT-OF-WAY WITH THE LOCAL PLANNING & ZONING DEPARTMENT.
- EXISTING UTILITIES: EXISTING UTILITIES INDICATED ARE TAKEN FROM JOHNSTON COUNTY GIS.
- FLOODPLAIN: THIS SITE OR PROPERTY DOES APPEAR TO BE IN A 100-YR FLOOD PER JOHNSTON COUNTY GIS.
- ACCESSIBILITY: ANY CONSTRUCTION FOR HANDICAP ACCESSIBILITY RELATED TO THIS PLAN SHALL CONFORM TO ADA REGULATIONS.
- WATER & SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED PER TOWN OF SMITHFIELD UTILITY STANDARDS.
- OPEN SPACE: OPEN SPACE IS PROVIDED IN ACCORDANCE WITH TOWN OF SMITHFIELD REQUIREMENTS FOR APARTMENT DEVELOPMENT. SEE SITE INFORMATION/DATA.
- DEVELOPMENT SIGNS SHALL BE DESIGNED AND CONSTRUCTED PER TOWN SIGNAGE REQUIREMENTS
- UTILITY RELOCATION: OWNER/DEVELOPER SHALL COORDINATE RELOCATION OF EXISTING OVERHEAD LINE AND ANY OTHER UTILITY RELOCATIONS AS REQUIRED WITH THE UTILITY PROVIDER.
- SITE LIGHTING SHALL BE IN ACCORDANCE WITH TOWN OF SMITHFIELD STANDARDS.

PARKING CALCULATIONS			
USE	# OF UNITS	SPACES PER UNIT	REQUIRED
1 BEDROOM UNITS	84	1.5	126
2 BEDROOM UNITS	72	1.75	126
3 BEDROOM UNITS	12	2.0	24
CLUBHOUSE	1		8
TOTAL REQUIRED			284
TOTAL PROVIDED			290 (280 STD. + 10 ADA)

MIN. BLDG. YARD SETBACK LINES	
FRONT	35 FT
SIDE	40 FT
REAR	40 FT



LKC Engineering, p.l.l.c.
 140 Aqua Shed Court
 Aberdeen, NC 28315
 O: 910.420.1437
 F: 910.637.0096
 lkceengineering.com
 License No. P-1095

Engineering
 Landscape Architecture
 Surveying



PRELIMINARY SITE PLAN

STADLER STATION
 Smithfield, North Carolina

DATE:	AUG., 2024
DESIGNED:	LWS
DRAWN:	BS
CHECKED:	PAP
NO.	

L-1.0

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

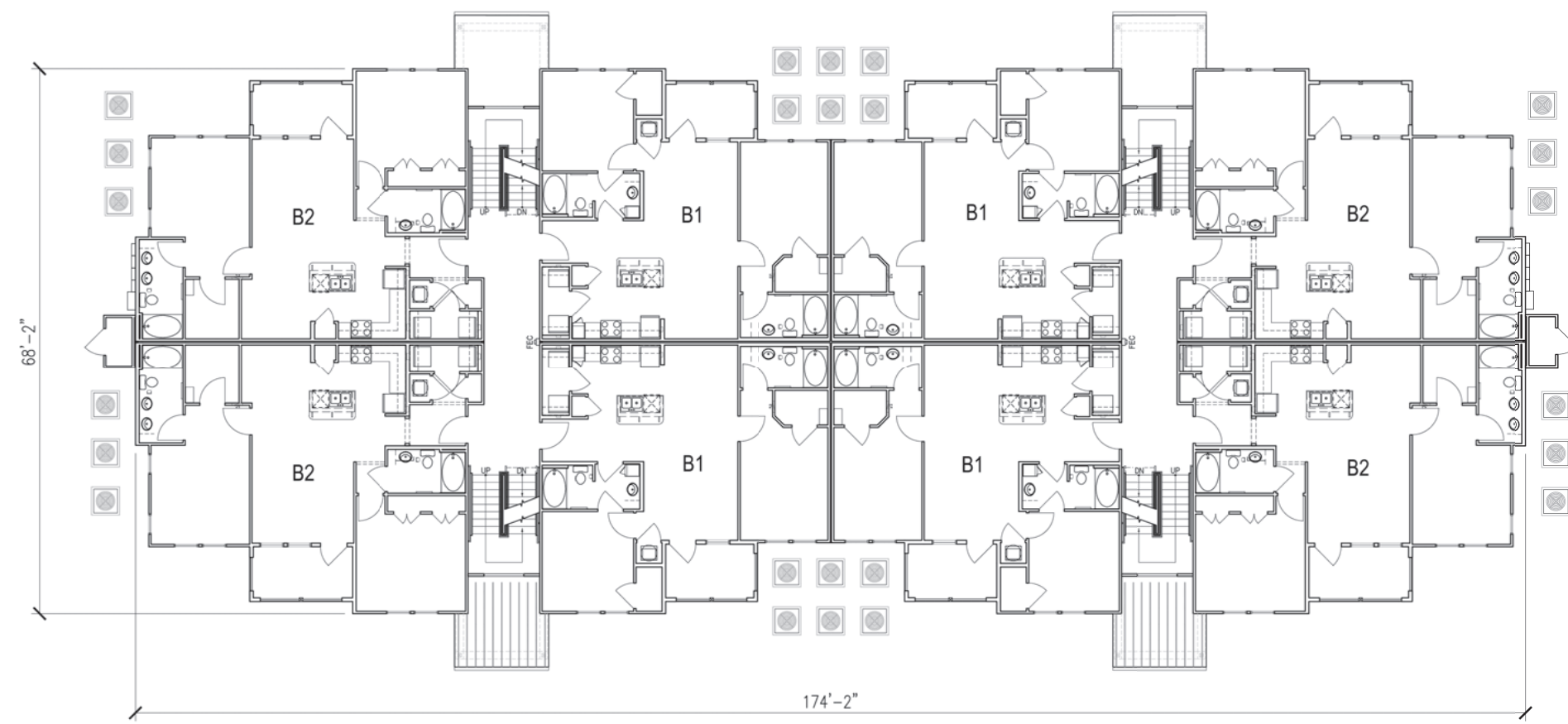


Brown Investment Properties

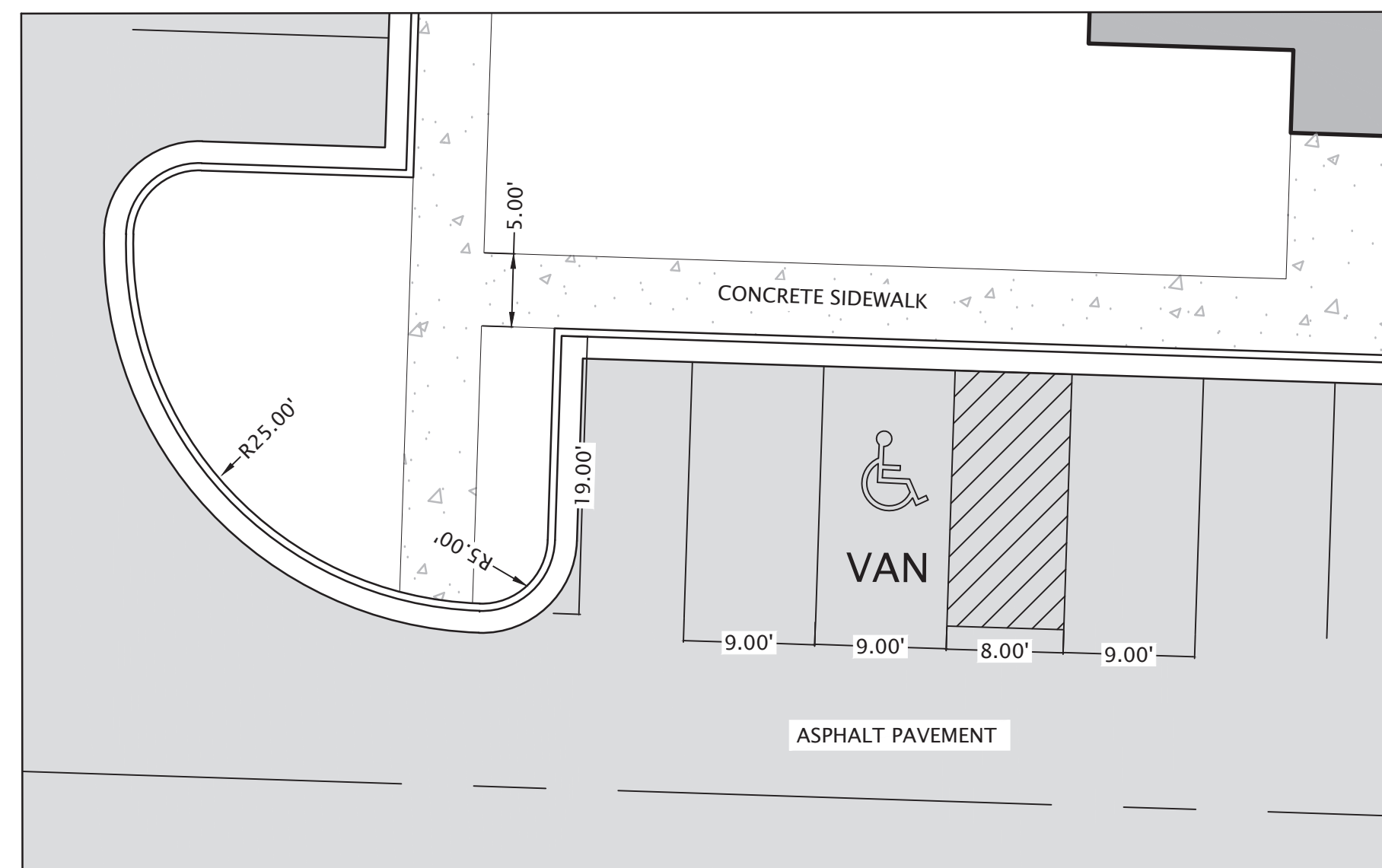
Smithfield Apartments
Smithfield, NC



BUILDING ELEVATION VIEW
NO SCALE



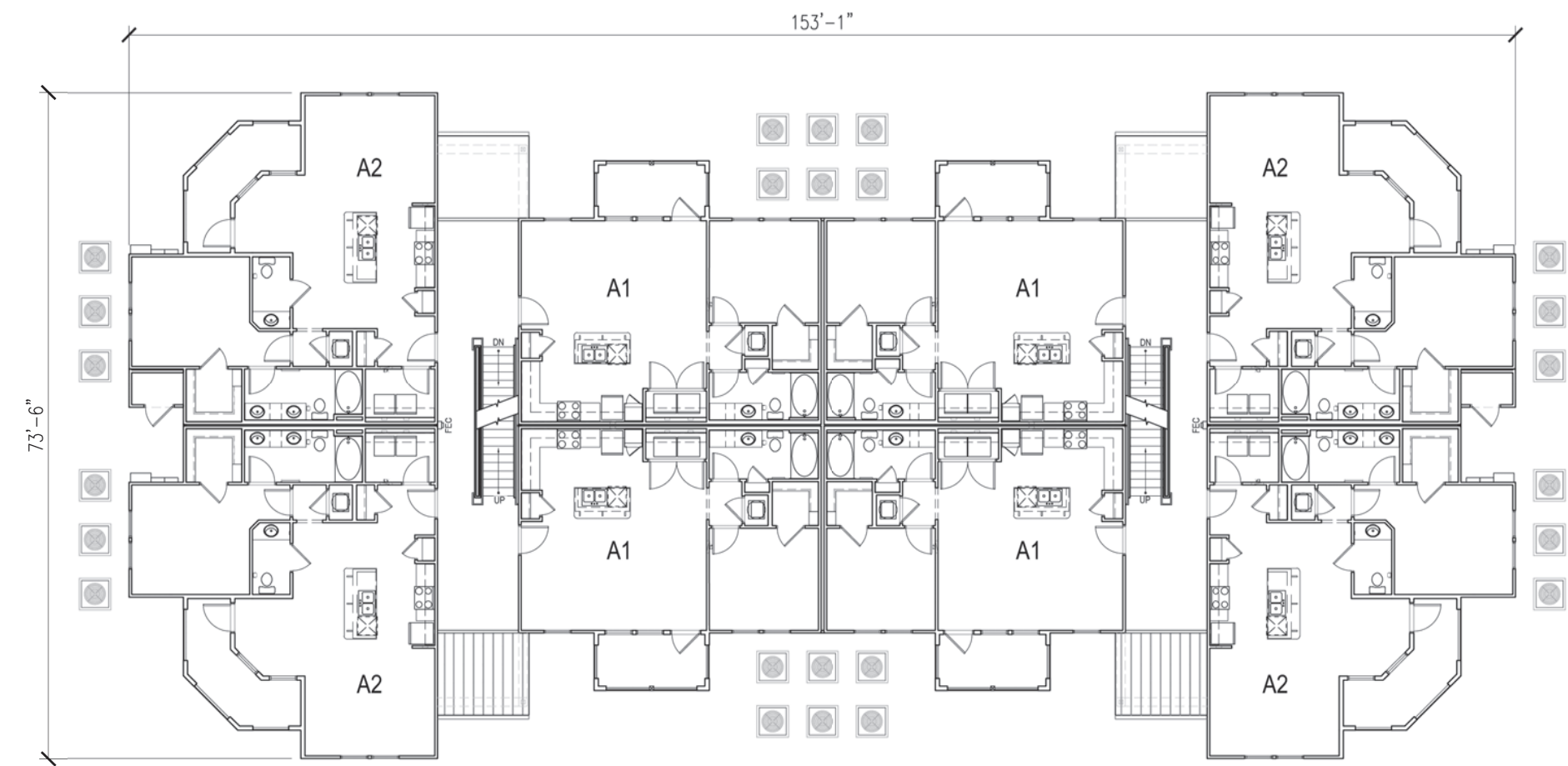
BUILDING TYPE 4
NO SCALE



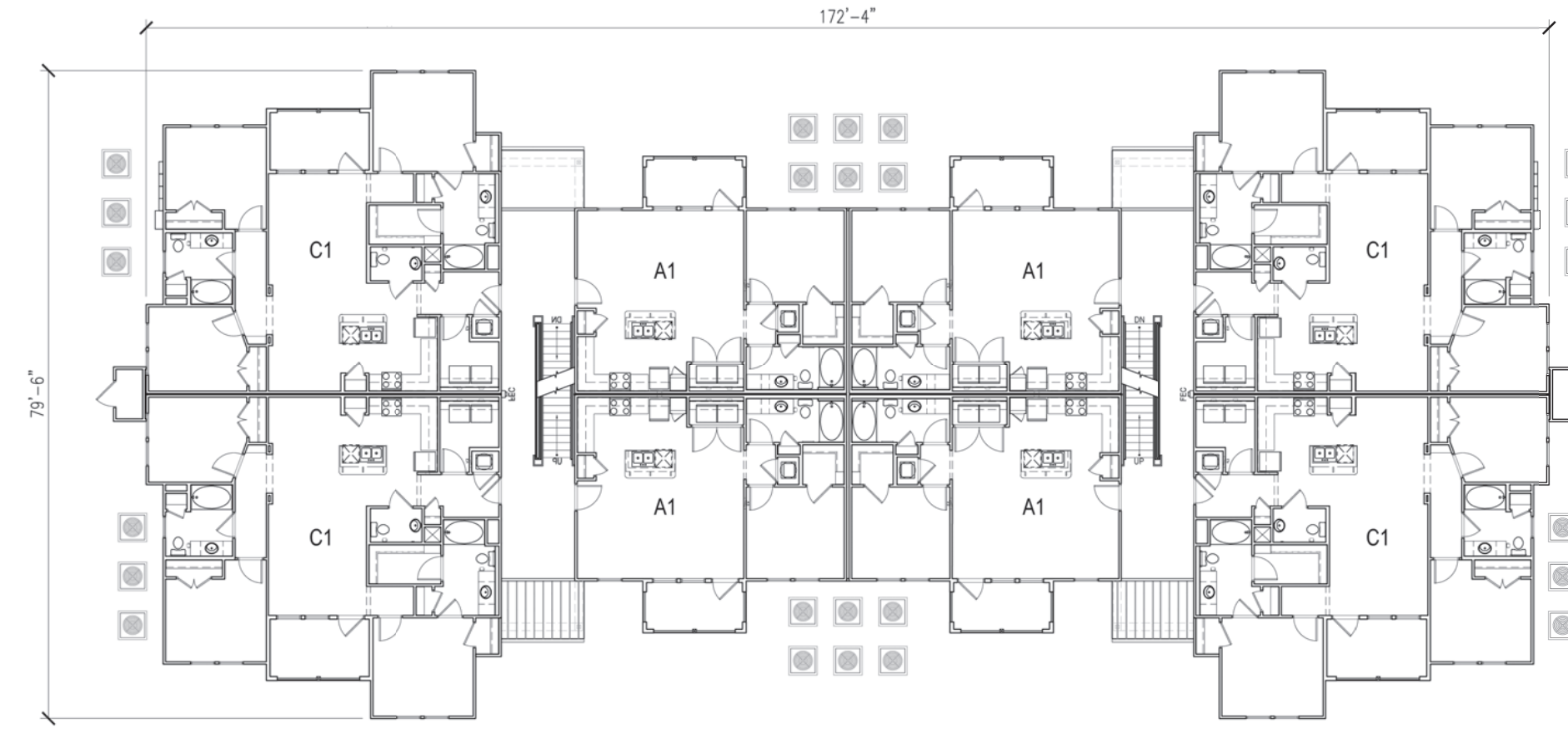
TYPICAL PARKING DIMENSIONS
SCALE 1/4"=1'-0"

ALL BUILDING PLANS AND ELEVATIONS PROVIDED BY JDAVIS ARCHITECTS

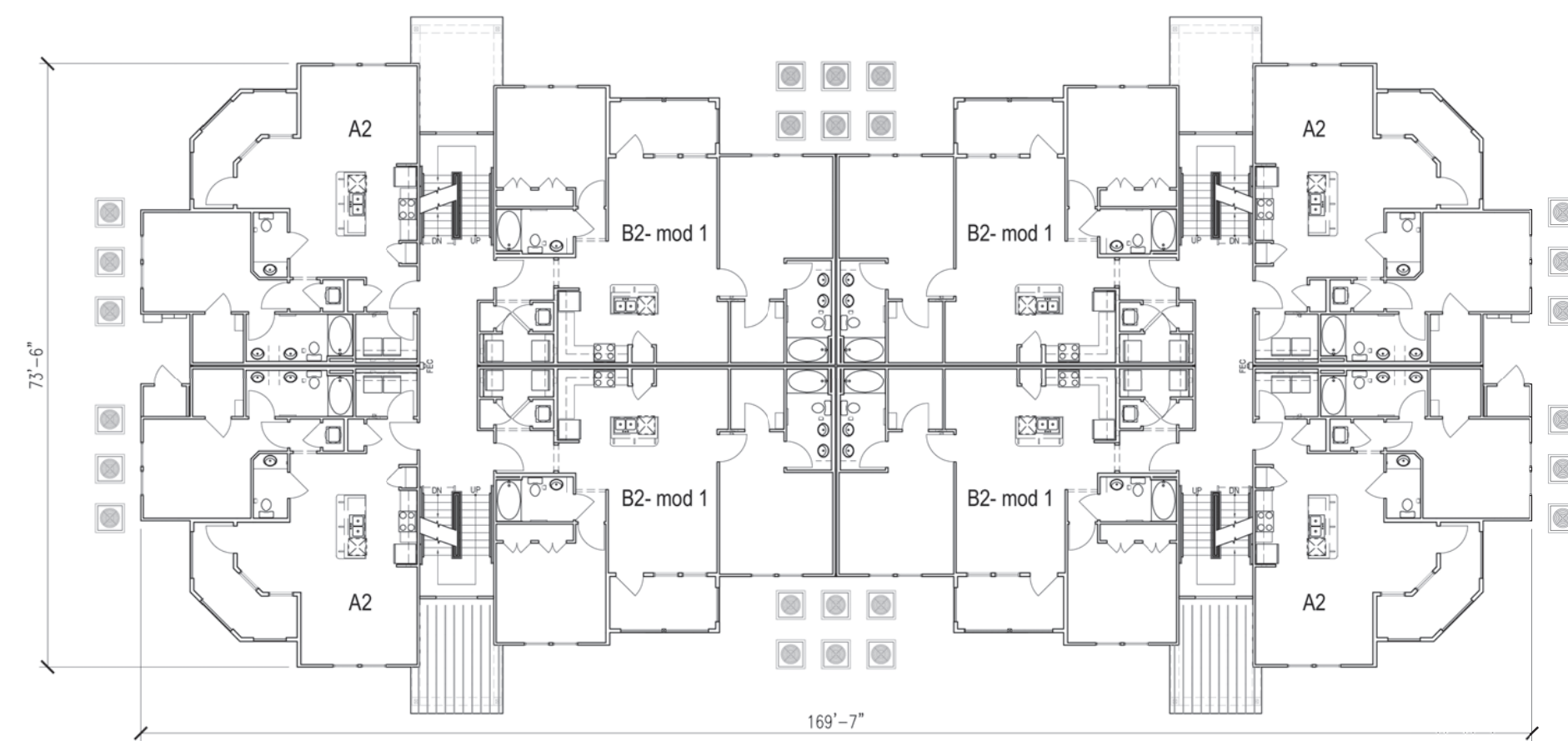
REVISIONS			
SYM.	DESCRIPTION	DATE	BY



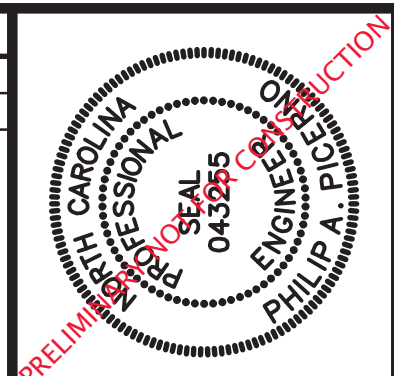
BUILDING TYPE 1
NO SCALE



BUILDING TYPE 2
NO SCALE



BUILDING TYPE 3
NO SCALE



LKC Engineering, PLLC
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkceengineering.com
License No. P-1095

Engineering
Landscape Architecture
Surveying



PRELIMINARY BUILDING PLANS & ELEVATIONS

STADLER STATION
Smithfield, North Carolina

DATE: AUG., 2024
DESIGNED: LWS
DRAWN: BS
CHECKED: PAP
NO.

L-2.0



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

L:\BP-24-01 - Smithfield Apartments\803 Conceptual\Concept plan 3-render.dwg, Last Saved By: LOU, 9/10/2024 1:07:39 PM; Layout1: Plotted By: Daniel Heath, 09/10/24 02:03:57 PM

SIDE YARD:
*NO BUFFER REQUIRED

SITE TRIANGLES:
*25' x 25'

STREET YARD:
*15' MAXIMUM DEPTH
*2 CANOPY TREES AND 20 SHRUBS PER 100 LF
*447 LF (TO END OF ROAD EXTENSION)
*10 TREES REQ., 90 SHRUBS REQ.

SITE TRIANGLES:
*25' x 25'

SERVICE YARD:
*SCREENED WITH WALL, FENCE, OR SOLID VEGETATION



100 YEAR FLOODPLAIN:
*EXISTING VEGETATION TO REMAIN

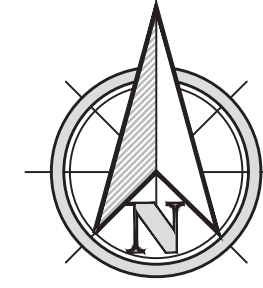
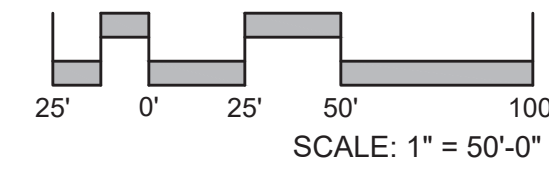
OPEN SPACE:
*8700sf REQUIRED
*22,971sf PASSIVE OPEN SPACE (LAWN & GARDEN AREAS)
*5715sf ACTIVE OPEN SPACE (POOL AREA)
*31,686sf TOTAL OPEN SPACE

TYPE C or D BUFFER YARD:
*FENCE (TYPE C) OR BERM (TYPE D)
*3 CANOPY TREES AND 12 SHRUBS PER 100 lf
*523 LF (MINUS EXISTING FLOODPLANE VEGETATION)
*16 TREES REQ., 63 SHRUBS REQ.

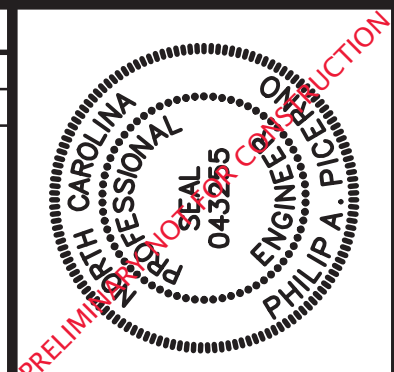
PLANTING ISLANDS (25 ISLANDS):
*15 CONTIGUOUS SPACES MAX.
*1 CANOPY TREES OR 1 UNDERSTORY TREE PER ISLAND
*6 SHRUBS PER ISLAND
*27 TREES REQ., 162 SHRUBS REQ.

FOUNDATION PLANTING:
*AREA EQUIVALENT TO 12% OF BUILDING FACADE ADJACENT TO PARKING

TYPE C or D BUFFER YARD:
*FENCE (TYPE C) OR BERM (TYPE D)
*3 CANOPY TREES AND 12 SHRUBS PER 100 lf
*635 LF
*19 TREES REQ., 77 SHRUBS REQ.



REVISIONS			
SYM.	DESCRIPTION	DATE	BY



LKC Engineering, PLLC
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkceengineering.com
License No. P-1095

Engineering
Landscape Architecture
Surveying



PRELIMINARY LANDSCAPE
PLAN

STADLER STATION
Smithfield, North Carolina

DATE: AUG., 2024
DESIGNED: LWS
DRAWN: BS
CHECKED: PAP
NO.

L-3.0

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



PLANNING DEPARTMENT
Paul C. Embler, Jr., Director

September 30, 2011

Atlantic Pines, LLC
6009 Tenbury Court
Raleigh, NC 27606

Dear Mr. Strapec:

The Town of Smithfield Planning Department is happy to inform you that the Town of Smithfield Board of Adjustment, at its September 29, 2011 meeting, unanimously voted to approve your request for an increase in the maximum permitted density from 9.68 units per acre to 12.92 units per acre for a multi-family development located within a B-3 (Business) zoning district. The property that received the variance is located on the northeast side of the intersection of Components Drive and Peedin Road and further identified as Johnston county Tax ID# 15074012E.

Thank you for your time. If you have any questions please do not hesitate to contact me at 919 934-2116 ext. 1114.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul C. Embler, Jr.", written in a cursive style.

Paul C. Embler, Jr., ASLA
Planning Director

mh

Town of Smithfield
Special Use Permit Application
Finding of Fact / Approval Criteria

Application Number: SUP-24-05 **Name:** Stadler Station

Request: The applicant seeks a special use permit to utilize property located within the B-3 (Entranceway, Highway Business) zoning district for a residential apartment development. The property considered for approval is located at the intersection of Peedin Road and Components Drive, and further identified by the Johnston County Tax ID# 15074012E.

In approving an application for a special use permit 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 special use permit if it has evaluated an application through a quasi-judicial process and determined that:

- 4.9.4.5.1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.
- 4.9.4.5.2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided.
- 4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
- 4.9.4.5.5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.
- 4.9.4.5.7. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.
- 4.9.4.5.8. The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.

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 Special Use Permit Application # SUP-24-05 with the following condition(s):*

1. That the parking lot entrances be constructed in accordance with the town's standard driveway detail.

Motion to Deny: *Based upon failure to meet all of the above stated findings and for reasons stated therein, I move to deny Special Use Permit Application # SUP-24-05 for the following stated reason:*

1. _____

Record of Decision:

Based on a motion and majority vote of the Town of Smithfield Town Council for the Special Use Permit Application Number SUP-24-05 is hereby:

_____ **approved upon acceptance and conformity with the following conditions:**

1. That the parking lot entrances be constructed in accordance with the town's standard driveway detail.

_____ **denied for the noted reasons.**

1. _____

Decision made this __ day of _____, 2024, while in regular session.

M. Andy Moore, Mayor

ATTEST:

Shannan L. Parrish, Town Clerk



Request for Planning Board Action

Agenda
Item: CZ-24-06
Date: 10/3/24

Subject: Finley (Floyd) Landing Conditional Zoning Map Amendment
Department: Planning
Presented by: Chloe Allen, Planner I
Presentation: Public Meeting

Issue Statement

Carolina Land Group, LLC, is requesting an amendment to the Finley Landing Conditional Zoning master plan, amending 47.8 acres within the Finley Landing (formerly Floyd Landing) development. The request is for approval of an alternate plan with 168 townhouse units in place of the apartments, while retaining the option for the original plan with 360 apartment units.

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-24-06, with 1 condition 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. Alternative Master Plan
5. Townhouse Styles (2)
6. Original Master Plan
7. R-8 CZ - Floyd Landing Conditional Original Approval



Staff Report

Agenda Item: CZ-24-06

REQUEST:

Carolina Land Group, LLC, is requesting an amendment to the Finley Landing Conditional Zoning master plan, amending 47.8 acres within the Finley Landing (formerly Floyd Landing) development. The request is for approval of an alternative plan for 168 townhouse units in place of the apartments, while retaining the option for the original plan for 360 apartment units.

PROPERTY LOCATION:

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.

APPLICATION DATA:

Applicant:	Carolina Land Group, LLC
Property Owners:	FL Smithfield, LLC
Project Name:	Finley Landing (Formerly Floyd Landing)
Tax ID:	15077035H
NC PIN:	168500-40-6654
Acreage:	47.8-acres
Present Zoning:	R-8 CZ (Single-Two-Multi-Family Residential Conditional)
Proposed Zoning:	R-8 CZ (Single-Two-Multi-Family Residential Conditional)
Town/ETJ:	Town
Existing Use:	Vacant
Proposed Use:	Townhouses (multi-family)
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:	Duke
Public R/W:	3,724 linear feet

ADJACENT ZONING AND LAND USES: (SEE ATTACHED MAP)

	Zoning	Existing Land Uses
North	R-8 CZ	Single-Family Residential/Townhomes (multi-family)
South	R-8 CZ	Townhomes (multi-family)
West	N/A	Vacant Woodland
East	B-3	Commercial - undeveloped

APPLICATION OVERVIEW:

The applicant is requesting approval of an alternate plan for the 47.8 acres area that has been planned for 360 3-story garden style apartment units. The alternate plan if approved, will have 168 townhouse units fronting on 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.

EXISTING CONDITIONS/ENVIRONMENTAL IMPACTS:

- There are no environmental impacts associated with the area. The development site is graded and ready for development.

COMPREHENSIVE LAND USE PLAN:

- The plans are consistent with the comprehensive plan guidance. The Comprehensive Plan guides the area for Medium Density Residential.

SITE ACCESS AND STREET DESIGN:

- The development will utilize the same two entrances off S. Finley Landing Parkway as the former apartment complex.
- Rather than private driveways and parking lot, the proposed townhouse development will have 3,724 linear feet of new public streets in 50' public rights-of-ways to match those approved with the townhouses elsewhere in the Finley Landing development. The UDO, Section 10.110.9 indicates that local street rights-of-ways shall be 60' wide (may be no less than 50 feet if approved by the Town Council due to special conditions).
- Streets will be 27-foot-wide b/b with traditional curbs and valley curbs in front of and within 10 of townhouse buildings as was approved elsewhere in the other townhouse areas of the development (3-foot utility strips).
- Sidewalks are proposed on both sides of public streets.

BUILDING/LOT/PARKING STANDARDS FOR AMENDMENT PLAN:

The townhomes approved elsewhere in the development are 2-stories with a maximum height of 35-feet in accordance with the R-8 standards. The previously townhomes had a minimum lot area of 2,420 sq. ft., and a minimum lot width of 22-foot wide for interior townhomes and 24-foot wide for end units to accommodate 2-car garages on end units. Interior units required at least a one car garage. The Town's standard driveway widths of 12-foot wide – current townhomes have 10-foot-wide driveways.

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.

TOWNHOME ARCHITECTURAL STANDARDS:

- 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 decorative details or carriage style adornments
- Garages are all single car with an 8-foot-wide door.
- 2 and 3-story townhomes.

RECREATIONAL/SITE AMENITIES:

- In the alternate plan, the pool house and swimming pool and vehicle maintenance carwash amenity near the entrance will be eliminated.
- The alternative plan keeps the tot lot playground and dog park.

DEVELOPMENT AMENITIES:

- Decorative street lighting and decorative street signs be installed by the developer throughout the site.

STORMWATER MANAGEMENT:

- Stormwater retention will be addressed with the development plans; however, the plans show 2 pond areas.

CLUSTER MAILBOX:

- The master plan shows a required cluster mailbox in an auxiliary parking lot near the main entrance.

TRASH:

- Townhouse trash and recycling roll off containers in the townhouse areas be stored within the garages or in the rear yards.

PUBLIC UTILITIES:

- Water and Sewer utilities will be by the town. Electric utilities will be Duke.

LANDSCAPING:

- Each unit shall include a minimum of one (1) decorative tree and four (4) shrubs.
- The existing conditions require property held in common ownership that is adjacent to a public right-of-way shall be planted with a minimum of 2 shade trees per 100 linear feet of road frontage. These trees shall be planted adjacent to and outside of the public right-of-way and shall be maintained by the HOA.

PROPOSED DEVIATIONS FROM UNIFIED DEVELOPMENT ORDINANCE (SUMMARY):

Deviations from Town Requirements (this amendment site area):

- 10-foot reduction in public R/W width (50-foot public rights-of-ways).
- 20-foot reduction in the distance between townhomes (40 feet to 20 feet).
- 5-foot increase in maximum height for townhomes in this area (35 feet to 40 feet).
- Driveway widths from 12 feet to 9 feet (staff recommends 10 feet).

Standards Exceeding UDO Requirements:

- 5-foot-wide sidewalks on both sides of public streets (this amendment).
- Tot lot and dog park (this amendment).
- Auxiliary parking (development).
- 50-foot-wide landscape buffer along north side (development).
- 50-foot-wide bermed landscape buffer along east side (development).
- 100-foot-wide landscaped buffer along south side (development).
- 8 feet multi-use trail along US Hwy 70 W vs. 5feet sidewalk (development).
- Undisturbed open space within floodplain and common owned areas (development).
- Enhanced entrance drives with center landscaped islands (development).
- Architectural standards (development).
- Numerous mini-parks owned by the HOA (development).

CONSISTENCY STATEMENT (Staff Opinion):

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 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.

RECOMMENDED MOTION:

“Move 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.”

Finley Landing Revision

File Number:
CZ-24-06

Project Name:
Finley Landing Alt Plan

Location:
Across from
Amazon Warehouse

Tax ID#:
15077035H

Existing Zoning:
R-8 CZ

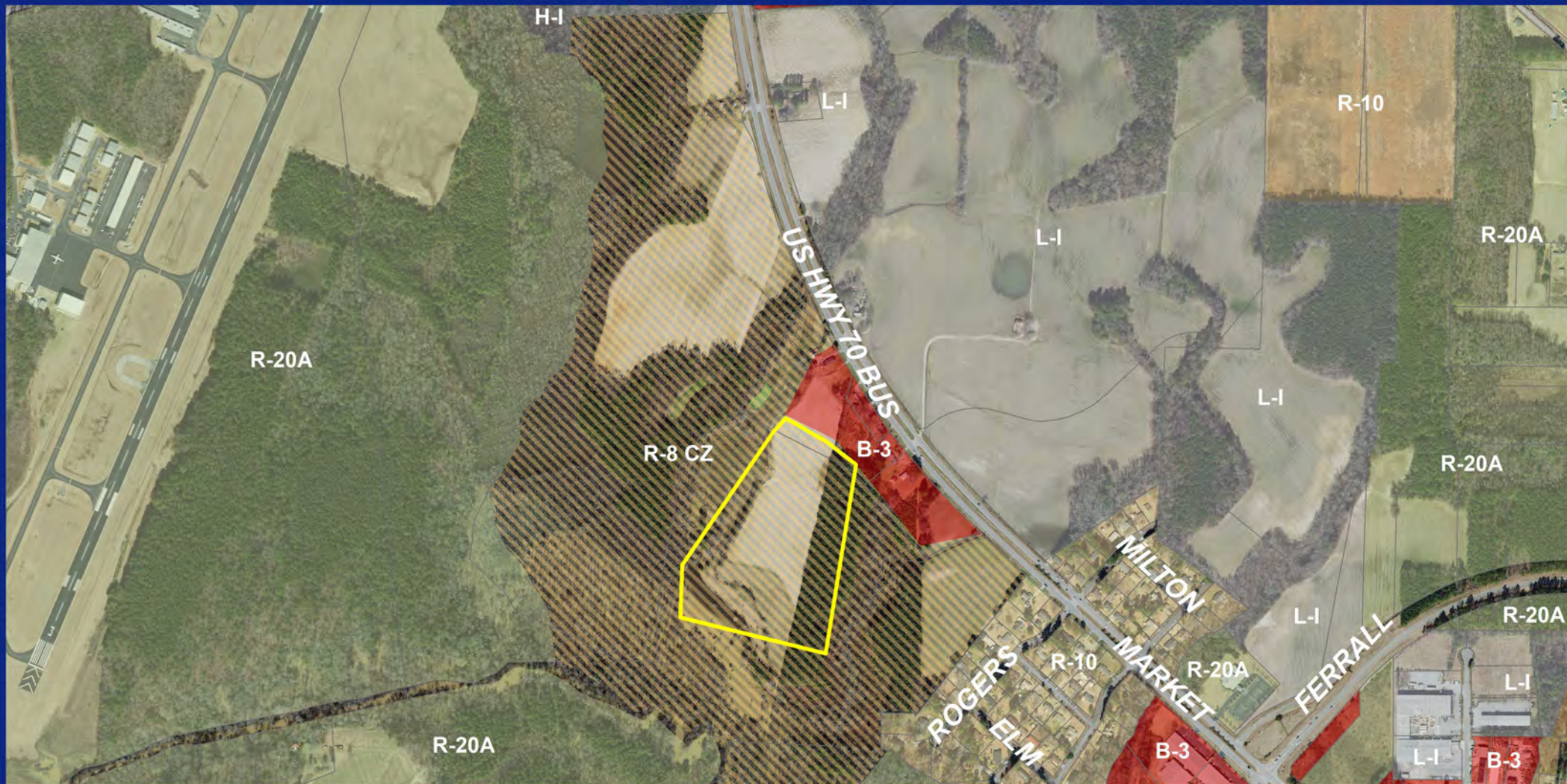
Owner:
FL Smithfield, LLC

Applicant:
Carolina Land
Group, LLC



1 in = 869 ft

Map created by Chloe Allen
Planner I on 9/16/2024





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: Finley Landing (fka Floyd Landing) Acreage of Property: 48.65
 Parcel ID Number: 1685-40-6654 Tax ID: 15077035H
 Deed Book: 06535 Deed Page(s): 0655
 Address: 2227 US Hwy. 70 Business, Smithfield, NC
 Location: Approx. 2.75 miles northwest of downtown Smithfield on the south side of US Hwy 70 Business

Existing Use: Low & Medium Density Residential Proposed Use: Low & Medium Density Residential
 Existing Zoning District: R-8 Conditional Zoning
 Requested Zoning District R-8 Conditional Zoning
 Is project within a Planned Development: Yes No
 Planned Development District (if applicable): Finley Landing (fka Floyd Landing)
 Is project within an Overlay District: Yes No
 Overlay District (if applicable): _____

FOR OFFICE USE ONLY

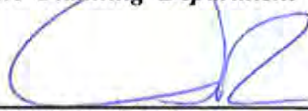
File Number: _____	Date Received: _____	Amount Paid: _____
--------------------	----------------------	--------------------

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.

Andrew Ross

Print Name



Signature of Applicant

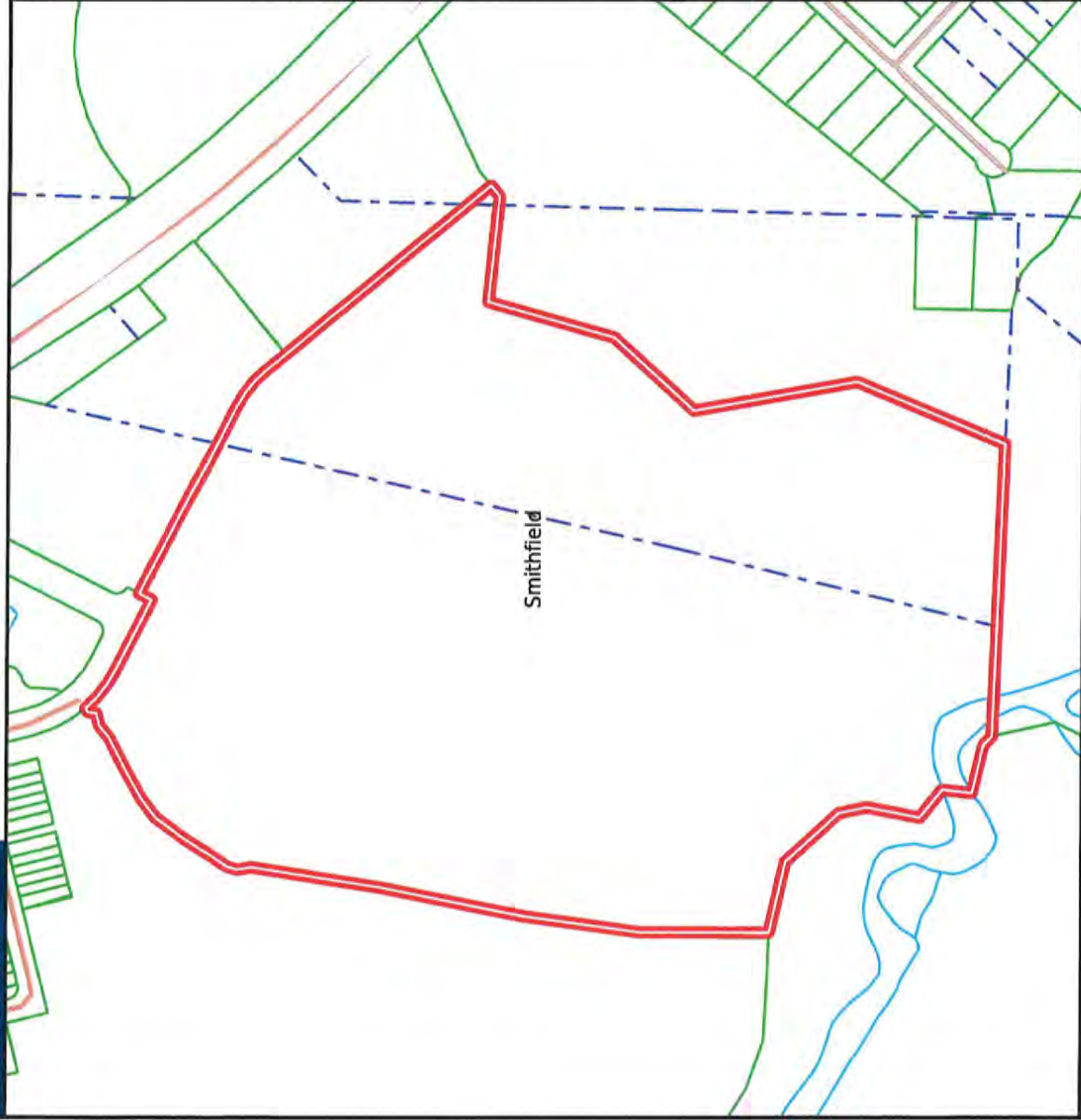
9-13-24

Date



*** DISCLAIMER ***

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



Parcel Report

X Coordinate: 2185192.1770779
Y Coordinate: 650493.57333161
id: 15077035H
Tag: 15077035H
NCPin: 168500-40-6654
Mapsheets No: 1685
Owner Name 1: FL SMITHFIELD, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 5488
Mail Address 3: CARY, NC 27512-5488
Site Address 1: 2227 US HWY 70 BUS
Site Address 2: SMITHFIELD, NC 27577-
Book: 06535
Page: 0655
Market Value: 473980
Assessed Acreage: 48.650
Calc. Acreage: 48.650
Sales Price: 0
Sale Date: 2023-08-28
Township: Smithfield
Water District: Wilsons Mills Water District
ETJ: Smithfield
City Limits: Smithfield
Town Zoning: R-8 CZ
County Zoning: N/A
OverLay Zoning: N/A



Scale: 1:4504 - 1 in. = 375.33 feet

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

Floyd Landing
Residential Community
Smithfield, NC

Developer: Carolina Land Group LLC

September 2024 Updated



CE GROUP

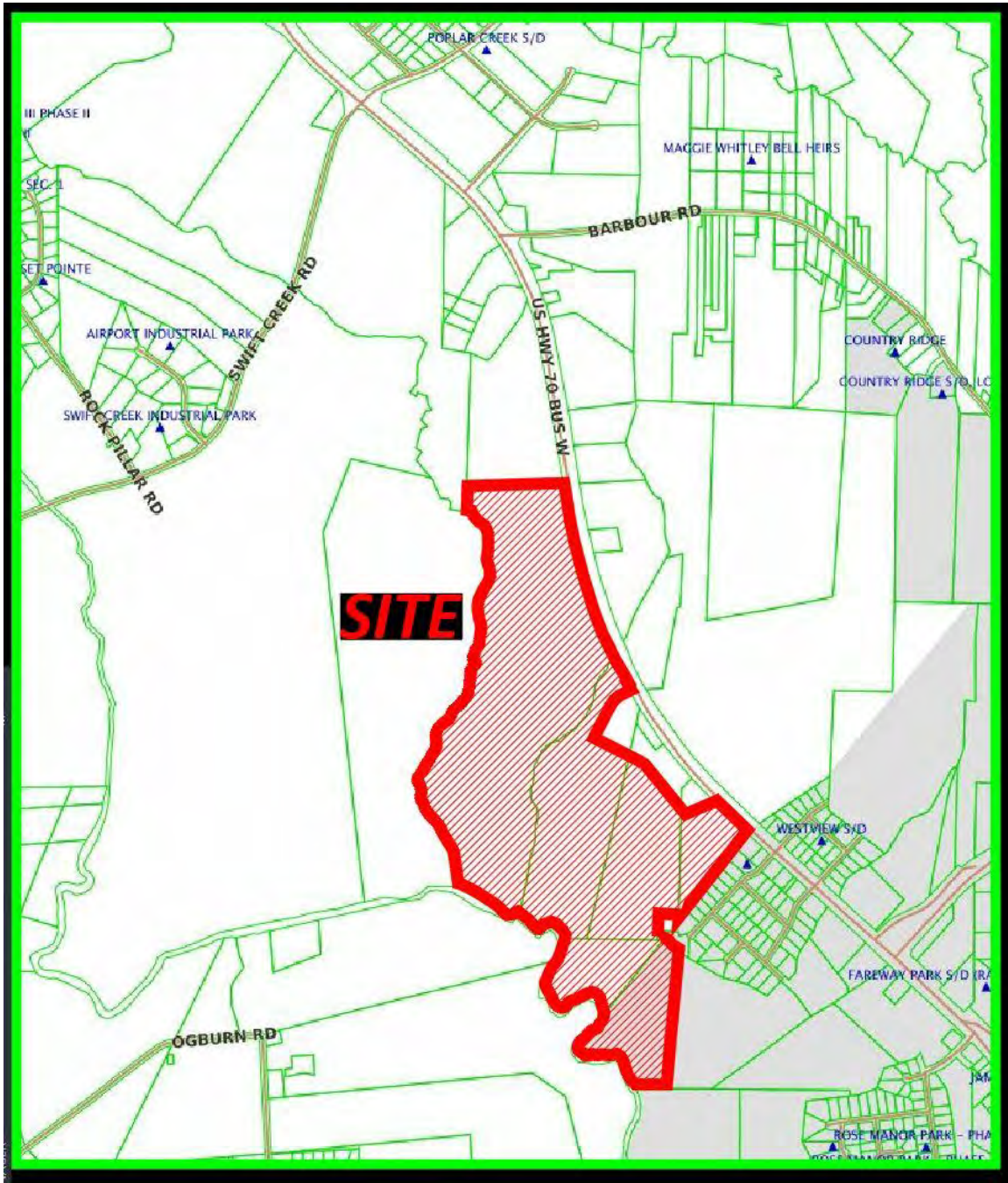
301 GLENWOOD AVENUE, SUITE 220, RALEIGH, NC 27603
Phone: (919) 367-8790 License # C-1739

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Attachment: Example Elevations

SECTION 2: VICINITY MAP



SECTION 3: PROJECT DATA

Project Name: Floyd Landing

Developer: Carolina Land Group, LLC
Attn: Kirby LaForce
PO Box 1328
Cary, NC 27512

Prepared By: CE Group, Inc
301 Glenwood Avenue, Suite 220
Raleigh, NC 27603

Designated Point of Contact Mark Ashness (CE Group, Inc.)

Current and Proposed Zoning

Current: R-20A & B-3 (Smithfield)
Proposed: R-8 Conditional Zoning

Current and Proposed Land Use

Current: Residential and Vacant
Proposed: Low Density & Medium Density Residential

SECTION 4: PURPOSE STATEMENT

Floyd Landing is a proposed residential development under the Town of Smithfield UDO Ordinance. The property is currently located within Town's Planning jurisdiction. The project is located off US 70 US Business (W. Market Street) with (3) existing direct access points. The proposed project is in conformity with the Town's Land Use Map. The northern part of the project is designated as "Low Density Residential" which allows for primarily single family residential with up to 4 units/AC. The southern portion of the project is designated as "Medium Density Residential" which allows single family and attached residential with densities up to 8 units/AC.

The entire western side of the project is designated as Conservation and Open Space. The blended density for the entire project is +/- 3.4 dwelling units per acre. The project will provide flexibility in lot size and residential building type. The minimum single family lot size will exceed 5100 SF. A 50' landscaped (or existing vegetated) perimeter buffer is planned along the north and east sides and 100' landscaped (or existing vegetated) perimeter buffer long south side of the project (where adjacent to existing neighborhood). Existing conservation open space is located to the west (which acts as a perimeter buffer). The project will have sidewalks on both sides of the street providing for a pedestrian friendly environment. The project will be complimentary with providing high quality residential single-family homes, townhomes, and garden style apartments.

SECTION 5: PERMITTED USES

The Project includes residential uses and residential support uses including:

- 1) Single Family and Townhomes
- 2) (3) Story Garden Style Apartments
- 3) Park (Active)
- 4) Park (Passive)

SECTION 6: DESIGN CONTROLS

- A. Maximum Density for the Project is 3.4 units per gross acre.
- B. Proposed Maximum Height of Buildings is 50 feet, Maximum Stories: 3
Apartment Building Maximum Height is 50 feet, Maximum Stories: 3
- C. Minimum Building Setbacks

From Buffer or RCA	10'
Front Yard	20' (30' for Townhomes)
Side Yard	5'
Rear Yard	20'
Driveways from Sidewalk to Garage	20' (SF) and 30' (TH)
Building Separations	30' Apartments – 20' Townhomes
- D. Percentage of Impervious Area - Will not Exceed 35% for Entire Project
- E. Perimeter Buffer 50' (100' adjacent to Lots on S. Rogers Drive)
- F. 10' landscape median on each entry drive from US 70 Business
- G. Street Trees (1) on each Single-Family Lot (outside ROW)
- H. Street Tree every 100' on each side of public street (common areas outside ROW)
- I. 6' Fence within 50' Perimeter Buffer adjacent to US 70 Business

SECTION 7: OFF-STREET PARKING

Each Single-Family Residence and Townhome will have at least (2) paved parking spaces (outside of the garage). In addition, all Single-Family Lots will have 2 car garages and all Townhomes will have a single or double car garage. In the Townhome area we will have ancillary parking areas equal to or greater than .75 parking spaces per townhome with a single car garage.

SECTION 8: SIGNS

The Developer will submit a master sign plan (with the preliminary plat) that shows the location of signage with details at master subdivision phase. Signage for this project will comply with the UDO

SECTION 9: NATURAL RESOURCE AND ENVIRONMENTAL PROTECTION

- A. Floyd Landing is located in the Neuse River Basin and drains into Reedy Branch or Swift Creek
- B. There is FEMA mapped Floodplain within the project limits see Existing Conditions Map
- C. There are no known historic structures within the project limits.

SECTION 10: STORMWATER MANAGEMENT

The project will meet all applicable requirements and standards of the Town of Smithfield UDO. This project will meet all stormwater quantity and quality reduction requirements. The proposed devices will include water quality ponds, bioretention areas, and other approved measures to treat and control stormwater runoff. The devices will be located within open space areas and be positioned and landscaped to be an amenity for the project. The Property Owners Association will be responsible for maintaining and operation of these features.

SECTION 11: PARKS AND RECREATION

The project will have several internal private parks. Playground structures are planned along with passive lawns for informal play.

SECTION 12: PUBLIC FACILITIES

Water: The project will connect to the Towns Water distribution system. Detailed routing to be determined prior to submission of the preliminary plat.

Sewer: The project will connect to the Towns Sewer collection system. Detailed routing to be determined prior to submission of the preliminary plat.

Road Improvements: Right-turn decel lanes will be added at each entrance on US 70 Business

SECTION 13: PHASING

Phasing will be determined prior to submission of the preliminary plat.

SECTION 14: CONSISTENCY

The Land Plan identifies this location as Low Density and Medium Density Residential. The project as proposed complies with the objectives of the Land Use Plan by proposing residential development. The Town of Smithfield has already identified this area for both water and sewer service. Both Water and Sewer Infrastructure are nearby.

SECTION 15: COMPLIANCE WITH UDO

The proposed plans for the project are in compliance with the Town's UDO.

SECTION 16: LAND USE NOTES

- A. The project will require the formation of a Property Owners Association which will handle the maintenance and ownership of common areas, buffers, recreation facilities, and stormwater quality features.
- B. The existing homesite(s) and structures on the property will either be relocated or removed from the project.

SECTION 17: Architectural Controls

Single Family:

- End units facing a public ROW must include a minimum of two (2) windows.
- 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, one (1) street tree, and six (6) shrubs.
- Each home shall have a minimum of a two-car garage.
- Garage Doors: shall contain decorate details or carriage style adornments

Townhome:

- 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

PROPERTY ID: 15079014, 15077035H, & 15077035C, 15078012, & 15078012B
 EXISTING ZONING= R-20A & B-3
 PROPOSED ZONING= R-8 CONDITIONAL

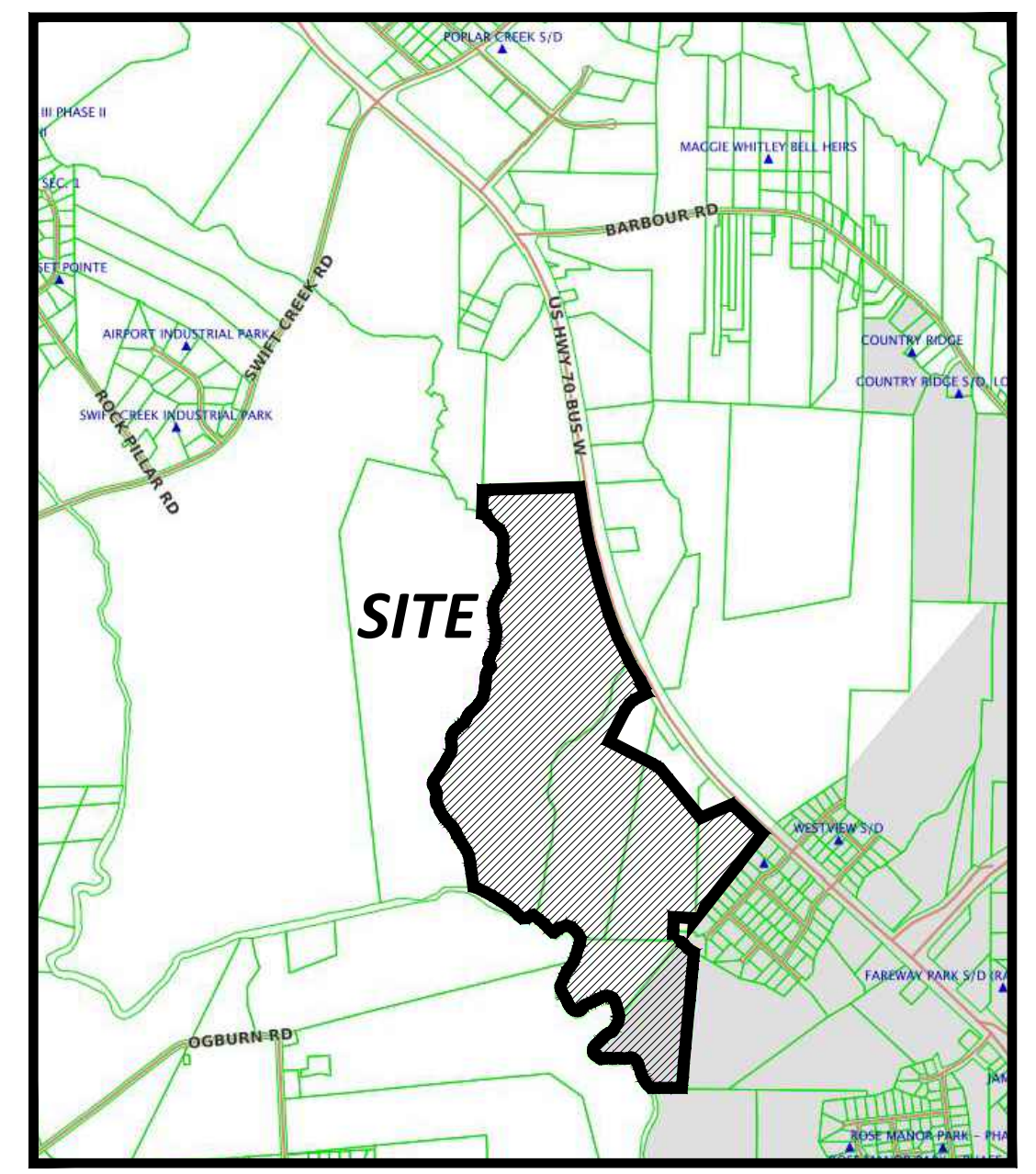
TOTAL PROJECT AREA= ± 199.8 AC
 TOTAL DWELLING UNITS= ± 476

SINGLE FAMILY
 UNITS= ± 87
 AVERAGE UNIT SIZE= ± 1,600 - 2,100 SF
 AVERAGE # BEDS= ± 3 BEDROOMS
 MINIMUM LOT SIZE= ± 5,175 SF
 MAX. BUILDING HT.= ± 35'

TOWNHOMES
 UNITS= ± 389
 MAX. BUILDING HT.= ± 40' (3 STORY)
 AVERAGE # BEDS= ± 2 - 3 BEDROOMS
 AVERAGE SIZE= ± 1,400 - 1,900 SF

SINGLE FAMILY
 TOTAL AREA= ± 32.15 AC
 OPEN SPACE= ± 10.9 AC
 (AREA WITHIN STREAMS, WETLANDS, PONDS, BUFFERS, FLOODPLAIN, ETC.)
 REMAINDER AREA= ± 20.6 AC

TOWNHOMES
 TOTAL AREA= ± 167.65 AC
 OPEN SPACE= ± 94.5 AC
 (AREA WITHIN STREAMS, WETLANDS, PONDS, BUFFERS, FLOODPLAIN, ETC.)
 REMAINDER AREA= ± 73.17 AC
 PUBLIC STREETS= ± 15,023 LF



VICINITY MAP

FLOYD LANDING^{NTS}

PRELIMINARY MASTER PLAN

ALTERNATE

SMITHFIELD, NORTH CAROLINA
 September 18, 2024



MANAGED OPEN SPACE

NATURAL OPEN SPACE

PLANTED LANDSCAPE BERM

8' ASPHALT MULTI-USE TRAIL

ENTRANCE LOCATION

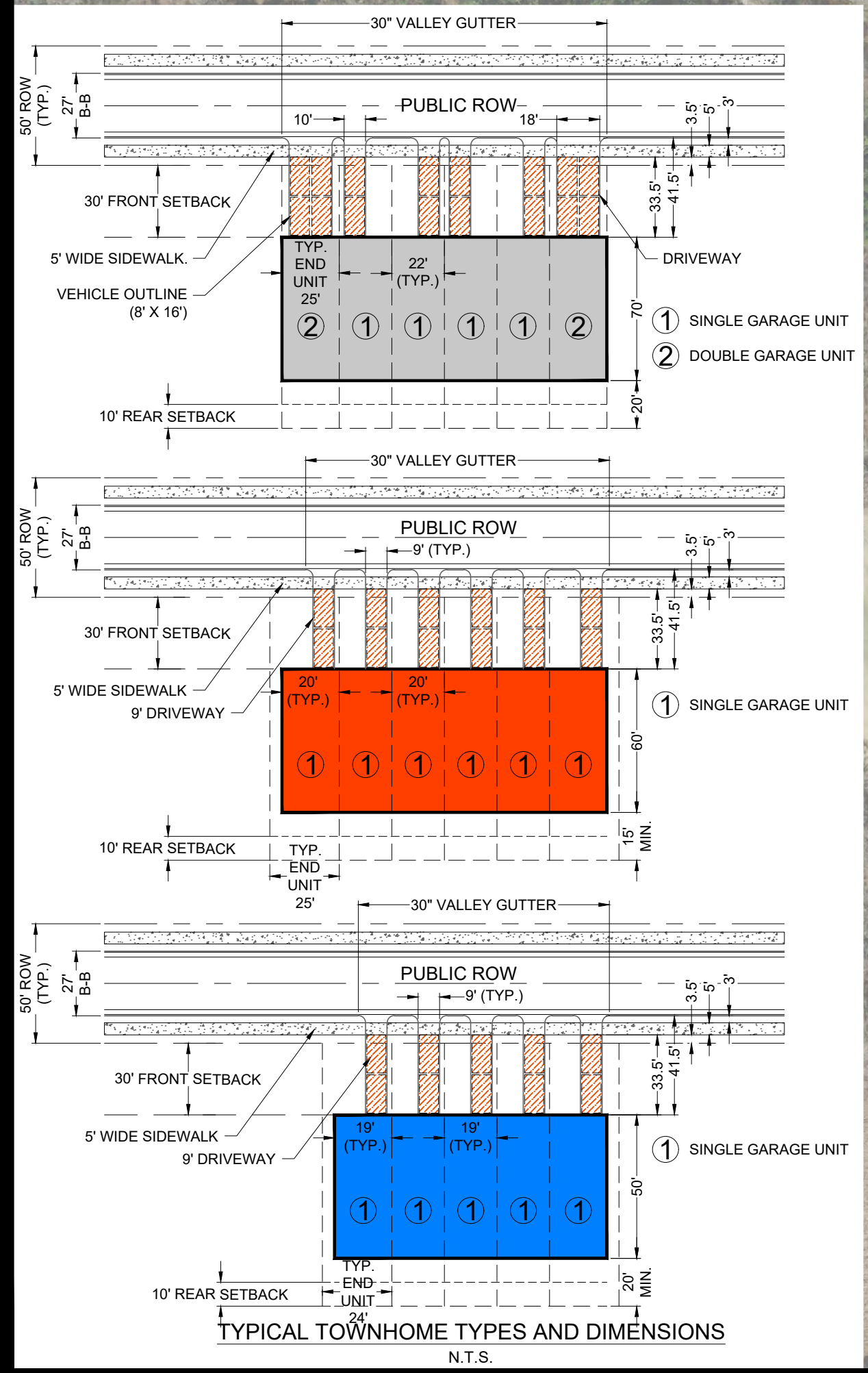
PHASE 5 TOWNHOMES 60' PAD DEPTH 2-STORY

PHASE 5 TOWNHOMES 50' PAD DEPTH 3-STORY

TOWNHOMES ± 2.4 DWELLING UNITS / AC

SINGLE FAMILY (45' x 115')

COMMERCIAL



NORTH

200' 0 200' 400'

SCALE: 1" = 200'

CE GROUP
 301 GLENWOOD AVE. SUITE 220
 RALEIGH, NC 27603
 PHONE: 919-367-8790
 www.cegroupinc.com
 License # C-1739

THE MITCHELL II

Trace at Olde Towne
Club Collection

Approx. 1,858 sq. ft.

3 bedrooms

3.5 bathrooms

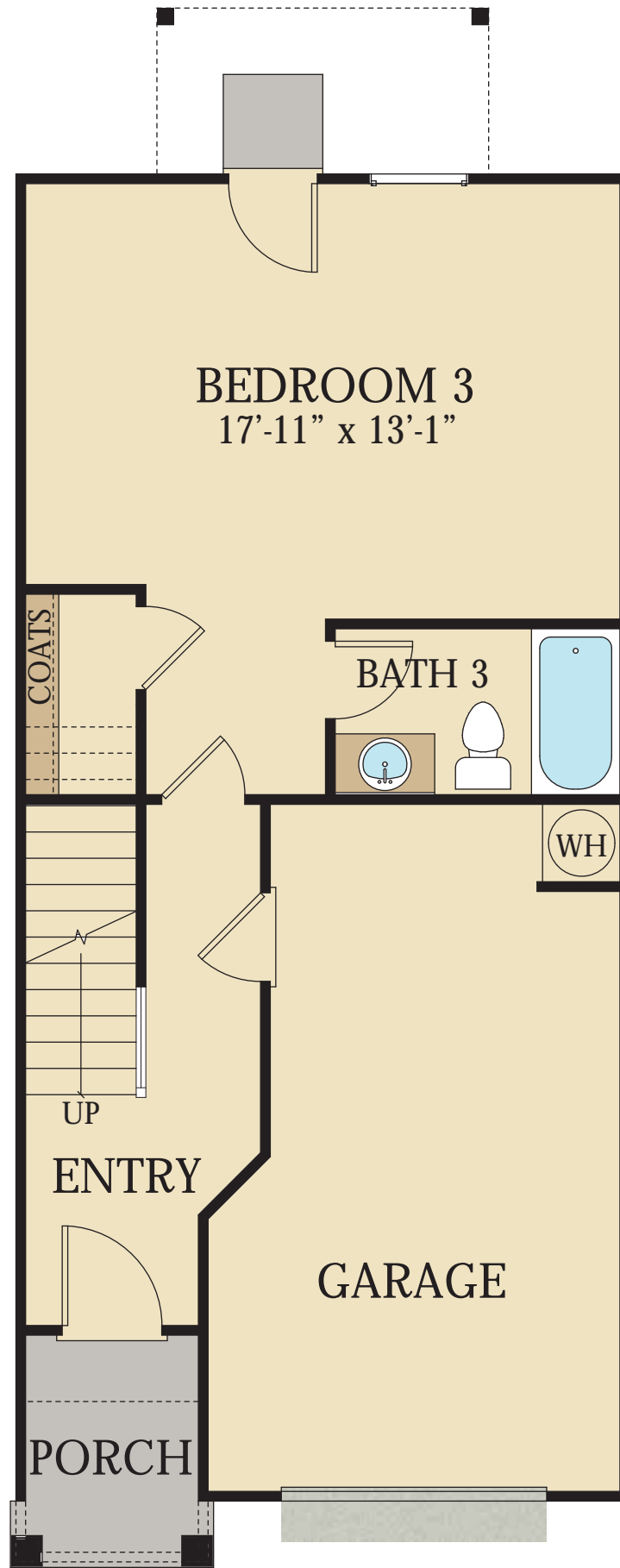
1 car garage



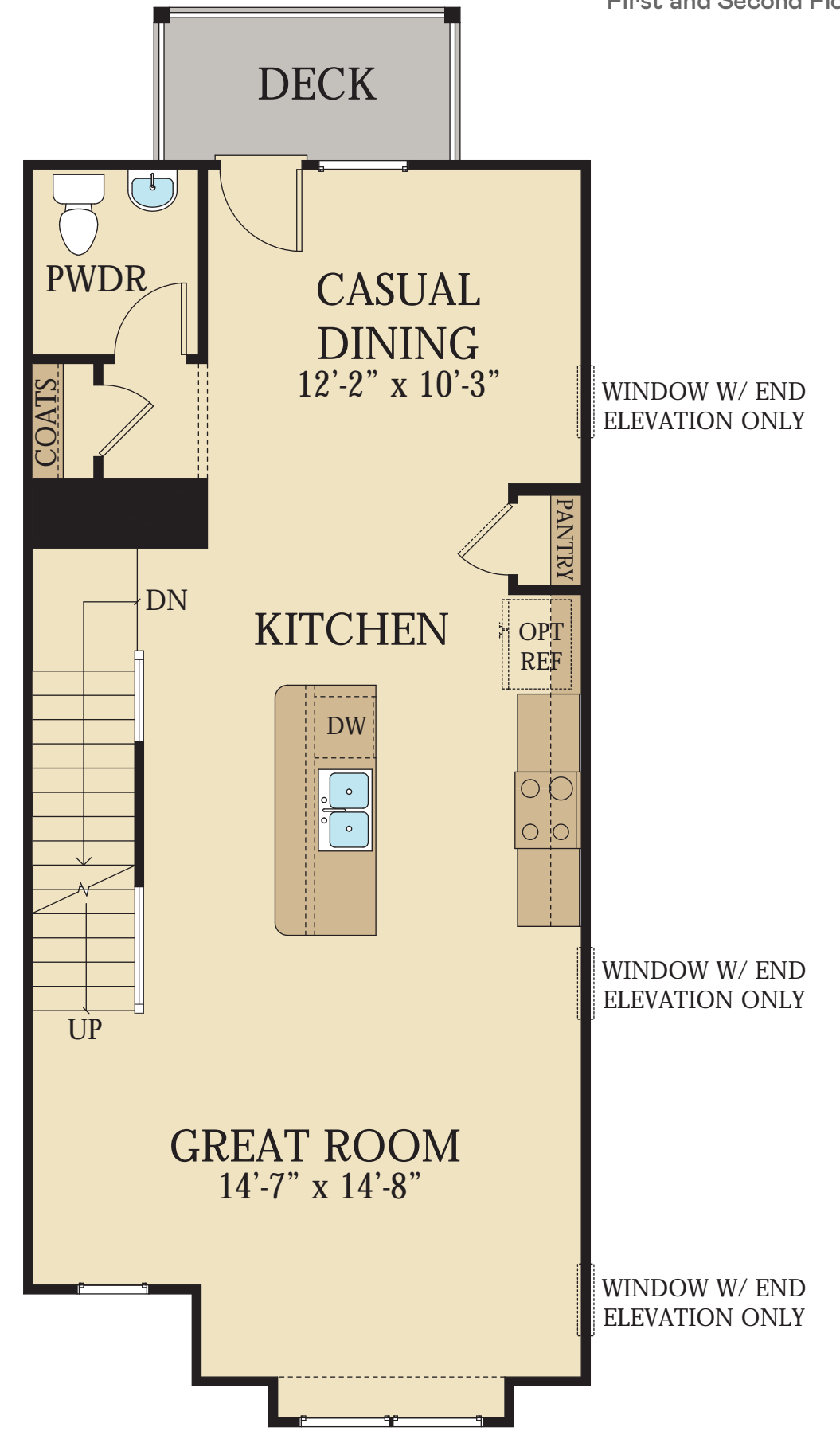
EVERYTHING'S
INCLUDED®

Lennar.com

First and Second Floors

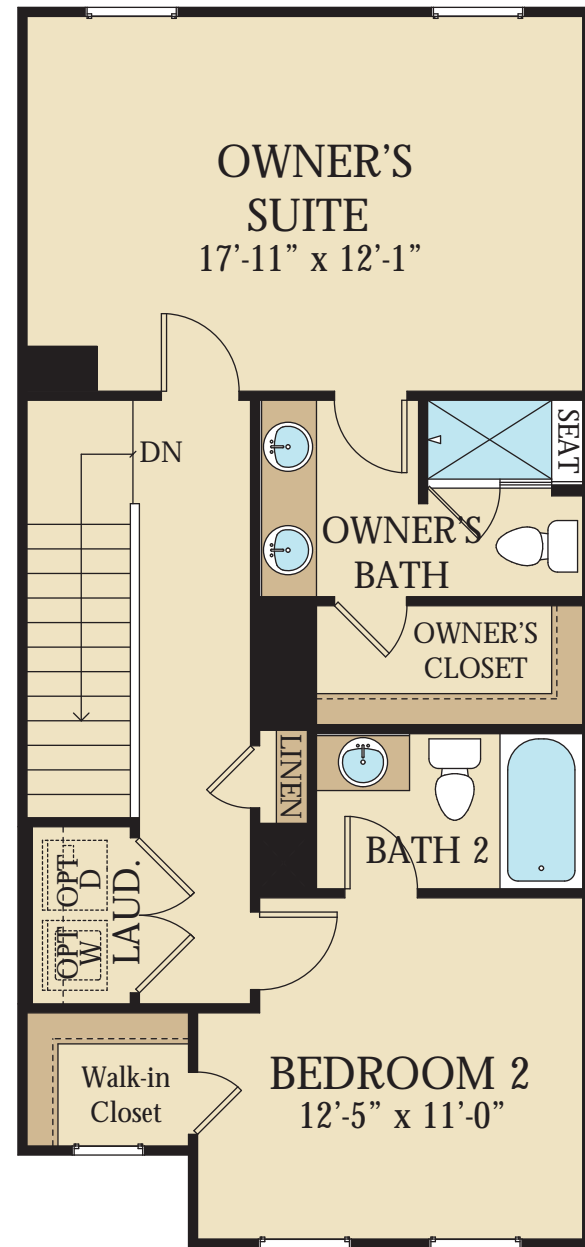


FIRST LEVEL



SECOND LEVEL

Third Level



THIRD LEVEL

Trace at Olde Towne | Club Collection

THE MITCHELL II



Elevation A



Elevation C



Elevation D



Elevation E - End Elevation



Elevation F - End Elevation



THE CAMERON

Franklin Townes
Designer Collection

Approx. 1,581 sq. ft.

3 bedrooms

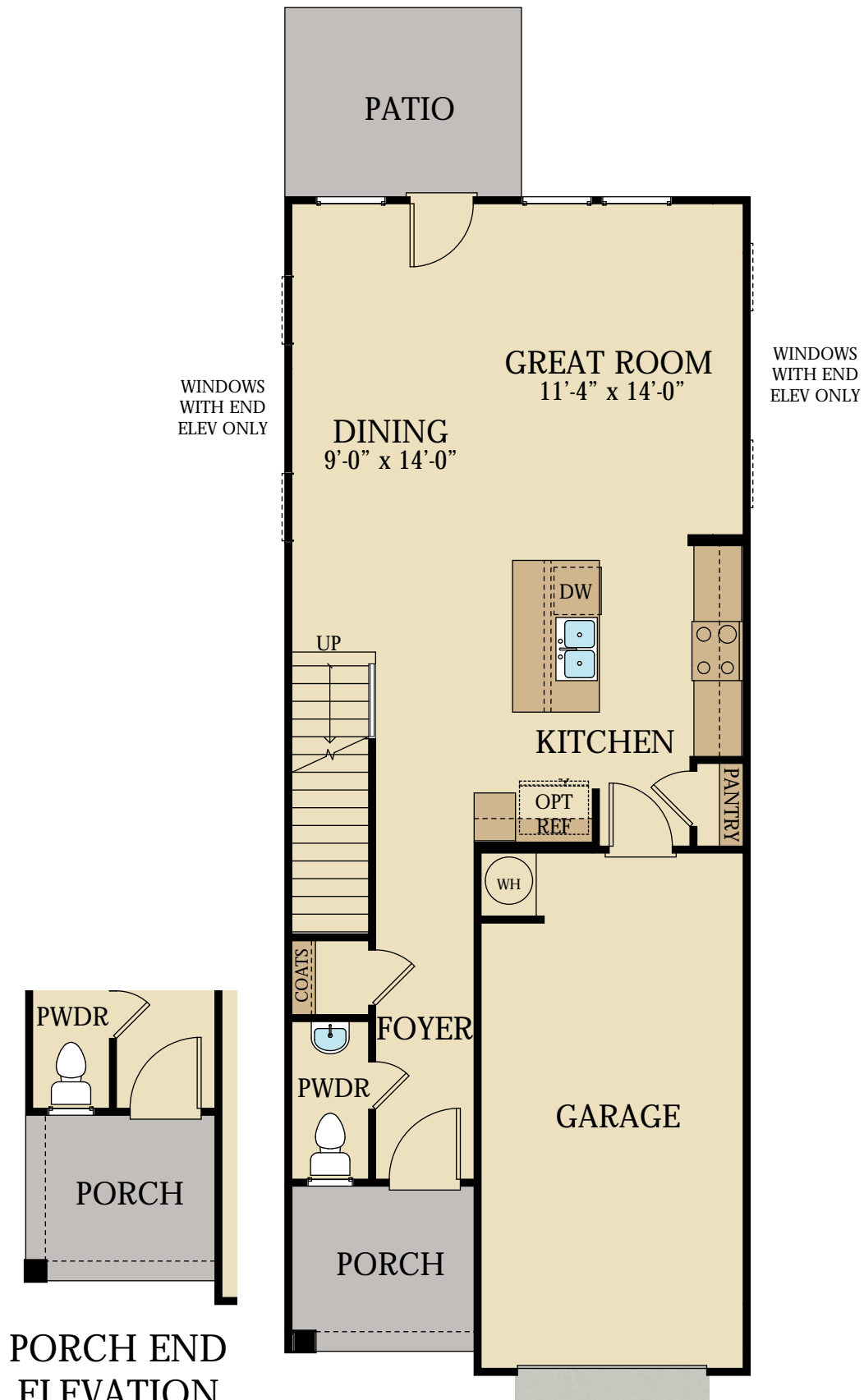
2.5 bathrooms

1 car garage



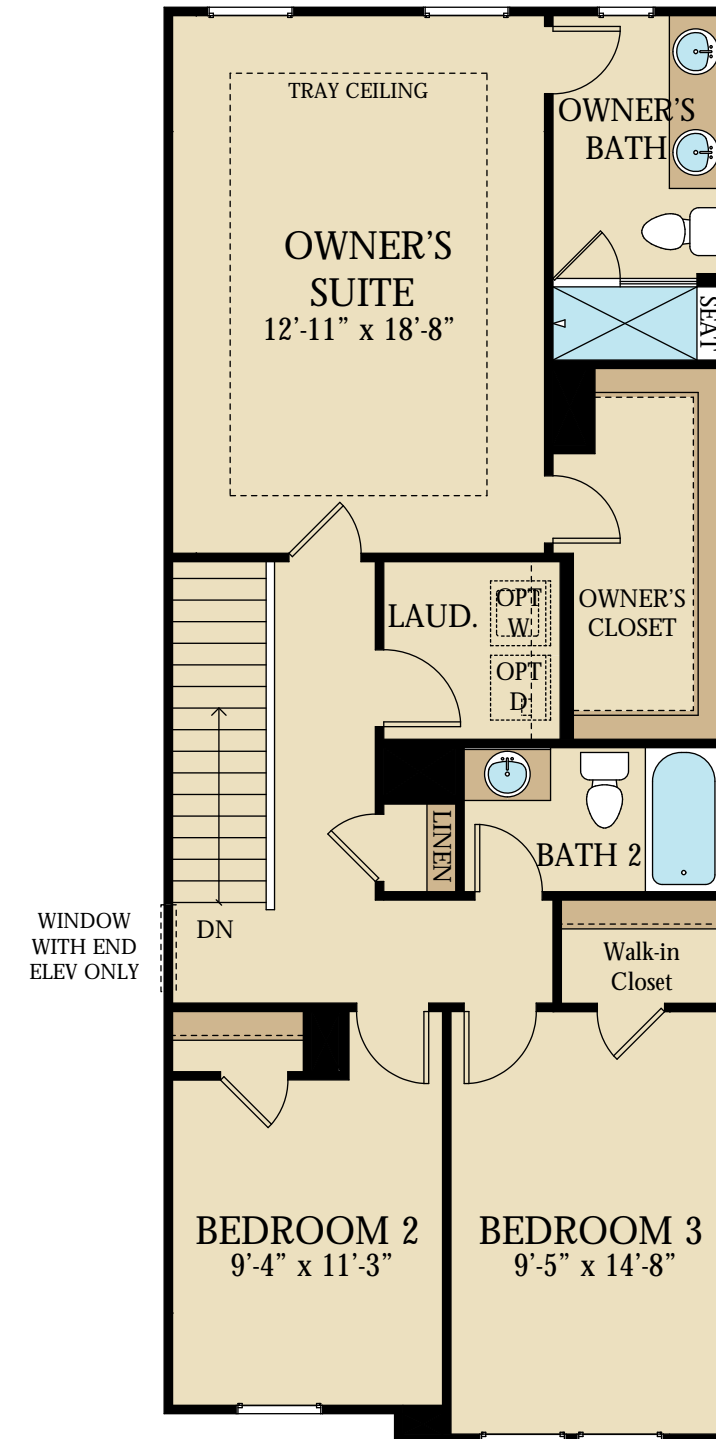
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PORCH END
ELEVATION

MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

Franklin Townes | Designer Collection THE CAMERON



Elevation A



Elevation AEP - End Elevation



Elevation C



Elevation CE



Elevation CEP - End Elevation



Elevation F



Elevation FE



Elevation FEP - End Elevation



Elevation G



Elevation GE



**EVERYTHING'S
INCLUDED®**



**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD PLANNING BOARD
CZ-24-06**

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-24-06 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-24-06 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: MF Regs
Date: 10/3/24

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

Issue Statement

The Planning Board should consider the need to update the multi-family regulations in the UDO

Financial Impact

None

Action Needed

The Planning Board is respectfully requested review the multi-family regulations and consider future amendments.

Recommendation

None.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Relevant UDO Citations
- 3.
- 4.



Staff Report

Agenda MF
Item: Regs

REQUEST:

The Planning Board should consider the need to update the multi-family regulations in the UDO.

ISSUE:

Recent development in the town has highlighted issues with the multi-family 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 multi-family regulations are found in the definition of townhome in Appendix A, in Section 8.13.1 and in Section 7.35. General performance standards for parking, driveways and landscaping are in Article 10, but also some in Article 2. In order to prepare a zoning text amendment to address these issues, Staff is looking for some guidance as to what issues should be addressed by a zoning text amendment and how much regulation is desired.

Some questions for the Planning Board include:

- What issues should a future multi-family text amendment address?
- Should private streets be allowed within the town?
- Should there be any additional standards for multi-family fronting on parking lots.
 - Parking enforcement.
 - Trash pickup.
- Are the parking minimums adequate for multi-family?
- Should there be additional standards for multi-family?
 - Architectural.
 - Dimensional.
 - Garage door to façade percentages.

- Building height
- Lot width.
- Setbacks - front, corner side, garages.
- Alley access.
- Open space-recreation requirements.
- Other?

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 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

8.13.2. Location of Accessory Building.

Accessory buildings may occupy ten (10) percent of the gross lot area, must be built a minimum of ten (10) feet from any lot line, and except for attached garages, must be built to the rear of the principal building.

8.13.3. Corner Lots.

8.13.3.1. On corner lots, the side yard on that side of the lot abutting the side street shall not be less than one-half ($\frac{1}{2}$) the front yard setback requirement on that side street.

8.13.3.2. Accessory buildings on corner lots located on that side of the lot abutting the side street shall not project more than fifty (50) percent of the full front yard requirement on that side street.

8.13.3.3. No planting, fence, sign, or other obstruction to visibility of vehicles shall be erected, planted, maintained, or allowed to exist in any district as specified in Section 2.21.

8.13.4. [Prohibited.]

All buildings in the Central Business and Highway Entranceway Business Districts shall be permanent fully enclosed construction. Portable, open air, shed type structures shall be prohibited.

8.13.5. [Building Height.]

Building height may be increased above forty (40) feet up to a maximum of one hundred (100) feet if the building is within six hundred sixty (660) feet of the I-95 corridor in the B-3 zoning district.

(Ord. NO. ZA-22-03, pt. 1, 11-1-22)

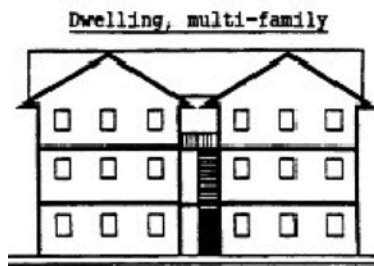
Sec. A.3. Definitions.

A

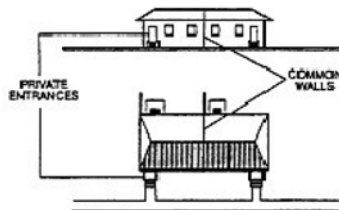
Apartment. A room or suite of one (1) or more rooms, each of which has kitchen facilities and is designed or intended to be used, as an independent unit, on a rental basis.

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.

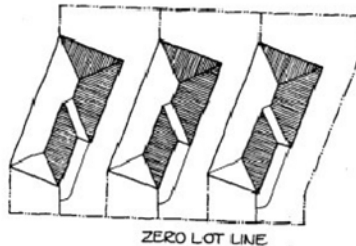
Street line. The right-of-way boundary of a street.

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.





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, October 3rd, 2024, at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following requests:

S-24-04 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.

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.

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.

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.

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 revision is proposing 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.

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.

S-24-04 Village on the Neuse Adjacent List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
14A01009	BALAGOT, VINTON ANCHETA	KROEPLIN, MICHAEL JOHN	260 HOLLAND DR		SMITHFIELD, NC 27577-7217
14075038B	BRYAN, KATHY M.		905 OCEAN PINES CT		N MYRTLE BCH, SC 29582-4498
14075038E	CAREY, JORDAN	CAREY, ASHLEY	105 PARKWAY DR		SMITHFIELD, NC 27577-8332
14A01026	COLE, BRIAN SMITH	COLE, MICHELLE MARIE	388 HOLLAND DR		SMITHFIELD, NC 27577-7258
15082005	CREECH, MERLEON G	ARTHUR, MERLEON TERESA CREECH		PO BOX 39	PINE LEVEL, NC 27568
15082002F	DAUGHTRY, BARRY CLIFTON	ATKINSON, AMY DAUGHTRY	600 WILSONS MILLS RD		SMITHFIELD, NC 27577-3254
14A01006	DE LA CRUZ, REYNALDO		180 HOLLAND DRIVE		SMITHFIELD, NC 27577-7257
14A01002	FIRST CAROLINA TRUST, LLC		2200 SHADY BIRCH LN		GARNER, NC 27529-5049
14A01004	FULLER, CECIL RAY		100 HOLLAND DR		SMITHFIELD, NC 27577-7257
14075038K	HART, STEPHEN J	HART, REBECCA A	1374 BUFFALO RD		SMITHFIELD, NC 27577-0000
14A01015	JACKSON, KIMBERLY C		140 HOLLAND DR		SMITHFIELD, NC 27577-0000
14075010	JOHNSTON CO BOARD OF EDUCATION		2320 BUS US 70 E	PO BOX 1336	SMITHFIELD, NC 27577-0000
14075038	L M R RENTAL		201 S BRIGHTLEAF BLVD SUITE 1		SMITHFIELD, NC 27577-0000
14075038A	L M R RENTALS		201 S BRIGHTLEAF BLVD #1		SMITHFIELD, NC 27577-4077
14A03011A	LAMPE, GUY L.	LAMPE, ROSS W.		PO BOX 608	SMITHFIELD, NC 27577-0608
14A01011	MASSENGILL, JO ANN LIFE ESTATE	EASON, JOSEPH RICHARD REMAINDER	306 HOLLAND DR		SMITHFIELD, NC 27577-7258
14A01025	NAVAROLI, KRISTEN JEAN		356 HOLLAND DR		SMITHFIELD, NC 27577-7258
14A01007	PETERSON, NATHAN D		204 HOLLAND DR		SMITHFIELD, NC 27577-7217
14A01003	ROSE, ZENA ELANIE HAMILTON			PO BOX 2054	SMITHFIELD, NC 27577-0000
14A01012	SANDERS, CHARLES	SANDERS, IDA MAE	334 HOLLAND DR		SMITHFIELD, NC 27577-7258
14004002A	SANTACRUZ, HATCIRI YARENNI LOPEZ		42 HOLLAND DR		SMITHFIELD, NC 27577-7216
15082015	SIEGEL, STEPHANIE LEIGH JOINT TENANTS (WROS)	KIP, CHAD CHRISTOPHER JOINT TENANTS (WROS)	133 CASTLE DR		SMITHFIELD, NC 27577-3502
14075006A	SIMMONS, ALEXANDER L	SIMMONS, HELEN L	110 EVERETT LANE		SMITHFIELD, NC 27577-5570
14075009	SIMMONS, ALEXANDER L.		110 EVERETTE LN		SMITHFIELD, NC 27577-5570
14075003A	SIMMONS, AMOS D. JR. LIFE ESTATE	SIMMONS, BETTY E. LIFE ESTATE	125 EVERETTE LN		SMITHFIELD, NC 27577-5570
14075003	SIMMONS, DANIEL C.	SIMMONS, MARCELLA K.	1325 FOUR WINDS DR		RALEIGH, NC 27615-4424
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
14075035	STEVEN, JOSE JR.	GORILLA BROADCASTING NC LLC	1270 BUFFALO RD		SMITHFIELD, NC 27577-7443
14A01005	TORRES, MANUEL DE JESUS GARCIA		120 HOLLAND DR		SMITHFIELD, NC 27577-7257
14001001	VILLAGE ON THE NEUSE LLC		1122 VICK CHARLES DR		RALEIGH, NC 27606-3338

S-24-05 Powell Tract Subdivision Adjacent List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15I08014	SWIFT CREEK ROAD-LAN DEVELOPMENT, LLC		5160 NC HIGHWAY 42 W		GARNER, NC 27529-8417
15I08013A	SCOTT, TRAVIS JAY		109 PARKWAY DR		SMITHFIELD, NC 27577-8332
15I08013D	MCL PROPERTIES OF NC, INC.		4745 SWIFT CREEK RD		SMITHFIELD, NC 27577-8243
15I08014I	SWIFT CREEK ROAD-LAN DEVELOPMENT, LLC		5160 NC HIGHWAY 42 W		GARNER, NC 27529-8417
15I08014B	MCCLURE, WILLIAM FRED JR	MCCLURE, ANGELA MORRIS	4982 SWIFTCREEK RD		SMITHFIELD, NC 27577-0000
15I08011B	ALSHISHANI, OMAR WALID	THOMASON, CHRISTINA	4786 SWIFT CREEK RD		SMITHFIELD, NC 27577-8242

SUP-24-02 Waddell Townes Adjacent List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15005023	HERITAGE TOWNES AT WADDELL, INC.			PO BOX 30292	RALEIGH, NC 27622-0292
15005048	GATES GROUP OF JOHNSTON COUNTY, LLC		300 CITATION LN		SMITHFIELD, NC 27577-8738
15005047	SALINAS, RAUL P.	SALINAS, NANCY I.	24 W WADDELL DR		SMITHFIELD, NC 27577-4726
15005024	LMR RENTALS		201 S BRIGHTLEAF BLVD STE 1		SMITHFIELD, NC 27577-4077
15004200Z	ARNN INVESTMENT PROPERTIES LLC			PO BOX 1940	SMITHFIELD, NC 27577-0000
15005007	VALADEZ, JOSE B		203 GORDON RD		CLAYTON, NC 27520-9827
15005008A	VALADEZ, JOSE B.		34 W EDGERTON ST		SMITHFIELD, NC 27577-4708
15005009	PORRAS, CARLOS			PO BOX 2634	SMITHFIELD, NC 27577-2634
15005010	SANTOS, MARGARET		26 W EDGERTON ST		SMITHFIELD, NC 27577-4708
15005021	SANDERS, CHARLES E JR.		15 W WADDELL DR		SMITHFIELD, NC 27577-4725

SUP-24-05 Stadler Station Adjacent List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15L10020A	PENN COMPRESSION MOULDING, INC		309 COMPONENTS DR		SMITHFIELD, NC 27577-0000
15074012E	SHALANG A NC PATRNSHIP			PO BOX 1524	SMITHFIELD, NC 27577-0000
15074012F	SHALLCROSS, JASON S			PO BOX 1089	SMITHFIELD, NC 27577-0000
15L10061	SMITHFIELD BUSINESS PARK LLC		4020 KINROSS LAKES PKWY STE 200		RICHFIELD, OH 44286-9249
15074012G	THE 1953 COMPANY LLC			P O BOX 608	SMITHFIELD, NC 27577-1457
15074012Y	YANSOM, VIRGIL F	YANSOM, MARY ANN	952 OLD SANDERS RD		SMITHFIELD, NC 27577-9018

CZ-24-06 Finley Landing Revision Adjacent List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15094038	ACEVEDO, EVELYN PIROSKA	PEGUERO, EDUAR ENRIQUE	302 S ROGERS DR		SMITHFIELD, NC 27577-3050
15J09027	BADGER, MARTHA MAE LIFE ESTATE	HORTON, SHERRY A REMAINDER	556 OGBURN RD		SMITHFIELD, NC 27577-0000
15094017	BAREFOOT, LINDA D		104 S ROGERS DR		SMITHFIELD, NC 27577-3047
15J09029	BEACH, ROBERT H JR	BEACH, ANNE L	33 BLUE POND RD		CLAYTON, NC 27520-7494
15079015F	FINLEY LANDING OWNERS ASSOCIATION, INC		4700 HOMEWOOD CT STE 380		RALEIGH, NC 27609-5732
15077035H	FL SMITHFIELD, LLC			PO BOX 5488	CARY, NC 27512-5488
15078012B	FLOYD LANDING DEVELOPERS, LLC			PO BOX 5488	CARY, NC 27512-5488
15078011	FNLI AGOUTI JNX LLC			PO BOX 80416	SEATTLE, WA 98108-0416
15094037	GANDY, ANTHONY ROBERT		300 S ROGERS DR		SMITHFIELD, NC 27577-3050
15094062	GREEN, PATRICIA GENTRY		308 S. ROGERS DR		SMITHFIELD, NC 27577-3050
15094026	HAMILTON, JEFFERY K		204 S ROGERS DRIVE		SMITHFIELD, NC 27577-0000
15078020A	JOHNSON, KIMBERLY G		516 S FOURTH ST		SMITHFIELD, NC 27577-0000
15078020	JOHNSON, KIMBERLY GOWER		516 S 4TH ST		SMITHFIELD, NC 27577-4454
15079001	JOHNSTON COUNTY AIRPORT AUTH		3146 SWIFT CREEK RD		SMITHFIELD, NC 27577
15078019C	LEE, NELL WOOD		233 LEE FARM LN		SMITHFIELD, NC 27577-9317
15094027	LOPEZ, HERIBERTO FIGUEROA	BETANCOURT, ADELA BETANCOURT	206 S ROGERS DR		SMITHFIELD, NC 27577-3049
15K10023C	OLD BROGDEN FARMS, LLC		6317 BAYSWATER TRL		RALEIGH, NC 27612-6608
15094008	OSORIO, PABLO JIMENEZ	ARREAGA, VEDA M	102 S ROGERS DRIVE		SMITHFIELD, NC 27577-0000
15094001	PARRISH, FRANK H	GRIFFIN, KIMBERLY W	1943 W MARKET ST		SMITHFIELD, NC 27577-3066
15078093	PETERSON, SHERRY C.		110 PINE CIR		SMITHFIELD, NC 27577-3033
15094018	POWELL, DONNIE R	POWELL, JANICE	200 S RODGERS DRIVE		SMITHFIELD, NC 27577-3049
15094025	SCOTT, HERBERT A		202 S ROGERS DRIVE		SMITHFIELD, NC 27577-3049
15094061	SMITH, RALPH L	SMITH, CYNTHIA T	306 S ROGERS DR		SMITHFIELD, NC 27577-3050
15078011G	SST PROPERTIES, LLC		PO BOX 8050		GREENSBORO, NC 27419-0050
15077035	WILLIAMS, ZANE G	WILLIAMS, BETTY B		PO BOX 2590	SMITHFIELD, NC 27577-0000



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 9/11/24.

Chloe Allen
Signature

Johnston County, North Carolina

S-24-04
S-24-05
SUP-24-02
SUP-24-05
CE-24-06

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

11th day of September, 2024

Julianne Edmonds
Notary Public Signature

Julianne Edmonds
Notary Public Name

My Commission expires on 1-15-2028
(Seal)

