



Mayor

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Mayor Pro-Tem

Roger A. Wood

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John A. Dunn

Stephen Rabil

Town Attorney

Robert Spence, Jr.

Town Manager

Michael L. Scott

Finance Director

Andrew Harris

Town Clerk

Shannan Parrish

Town Council

Agenda

Packet

Meeting Date: Tuesday, August 20, 2024

Meeting Time: 7:00 p.m.

Meeting Place: Town Hall Council Chambers

350 East Market Street

Smithfield, NC 27577



**TOWN OF SMITHFIELD
TOWN COUNCIL AGENDA
AUGUST 20, 2024
7:00 PM**

Call to Order

Invocation

Pledge of Allegiance

Approval of Agenda

Page

Public Hearings:

- 1. Conditional Zoning Request - Massey Street Subdivision (CZ-24-04):**
Adams & Hodge Engineering, PC is requesting the rezoning of approximately 0.38 acres of land located on Massey Street on the block between South Sixth Street and South Seventh Street, also identified by the Johnston County Tax ID 15026054 and 15026055, from R-8 to R-8 Conditional with a plan for three detached single-family residential homes
(Planning Director – Stephen Wensman) See attached information.....1
- 2. Special Use Permit Request – Hartley Drive Townhomes (SUP-24-01):**
TerraEden Landscape & Design LLC is requesting a special use permit for Hartley Drive Townhomes, a 94-unit townhouse development on 9.611 acres of land in the R-8 Zoning District. The property is located north-west of the Hartley Drive and Coates Drive intersection, also identified by the Johnston County Tax ID 15K09010A, 15K09010P, and 15089019A.
(Planning Director – Stephen Wensman) See attached information.....23
- 3. Special Use Permit Request – Heritage Townes at Waddell (SUP-24-02):**
Samuel O'Brien (Shovel Ready Johnson, Inc) is requesting a special use permit for Heritage Townes at Waddell, a 16-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.
(Planning Director – Stephen Wensman) See attached information.....47

Citizens Comments

Consent Agenda Items:

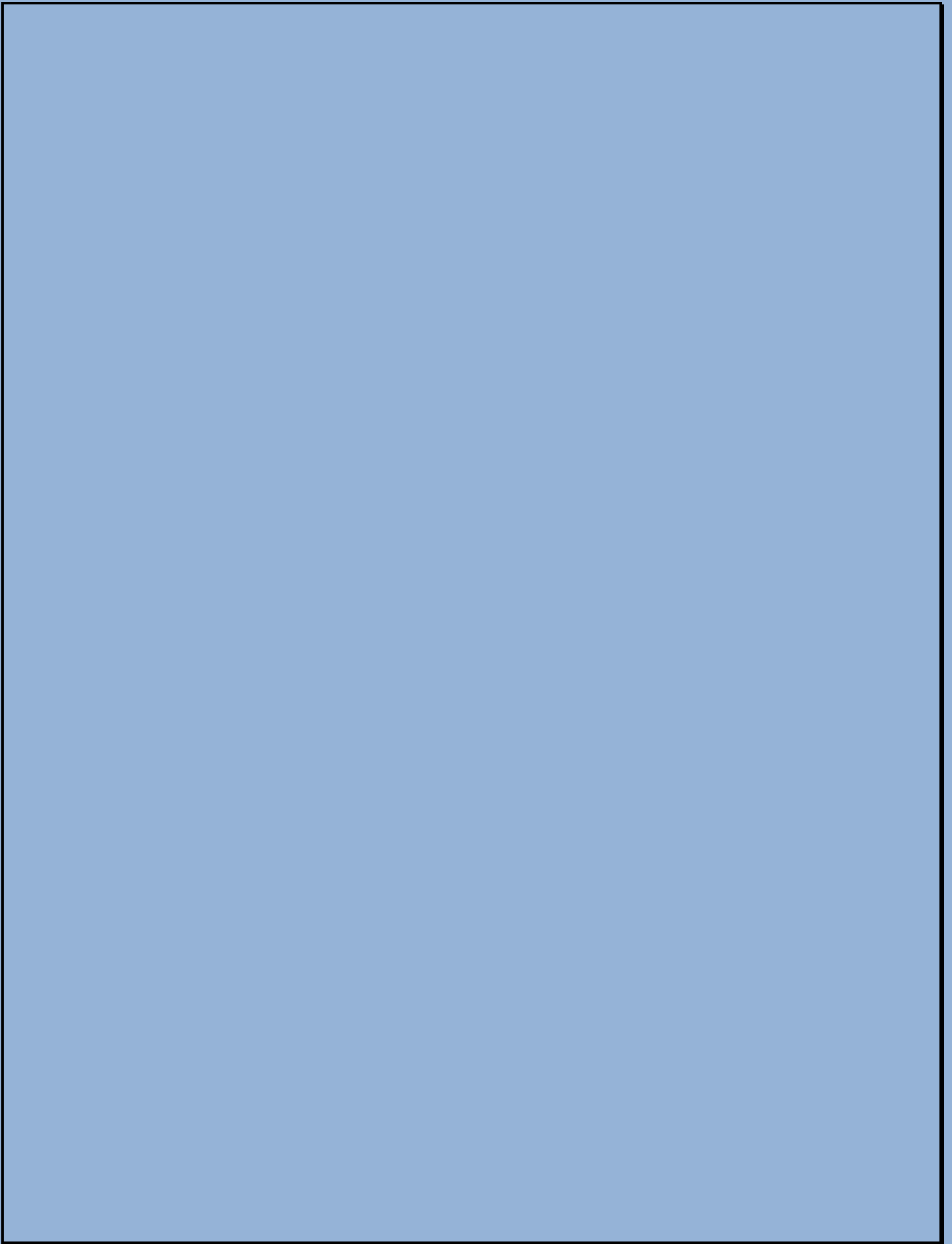
1. Minutes

- a. July 9,2024 – Regular Session
- b. July 9, 2024 – Closed Session (Under Separate Cover)
- c. July 11, 2024 – Special Session with DSDC.....73

Business Items: None

Adjourn

Public Hearings





Request for Town Council Action

**Public
Hearing:** CZ-24-04
Date: 08/20/2024

Subject: Massey Street Conditional Zoning Map Amendment
Department: Planning Department
Presented by: Planning Director – Stephen Wensman
Presentation: Public Hearing

Issue Statement

Adams & Hodge Engineering, PC is requesting the rezoning of approximately 0.38 acres of land located on Massey Street on the block between South Sixth Street and South Seventh Street, also identified by the Johnston County Tax ID 15026054 and 15026055, from R-8 to R-8 Conditional with a plan for three detached single-family residential homes.

Financial Impact

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

Action Needed

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

Recommendation

Planning Staff and the Planning Board recommend approval of the rezoning, CZ-24-04, with 8 conditions and 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 & Application Narrative
4. Subdivision Plans
5. Adjacent Property Owners Listing
6. Zoning Map



Staff Report

Public Hearing: CZ-24-04

REQUEST:

Adams & Hodge Engineering, PC is requesting the rezoning of approximately 0.39 acres of land from R-8 to R-8 Conditional with a plan for three detached single-family residential homes.

PROPERTY LOCATION:

The property is located on Massey Street on the block between South Sixth Street and South Seventh Street, also identified by the Johnston County Tax ID 15026054 and 15026055.

APPLICATION DATA:

Applicant:	Adams & Hodge Engineering, PC
Property Owners:	Clay Pigeon Properties, LLC
Project Name:	Massey Street Subdivision
Tax ID:	15026054 / 15026055
NC PIN:	169419-50-7424 / 169419-50-7389
Acreage:	0.38-acres
Present Zoning:	R-8 (Single-, Two-, and Multi-Family Residential District)
Proposed Zoning:	R-8 CZ (Single-Two-Multi-Family Residential Conditional)
Town/ETJ:	Town
Existing Use:	Vacant
Proposed Use:	Single-Family Residential
Fire District:	Smithfield
School Impacts:	Additional households with school-age children
Parks and Recreation:	0.09-acres passive open space (future stormwater)
Water and Sewer Provider:	Town of Smithfield
Electric Provider:	Town of Smithfield

ADJACENT ZONING AND LAND USES:

	Zoning	Existing Land Uses
North	B-2	Commercial
South	R-8 CZ	Vacant Open Space/Floodplain
West	R-8 CZ	Vacant Woodland
East	R-8	Single-Family Residential and Vacant Open Space

EXISTING CONDITIONS/ENVIRONMENTAL IMPACTS:

- The property is not in the Watershed District nor is it in the Floodplain.

DEVELOPMENT OVERVIEW:

The proposed development is a 3-lot single-family residential lot subdivision that is being proposed as an extension of the Spring Branch Commons Phase 2 with matching lots size, setbacks, architecture, and utilizing the Spring Branch Commons Phase 2 alley for access.

COMPREHENSIVE LAND USE PLAN:

- The plans are consistent with the comprehensive plan guidance. The Comprehensive Plan guides the area for Medium Density Residential with a maximum density of 9.68 units per acre. The proposed development will have a density of 8 units per acre.

SITE ACCESS:

- The proposed three lots will have street frontage on Massey Street (41' of frontage minimum) with vehicular access and parking in the rear with a 16' wide private alley.
- The alley is an extension of the Spring Branch Commons Phase 2 alley.
- Spring Branch Commons Phase 2 has not been constructed; therefore, a condition of approval should be that an access easement be secured for alley access to S. Sixth Street.

SIDEWALKS:

The proposed development will provide a 5' wide sidewalk in Massey Street public right-of-way and a sidewalk behind the homes that provide access to the mail kiosk.

LOT DIMENSIONAL AND SETBACK STANDARDS:

- The proposed minimum lot area is 3,445 sq. ft.
- The proposed minimum lot width is 41 feet.
- The proposed minimum lot depth is 84-feet.
- The proposed minimum setbacks:
 - Front = 10 feet
 - Side = 5.5 feet
 - Rear = 20 feet

OPEN SPACE & AMENITIES:

The development will have a 3,761 sq. ft. common open space area, shared 16' wide alley, and sidewalk.

- A mail kiosk is located at the end of the access driveway in the open space.
- Open space amenities will be maintained by a homeowner's association.
- The open space will likely hold the future stormwater facility.

PARKING:

The master plan shows 2 parking spaces per dwelling located behind the houses on each lot.

STORMWATER MANAGEMENT:

The proposed development will have 49% impervious that will require on site stormwater management. None has been shown, but the applicant has acknowledged that stormwater management will be required with the future subdivision. It is likely that the common open space will be used for stormwater management.

ARCHITECTURAL DESIGN STANDARDS:

- No architectural design standards have been proposed; however, the master plan drawings show the front elevation of a future two-story home with lap, board and batten and shakes, that is different than the homes planned for the Spring Branch Phase 2.

PUBLIC UTILITIES:

- Water, Sewer, and Electric will be Town of Smithfield.

BUFFERS AND LANDSCAPING:

- Required buffers are shown along the south and east property lines adjacent to existing residential properties.
- Required trees and foundation plantings are shown on each lot.

DEVIATIONS FROM UNIFIED DEVELOPMENT ORDINANCE (SUMMARY):

Deviations from Town Requirements:

- Minimum lot frontage reduction from 70 feet to 41 feet.
- Minimum lot area reduction from 8,000 sf. to 3,444 sf.
- Driveway (alley width) 16 feet.
- Front Setback from 30 feet to 10 feet.
- Side Setback from 10 feet to 5.5 feet.
- Rear Setback from 25 feet to 20 feet.

Standards Exceeding UDO Requirements:

- Rear loaded lots (alley vehicular access)

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 and the Planning Board recommend approval of CZ-24-04 with the following conditions:

1. That the future development plans for the project be in accordance with the approved Master Plan and other UDO regulations with the deviations:

- Minimum lot frontage reduction from 70 feet to 41 feet.
 - Minimum lot area reduction from 8,000 sf. to 3,444 sf.
 - Driveway (alley width) 16 feet.
 - Front Setback from 30 feet to 10 feet.
 - Side Setback from 10 feet to 5.5 feet.
 - Rear Setback from 25 feet to 20 feet.
2. That an access easement be obtained for the alley access to South Sixth Street.
 3. That the approval be contingent on the construction of the Spring Branch Commons Phase 2 development and Agreement by Spring Branch Commons Phase 2 to share the mail kiosk and driveway.
 4. That an HOA be established to maintain common areas and amenities.
 5. That architectural standards be provided and incorporated in a homeowner's association (HOA) documents.
 6. Stormwater management be addressed with the future preliminary subdivision plat and construction plans.
 7. Fencing be installed along the street frontage matching those in Spring Branch Commons Phase 2
 8. Storage pads for trash and recycling rollouts shall be provided along the rear façade of each home.

RECOMMENDED MOTION:

"Move to recommend approval of the conditional zoning map amendment, CZ-24-04, with 8 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.

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD TOWN COUNCIL
CZ-24-04**

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

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

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

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

That the final action regarding zoning map amendment CZ-24-04 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Town Council and information provided at the public meeting; and

It is the objective of the Town of Smithfield Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Town Council and information provided at the public 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-24-04 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

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



**Town of Smithfield
Planning Department**

350 E. Market St Smithfield, NC 27577
Smithfield-NC.com 919-934-2116

CONDITIONAL ZONING APPLICATION

Development Name **Massey Street Subdivision**

Proposed Use **Single Family**

Project location or address **Massey Street**

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

PIN#	169419-50-7424	TAX ID#	15026055
	169419-50-7389		15026054

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

PROPERTY OWNER INFORMATION

Name **Clay Pigeon Properties, LLC**

Address **PO Box 90427, Raleigh, NC 27675**

Phone **919-730-0784**

Email **mitch.t.murphy@gmail.com**

OWNER/DEVELOPER INFORMATION

Company Name **Clay Pigeons Properties**

Contact Name **Mitchell Murphy**

Address **PO Box 90427, Raliegh, NC 27675**

Phone **919-730-0784**

Email **mitch.t.murphy@gmail.com**

CONSULTANT/ENGINEERING FIRM

Company Name **Adams & Hodge Engineering, PC**

Contact Name **Donnie Adams/Amy Stencil**

Address **314 E Main Street, Clayton, NC 27520**

Phone **919-243-1332**

Email **info@adamsandhodge.com/amy@adamsandhodge.com**

ZONING INFORMATION

Existing Zoning District **R-8**

Proposed Zoning District **R-8-CZ**

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

Overlay District? Yes No

Inside City Limits? Yes No

ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf <u>N/A</u>	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/sf <u>0.18AC / 7,790SF</u>	Neuse River Buffer	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Watershed Protection Area <u>N/A</u>	Wetlands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
FEMA Map Panel <u>3720169400K</u>	Base Flood Elevation		

SITE DATA


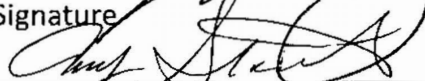
Total # of single-family lots <u>3</u>	Total densities per zoning district
Total # of townhouse lots <u>N/A</u>	Acreage in active open space <u>NONE</u>
Total # of all lots <u>3</u>	Acreage in passive open space <u>0.09 AC</u>
Linear feet of new roadways	Linear feet of new sewer mains <u>None</u>
Linear feet of new water mains <u>None</u>	Linear feet of new sidewalks <u>+/-135LF</u>
Proposed sewer allocation	Linear feet in new trails

SIGNATURE BLOCK (Applicable to all developments)

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

I hereby designate Adams & Hodge Engineering, PC 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 <u>6/28/2024</u>
Signature 	Date <u>7/3/2024</u>

APPLICATION FEES

Conditional Zoning (4 paper copies & 1 Digital copy of all documents on USB flash drive) \$400.00 + \$10 per acre

Application Date

Application Number

Application Fee

OWNER AUTHORIZATION

I hereby give CONSENT to Adams & Hodge Engineering, PC (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 [Handwritten Signature] Printed Name of Owner Mitchell T Murphy

North Carolina
(State)
Wake
(County)

I, Samantha Barley-Maloney, a Notary Public in and for said County and State, do hereby certify that Mitchell T Murphy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 28th day of June 2024.

Notary Public: Samantha Barley-Maloney

(Printed Name)

[Handwritten Signature]

(Signature)



(Seal)

County of Commission: Wake

Commission Expires: Aug. 21, 2027

PROJECT NARRATIVE

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

- A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
- A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
- A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
- A statement showing the proposed density of the project with the method of calculating said density shown;
- Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
- A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
- A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
- Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
- List of deviations from the town's minimum UDO requirements.
- List of improvements that exceed the town's minimum UDO requirements.
- Expected sales, rental prices
- Architectural standards if applicable.

INFORMATION TO BE PROVIDED ON PLAN

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

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

Existing Conditions:

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

Proposed Conditions:

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

MASSEY STREET SUBDIVISION

PROJECT NARRATIVE

Massey Street Subdivision is a proposed 3 lot single-family detached subdivision in the older distressed established neighborhood of Brooklyn one block south from East Market Street. The total project area is 0.38 acres. There is a 5' sidewalk proposed on the existing Massey Street which supports a pedestrian friendly, walkable neighborhood. The driveways are proposed behind the single-family lots from a proposed 16 ft common drive. The 16 ft common drive is to connect and extend to the Spring Branch II common drive. Also, the mail kiosk for the Massey Street Subdivision is located within the Spring Branch II approved project. All water and sewer services are proposed taps to Town of Smithfield existing water and sewer mains.

Contacts

Engineering Firm: Adams & Hodge Engineering, P.C.

Address: 314 E Main Street
Clayton, NC 27520

Phone Number: 919-243-1332

Email address: info@adamsandhodge.com

Owner: Clay Pigeon Properties, LLC

Address: PO Box 90427
Raleigh, NC 27675

Phone Number: Mitchell Murphy 919-730-0784

Email address: mitch.t.murphy@gmail.com

Site Data

NC Pin: 169419-50-7424 & 169419-50-7389

Tax ID: 15026055 & 15026054

Parcel Size: 0.14 AC/5,952 SF & 0.24 AC/10,384 SF

Parcel Zoning: R-8

General Information

Name: Massey Street Subdivision

Parcel Size: 0.14 AC/5,952 SF& 0.24 AC/10,384 SF

Proposed Lots: 3 Lots (Single-Family)

Proposed Density: 3 lots/0.38 acres = 8 units/acre

Proposed Impervious Area of Total Site: 7,790 sf/49%

Proposed Open Space: 0.09 acres/3,761 sf

Proposed Infrastructure

No phasing is proposed at this time.

Driveway access: All lots are accessed from the rear of the property by a private driveway. The driveway is shown as 16 feet wide.

Public sidewalks: A 5' wide public sidewalk will be constructed in the public right-of-way along the front property line on Massey Street.

Parking: Per the Town's UDO, the required parking for a single-family residential subdivision is 2 spaces per dwelling. 3 dwellings require 6 parking spaces. There are 6 parking spaces proposed.

Mail Kiosks: The mail kiosks are proposed in the Spring Branch II project. The mail kiosks are to be located behind the units off the alley way, with proposed 5' sidewalks for ADA accessibility to the mail kiosks.

Public Sewer: There are no proposed sanitary sewer mains or extensions proposed for this project. All necessary sanitary sewer mains exist. There will be proposed sanitary sewer service taps.

Public Water: There are no proposed water mains or extensions proposed for this project. All necessary water mains exist. There will be proposed water service taps.

OPEN SPACE

+/- 0.09 AC (3,761 sf) Maintenance of the open space areas will be the responsibility of the HOA.

CONDITIONS FOR APPROVAL

Deviation from Town's minimum UDO requirements:

- Lot Setbacks: Front 10 ft
Sides 5.5 ft
Rear 20 ft
11 ft between homes
- Minimum Lot Area: 3,444 sf (0.79 AC)
- Minimum Lot Frontage: 41 ft
- Driveway width: 16 ft

Improvement that exceeds Town's minimum UDO requirements:

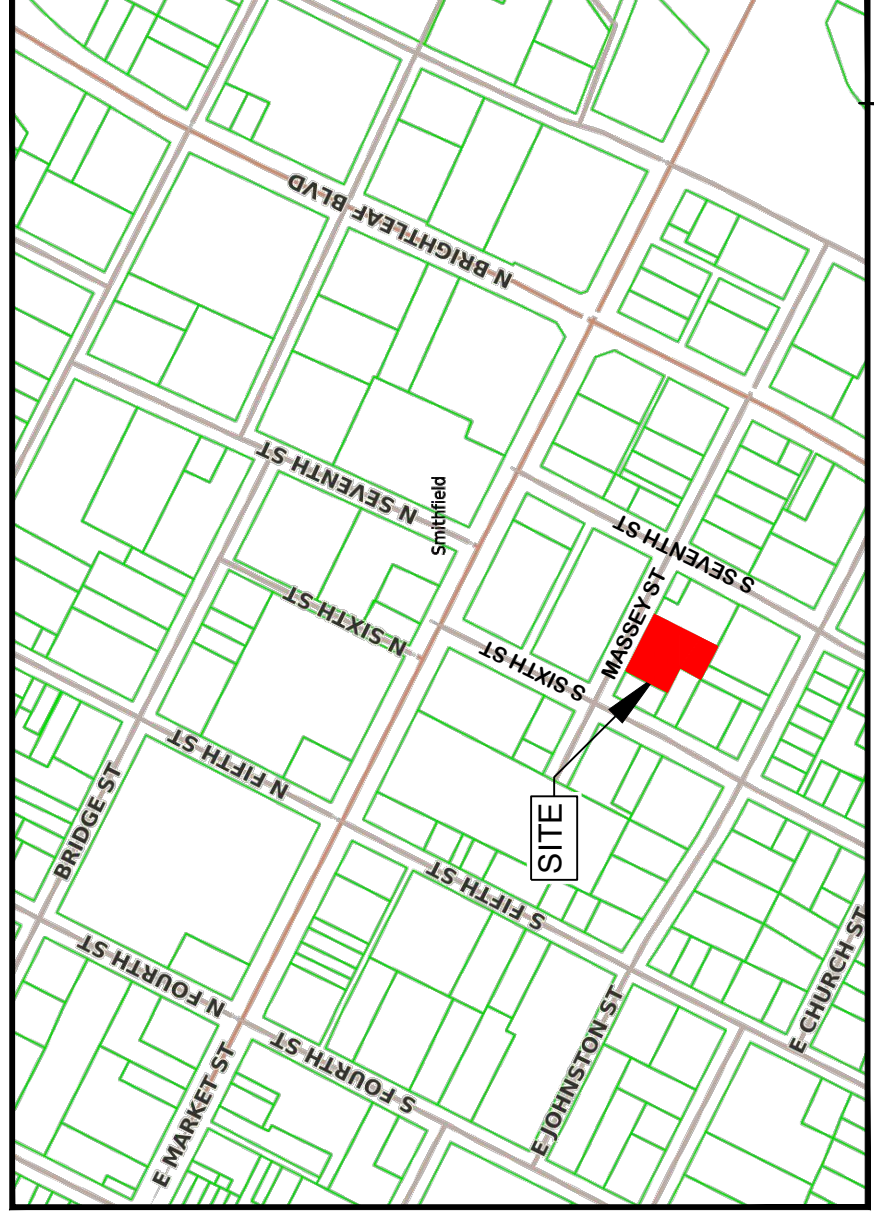
- Rear loaded lots.
- Providing rear access lots which takes burden off the streets for driveways and parking.

JUSTIFICATION THAT PROPOSAL WILL NOT PLACE BURDEN ON SURROUNDINGS

The proposed compact urban infill development is located in a semi-distressed part of Smithfield near its downtown. The development supports walkability to the downtown with sidewalk along street frontage and with attractive pedestrian scale architecture. Although the individual lots are small, the common open space provides a usable space for the proposed project. The landscaping will create a mini neighborhood within the greater downtown and Brooklyn neighborhoods. The sanitary sewer, water, and electric to be provided through Town of Smithfield.

DEVELOPMENT SCHEDULING

If the project is approved, the construction drawings will begin as soon as we have planning approval. After construction drawing approval and all other permits have been successfully acquired, the subdivision construction will begin immediately.



VICINITY MAP
NTS

CONDITIONAL REZONING

FOR

MASSEY STREET SUBDIVISION

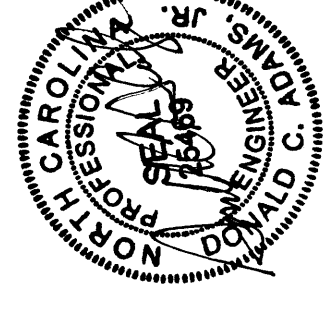
IN

TOWN OF SMITHFIELD, JOHNSTON COUNTY, NORTH CAROLINA

SHEET INDEX

SHEET TITLE	SHEET No.
EXISTING CONDITIONS.....	C1.01
PRELIMINARY SITE PLAN.....	C2.01
PRELIMINARY LANDSCAPE PLAN.....	L1.01
REGULATORY STANDARDS.....	DT1.00

DEVELOPER/APPLICANT:
 CLAY PIGEON PROPERTIES, LLC
 PO BOX 90427
 RALEIGH, NC 27675
 CONTACT: MITCHELL MURPHY
 (919)730-0784



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PRELIMINARY

ADAMS & HODGE
 ENGINEERING, PC
 314 S. MAIN STREET
 CLAYTON, NC 27520
 919-243-1332 info@adamsandhodge.com
 P.Eng. & C.Eng.

24145-MASSEY STREET
 SUBDIVISION
 TOWN OF SMITHFIELD, JOHNSTON COUNTY, NORTH CAROLINA

JULY 5, 2024

JULY 18, 2024 PER TOWN COMMENTS

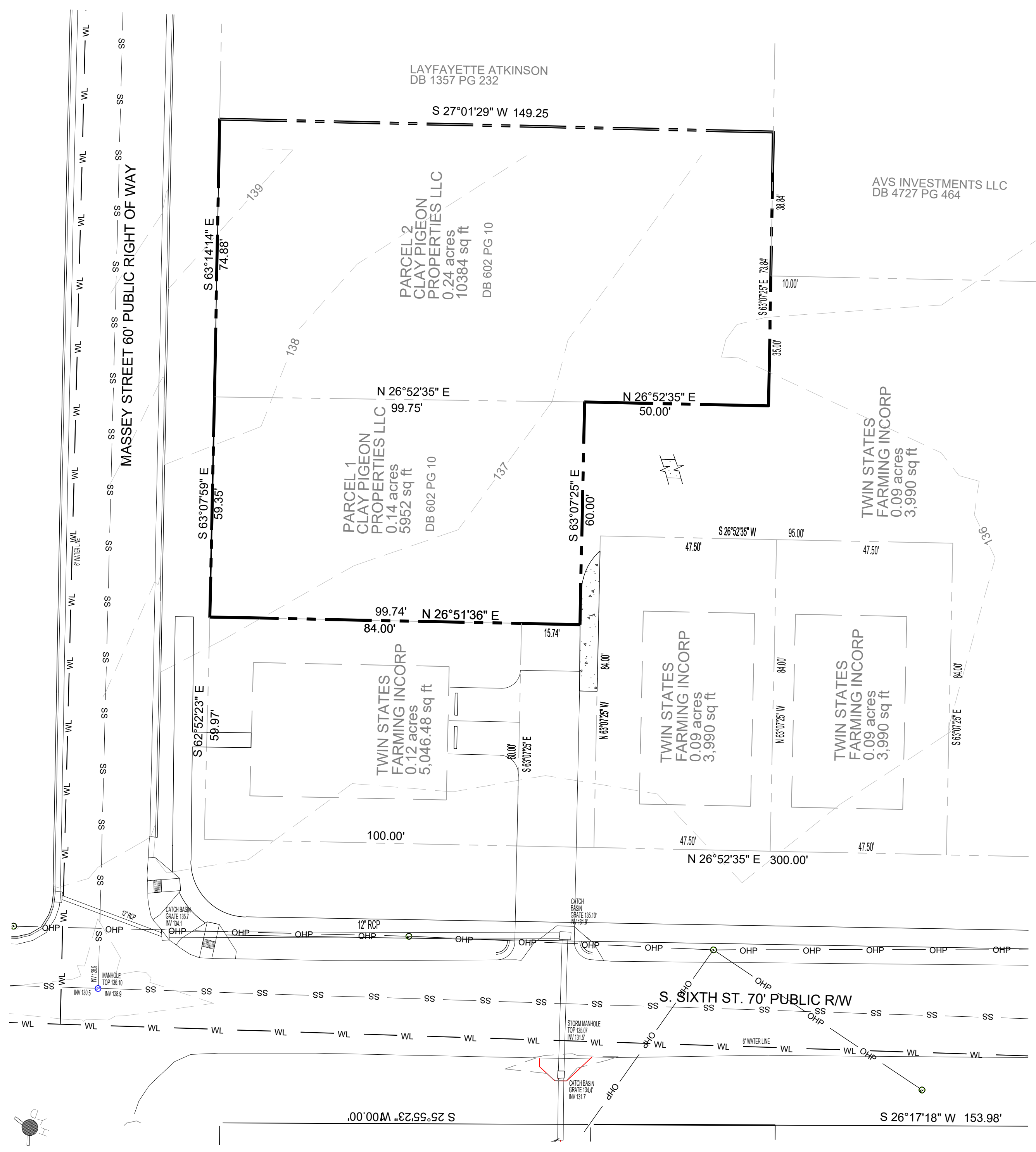
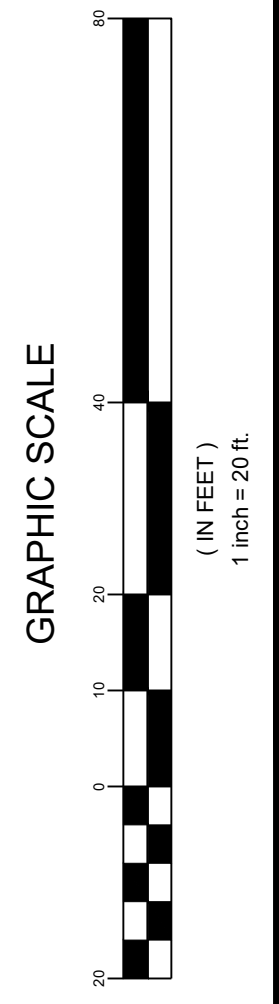
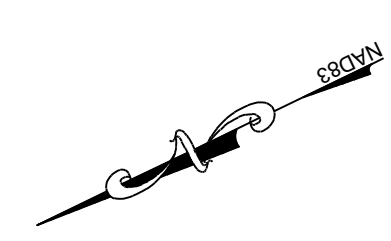
SOURCES OF INFORMATION:
 1. EXISTING BOUNDARY AND TOPO OF SITE PROVIDED BY JOHNSTON COUNTY GIS, DATED 2024
 2. PARCEL INFORMATION OUTSIDE OF SURVEYED BOUNDARY FROM JOHNSTON COUNTY GIS, DATED 2024

LEGEND	
PROJECT BOUNDARY	EXISTING
ROW	
MAJOR CONTOUR	
MINOR CONTOUR	
WATERLINE	WL
HYDRANT	HL
SEWER PIPE	SS
MANHOLE	MS
STORM PIPE	SP
OVERHEAD POWERLINE	OHP
POWER POLE	PP

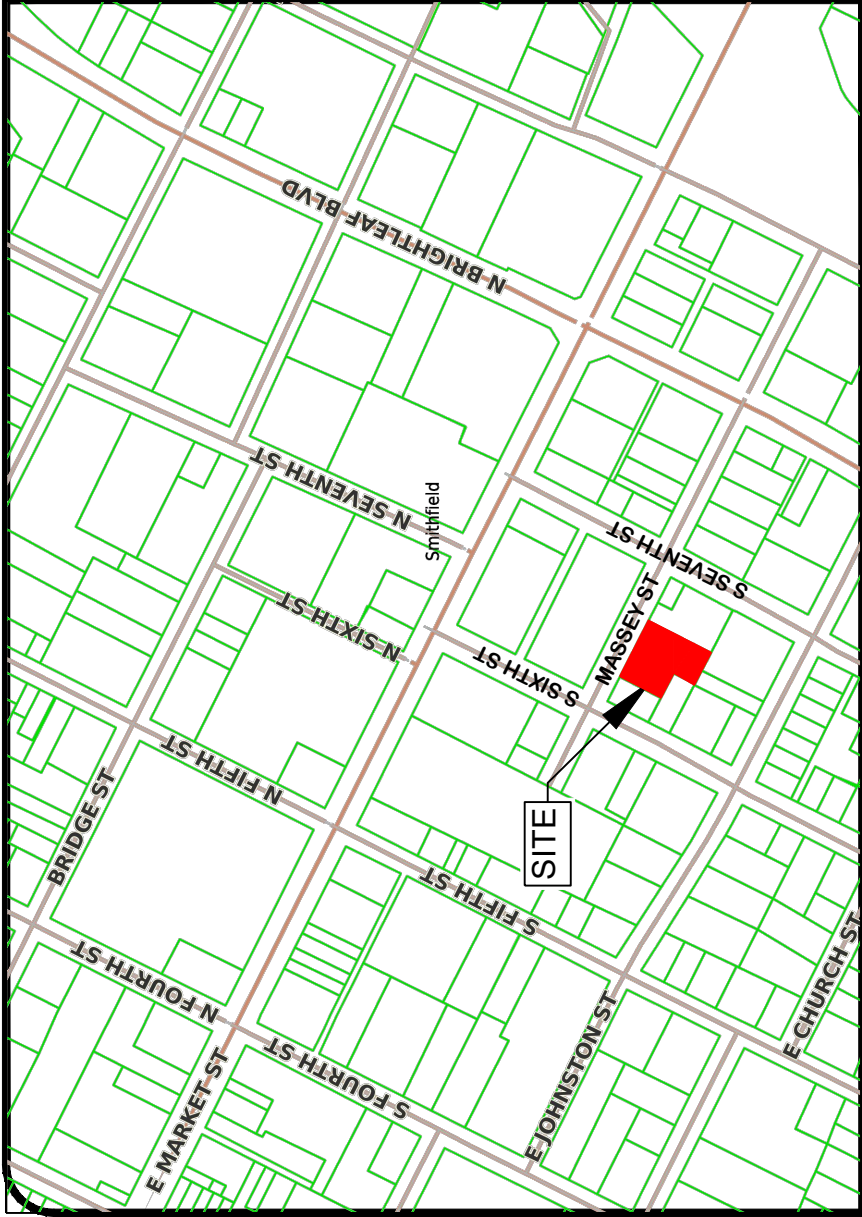


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PRELIMINARY



SOURCES OF INFORMATION:
1. EXISTING BOUNDARY AND TOPO OF SITE PROVIDED BY JOHNSTON COUNTY GIS, DATED 2024
2. PARCEL INFORMATION OUTSIDE OF SURVEYED BOUNDARY FROM JOHNSTON COUNTY GIS, DATED 2024



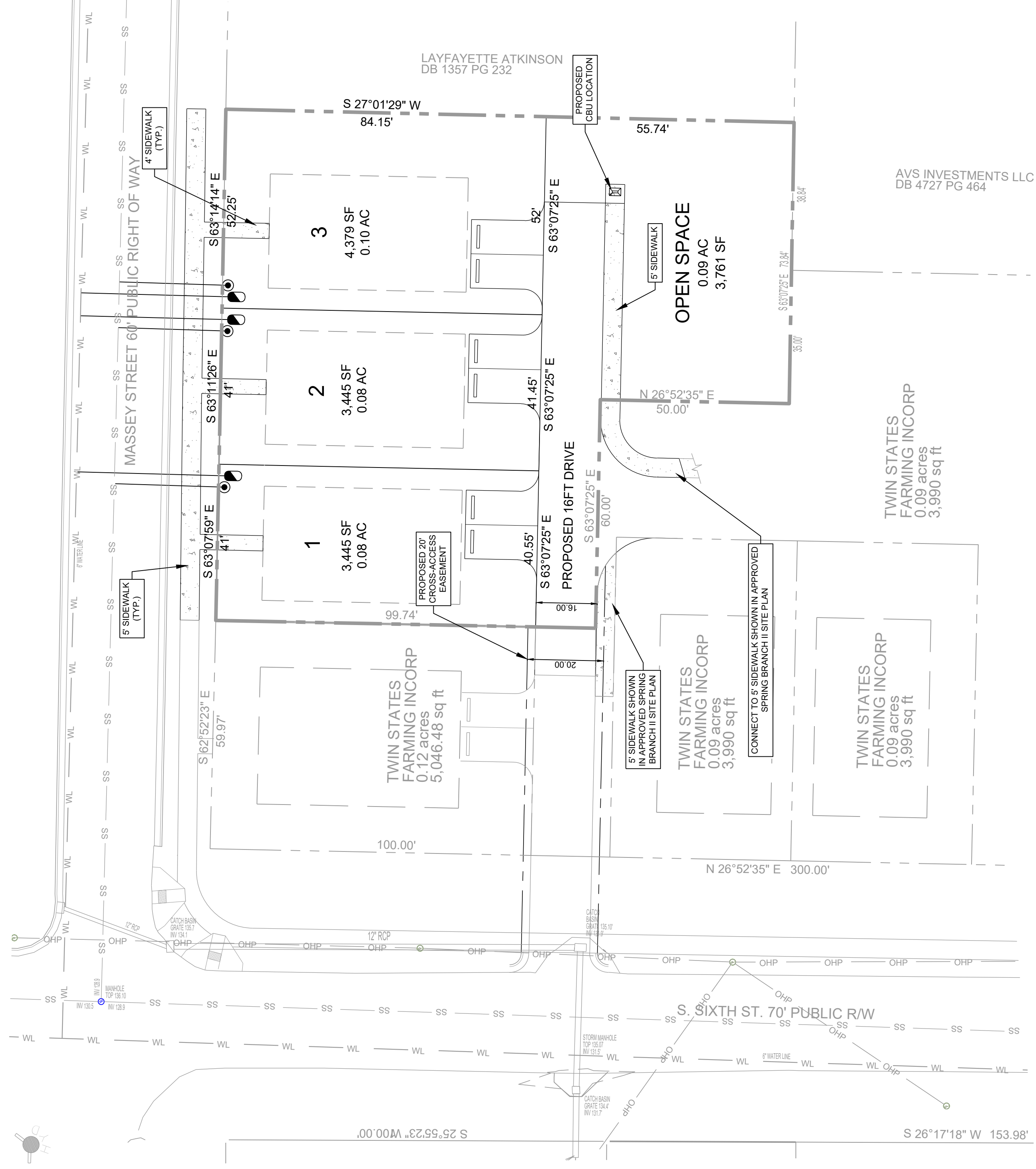
VICINITY MAP
NTS

MASSEY STREET SUBDIVISION SITE DATA CHART	
PARCEL OWNER	CLAY PIGEON PROPERTIES, LLC
PARCELOWNER ADDRESS	PO BOX 90427, RALEIGH, NC 27675
PARCEL IDENTIFICATION	169419-50-7427 / 15026055
PROPERTY SIZE (SF)	0.14 AC / 5,952 SF
PARCEL OWNER	CLAY PIGEON PROPERTIES, LLC
PARCELOWNER ADDRESS	PO BOX 90427, RALEIGH, NC 27675
PARCEL IDENTIFICATION	169419-50-7389 / 15026054
PROPERTY SIZE (SF)	0.24 AC / 10,384 SF
PROPERTY SIZE (SF) TOTAL	THIS SUBMITTAL 0.38 AC/16,336 SF
PROPERTY LOCATION	SMITHFIELD TOWNSHIP
EXISTING/PROPOSED ZONING	R-8/R-8-CZ
EXISTING USE	VACANT
PROPOSED USE	SINGLE-FAMILY
PROPOSED NUMBER OF SINGLE FAMILY LOTS	3 LOTS
PROPOSED GROSS DENSITY	3 UNITS / 0.38 ACS = 8.00 UNITS PER AC
PROPOSED IMPERVIOUS AREA (% OF TOTAL SITE)	7.7905% / 49%
PROPOSED PERVIOUS AREA (% OF TOTAL SITE)	8.366 SF / 51%
ELECTRIC PROVIDER	TOWN OF SMITHFIELD
WATER PROVIDER	TOWN OF SMITHFIELD
SEWER PROVIDER	TOWN OF SMITHFIELD
FIRM MAP AND DATE	3720169400K DATED 06/20/2018
FLOOD CLASSIFICATION	NOT LOCATED IN 100-YEAR FLOOD PLAIN
WATERSHED PROTECTION OVERLAY	NO

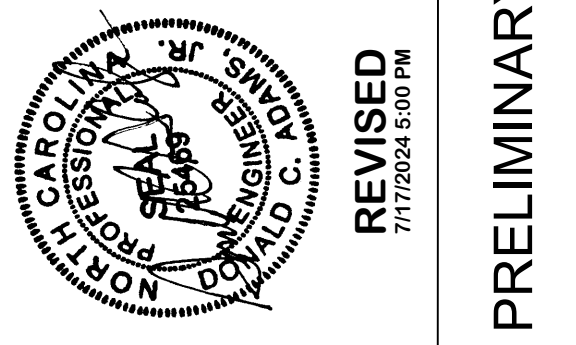
PARKING CALCULATIONS:
 REQUIRED PARKING 2 SPACES PER DWELLING = 3 LOTS = 6 REQUIRED SPACES
 PROPOSED PARKING SPACES = 6 SPACES

- NOTE:
- FULL-OUT TRASH BINS TO BE LOCATED IN THE REAR OF EACH UNIT AND SHALL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND/OR PUBLIC.
 - SITE WILL EXCEED 24% IMPERVIOUS. THEREFORE, STORMWATER MEASURES WILL BE INSTALLED TO FOLLOW ALL TOWN OF SMITHFIELD STORMWATER REGULATIONS.

ZONING	UNIT TYPE	LOT STANDARDS			BUILDING STANDARDS			
		Min. Lot Area (sq.ft.)	Min. Lot Width (lf)	Front	Side	Rear	Building Separation (ft.)	Max. Height (ft.)
R-8-CZ	SINGLE-FAMILY	3,444	41	10	5.5	20	11	35

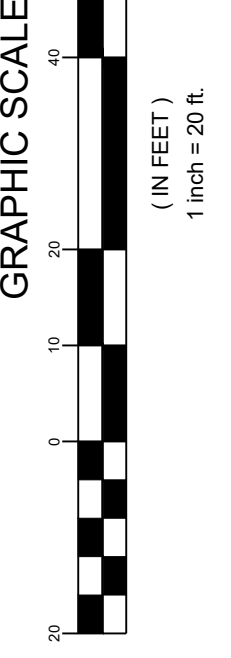


LEGEND	
EXISTING	PROPOSED
PROJECT BOUNDARY	PROJECT BOUNDARY
ROW	ROW
LOT LINE	LOT LINE
WATER METER	WATER METER
CLEANOUT	CLEANOUT
SEWER PIPE	SEWER PIPE
MANHOLE	MANHOLE
HYDRANT	HYDRANT
WATERLINE	WATERLINE
OVERHEAD POWER	OVERHEAD POWER
STORM PIPE	STORM PIPE
POWER POLE	POWER POLE

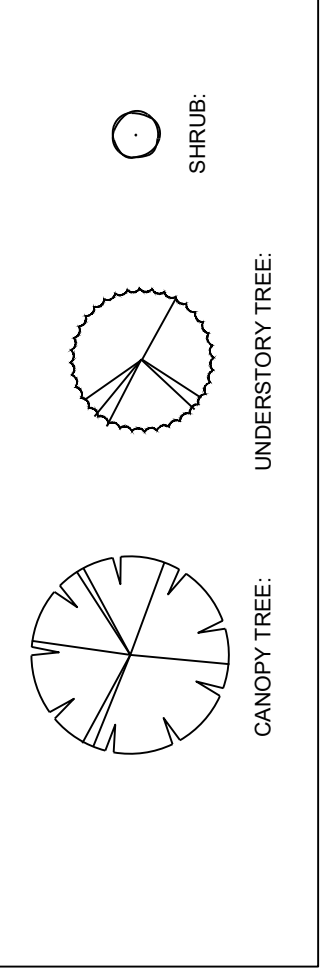


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PRELIMINARY



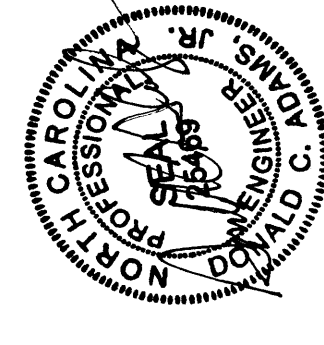
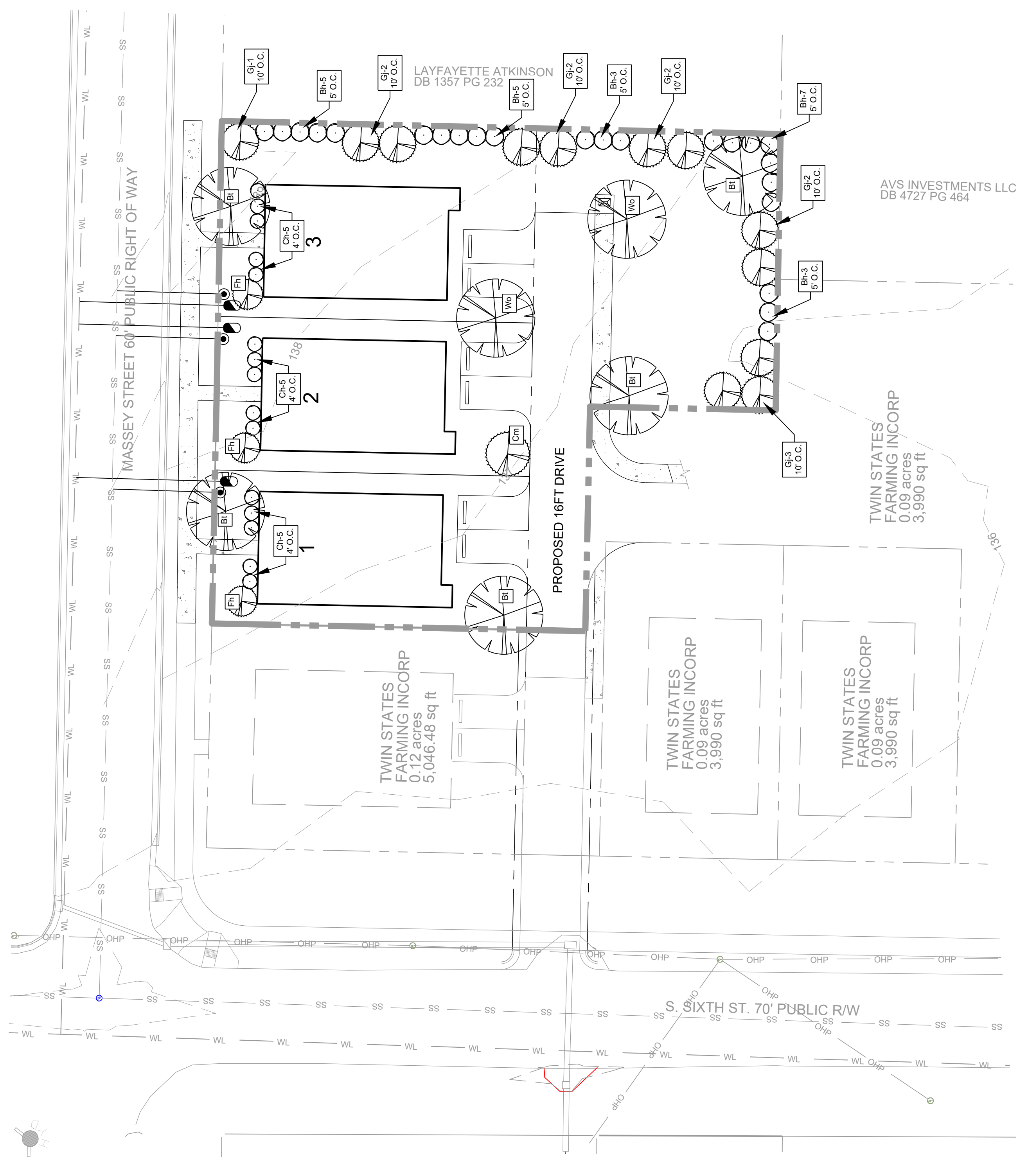
Plant Symbol Key



LANDSCAPE PLANT LIST

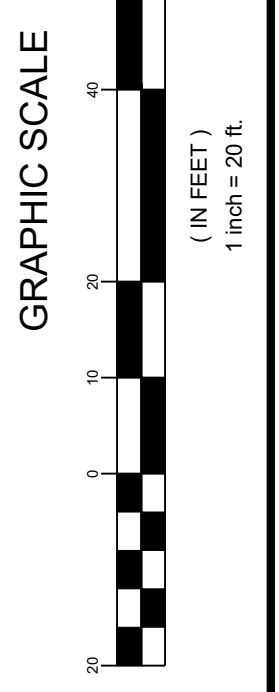
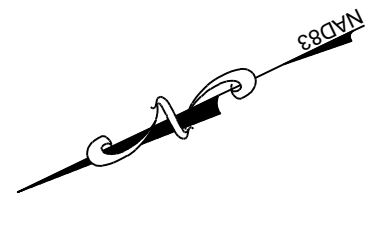
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	COMMENTS	HEIGHT	WIDTH	ROOT
LARGE TREES							
Bt	2	NYSSA SYLVATICA	BLACK TUPELO	2.5' CAL MIN.	10'-12'	4'-6"	B&B
Wt	5	QUERCUS PHELLOUS	WILLOW OAK	2.5' CAL MIN.	10'-12'	4'-6"	B&B
SMALL TREES							
Cm	1	LAGERSTRÖMII INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	2' CAL MIN.	6'-8"	3'-4"	25 GAL
FH	3	ILEX X ATTENUATA 'FOSTER'	FOSTER HOLLY	2' CAL MIN.	6'-8"	2'-3"	25 GAL
SHRUBS							
Bh	23	ILEX CORNUTA 'BURFORDI'	BURFORD HOLLY	-	18"-24"	-	5 GAL
Ch	15	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	-	15"-18"	-	3 GAL
Cj	12	THUJA STANDISHII X PULCATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	-	18"-24"	-	5 GAL

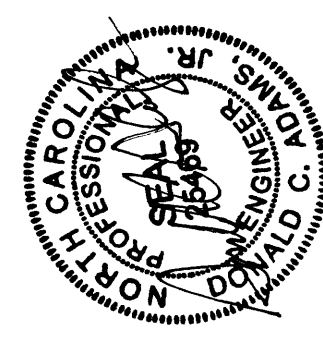
- NOTES**
1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE QUANTITIES SHOWN ON THIS PLAN AND THE QUANTITIES SHOWN ON THE LANDSCAPE CONTRACTOR'S SCHEDULE.
 2. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY BUFFER PLANTINGS AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS, DRAINAGE FACILITIES, AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.
 3. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED WITHIN 90 DAYS OF THE DATE OF COMPLETION OF THE PROJECT.
 4. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW.



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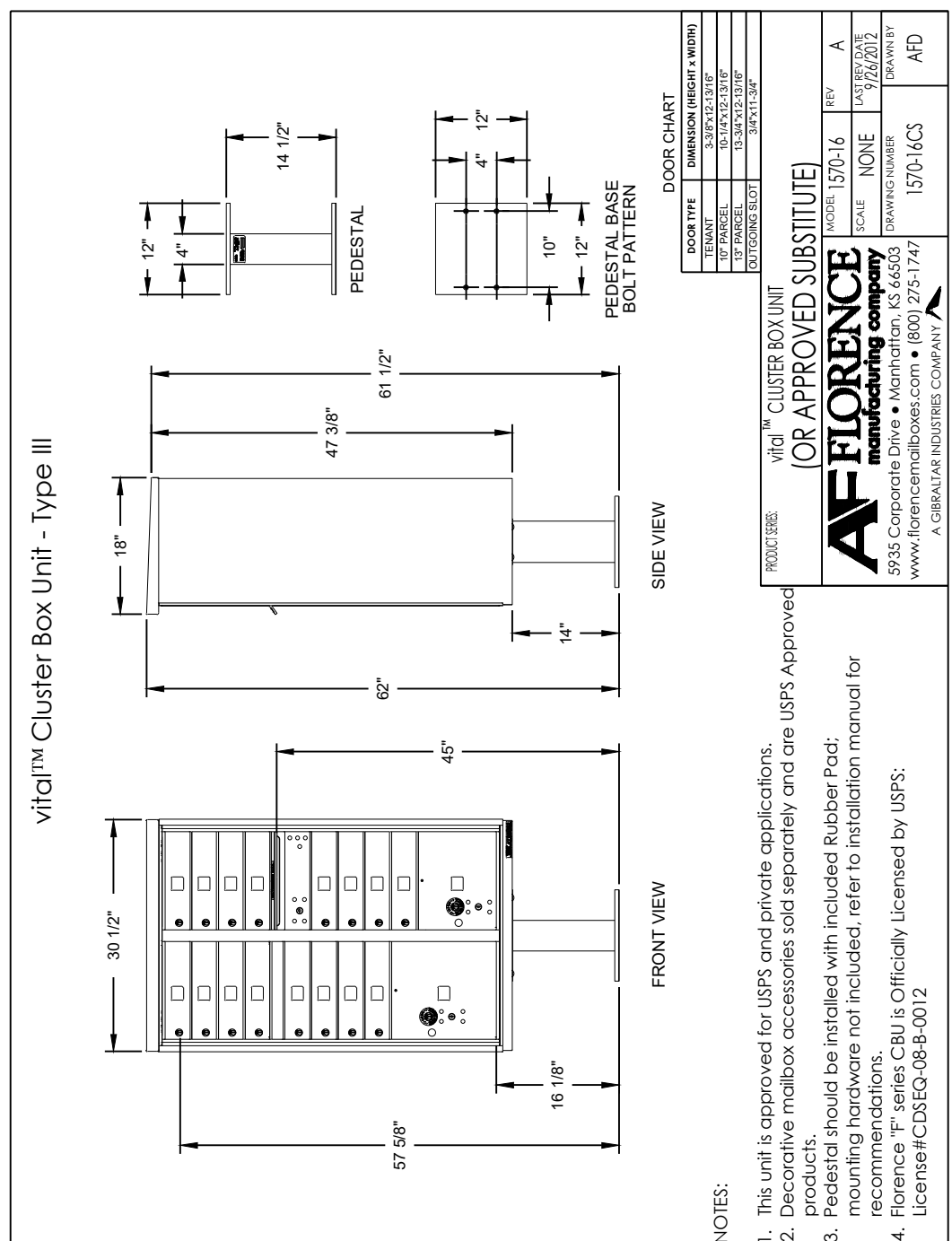
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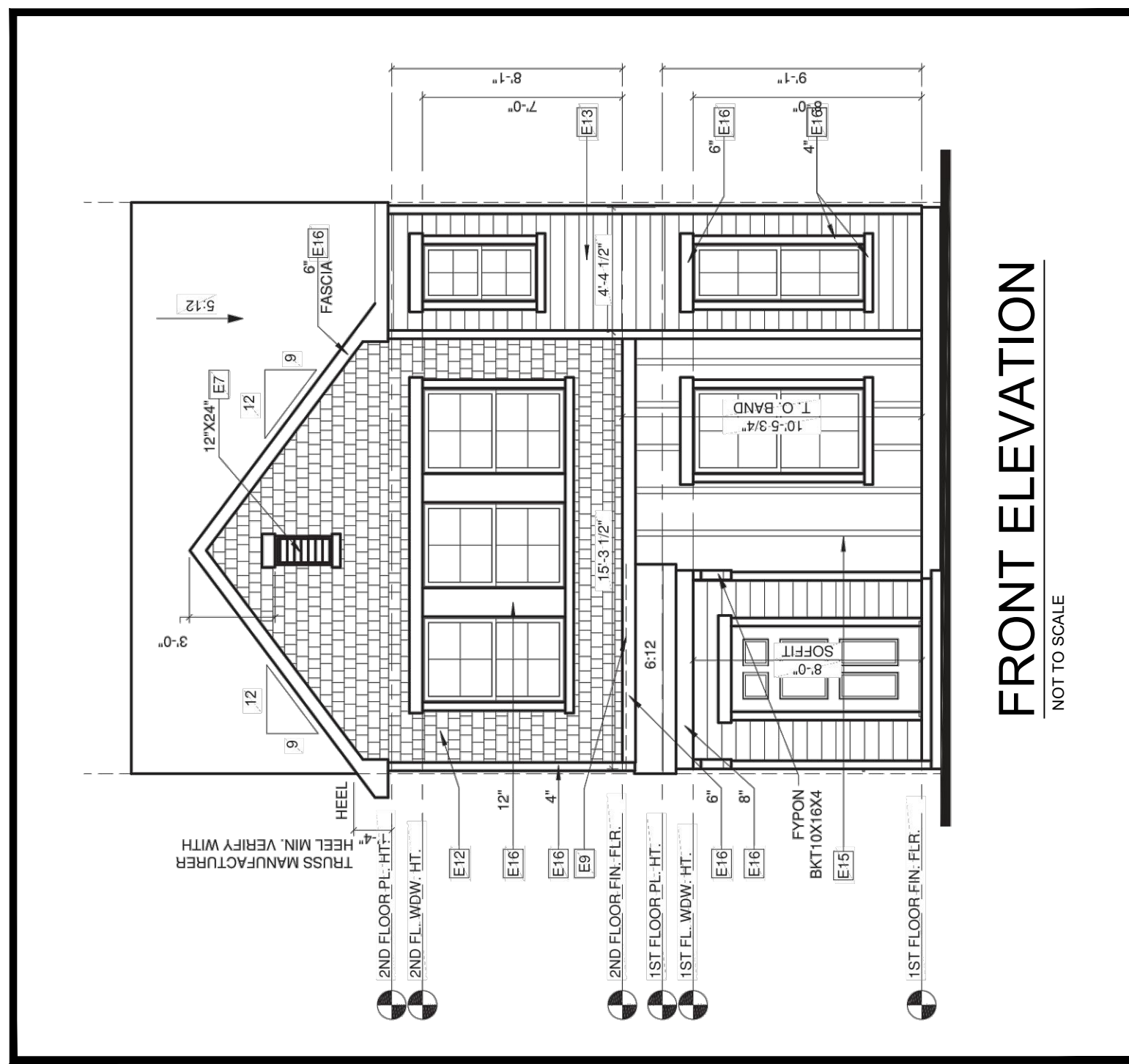
NOTES:
1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved.
3. Product heads be installed with included Rubber Post.
4. Mounting hardware not included, refer to installation manual for recommendations.
5. This unit is Officially Licensed by USPS.
License# CDSE0-898-002

FOR USE WITH: vitq™ CLUSTER MAILBOX UNIT OR APPROVED SUBSTITUTE
AF-FLORENCE manufacturing company
www.af-florence.com • (800) 975-1747
A GERRARD FLOORING COMPANY

DATE PLOTTED	DATE PRINTED	DATE PLOTTED	DATE PRINTED
07/09/2024	07/09/2024	07/09/2024	07/09/2024

DOOR CHART
MAILBOX HEIGHT: 14 1/2"
MAILBOX WIDTH: 12"
MAILBOX DEPTH: 62"
MAILBOX SPACING: 12"
MAILBOX OFFSET: 12"

CLUSTER MAILBOX UNIT
NOT TO SCALE



FRONT ELEVATION
NOT TO SCALE

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15026056	TWIN STATES FARMING INCORP			P O BOX 1352	SMITHFIELD, NC 27577-1352
15026055	CLAY PIGEON PROPERTIES, LLC			PO BOX 90427	RALEIGH, NC 27675-0427
15026054	CLAY PIGEON PROPERTIES, LLC			PO BOX 90427	RALEIGH, NC 27675-0427
15026057	TWIN STATES FARMING INCORP			P O BOX 1352	SMITHFIELD, NC 27577-1352
15026052	ATKINSON, LAFAYETTE	ATKINSON, MYRA LYNNE	48 SOUTH RD		WHITE PLAINS, NY 10603-2816
15026051	TALEGHANI, NASSER VAKILI		908 W WALNUT ST		SELMA, NC 27576-2032
15026044	TRIANGLE INSURANCE GROUP PARTNERS LLC			PO BOX 410	SMITHFIELD, NC 27577-0410
15026058	TWIN STATES FARMING INCORP			P O BOX 1352	SMITHFIELD, NC 27577-1352
15026058B	TWIN STATES FARMING INCORP			P O BOX 1352	SMITHFIELD, NC 27577-1352
15026059	HOMEMASTER PROPERTIES, LLC			PO BOX 1371	SMITHFIELD, NC 27577-1371

Massey Street CZ Map Amendment

File Number:
CZ-24-04

Project Name:
Massey Street
Subdivision

Location:
Massey Street

Tax ID#:
15026054 / 15026055

Existing Zoning:
R-8

Owner:
Clay Pigeon
Properties, LLC

Applicant:
Adams & Hodge
Engineering, PC



1 in = 40 ft
Map created by Chloe Allen
Planner on 7/23/24





Request for Town Council Action

**Public
Hearing:** SUP-24-01
Date: 08/20/2024

Subject: Hartley Drive Townhomes Special Use Permit
Department: Planning Department
Presented by: Planning Director – Stephen Wensman
Presentation: Public Hearing

Issue Statement

TerraEden Landscape & Design LLC is requesting a special use permit for Hartley Drive Townhomes, a 94-unit townhouse development on 9.611 acres of land in the R-8 Zoning District.

Financial Impact

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

Action Needed

The Town Council should hold a public hearing and decide whether to approve, approve with conditions or deny the special use permit based on the finding of fact for special use permits.

Recommendation

Staff recommends the Town Council approve Special Use Permit 24-01 with 3 conditions based on the finding of fact for special use permits.

Approved: Town Manager Town Attorney

Attachments:

1. Staff Report
2. Finding of Fact
3. Application and Narrative
4. Site Plans
5. Zoning Map



Staff Report

Public Hearing: SUP-24-01

REQUEST:

TerraEden Landscape and Design LLC is requesting a special use permit for Hartley Drive Townhomes, a 94-unit townhouse development on 9.611 acres of land in the R-8 Zoning District.

PROPERTY LOCATION:

The proposed development is located north-west of the Hartley Drive and Coates Drive intersection.

APPLICATION DATA:

Applicant: TerraEden Landscape & Design LLC.
 Property Owners: (1/3) Brightleaf #2004-II, LLC (attn. Dan Heavner), (2/3) Four Heavners LLC, (Daniel Lee Heavner, Managing Agent).
 Proposed Development Name: Hartley Drive Townhomes
 Tax ID#s: 15K09010A/15K09010P/15089019A
 Rezoning Acreage: 9.611 acres.
 Present Zoning: R-8
 Existing Use: Vacant Woodland
 Proposed Use: Townhomes (multi-family)
 Fire District: Town of Smithfield
 School Impacts: N/A
 Water and Sewer Provider: Town of Smithfield
 Electric Provider: Duke
 Development Density: 9.68 dwelling units per acre
 Roads: 350 Lin. Feet of road (Hartley Drive)

ADJACENT ZONING AND LAND USES:

	Zoning	Existing Land Uses
North	R-20A	Vacant
South	R-10	Auto Dealership
East	R-20A and R-8	Vacant
West	R-20A and LI	Light Industrial and vacant

EXISTING CONDITIONS/ENVIRONMENTAL:

The property considered for approval is vacant and covered with woods. There is deep drainage ditch running east to west near the Hartley Drive right-of-way. There are no wetlands or floodplain on the property.

An existing 20' sanitary sewer easement runs north-south on the west edge of the development site.

- **Landlocked Parcels/Lateral Access.** There are several vacant landlocked parcels surrounding this proposed development. The UDO Section 10.111 requires street connectivity to adjacent properties. This development is not proposing any public streets, rather the townhouses will front on private/HOA parking facility.



1. The 2.8-acre parcel, Tax ID 15L11005B, is zoned industrial and the owner owns a parcel on Computer Drive that can provide future access.
2. This 2.27-acre parcel, Tax ID 15K09010L is zoned R-20A. This parcel became landlocked by the creation of M. Durwood Stephenson Parkway and has no legal access.
3. This 7-acre parcel, Tax ID 15K09161J, is zoned R-20A and is landlocked. Coats Drive would have provided legal access, but a residential parcel was created at its terminus with its driveway using the R/W. The property owner owns all the undeveloped land to the east with frontage on Wilson's Mills Road. It is likely that if developed, the access onto Wilson's Mills Road will be restricted by NCDOT due to its proximity to the M. Durwood Stephenson Parkway intersection. A future development of these properties will need a secondary access.

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.

- **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 be developed in accordance with the Town Plan.
- **Street Access/Frontage.** The developer plans to extend Hartley Drive approximately 350 feet to the west to provide public access to the site. The townhouse development will have two driveways accessing Hartley Drive with the townhouses to be constructed on a private HOA maintained parking facility.
- **Street Yard/Buffers.** The proposed development will a 10' wide Type A buffer along the sides and rear of the site, except a Type C with a screening fence will be constructed between the development and the adjacent industrial property. A Standard 15' Street Yard landscaping will be installed along the Hartley Drive frontage.
- **Building Setbacks from Property Line.** For multi-family developments with greater than 31 units, a setback of 40' is required from adjacent property lines. All units are either 40' or further from the property lines.
- **Building Separations.** For units that are 30' in height, a 30' building separation is required. All proposed townhouse buildings will maintain the required building separation.
- **Road Design.** The existing Hartley Drive is a standard NCDOT street that is about 20' wide with ditches on both sides for drainage. The extension of Hartley Drive will be 27' back of curb/back of curb, meeting the Town's local street standard. The end of the road will function as a hammer-head for large vehicles to turn around.
 - The driveway aprons will be required to follow the Town's Standard Driveway Apron Detail.
- **Sidewalks.** Sidewalks will be constructed along the edge of Hartley Drive at the back of the curb which will be connected continuously across the fronts of all townhomes.
- **Townhomes.**
 - The individual townhomes will have a 2-foot modulation to break of the mass and bulk of the units.
 - There will be entrance porches
 - Corner sidewalks will have a ground floor and upper floor window.
 - Each unit will have a patio and storage area.
 - Building materials (vinyl, brick, stone, etc.) have not been identified.
 - Unit width will be 17.5 feet
 - Individual lots will be 17.5' wide by 53.5' deep (936025 sq. ft.)
 - The building height will be approximately 30'.
 - Townhouse buildings will be 6-8 units each.
 - Each unit will have 36.75 sq. ft. of storage, greater than required.
 - Each townhouse will have multiple building materials and colors.

- **Trash.** Each individual unit will have its own rollout trash containers to be stored in the rear yard, and pulled to the adjacent medians for trash pickup (see detail on sheet 2 of 2).
- **Parking.** 203 parking spaces are proposed (2.15 per unit), 165 required.
- **Recreation.** The developer is proposing a 5,000 sq. ft. recreation area at the north end of the development with parking and a mail kiosk, meeting the recreation requirements for townhouses. The developer has not indicated whether there will be associated play apparatus.
- **Stormwater.** The development will have a 42.8% impervious footprint and will require stormwater retention. A stormwater pond has been shown between the parking lot and the existing sanitary sewer easement.
- **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 proposing to run public water and sanitary sewer into the site for taps to individual units.
 - A 30' wide easement should be provided over the public water/sewer lines.
- **Signage.** No development signs have been identified.
- **Traffic.** The TIA will be required if the townhomes generate more than 800 trips per day. Townhomes result in about 11 trips per day, so with 94 units, the development will create over 1000 trips per day.

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. There are no environmental impacts, public utilities will be provided, stormwater managed, and adjacent properties will be buffered.***

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 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. ***The development will provide adequate utilities, drainage, parking and necessary facilities.***

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. A traffic study will be required as part of the development of the site to determine if there are any other traffic or roadway improvements necessary.***

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.***

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 location and character of the use will be in harmony with the area which consists of medium density residential, both single family and townhomes in the area.***

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-24-01 with the following conditions:

1. That the parking lot entrances be constructed in accordance with the Town's standard driveway detail.
2. That a traffic impact study be conducted prior to the preliminary plat.
3. That a 30' wide public utility easement be provided over the proposed water and sewer lines.

RECOMMENDED MOTION:

"Move to approve Special Use Permit SUP-24-01 for Hartley Drive Townhomes, a 94-unit townhouse development on 9.611 acres of land in the R-8 Zoning District with 3 conditions based on the finding of fact for special use permits"

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

Application Number: SUP-24-01 **Name:** Hartley Drive Townhomes

Request: The applicant seeks a special use permit to utilize property located within a R-8 (Single, Two, and Multi-Family) zoning district for a Townhouse development. The property considered for approval is located north-west of the Hartley Drive and Coates Drive intersection and further identified by the Johnston County Tax ID#s 15K09010A/15K09010A/15089019A.

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-24-01 with the following condition(s):*

1. That the parking lot entrances be constructed in accordance with the town's standard driveway detail.
2. That a traffic impact study be conducted prior to the preliminary plat.
3. That a 30' wide public utility easement be provided over the proposed water and sewer lines.

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-24-01 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-24-01 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.
2. That a traffic impact study be conducted prior to the preliminary plat.
3. That a 30' wide public utility easement be provided over the proposed water and sewer lines.

_____ **denied for the noted reasons.**

1. _____

Decision made this 20th day of August, 2024 while in regular session.

M. Andy Moore, Mayor

ATTEST:

Shannan L. Parrish, Town Clerk



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 nine (9) sets of the application, nine (9) sets of required plans and one (1) digital copy of all required documents, an Owner's Consent Form (attached) and the application fee.

SITE INFORMATION:

Name of Project: Hartley Drive Townhomes Acreage of Property: 9.611 ac
 Parcel ID Number: 168408-99-6687/7311/168408-98-2872 Tax ID: 15K09010A/15K09010P/15089019A
 Deed Book: 06038 and 06149 Deed Page(s): 0287/0287 and 0603
 Address: no address is assigned as of this application's submittal
 Location: Northwest quadrant of the intersection of Hartley Drive and Coats Street.

Existing Use: vacant land Proposed Use: townhomes
 Existing Zoning District: R-8 Residential

Is project within a Planned Development: Yes No
 Planned Development District (if applicable): not applicable
 Is project within an Overlay District: Yes No
 Overlay District (if applicable): not applicable

FOR OFFICE USE ONLY

File Number: _____ Date Submitted: 6/27/24 Date Received: 6/27/24 Amount Paid: \$400⁰⁰

Special Use Permit Justification
For
Hartley Drive Townhomes
June 28, 2024

The proposed Hartley Drive townhome development is so designed and engineered to meet "all the requirements" found in the Town of Smithfield Unified Development Ordinance (UDO) that relate to permitting a townhome development.

The following listing identifies all the various sections of the UDO that regulate the development of townhomes:

1. The Table of Uses states that a townhome development is an allowable use in the R-8 Residential District when a special use permit is issued with Supplemental Regulations. **(Sec 6.6)**
2. There is no off-street parking spaces on the site plan located closer than 10 feet to any residential building wall. **(Sec.7.35.1.1.)**
3. On the proposed site plan there are sidewalks that link the residential units to parking, adjoining streets, mailboxes, trash disposal and on-site recreational amenities. **(Sec 7.35.1.2.)**
4. Individual storage space containing 36.75 square feet for each unit are provided in-lieu of the required 24.0 square feet. **(Sec 7.35.1.3.)**
5. The townhomes will meet the required four building design and appearance requirements by incorporating the following: **(Sec 7.35.1.4.)**
 - a. Multiple building materials **(Sec 7.35.1.4.1.)**
 - b. Façade modulations over 2 feet **(Sec 7.35.1.4.3.)**
 - c. Architectural elements **(Sec 7.35.1.4.4.)**
 - d. Multiple colors **(Sec 7.35.1.4.5.)**
6. The townhomes will have individual trash pick-up in-lieu of dumpsters or a compactor. Small individual trash corrals will be provided to the rear of the storage facility for each unit **(7.35.1.4.6.)**
7. Open space/recreation will be provided by constructing active and passive recreation facilities within a dedicate 5,000 square feet of recreation space. **(Sec 7.35.1.5.)**
8. A property owner's association will be established for the purpose of maintaining everything on the outside of the townhomes including but not limited to open space, landscaping, siding, roofing, porches, trim, mailboxes, driveway and parking **(Sec 7.35.2.2.1.)**
9. Legal documents will be filed with the Johnston County Register of Deeds which will provide for the use and enjoyment of the residents of the development and provide: **(Sec 7.35.2.2.)**

- a. Continuity of proper maintenance of open space **(Sec 7.35.2.2.1.)**
 - b. Availability of funds for maintenance **(Sec 7.35.2.2.2)**
 - c. Adequate insurance protection **(Sec 7.35.2.2.3.)**
 - d. And recovery for loss sustained by casualty, condemnation otherwise **(Sec 7.35.2.2.4.)**
10. The proposed townhome maximum density will not exceed 4,500 square feet of gross site per dwelling unit **(Sec 8.13.1.1.)**
 11. The building separation for the townhome buildings will be 30 feet since the total building height is between 25.1 feet and 30.0 feet. **(Sec 8.13.1.2.)**
 12. The distance between facing windows will be greater than 20 feet **(Sec 8.13.1.3.)**
 13. The front yard building setback along Hartley Drive will be 30 feet which is the general district setback **(Sec 8.3.1.)**
 14. The side and rear yard setbacks will be 40 feet since there are more than 31 townhomes proposed. **(Sec 8.13.1.4.)**
 15. Off-street parking will be 60 feet back-to-back with a 24-foot drive isle. Parking bays will be 9' x 18' with H/C parking being a 11' x 18' bay with a 5-foot access isle. **(Article 10. Part I)**
 16. Landscape of buffers, street yards, landscape islands and foundation plantings will be in compliance with **Article 10. Part II.**
 17. Signs that are incorporated into the townhome development will be designed to meet the requirements established in **Article 10. Part III** of the UDO.
 18. Area lighting for the proposed townhome development will be designed to comply with the Lighting Ordinance **Article 10. Part IV** of the UDO.
 19. Stormwater facilities for the townhome development will be in compliance with the Town's recently up dated Stormwater Management Ordinance **Article 10. Part VI.**
 20. Erosion control of sediment will be managed on -site for the proposed townhome development by submitting and permitting an erosion control plan with the State.

The issuance of a special use permit for the proposed townhome development is in order, since all special regulations have been met that specifically deal with townhome development.

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.
See attached finding of fact

- 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.
see attached finding of fact

- 3) Adequate utilities, drainage, parking, or necessary facilities have been or are being provided
see attached finding of fact

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

- 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.
see attached finding of fact

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

- 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.
see attached finding of fact

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

Finding of Fact
For
Special Use Permit Application
Hartley Drive Townhomes
June 28, 2024

- 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 establishment, maintenance, or operation of the special use will not be detrimental or endanger the environment or the public.

The site has already been evaluated by the State and the Corps of Engineers for wetlands and stream impacts, there were no wetlands or stream impacts found on the townhome site. Therefore, there will not be a need to off set the impacting of wetlands or riparian buffers.

Public water and sewer will be provided to the townhome development as a result the public health will be protected.

By constructing the storm water management facility to serve the site the down stream water quantity and quality will be improved.

With the development of the townhome project, a need for affordable housing will be met.

By the townhome development being in the Town of Smithfield, fire and police protection will be greatly enhance because of proximity to the police department downtown and the West Smithfield station No. 2.

With the construction of a recreation area on-site the need to travel for recreation opportunities will be minimized thus saving not only time but gas because of the walkability of the site.

Presently, the entire site is loblolly pine with very little plant diversity. With development some of the pines will be lost but replace with deciduous canopy trees to provide shade and understory trees that will not only provide shade but also color when in bloom. By planting and fencing in the perimeter buffers a screening of adjacent properties and roadways will be provided which does not presently exist.

- 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.**

This special use request is designed to work with the existing neighborhood and not against what already exist, it blends into what already exists in the neighborhood. With the construction of the townhomes as a special use it will take a parcel of land that has been overlook for years and inject more affordable housing into to an area of Smithfield that has been aging and in need of an

infusion of new construction to bring the neighborhood back to where people will want to invest money to upgrade.

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

Adequate utilities already exist to serve the townhome development.

There is an existing 8" gravity sanitary sewer outfall that transverses the townhome site that has enough compacity to serve the development.

In Hartley Drive there is and existing 6" water main that will serve the development of the townhome site, the line is looped and tied into the existing system therefore water supply and pressure will not be a problem.

The engineer has already prepared a preliminary design for the storm water management facility that will receive the drainage from the site. The storm water facilities have been engineered to be in compliance with the recently revised storm water ordinance for the Town of Smithfield (3/9/23). Prior to construction an erosion control plan will be prepared and permitted in accordance the State erosion control ordinance.

On-site parking has been designed to be in compliance with the Town of Smithfield Unified Development ordinance. The total number of parking spaces exceed the requirements established in the UDO. In addition, more handicapped spaces are provided than the ADA requires.

Electrical power will be provided by Duke Energy which has sufficient capacity and distribution facilities to serve the townhome development

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

The only potential noxious of offensive activities that might cause vibration, noise, odor dust, smoke or gas will occur during the construction of the townhomes, which will be primarily be associated with the clearing and grading operations. The time of construction will occur during normal business hours thus minimizing the potential of adverse effects (vibrations, noise and odor) to adjoining properties. No burning will be allowed thus eliminating any issues from smoke. Dust control will be managed as part of erosion control planning and permitting.

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.

The only access to the property via a public right of way is from Hartley Drive. Two access points are being proposed for ingress and egress both accessing Hartley Drive. Hartley Drive via Coats Street and Powell Drive/Stancil Street provide access to US 70 West at the traffic signal at Rose

Manor. Hartley Drive via Shady Lane provides access to Wilson Mills Road which in turns provides easy access via a signal at M. Durwood Stephenson Parkway.

There is no direct access to M. Durwood Stephenson Parkway because NCDOT has designated that section of the Parkway's right of way as "Controlled Access". There is no access to Coats Street right of way due to the construction of house which blocks access from the Heavner property to the right of way.

The plans for the townhomes proposed that Hartley Street (which is now a dirt street) be up graded to a paved 27 foot curbed and guttered roadway from the proposed two ingress and egress points to the intersection of Hartley Drive and Coats Street.

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

The property will not adversely affect the use or physical attribute of adjoining property, in fact it will be enhanced.

To the north is M. Durwood Stephenson Parkway which is "Controlled Access", therefore no access to the Parkway can be gained. A landscape buffer will be constructed parallel to the right of way of the Parkway to provide a visual/sound buffer for the townhomes. The landscape buffer will also provide a break in the streetscape of M. Durwood Stephenson by introducing plant material different than loblolly pine.

To the east of the townhome site the zoning is R-8 or R-20A which indicate that similar developments (single family or multi-family) could be expected to occur. When developed, the properties to the east would also construct landscape buffers and a roadway system with roads not too unlike what is proposed in the townhome development. Therefore, it would be fair to say that the townhome development would not adversely affect use or physical attribute.

To the south there are existing single family residential properties that front onto Powell Street. Several of the properties have purchase the land that lies between the rear of their lots and Hartley Drive and constructed accessory structures in the rear yards. The townhome development will have a heavily landscape street buffet yard on the north side of Hartley Drive that will buffer the single-family residences from the townhome development. Also, the townhome units will be approximately 200 feet north of the rear of the single-family homes on Powell Street. Therefore, it can be said that the distance and street yard buffer of the townhomes will more than minimized adverse impact.

The land to the west is LI (light industrial) and is a land locked parcel at the present time. Traditionally in planning circles planners have considered townhomes and multifamily a good buffer use between industrial land and single family. The proposed townhome development will do just that, the development will buffer the single-family residential to the east from the

industrial. In addition, the location chosen for the storm water pond will add even more buffer (distance) for not only the single-family to the east, but also for the townhomes.

- 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 location and character of the use of the proposed townhome development is in keeping with and in harmony with the area in which it is located. Within just a few hundred feet of the property there already exist a multi-family development that is nestled in a neighborhood of R-8 single family neighborhood. Actually, the proposed townhome development compliments the existing neighborhood and will enhance the overall area by providing a buffer to the industrial land to the east.

- 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 requested, as submitted, meets all development standards that have been established in the Unified Development Ordinance without the need of obtaining variances from the Board of Adjustments or requesting a Conditional District approval. All street yards, setbacks, buffers, density standards, parking, landscaping and other development standards meet the current criteria as established in the UDO.

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.

Paul C. Embler, Jr.



6/28/24

Print Name

Signature of Applicant

Date


OWNER'S CONSENT FORM

Name of Project: Hartley Street Townhomes Submittal Date: June 28, 2024

OWNERS AUTHORIZATION

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

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

 DAN HEAVNER June 28, 2024
Signature of Owner *Print Name* *Date*
MANAGING AGENT
FOR FOUR HORNS LLC

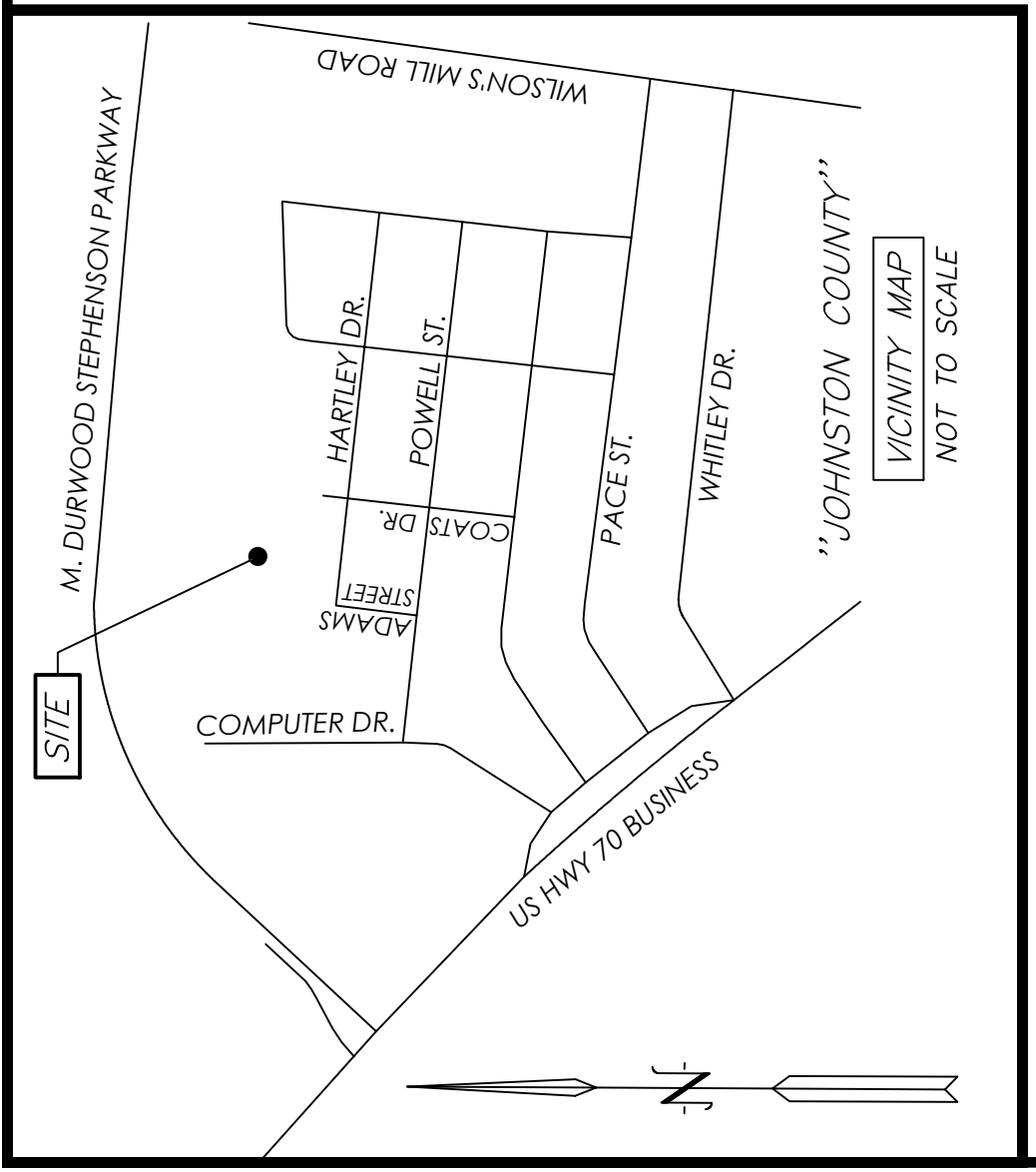
CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

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

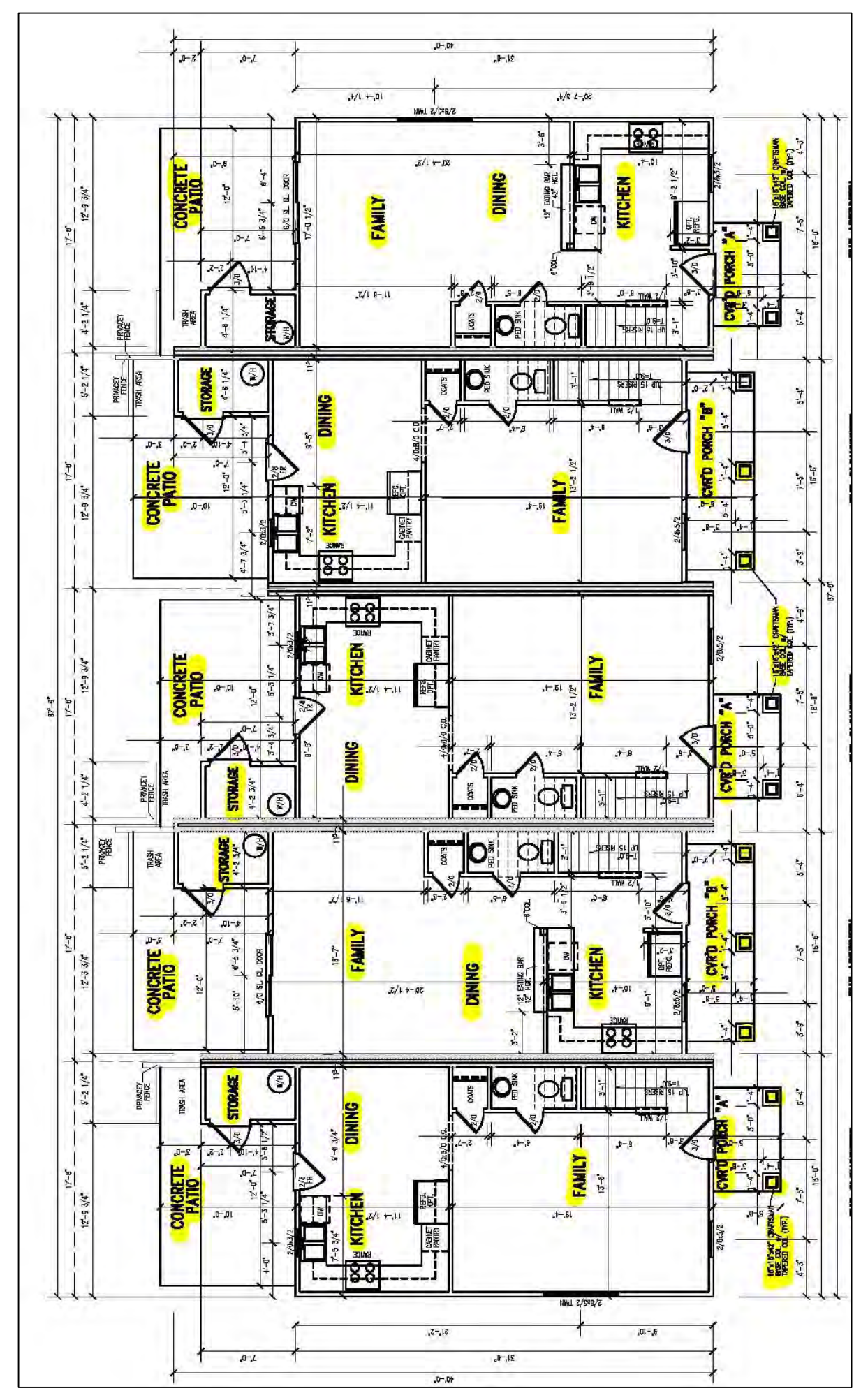
 Paul C. Embler, Jr. June 28, 2024
Signature of Owner/Applicant *Print Name* *Date*

FOR OFFICE USE ONLY

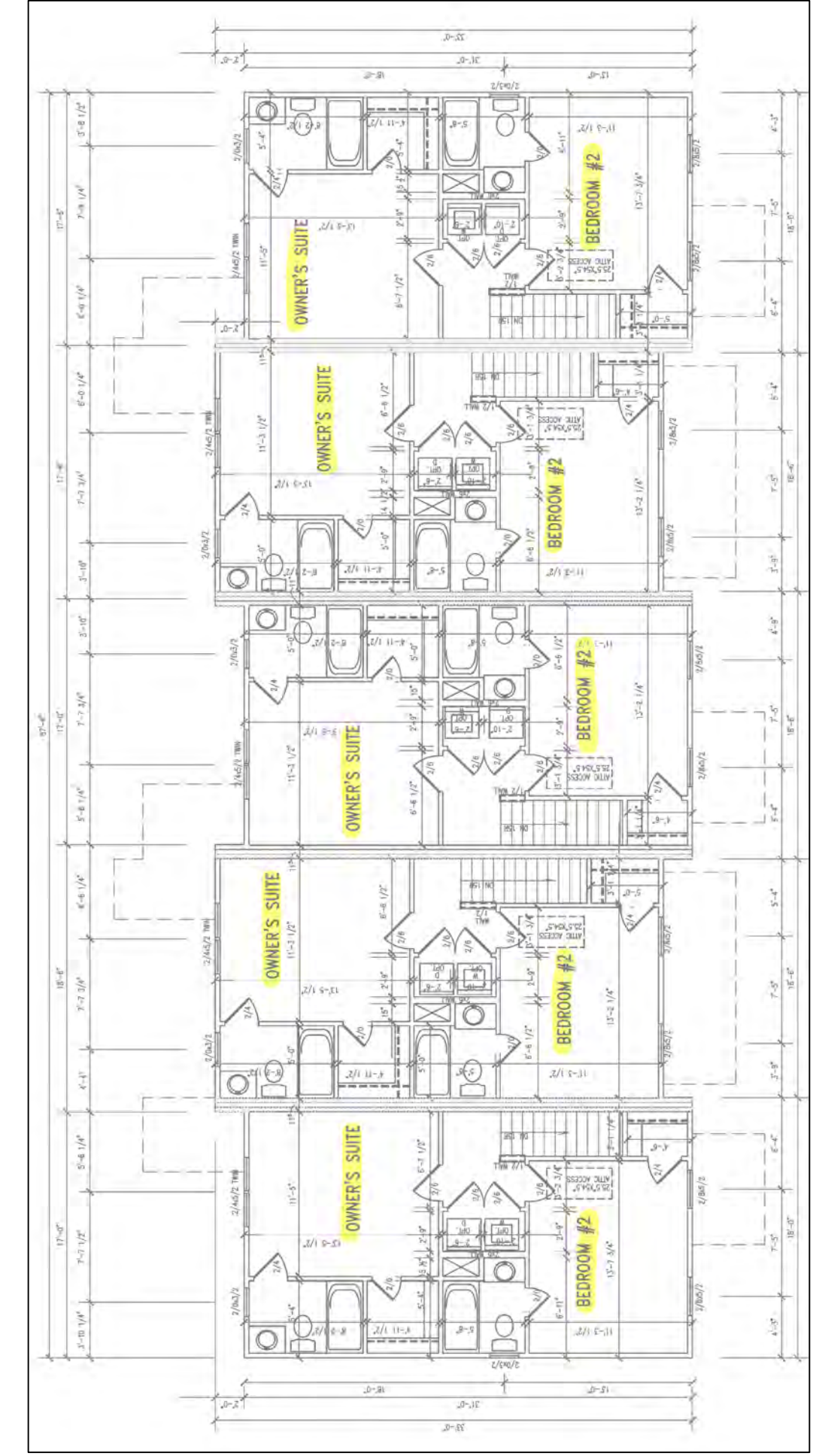
File Number: _____ Date submitted: _____ Date received: _____



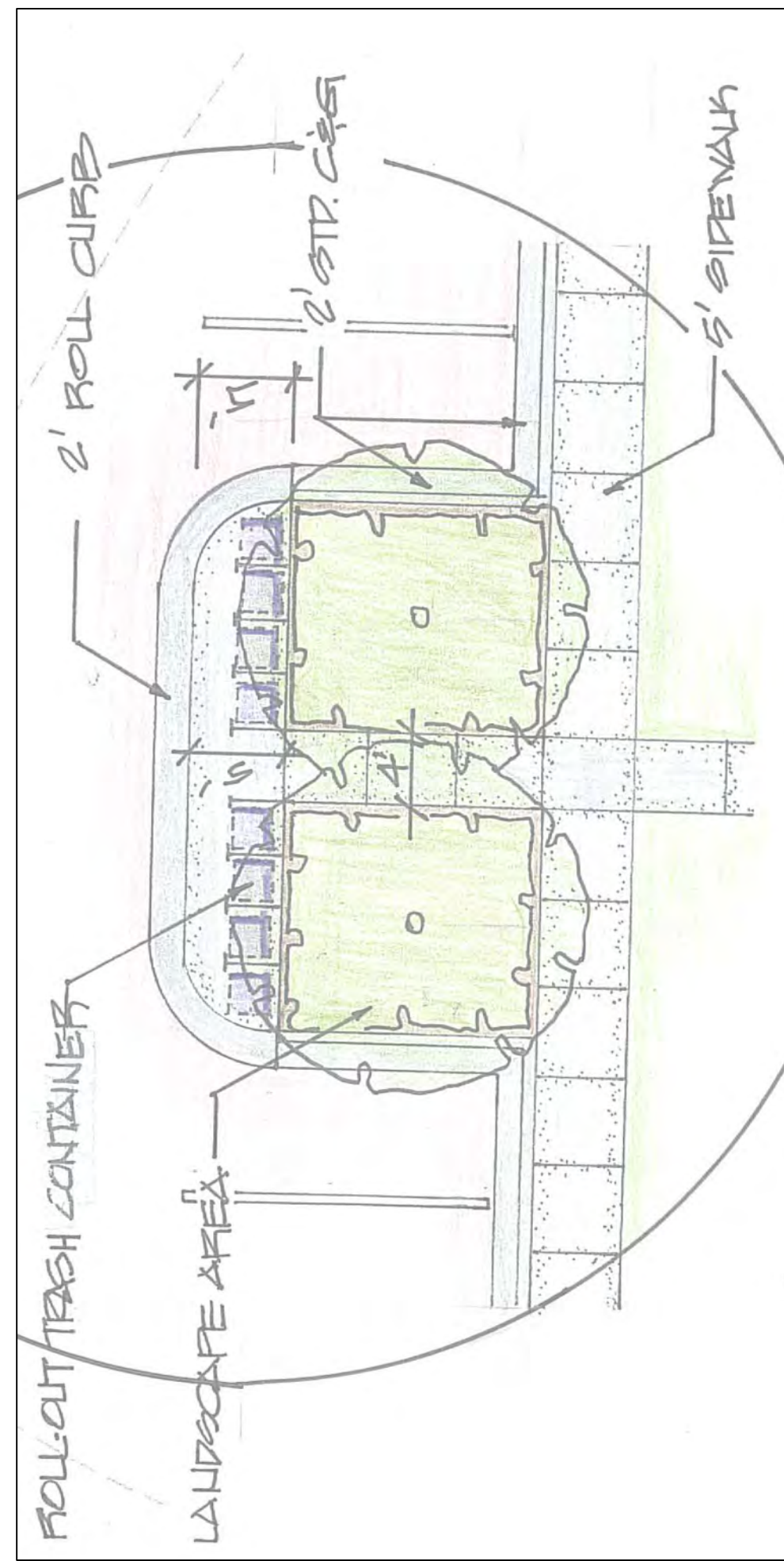
TARGET TOWNHOME ELEVATIONS
NO SCALE



TARGET TOWNHOME 1ST FLOOR PLAN
NO SCALE



TARGET TOWNHOME 2ND FLOOR PLAN
NO SCALE

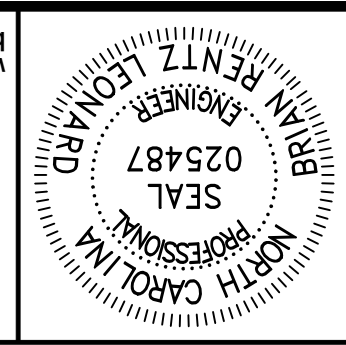


MEDIAN DETAIL FOR TRASH PICKUP
NO SCALE

**PRELIMINARY - DO NOT
USE FOR CONSTRUCTION**

DATE: 6/25/24
SCALE: REF: BAR SCALE
DRAWN BY: SRR
CHECKED BY: BRL
PROJECT No: 123007.00
DWG: PrelimSD-REV1-1cd

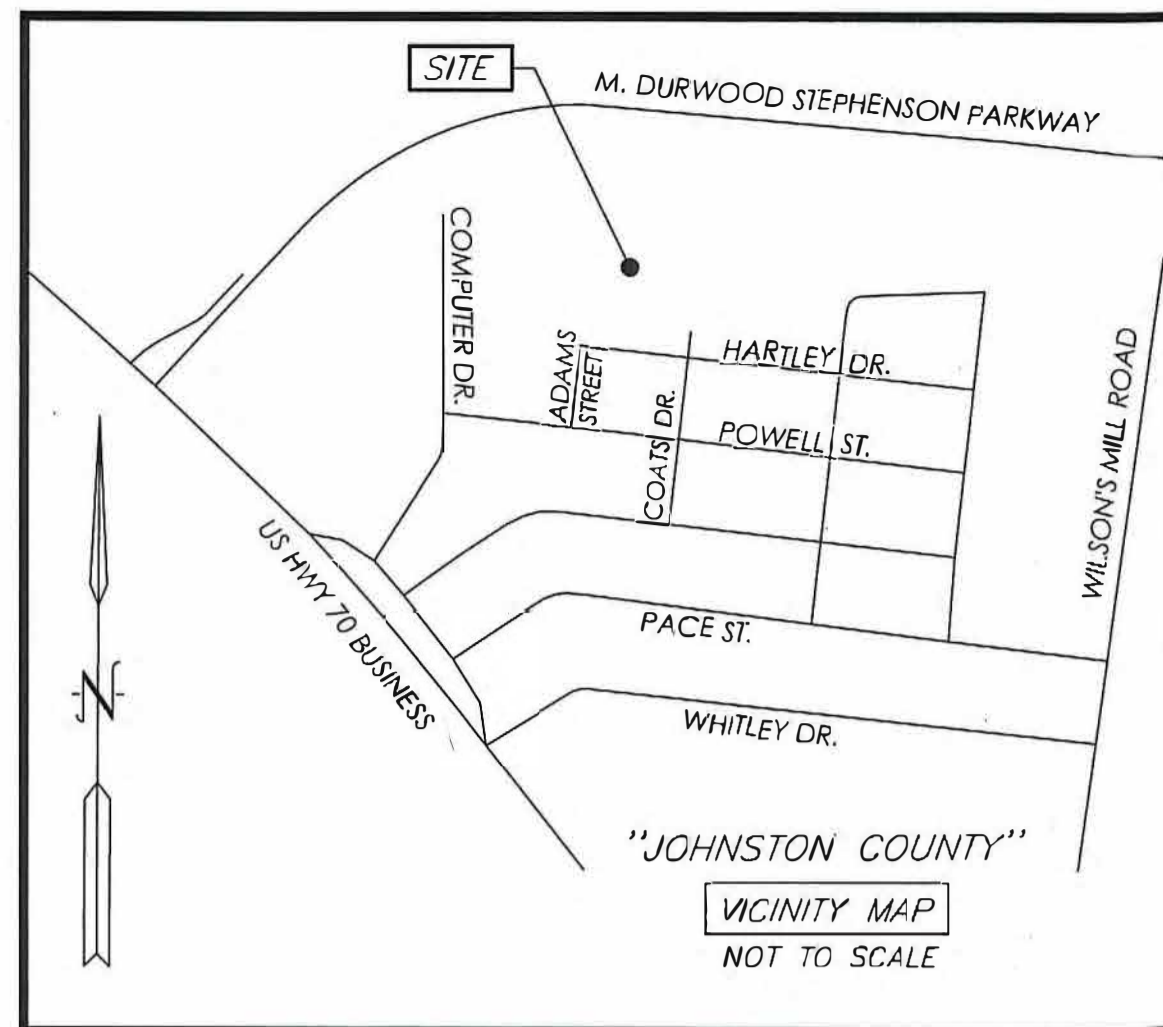
BRL ENGINEERING & SURVEYING
112 East Johnston Street
Smithfield, NC 27577
Office: (919) 989-9300
Field: (919) 631-6934
www.brlengineering.com
brlengineering@brlthink.net



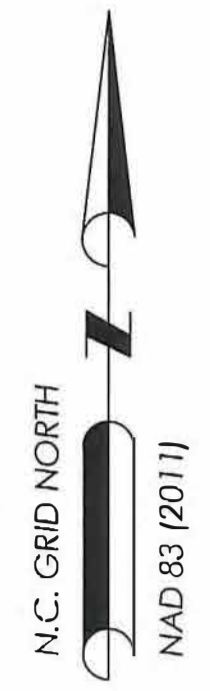
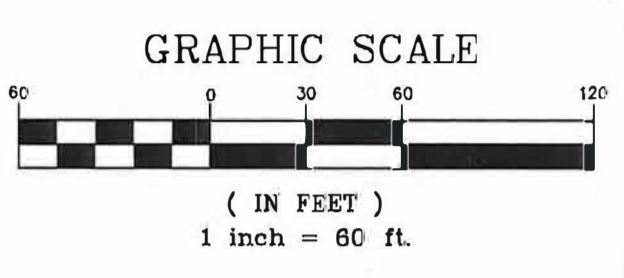
PRELIMINARY SITE PLAN
OWNER/DEVELOPER INFORMATION
DEVELOPER/APPLICANT: T3 BRIGHTLEAF #2004-11, LLC, c/o FOUR HEAVENS LLC
ADDRESS: SMITHFIELD, NC 27577
CONTACT: GANN HEAMER
CONTACT TELEPHONE: ---
NO. PIN: 166408-99-7311, 166408-99-6667, 166408-98-2872
ZONING: R-4
TOWNSHIP, COUNTY, & STATE: SMITHFIELD, JOHNSTON CO., NC
CITY OR TOWN LIMITS: TOWN OF SMITHFIELD

SITE INFORMATION
TOWNSHIP, COUNTY, & STATE: SMITHFIELD, JOHNSTON CO., NC
CITY OR TOWN LIMITS: TOWN OF SMITHFIELD
NO. PIN: 166408-99-7311, 166408-99-6667, 166408-98-2872
ZONING: R-4

Sheet No. **2** of **2**
PRELIMINARY



CURRENT OWNER(S) OF RECORD
 1/3-BRIGHTLEAF #2004-11, LLC; 2/3 FOUR HEAVENERS, LLC
 P.O. BOX 2346, SMITHFIELD, NC 27577
 DEED BOOK 6036, PAGE 267
 DEED BOOK 6148, PAGE 603



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

DATE: 6/24/24	REVISION:
SCALE: REF. BAR SCALE	
DRAWN BY: SRR	
CHECKED BY: BRL	
PROJECT NO: 123007.00	
DWG: PrelimSD-REV1-1000	

BRL ENGINEERING & SURVEYING
 112 East Johnston Street
 Smithfield, NC 27577
 Office: (919) 989-9900
 Field: (919) 631-6934
 www.brlengineering.com
 brlengineering@gmail.com

OWNER/DEVELOPER INFORMATION
 DEVELOPER: BRIGHTLEAF #2004-11, LLC; 2/3 FOUR HEAVENERS, LLC
 CONTACT: DAN HEWNER
 ADDRESS: 112 EAST JOHNSTON STREET, SMITHFIELD, NC 27577
 CITY OR TOWN LIMITED: TOWN OF SMITHFIELD
 COUNTY: JOHNSTON COUNTY, NC
 NC PIN: 160408-99-11; 160408-99-202; 160408-99-202 (S. PROPOSED)
 ZONING: R-20A

LANDSCAPE DESIGN & LAYOUT BY:
TERRAEDEN LANDSCAPE & DESIGN
 11 Kentwood Drive
 Smithfield, NC 27577
 Office: (919) 219-3410

Sheet No. **1** of **1**
PRELIMINARY

* NOTE: PLANT QUANTITIES LABELED ON DWG ARE THE MIN. REQ'D BY THE UDC. ACTUAL PLANTS WILL EQUAL OR EXCEED REQ'D PLANTINGS

Hartley Drive Townhomes SUP



File Number:
SUP-24-01

Project Name:
Hartley Drive
Townhomes

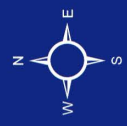
Location:
Hartley Drive and
Coates Dr

Tax ID#:
15K09010A
15K09010P
15089019A

Existing Zoning:
R-8

Owner:
Brightleaf #2004-II LLC
Four Heavners LLC

Applicant:
TerraEden Landscape
& Design LLC



1 in = 257 ft
Map created by Chloe Allen
Planner on 7/23/24



Request for Town Council Action

**Public
Hearing:** SUP-24-02
Date: 08/20/2024

Subject: Heritage Townes at Waddell Special Use Permit
Department: Planning Department
Presented by: Planning Director – Stephen Wensman
Presentation: Public Hearing

Issue Statement

Samuel O'Brien (Shovel Ready Johnson, Inc) is requesting a special use permit for Heritage Townes at Waddell, a 16-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 Town Council is respectfully requested to hold a quasi-judicial public hearing to review the special use permit request and decide whether to approve, approve with conditions or to deny the permit based on the finding of fact for special use permits.

Recommendation

Staff recommends approval of SUP-24-02 with 5 conditions based on the finding of fact for special use permits.

Approved: Town Manager Town Attorney

Attachments:

1. Staff Report
2. Finding of Fact
3. Application and Narrative
4. Site Plans
5. Zoning Map



Staff Report

Public Hearing: SUP-24-02

REQUEST:

Samuel O'Brien (Shovel Ready Johnson, Inc) is requesting a special use permit for Heritage Townes at Waddell, a 16-unit townhouse development on 1.88 acres of land in the R-8 Zoning District.

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:

	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.
- There is a perennial stream requiring a 50' riparian buffer near the west property line. Along the stream corridor are large existing trees and other vegetation.
- An existing 3' high metal/barbed wire fence runs along the east property line.
- An existing 20' wide sanitary sewer easement 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 7-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. In the parking area is a landscape island with 7 overflow parking spaces and a kiosk 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 be developed in accordance with the Town Plan.
- **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.** For multi-family developments with 11 to 30 units require a 35' side/rear building setback and a 30' front yard setback. The development has been designed in accordance with these requirements.
- **Building Separations.** For units that are 25.1 to 30' in height, a 30' building separation is required. All proposed townhouse buildings maintain the required building separation.
- **Sidewalks.** Multi-family developments are required to construct sidewalks along the public right of way. This should be 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.** 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 and easement crossing the site- currently in conflict with the 6-unit building. There are no details shown for how this will be accomplished. This should be 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' 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:

Staff recommends approval of SUP-24-02 with the following conditions based on the finding of fact for subdivisions:

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:

Staff recommends approval of SUP-24-02 with five conditions of approval based on the finding of fact for subdivisions:

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.

**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 20th day of August, 2024 while in regular session.

M. Andy Moore, Mayor

ATTEST:

Shannan L. Parrish, Town Clerk



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: _____
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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 Bohler 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 Bohler 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: July 5, 2024

Subject: Special Use Application: Statement of Justification

The enclosed application documents graphically describe a townhome development proposed on a 1.88 ac site within the R-8 Zone. As supported by Article 6 within the UDO, townhomes are considered allowable as a special use with supplemental regulations. We have prepared this narrative describing the project's adherence to these supplemental regulations.

This project seeks to construct sixteen (16) 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 5,118sf 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 two cars per unit in a garage directly adjacent to the driveway. Solid waste is to be managed via individual bins which will be stored within each unit. It 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.

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 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,



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

PROP. SITE PLAN DOCUMENTS

HERITAGE TOWNES AT WADDELL

FOR _____

SHOVEL READY JOHNSON, INC,

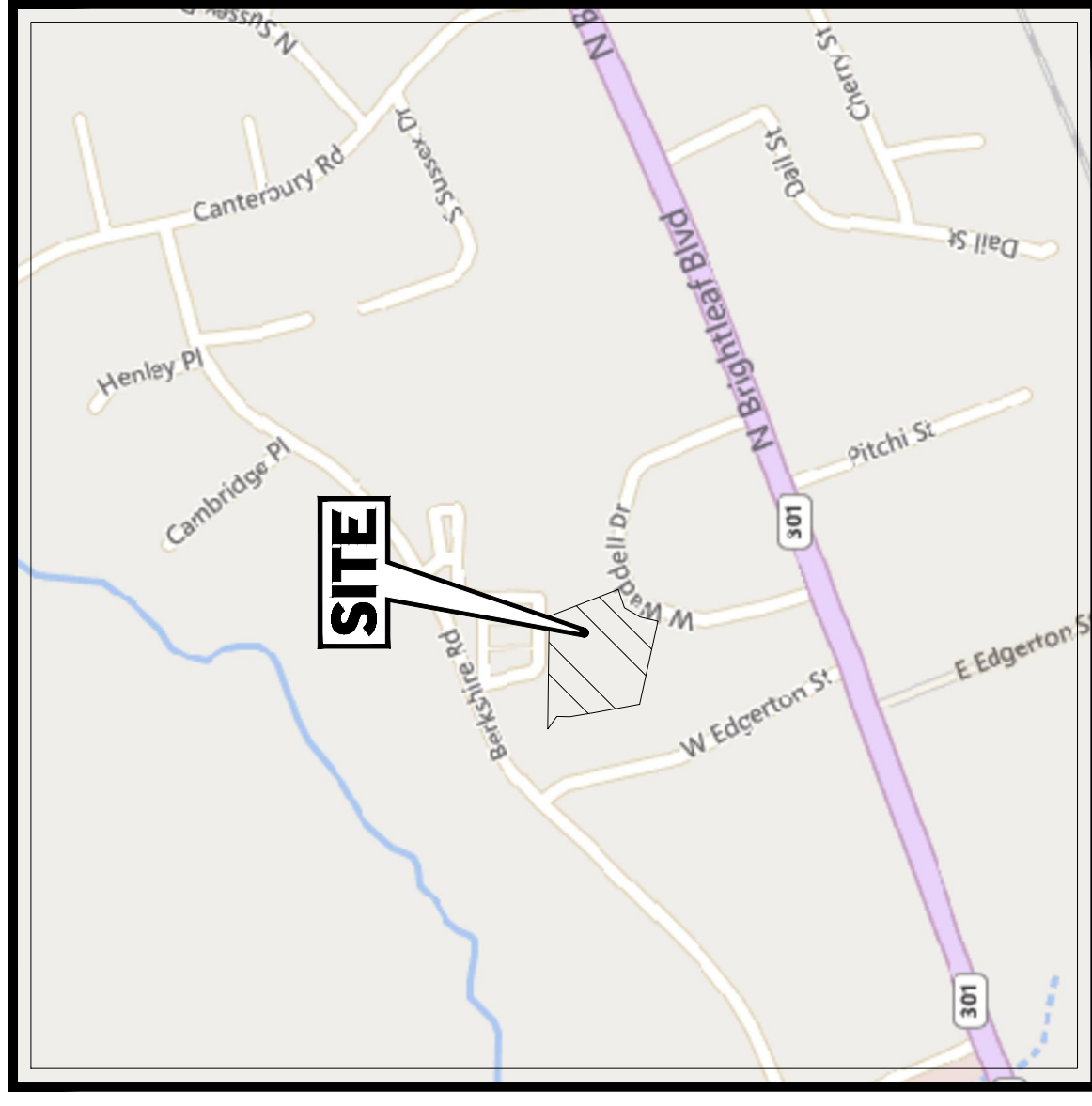
19 AND 21 W WADDELL DR
SMITHFIELD, NC 27577
JOHNSTON COUNTY

REFERENCES AND CONTACTS

REFERENCES
<ul style="list-style-type: none"> • BOUNDARY & TOPOGRAPHIC SURVEY: BOHLER ENGINEERING, INC. DATED: 04/12/24 (REV. 1) • ELEVATION SURVEY: BOHLER ENGINEERING, INC. ELEVATIONS: NAD 83 - NSRS 2011 • GEOTECHNICAL INVESTIGATION REPORT: TO BE DETERMINED • ARCHITECTURAL PLAN: "HERITAGE TOWNES AT WADDELL" CENTER STUDIO ARCHITECTURE • PLANNING DEPARTMENT: JOHNSTON COUNTY, NC 300 EAST MARKET ST. SMITHFIELD, NC 27577 PHONE: (919) 924-2798 FAX: (919) 924-1114 • PUBLIC UTILITIES DEPARTMENT TED ORENLE, PUBLIC UTILITIES DIRECTOR SMITHFIELD, NC 27577 PHONE: (919) 924-2798 FAX: (919) 924-2798 • FIRE DEPARTMENT BLAKE HOLLOWAY, FIRE MARSHALL 111 SOUTH FOURTH ST. SMITHFIELD, NC 27577 PHONE: (919) 924-2469 FAX: (919) 924-0998

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION DERIVED FROM THESE DOCUMENTS, BY OTHERS.

GENERAL NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE DOCUMENTS RELATIVE TO THE WORK TO BE PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE DOCUMENTS RELATIVE TO THE WORK TO BE PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE DOCUMENTS RELATIVE TO THE WORK TO BE PERFORMED.



LOCATION MAP
SCALE: 1" = 500'

OWNER
HERITAGE TOWNES AT WADDELL, INC.
PO BOX 30292
RALEIGH, NC 27602-0292

DEVELOPER
SHOVEL READY JOHNSON, INC
4500 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
PHONE: 980-761-4688

PREPARED BY



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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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NGR240021
DRAWN BY: DB/AVSH
CHECKED BY: GTR/SCG
CAD ID.: P-CIVL-005

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, INC. PLLC
MEMBER SINCE 1952
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 678-9000
NC@BohlerEng.com



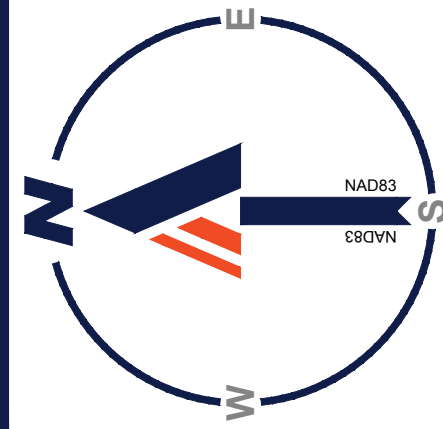
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101

ORG. DATE : 07/05/2024

BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
SCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THESE PLANS AND DRAWINGS SHALL BE CONSIDERED VALID AND CORRECT UNLESS OTHERWISE INDICATED BY A REVISION OR A NOTE ON THESE PLANS AND DRAWINGS.



BOHLER
BOHLER ENGINEERING NC, PLLC
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND MANAGEMENT
 PROGRAM ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REV	DATE	COMMENT

811
 Know what's below.
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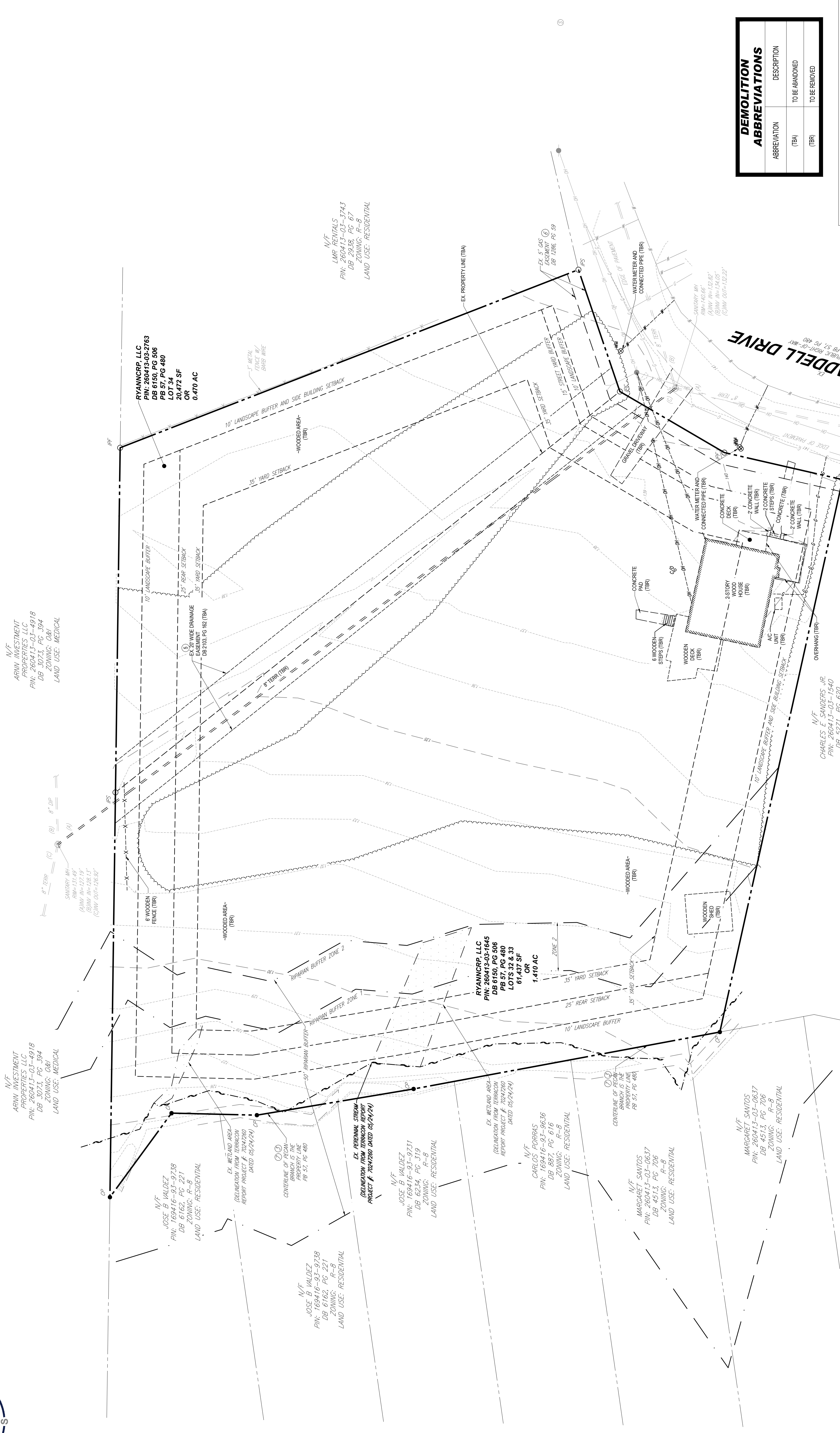
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
 PROJECT No.: NC262402-18A
 DRAWN BY: DB/AV/SW
 CHECKED BY: CTR/SK/SL
 CAD ID.: P-CIVL-EXST

PROJ. 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
 4130 PARKLAKE AVENUE, SUITE 200
 RALEIGH, NC 27612
 Phone: (919) 678-9000
 NC@BohlerEng.com



SHEET TITLE:
EXISTING DEMOLITION PLAN
 SHEET NUMBER:
C-201
 ORG. DATE: 07/05/2024

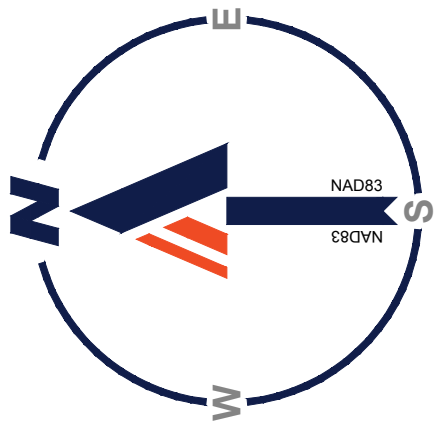


DEMOLITION ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED

- NOTE:**
- 1- WETLAND LOCATION AND INFORMATION WAS COLLECTED AND BY OTHERS- NATURAL RESOURCE SITE INVESTIGATION REPORT PREPARED BY TERRACON AND DATED: MAY24, 2024
 - 2- PROPERTY LINE, SITE FEATURES, AND TOPOGRAPHY COLLECTED BY BOHLER ENGINEERING NC, PLLC, JOHNSTON COUNTY, NC INVESTIGATION SURVEY DATA PUBLISHED: APRIL 11, 2024

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 20'



N/F
ARMI INVESTMENT
PROPERTIES LLC
PIN: 260413-03-4918
DB 3023, PG 394
ZONING: R-8
LAND USE: MEDICAL

N/F
ARMI INVESTMENT
PROPERTIES LLC
PIN: 260413-03-4918
DB 3023, PG 394
ZONING: R-8
LAND USE: MEDICAL

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

N/F
JOSE B VALDEZ
PIN: 169416-03-9731
DB 6234, PG 319
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
JOSE B VALDEZ
PIN: 169416-03-9731
DB 6234, PG 319
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
CARLOS FORRAS
PIN: 169416-03-9636
DB 6234, PG 319
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
CARLOS FORRAS
PIN: 169416-03-9636
DB 6234, PG 319
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
CARLOS FORRAS
PIN: 169416-03-9636
DB 6234, PG 319
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
CARLOS FORRAS
PIN: 169416-03-9636
DB 6234, PG 319
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

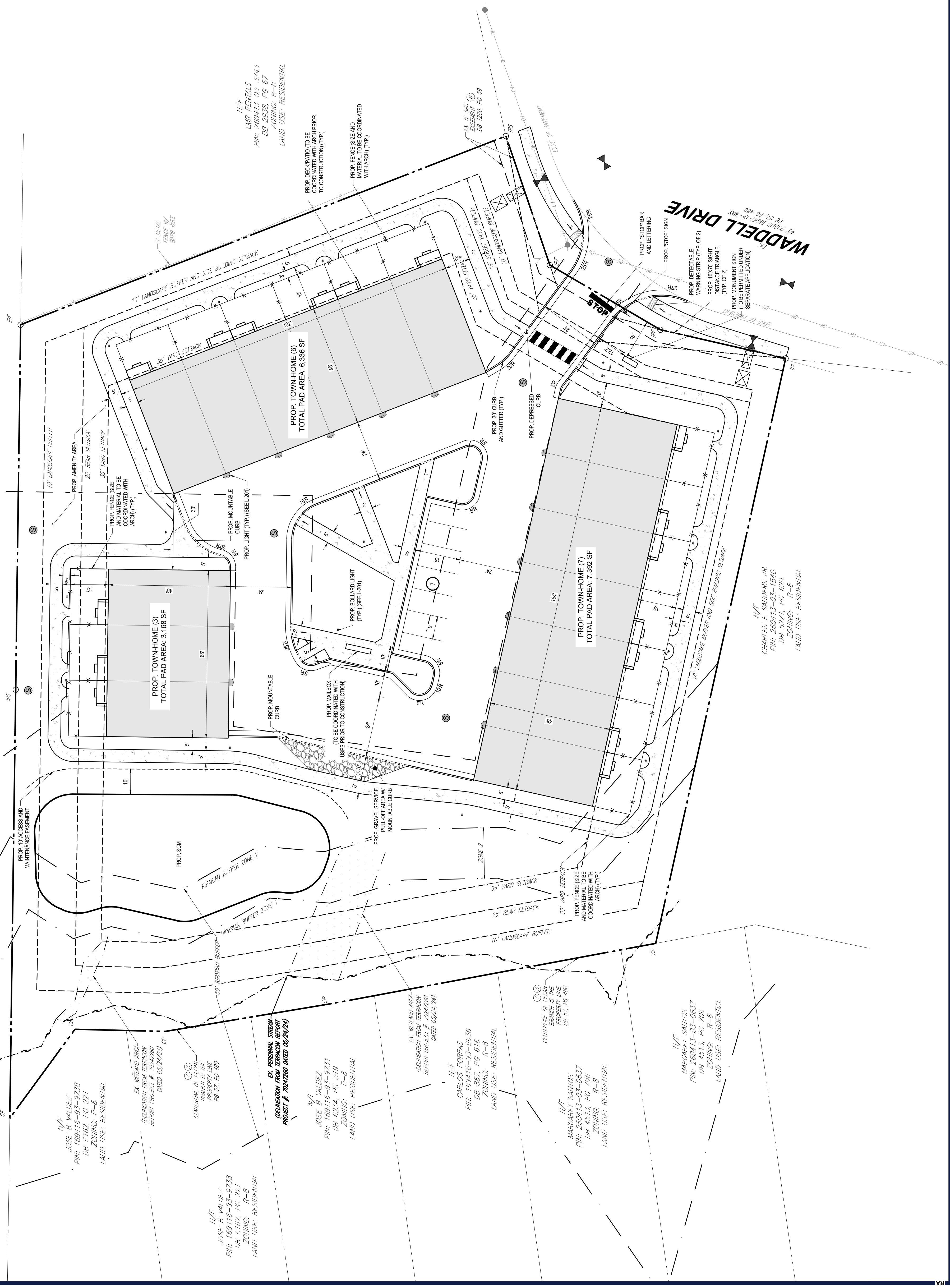
N/F
CARLOS FORRAS
PIN: 169416-03-9636
DB 6234, PG 319
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
CARLOS FORRAS
PIN: 169416-03-9636
DB 6234, PG 319
ZONING: R-8
LAND USE: RESIDENTIAL

SITE DATA TABLE	
ADDRESS	W WADDELL DR, SMITHFIELD, NC 27577
NC PIN	260413-03-1646, 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 SEPERATION	30'-0"
AREA PER TOWN-HOME FOOTPRINT (SF)	1,656
TOTAL BUILDING FOOTPRINT AREA (SF)	16,896
PROP. UNITS	16
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)	38,397
IMPERVIOUS PERCENTAGE	46.89%

PAVEMENT LEGEND

- DELINEATES PROPOSED ASPHALT
- DELINEATES PROPOSED CONCRETE SIDEWALK



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 20'

BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND MANAGEMENT
PROGRAM ARCHITECTURE
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT

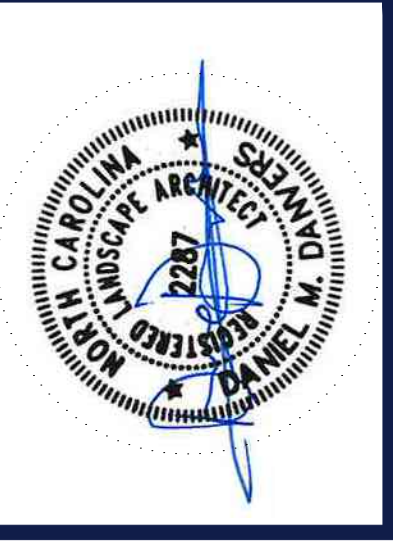
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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCR2400213A
DRAWN BY: DB/AW/SH
CHECKED BY: CTR/SG/DO
CADD I.D.: P-CIVL-SITE

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

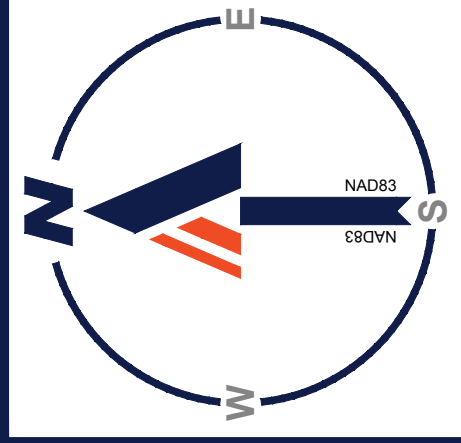
BOHLER ENGINEERING NC, PLLC
BOHLER ENGINEERING NC, PLLC
MEMBERS SINCE 1952
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 678-9000
NC@BohlerEng.com



SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE: 07/05/2024



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

N/F
ARVIN 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. METLAND AREA
(DELINQUENT FROM TERRAZON
REPORT PROJECT # 1647800
DATED 05/24/24) OF

EX. AERIAL SWAM-
(DELINQUENT FROM TERRAZON REPORT
PROJECT # 7024280 DATED 03/24/24)

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

EX. METLAND AREA
(DELINQUENT FROM TERRAZON
REPORT PROJECT # 1647800
DATED 05/24/24)

N/F
CARLOS PORRAS
PIN: 169416-93-9636
DB 6887, PG 616
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
MARGARET SANTOS
PIN: 260413-03-1540
DB 5271, PG 620
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
MARGARET SANTOS
PIN: 260413-03-1540
DB 5271, PG 620
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

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

N/F
LMP RENTALS
PIN: 260413-03-3743
DB 7086, PG 57
ZONING: R-8
LAND USE: RESIDENTIAL

PROP. TOWN-HOME (6)
TOTAL PAD AREA: 6,336 SF

PROP. TOWN-HOME (3)
TOTAL PAD AREA: 3,168 SF

PROP. TOWN-HOME (7)
TOTAL PAD AREA: 7,392 SF

RYANNCRP, LLC
PIN: 260413-03-1645
DB 6151, PG 480
PG 57, PG 480
LOTS 32 & 33
61,437 SF
OR
1,410 AC

BOHLER
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REV	DATE	COMMENT

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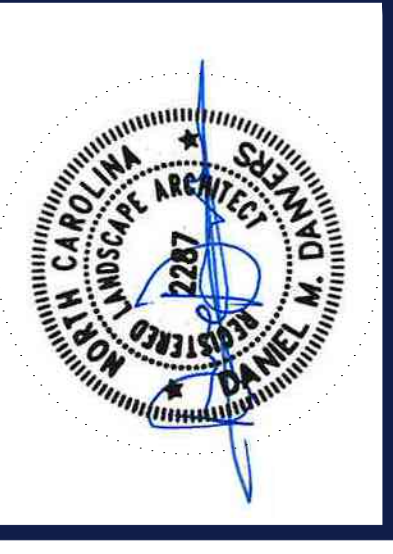
ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

PROJECT No.: NC824002-FAA
DRAWN BY: DB/AVW/SH
CHECKED BY: DD
DATE: 07/26/24
CAD ID: P-CIVL-GRAD

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
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
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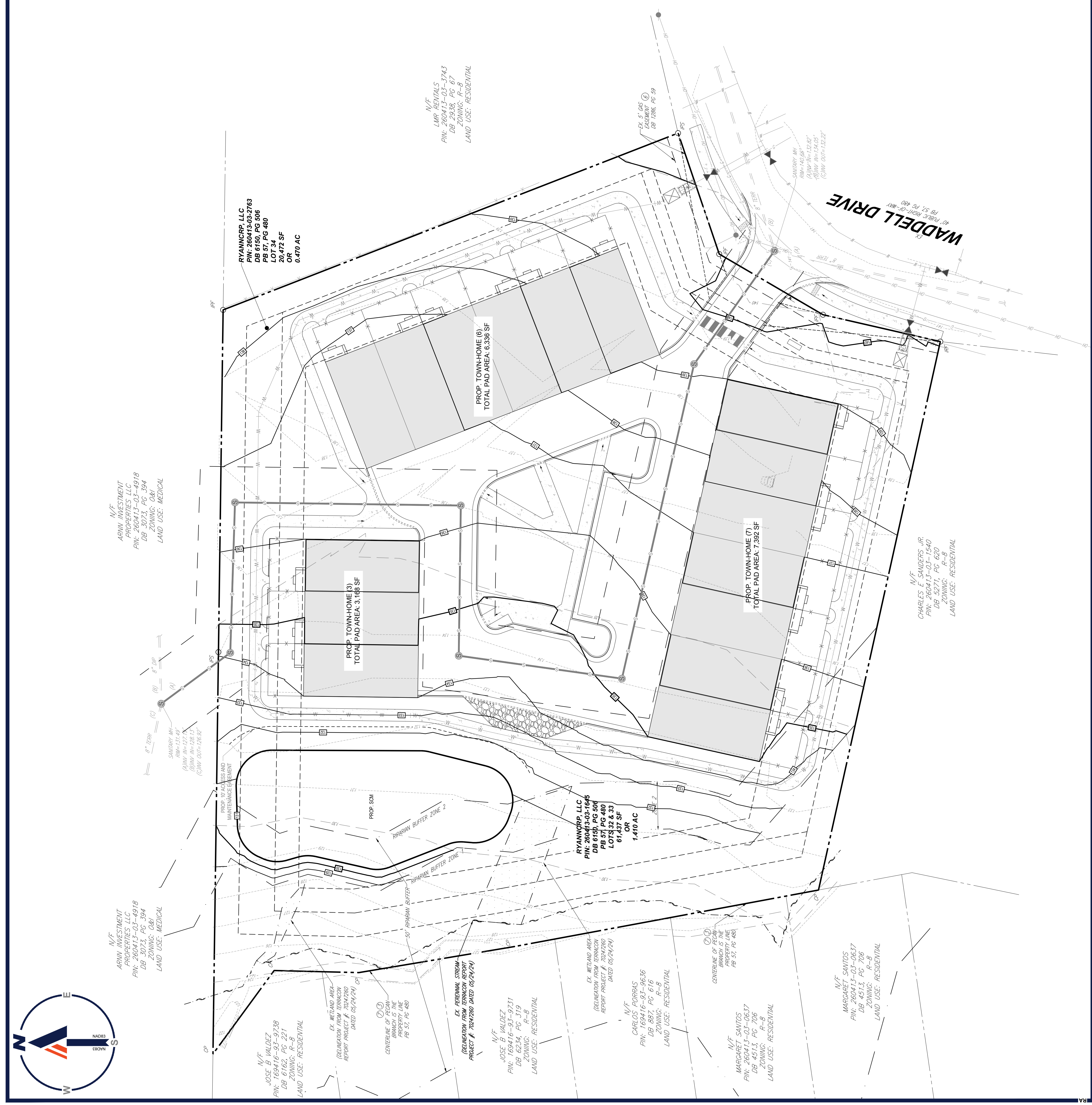
SHEET TITLE: **GRADING AND DRAINAGE PLAN**

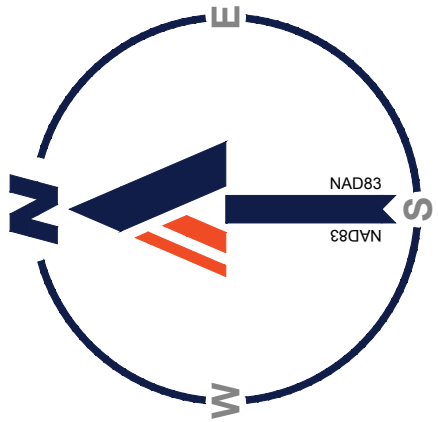
SHEET NUMBER: **C-401**

ORG. DATE: 07/05/2024

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

SCALE: 1" = 20'





N/F
ARMY INVESTMENT
PROPERTIES, LLC
PIN: 260413-03-4918
DB 37, PG 394
ZONING: R-8
LAND USE: MEDICAL

N/F
ARMY INVESTMENT
PROPERTIES, LLC
PIN: 260413-03-4918
DB 3023, PG 394
ZONING: R-8
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: 169416-93-9738
DB 6162, PG 221
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
JOSE B VALDEZ
PIN: 169416-93-9731
DB 6204, PG 319
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
CARLOS FORRAS
PIN: 260413-03-6636
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

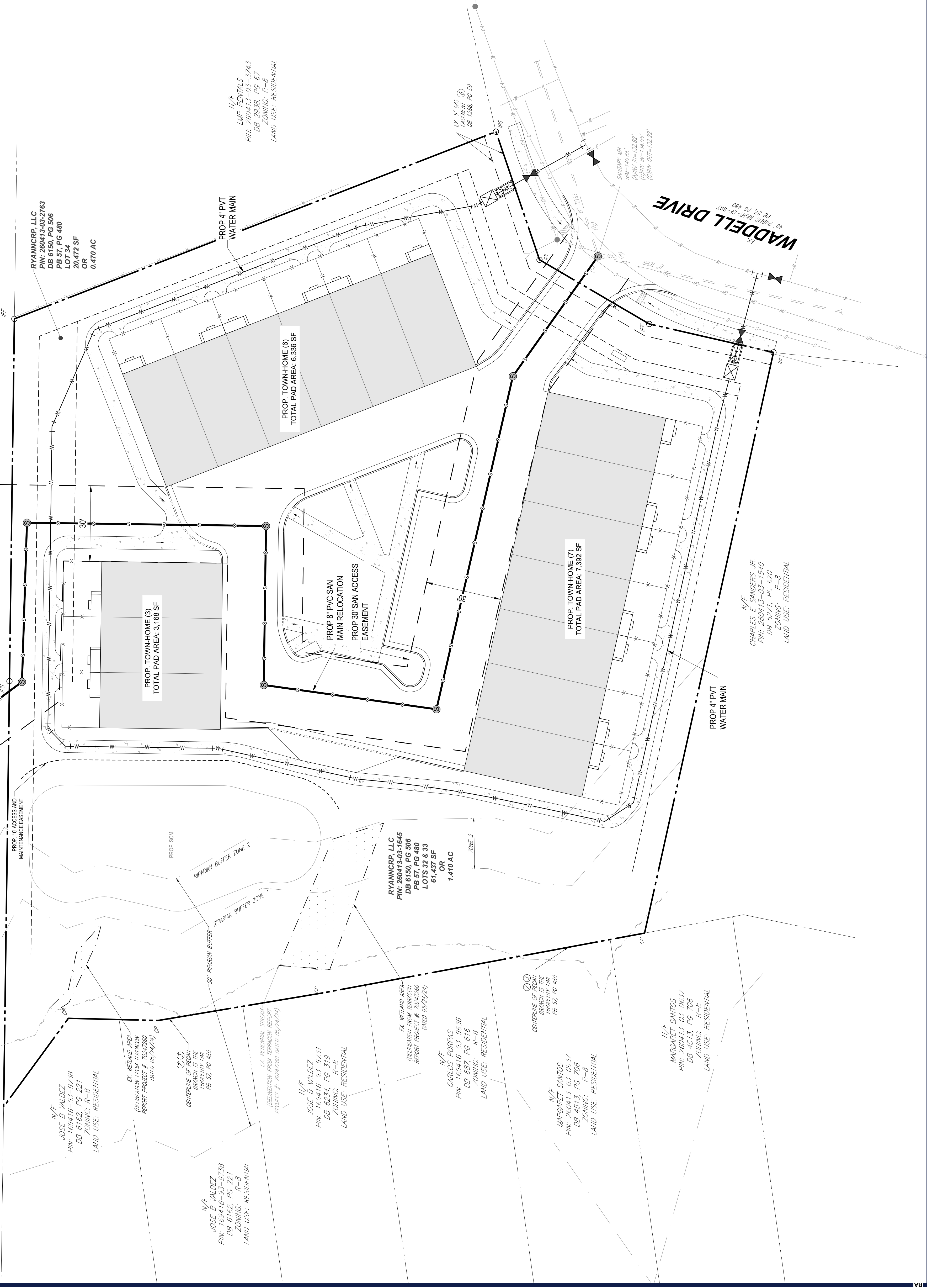
RYANNGRP, LLC
PIN: 260413-03-1645
DB 6150, PG 506
PB 57, PG 480
LOTS 32 & 33
61,437 SF
OR
1,470 AC

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

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

N/F
CHARLES E SANDERS, JR.
PIN: 260413-03-0640
DB 8211, PG 620
ZONING: R-8
LAND USE: RESIDENTIAL

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



THIS PLAN TO BE UTILIZED FOR
UTILITIES PURPOSES ONLY

SCALE: 1" = 20'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
SCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN OR DRAWING ARE THE PROPERTY OF BOHLER ENGINEERING AND SHALL BE KEPT IN CONFIDENTIALITY AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REPRODUCTION OR TRANSMISSION OF THIS PLAN OR DRAWING WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS STRICTLY PROHIBITED. BOHLER ENGINEERING SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS PLAN OR DRAWING.

REVISIONS

REV	DATE	COMMENT	BY

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ISSUED FOR MUNICIPAL & APPROVAL AGENCY REVIEW & APPROVAL

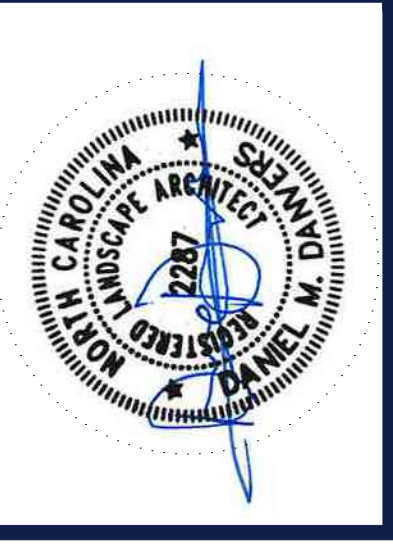
THIS PLAN AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BOHLER ENGINEERING AND SHALL BE KEPT IN CONFIDENTIALITY AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REPRODUCTION OR TRANSMISSION OF THIS PLAN OR DRAWING WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS STRICTLY PROHIBITED. BOHLER ENGINEERING SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS PLAN OR DRAWING.

PROJECT NO.: NC824002-E/A
DRAWN BY: DB/AW/SH
CHECKED BY: GTR/SC/PL
SCALE: AS SHOWN
CAD L.D.: P-CIVL-UTIL

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

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

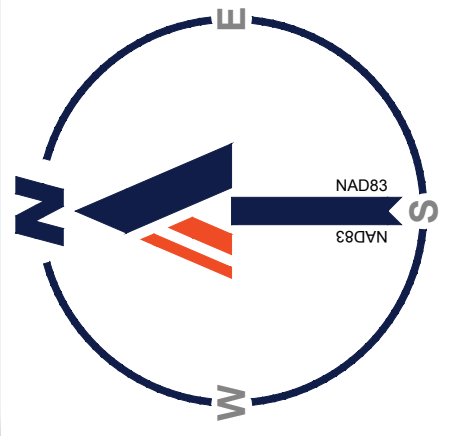
BOHLER
BOHLER ENGINEERING, INC. PLLC
MEMBER SINCE 1952
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 678-9000
NC@BohlerEng.com



SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-501

ORG. DATE - 07/05/2024



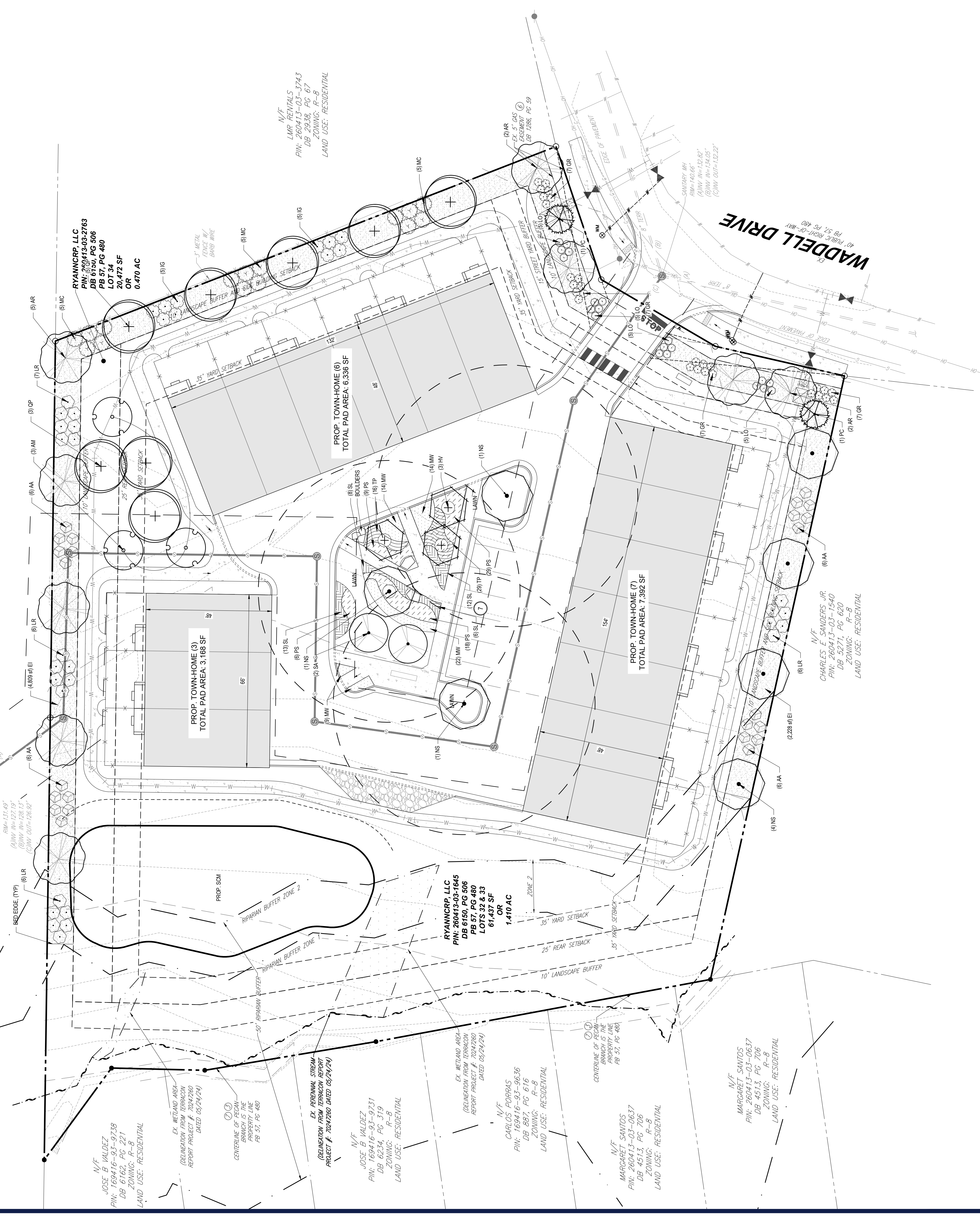
N/F
ARVIN INVESTMENT
PROPERTIES LLC
PIN: 260413-03-4918
DB 3073, PG 394
ZONING: O&I
LAND USE: MEDICAL

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

N/F
RYANCRP, LLC
PIN: 260413-03-2763
DB 6750, PG 506
OR
DB 57, PG 480
20,472 SF
0.470 AC

N/F
RYANCRP, LLC
PIN: 260413-03-2763
DB 6750, PG 506
OR
DB 57, PG 480
20,472 SF
0.470 AC

N/F
RYANCRP, LLC
PIN: 260413-03-2763
DB 6750, PG 506
OR
DB 57, PG 480
20,472 SF
0.470 AC



LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENT	PROVIDED
10.13.1&2 STREET YARDS	MINIMUM DEPTH OF 16' WHEN ADJACENT TO MAJOR OR MINOR ARTERIAL STREETS, CONTAINING 2 CANOPY TREES, ONE EVERGREEN TREE AND 30 SHRUBS PER 100 LF. WADDELL DR. - 168 LF 2 EVERGREEN TREES REQUIRED 1.55 X 2 = 3.1 TREES REQUIRED 1.55 X 30 = 46.5 47 SHRUBS REQUIRED	4 CANOPY TREES, 2 EVERGREEN TREES, AND 48 SHRUBS PROVIDED
10.13.3 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
	TYPE A BUFFER: 2 CANOPY TREES AND 12 SHRUBS PER 1,000 SF OF BUFFER YARD ALONG LOT LINE. NORTH BUFFER: 310 LF 3.13 X 12 = 37.56 7 CANOPY TREES REQUIRED 36 SHRUBS REQUIRED EAST BUFFER: 205 LF 2.05 X 12 = 24.60 5 CANOPY TREES REQUIRED 25 SHRUBS REQUIRED SOUTH BUFFER: 236 LF 2.36 X 12 = 28.32 5 CANOPY TREES REQUIRED 28 SHRUBS REQUIRED WEST BUFFER: 271 LF 2.71 X 12 = 32.52 6 CANOPY TREES REQUIRED 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

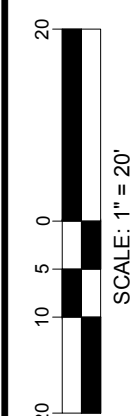
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AR	9	ACER RUBRUM	CANOPY TREES	3" CAL	B&B
NS	7	NYSSA SYLVATICA	SOUR GUM	3" CAL	B&B
OP	8	QUERCUS PHELLOS	WILLOW OAK	3" CAL	B&B
PC	2	PRUNUS CAROLINIANA	EVERGREEN TREES	2" CAL	B&B
AM	3	AMELANCHIER CANADENSIS	INDISPENSORY TREES	---	B&B
RV	3	HAMAMELIS VIRGINIANA	MULTI TRUNK	---	B&B
GR	28	ABELLYA GIBBERNA	COMMON WITCH HAZEL	---	B&B
GR	28	GARENIA USNANOIDES	AMERICAN SPYRELL	---	B&B
IG	10	LOROPETALUM CHINENSE PURPLE	BUFFER SHRUBS	3 HT	CONTAINER
LO	20	ALEX GLABRA	OLEANDER	3 HT	CONTAINER
LR	25	LOROPETALUM CHINENSE RUBRUM	BAUCASIA GARDENIA	3 HT	CONTAINER
MC	15	MYRTICA CERIFERA	INKBERRY HOLLY	3 HT	CONTAINER
			CHINESE FRINGE FLOWER	3 HT	CONTAINER
			RUBY FRINGE FLOWER	3 HT	CONTAINER
			WAX WARTLE	3 HT	CONTAINER
			COMMON NAME	SIZE	CONTAINER
MW	59	MULLENBERGIA CAPILLARIS WHITE CLOUD	ORNAMENTAL GRASSES	3 GAL	CONTAINER
PS	62	PANICUM VIRGATUM 'SHEMADOOH'	WHITE CLOUD MUHLY GRASS	3 GAL	CONTAINER
SL	39	SCHIZACHYRIUM SCOPARIUM	SHEMADOOH SWITCH GRASS	3 GAL	CONTAINER
TP	45	TRIDENS FLAVUS	LITTLE BLUESTEM	3 GAL	CONTAINER
EI	7,037 SF	PERENNIAL MIX	PURPLETOP	3 GAL	CONTAINER
			ERNST SOUTHEAST ANNUAL & PERENNIAL MIX	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 LAWNS SHALL BE SEEDING 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 CARE.
- 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.
- UNLESS OTHERWISE SPECIFIED, ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH 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 UTILITIES SHALL BE MARKED AND SHOWN TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITY LINES ADJACENT TO THE WORK AREA TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE 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, STORAGE, 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 MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REFLECTED PRIOR TO SUBSTANTIAL COMPLETION. SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIFICATIONS. SET FORTH 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 SUSTAINABLE MANNER.
- ALL LANDSCAPING SHALL AVOID CONFLICT WITH UNDERGROUND STORMWATER MANAGEMENT MEASURES.
- ALL TRANSFORMERS AND AIR HANDLERS TO BE SCREENED WITH SHAMROCK, INKBERY HOLLY AND DWARF BURFORD HOLLY. VARIETALS SPECIES BETWEEN DIFFERENT UNITS.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
PROPOSED LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
REVIEW AND APPROVAL MUST BE OBTAINED FROM THE CITY ENGINEER AND THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.
DOCUMENT NUMBER INDICATED OTHERWISE

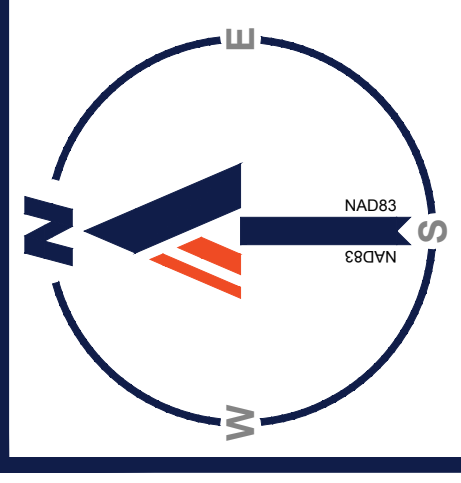
PROJECT No.: NC624021-USA
DRAWN BY: DB/AMW/SH
CHECKED BY: 07/26/2024
CAD ID: P-02VLSQP

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

BOHLER ENGINEERING NC, PLLC
BOHLER ENGINEERING NC, PLLC
MEMBERS SINCE 1952
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 678-9000
NC@BohlerEng.com



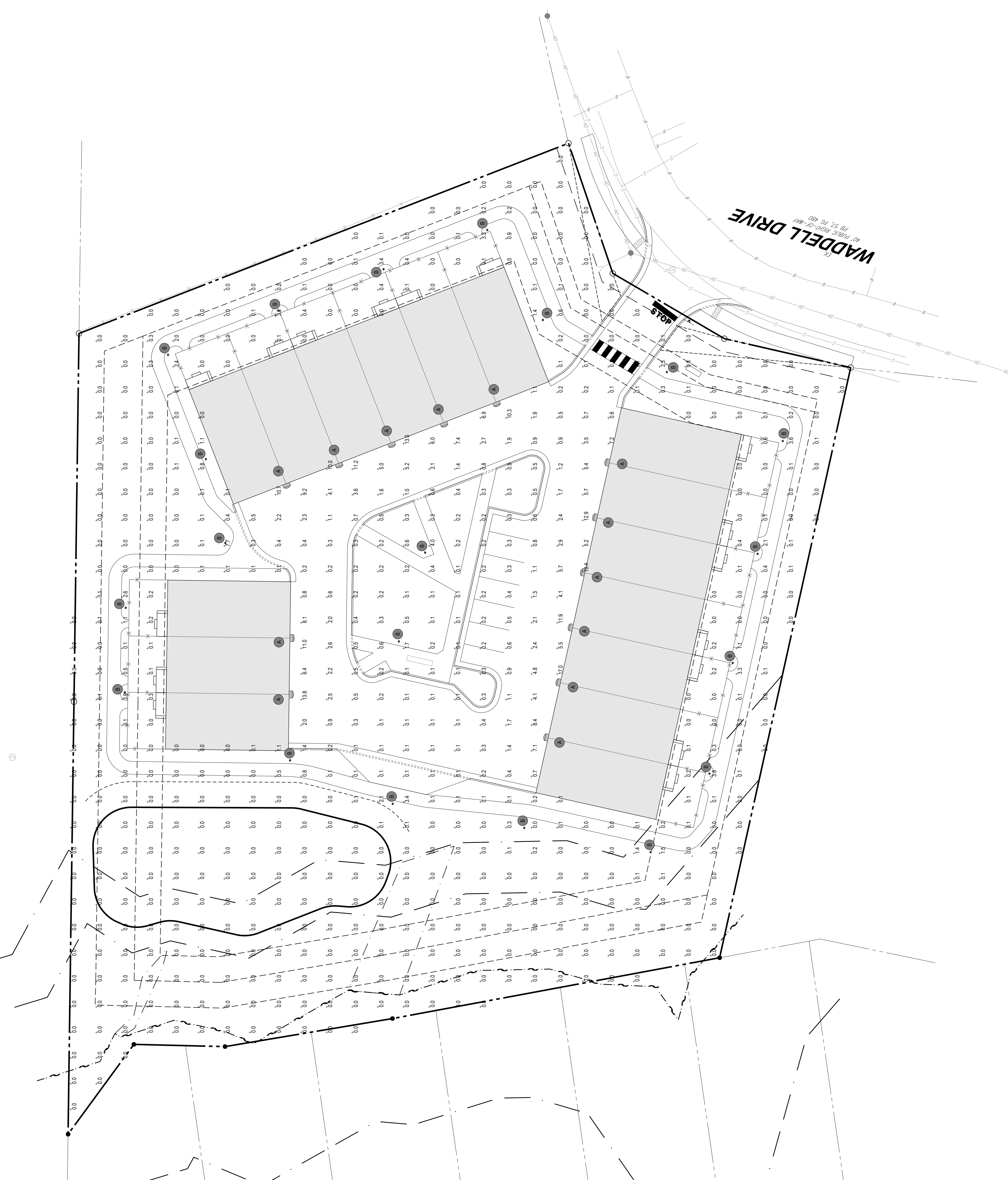
SHEET TITLE: **LANDSCAPE PLAN**
SHEET NUMBER: **L-101**
ORG. DATE: 07/05/2024



LIGHTING SCHEDULE			
SYMBOL	QTY.	LABEL	ARRANGEMENT
A	13	RAB02600	SINGLE
B	20	B30-8R-10L3K	SINGLE
			REFER TO ARCH DRAWINGS
			MOUNTING HEIGHT
			3'

LIGHTING NOTES:

- THE LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURERS. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH BAY LUMINAIRES AND 0.85 FOR ALL OTHER LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THE PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC FOOTCANDLE. ANYNON ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THE PLAN ARE IN FOOTCANDLES.
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND REPLACING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL OR PROPERLY FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AT THE SPECIFIC LOCATION. THE EXISTING LIGHT LEVELS SHOWN ARE APPROXIMATE. SUCH AS TURNING OFF ALL LIGHTS AT TOLERANCES, WEATHER CONDITIONS, ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTORS ARE RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND ADJUSTMENTS TO ACCOMMODATE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNERS ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE UTILITIES OR OTHER STRUCTURES.
- IT IS LIGHTING CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER(SOURCES) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, ALL APPLICABLE REGULATIONS, ORDINANCES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES AS INDICATED IN THE HIGH VOLTAGE PROXIMITY REGULATIONS N.J.A.C. 12-108.
- UPON OWNERS ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPLACEMENT AND REPAIRS OF ALL LIGHTING SYSTEMS, COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

SCALE: 1" = 20'

0 5 10 15 20

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

BOHLER ENGINEERING NC, PLLC
1909 NORTH WILSON ROAD, SUITE 200
SMITHFIELD, NC 27577
PHONE: (919) 575-8800
WWW.BOHLENERG.COM

REV	DATE	COMMENT

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
THIS PLAN IS FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE MADE BY THE ARCHITECT. THE ARCHITECT'S SIGNATURE AND SEAL ARE REQUIRED FOR CONSTRUCTION. ALL DOCUMENTS INDICATED OTHERWISE.

PROJECT No.: NCB24002-5/A
DRAWN BY: DB/AV/SH
CHECKED BY: DTS/2024
DATE: 05/20/24
CAD ID.: P-CVLLGHT

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

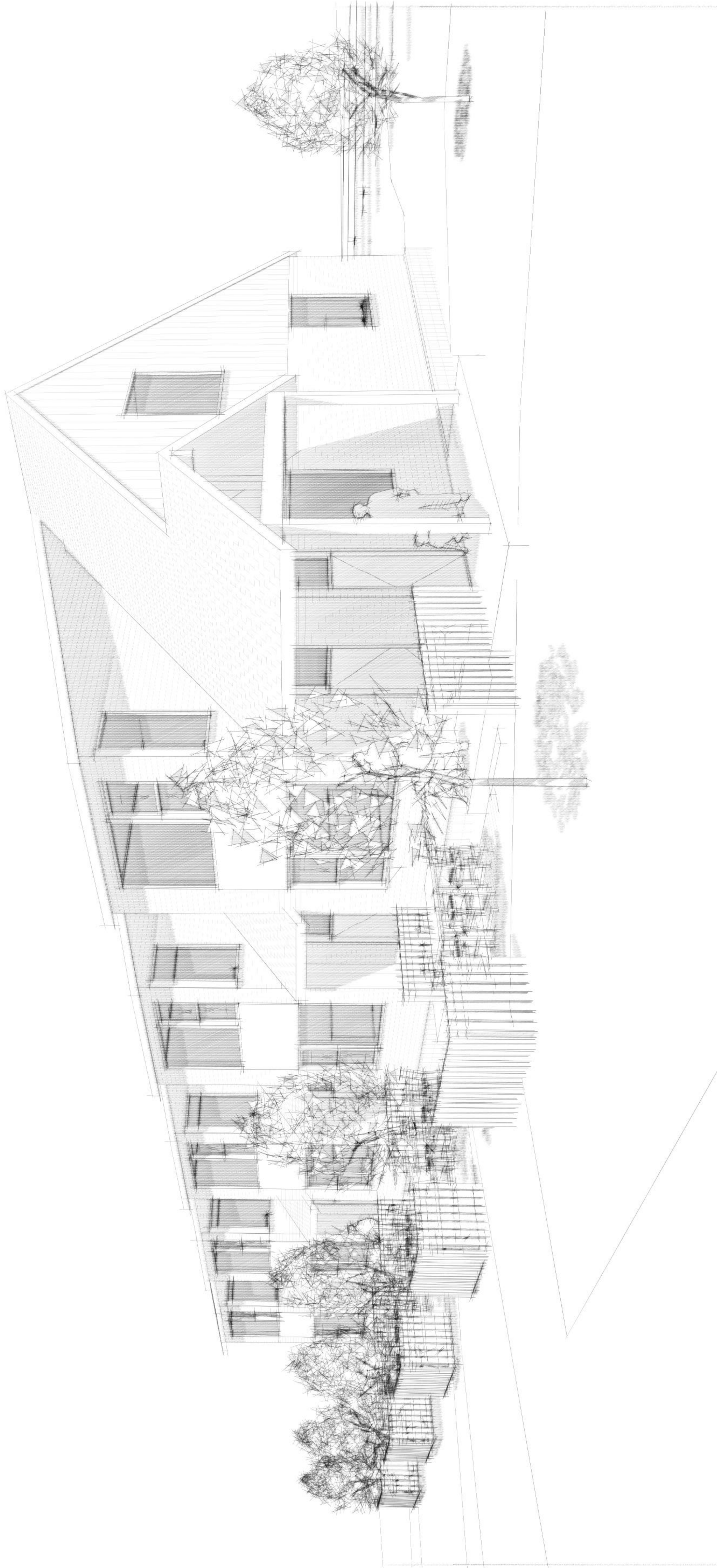
BOHLER
BOHLER ENGINEERING, INC. PLLC
MEMBERS SINCE 1922
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 678-9000
NC@BohlerEng.com



SHEET TITLE:
LIGHTING PLAN

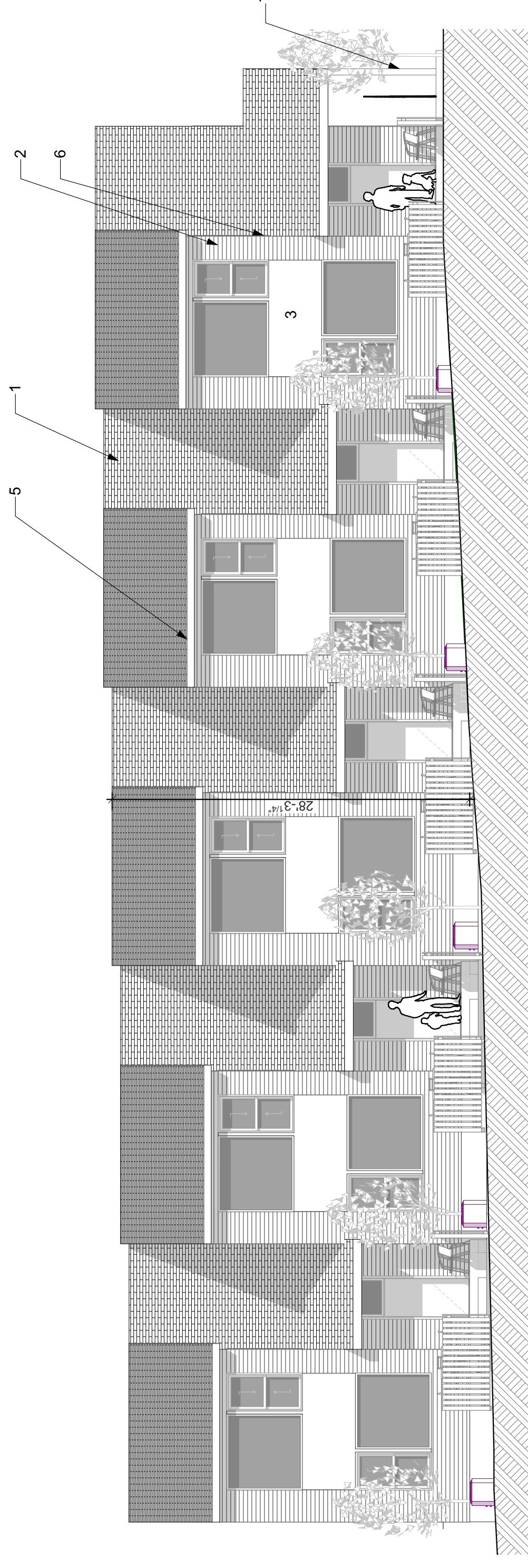
SHEET NUMBER:
L-201

ORG. DATE - 07/05/2024



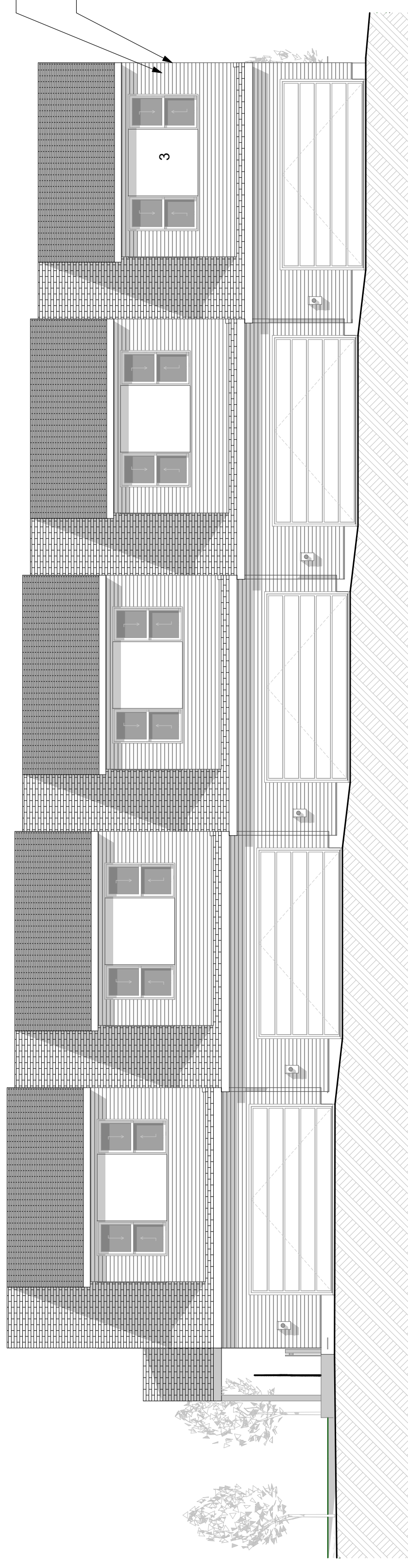
elevation key notes

- 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



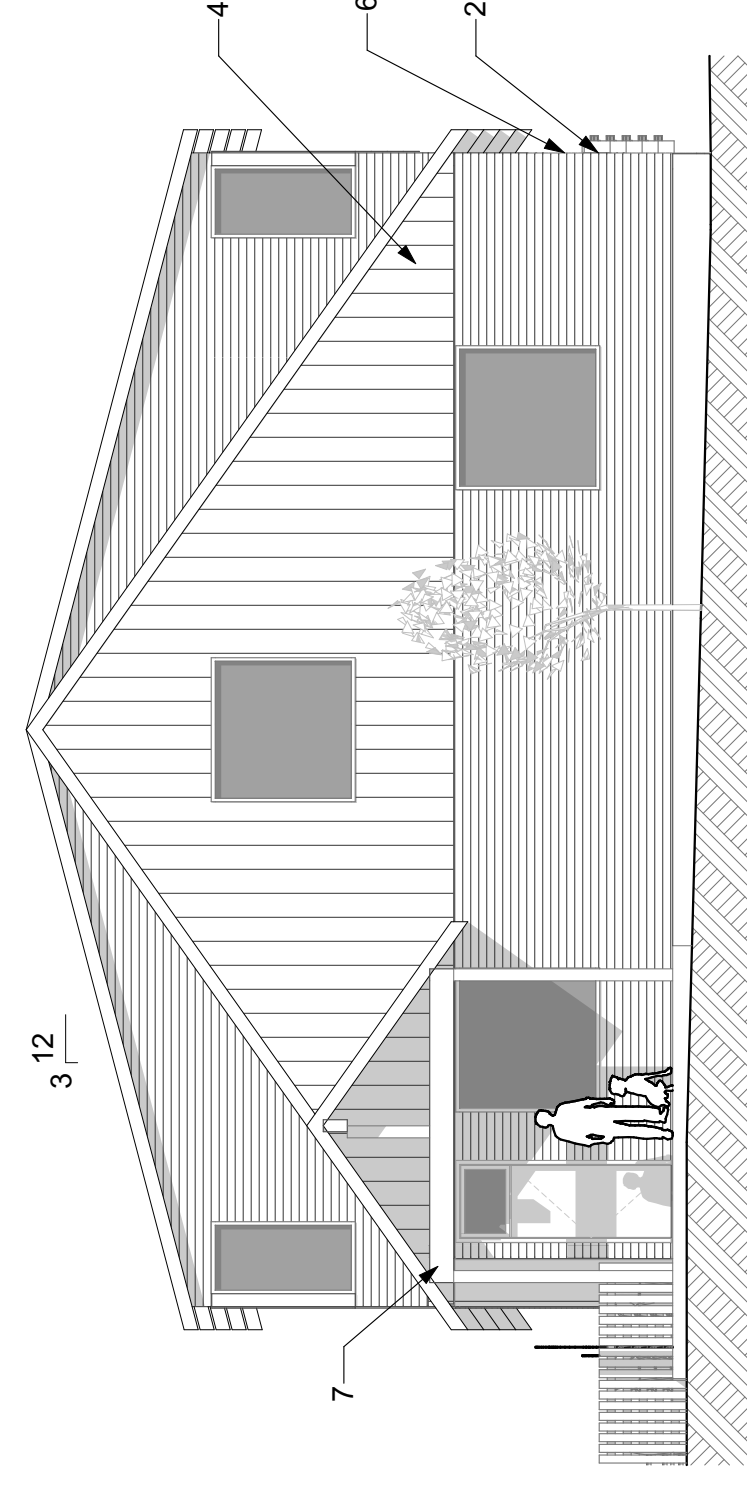
1 exterior elevation - pedestrian side

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"

Heritage Townes SUP



File Number:
SUP-24-02

Project Name:
Heritage Townes
at Waddell SUP

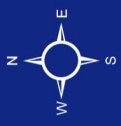
Location:
19 and 21
Waddell Dr

Tax ID#:
15005023
15005022
15005022A

Existing Zoning:
R-8

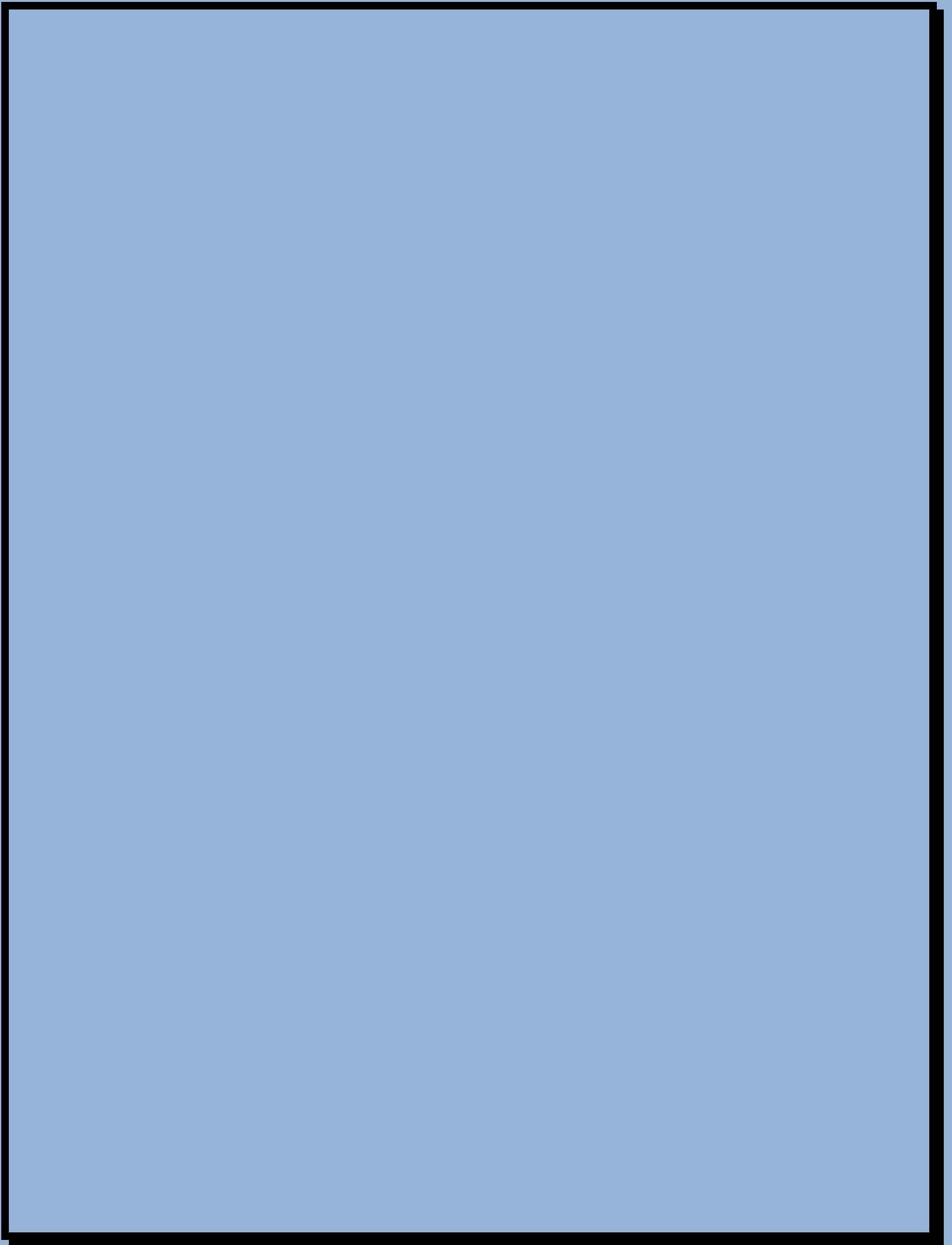
Owner:
Heritage Townes at
Waddell, Inc

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



1 in = 62 ft
Map created by Chloe Allen
Planner on 7/23/24

Consent Agenda Items



The Smithfield Town Council met in regular session on Tuesday, July 9, 2024 at 7:00 p.m. in the Council Chambers of the Smithfield Town Hall, Mayor M. Andy Moore presided.

Councilmen Present:

Roger Wood, Mayor Pro-Tem
Marlon Lee, District 1
Sloan Stevens, District 2
Travis Scott, District 3
Dr. David Barbour, District 4
John Dunn, At-Large
Stephen Rabil, At-Large

Councilmen Absent

Administrative Staff Present

Michael Scott, Town Manager
Ted Credle, Public Utilities Director
Jeremey Daughtry, Fire Chief
Lawrence Davis, Public Works Director
Andrew Harris, Finance Director
Pete Hedrick, Chief of Police
Gary Johnson, Parks & Rec Director
Shannan Parrish, Town Clerk
Stephen Wensman, Planning Director

Also Present

Robert Spence, Jr., Town Attorney

Administrative Staff Absent

CALL TO ORDER

Mayor Moore called the meeting to order at 7:00 pm.

INVOCATION

The invocation was given by Councilman Barbour followed by the Pledge of Allegiance.

APPROVAL OF AGENDA:

Mayor Pro-Tem Wood made a motion, seconded by Councilman Dunn, to approve the agenda as submitted Unanimously approved.

Prior to the presentations, Mayor Moore recognized and welcomed new Downtown Smithfield Development Corporation Director Heidi Gilmond to the Town.

PRESENTATIONS:

1. Proclamation: Recognizing July as Parks and Recreation Month in the Town of Smithfield

Mayor Moore read the following proclamation and presented it to Parks and Recreation Director Gary Johnson.

**PROCLAMATION
Designating July as Park and Recreation Month
In the Town of Smithfield**

WHEREAS parks and recreation is an integral part of communities throughout this country, including in the Town of Smithfield; and

WHEREAS parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS parks and recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS parks and recreation is a leading provider of healthy meals, nutrition services and education; and

WHEREAS park and recreation programming and education activities, such as out- of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS parks and recreation is fundamental to the environmental well-being of our community; and

WHEREAS parks and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, The Town of Smithfield recognizes the benefits derived from parks and recreation resources.

NOW THEREFORE, I, M. Andy Moore, Mayor of the Town of Smithfield, along with the members of the Town Council, do hereby proclaim July as Park and Recreation Month in the Town of Smithfield.

2. Update on Downtown Transportation Study

Planning Director Stephen Wensman provided an update on the Downtown Transportation Study to the Council. The study, led by VHB and initiated by a federal grant, focused on traffic flow, parking, bicycle and pedestrian infrastructure, and urban design improvements. The study area covered the municipal service district from the river to Highway 301. Key themes included using transportation infrastructure to boost economic development, enhancing pedestrian and bicycle experiences, promoting a vibrant downtown, and limiting urban sprawl. The study also included demographic analysis, parking utilization data, vehicle crash history, and proposed infrastructure improvements. Notably, the study recorded varying traffic and speed patterns, highlighting issues like speeding on certain streets and areas with frequent pedestrian activities.

The study found that while speeds in Town were generally close to posted limits, some areas showed higher speeds, especially in certain directions. Pedestrian activity was low, with the most activity around Second and Third Streets.

For public engagement, the consultants held tabling events, conducted an online survey, and used social media and stakeholder interviews. Survey results highlighted concerns about insufficient sidewalks, narrow vehicle lanes, and speeding. Desired improvements included safer street crossings, more downtown attractions, better biking and walking accommodations, and enhanced speed control.

Next steps in the study included stakeholder interviews, developing draft alternatives, conducting traffic modeling, and projecting future traffic volumes and parking demands, with public feedback to be gathered in October.

Councilman Scott inquired about a request for one-way traffic in certain areas. Stephen Wensman confirmed that the study would address this, specifically looking at one-way alternatives on Third Street and possibly other changes. Mayor Andy Moore added that both Second and Third Streets would be examined.

Councilman Barbour inquired about the anticipated timeline for a study. Stephen Wensman explained that alternatives were to be presented in October, with the year-long study concluding near the end of the year, having started in the spring.

Questions arose regarding the timing of certain activities, such as the sheriff's department's move-out date and why data collection occurred on a Tuesday rather than busier days like Monday or Friday. Mr. Wensman suggested that the former director of the DSD, likely recommended Tuesday as it was considered the

busiest day for commerce.

Mayor Moore asked about the number of cars, referencing slide 23, and requested further details. He also pointed out inconsistencies in the data periods used for crash statistics between slides, noting that while a 10-year period (2013-2022) was used for total crashes (514 incidents), the statewide crash rate was based on a 4-year period (2018-2022). Mr. Wensman acknowledged this and suggested it might be due to the availability of data.

PUBLIC HEARING: None

CITIZEN'S COMMENTS:

- Reggie Barnes appealed to the council for assistance with his new construction project on Martin Street in East Smithfield. He presented visual aids, showing that the original survey required the street to be built in the right of way, but the Town had not constructed it. As a result, Mr. Barnes was advised that he must build the road within the public right of way, incurring significant costs. He requested that the Town consider concessions, such as helping to clear trees in the area where the road needs to be extended.
- Elizabeth Temple addressed the Council to emphasize the importance of preserving trees, particularly in the historic districts of Smithfield. She advocated for the protection of trees, especially Bradford Pear trees in South Smithfield, arguing that they provided shade and contributed to the Town's beauty and environmental health.
- Virtus Richardson, Past Commander of the Disabled American Veterans Johnston County Chapter 44, requested an update on the status of funds they requested for repairs to their building. Town Manager Michael Scott responded that while no money was directly allocated to the DAV, funds were allocated to Parks and Recreation for the highest priority issues raised. Parks and Recreation would manage the process and work with the DAV on any necessary repairs.
- Rick Buckner of 106 Cobblestone Court reiterated his concerns about high-density developments, stating that packing large numbers of people into small areas could harm the community. He highlighted issues such as crime, traffic, and the impact on schools.

CONSENT AGENDA:

Mayor Pro-Tem Wood made a motion, seconded by Councilman Dunn, to approve the following items as listed on the Consent Agenda:

1. Minutes
 - a. May 1, 2024 – Recessed Meeting
 - b. May 7, 2024 – Regular Meeting
 - c. May 7, 2024 – Closed Session
 - d. May 13, 2024 – Recessed Meeting
 - e. May 21, 2024 – Regular Meeting
 - f. June 4, 2024 – Regular Meeting
 - g. June 4, 2024 – Closed Session
 - h. June 18, 2024 – Regular Session
2. Special Event: Evening Markets – Approval was granted to allow the Downtown Smithfield Development Corporation to hold and events in the 100 block of South Third Street on the following Friday Nights: July 26th, August 9th and 23rd. These events were previously approved as Saturday night events, but the organizers would like to hold the events on Friday nights instead
3. Special Event: Fall Carnival – Approval was granted to Inner Shows, Inc. to hold a carnival at the Carolina Premium Outlets from September 12 until September 29, 2024. The request included amplified sound and food available for sale.
4. Approval was granted to promote a Police Sergeant to the rank of Police Lieutenant of the Criminal Investigations Division.

5. Approval was granted to promote a Police Sergeant to the rank of Police Lieutenant of the Special Operations Division.
6. Approval was granted to promote a Master Police Officer to the rank of Police Sergeant.
7. Approval was granted to promote a Sanitation Worker to the position of Facility Maintenance Worker.
8. Approval was granted of an Interlocal Agreement with Johnston County for Fire Services.
9. Board Reappointment
 - a. Connie Barbour was reappointed to serve a second term on the Library Board of Trustees.

10. New Hire Report

<u>Recently Hired</u>	<u>Department</u>	<u>Budget Line</u>	<u>Rate of Pay</u>
Electric Line Technician (2)	PU – Electric	31-72-7230-5100-0200	\$23.42/hr. (\$48,713.60/yr.)
Firefighter II	Fire	10-20-5300-5100-0200	\$20.55/hr. (\$44,881.20/yr.)
Meter Technician	PU-Customer Service	31-72-7230-5100-0200	\$19.08/hr. (\$39,686.40/yr.)
Part-Time Athletic Staff (3)	P&R – Recreation	10-60-6200-5100-0210	\$10.00/hr.
Part-Time SRAC General Staff(2)	P&R – Aquatics	10-60-6220-5100-0210	\$12.00/hr.
Part-Time SRAC Instructor	P&R – Aquatics	10-60-6220-5100-0230	\$13.00/hr.
Part-Time SRAC Instructor	P&R – Aquatics	10-60-6220-5100-0230	\$15.00/hr.
Part-Time SRAC Instructor	P&R – Aquatics	10-60-6220-5100-0230	\$16.00/hr.
Police Sergeant	Police	10-20-5100-5100-0200	\$31.07/hr. (\$69,472.52/yr.)
Pump Station Mechanic	PU – Water/Sewer	30-71-7220-5100-0200	\$19.59/hr. (\$40,747.20/yr.)
Utility Line Mechanic (2)	PU – Water/Sewer	30-71-7220-5100-0200	\$17.37/hr. (\$36,129.60/yr.)
Zoning/Code Enforce. Officer	Planning	10-10-4900-5100-0200	\$25.00/hr. (\$52,000.00/yr.)
		31-72-7230-5100-0200	
<u>Current Vacancies</u>	<u>Department</u>	<u>Budget Line</u>	
Equipment Operator	PU – Streets	10-30-5600-5100-0200	
Facility Maintenance Specialist	PW – Appearance	10-60-5500-5100-0200	
Human Resources Director	General Government	10-10-4000-5100-0200	
		30-71-7220-5100-0200	
		31-72-7230-5100-0200	
Meter Reader	PU – Customer Service	31-72-7230-5100-0200	
Police Officers	Police	10-20-5100-5100-0200	
Sanitation Worker	PW – Sanitation	10-40-5800-5100-0200	

BUSINESS ITEMS:

1. Conditional Zoning Request – Buffalo Road (CZ-23-01)

Planning Director Stephen Wensman discussed a conditional rezoning request for 138.63 acres of land on Buffalo Road. The rezoning, initially heard at the January 2024 meeting, now proposed a reduction in the number of single-family lots from 220 to 170, increasing the minimum lot size and side yard setbacks. The development, now with 1.23 units per acre density, included amenities such as a pavilion shelter, bocce ball court, dog park, and walking trail. The community would be maintenance-free, with the HOA managing individual lots. Architectural standards were outlined, including features like hardy board siding, decorative windows, and asphalt shingle roofs.

Mr. Wensman highlighted several conditions for approval, such as enhanced landscaping, street lighting, a connection to the Buffalo Creek Greenway, and a parkland dedication. He also noted the proposal to maintain standard curbs instead of valley curbs and the inclusion of a 31-foot-wide trail. Staff recommended these conditions be considered for approval. Mr. Wensman stated the developer had an updated plan he wished to share.

Sagan Lampi explained that her family has owned the property in question for three generations. She initially envisioned the site as affordable housing for new homebuyers, young families, and retirees. However, after considering the Town's feedback, she adjusted her proposal to balance the Town's desire for more space with her goal of affordability.

Donnie Adams of Adams and Hodges Engineers explained that the presentation would focus on the changes made to the proposal, noting that most points had already been covered by Mr. Wensman. He highlighted that they successfully increased lot sizes by over 30%, as requested, which reduced the density, resulting in the loss of 52 lots and bringing the density down to 1.23 units per acre. Mr. Adams also addressed concerns about stormwater management, a recurring topic in previous meetings. He introduced Eva King, a professional engineer and stormwater expert from his firm, to provide additional insights on the stormwater issues.

Eva King shared that she visited the site on July 1st and met with Mr. Bruton, who expressed concerns about potential flooding from the project. Ms. King explained that the area behind Bruton's property was relatively flat but slopes away from his land. She assured him that both the State of North Carolina and Town of Smithfield regulations require maintaining existing drainage patterns. The project plans included two large stormwater ponds designed to exceed the required standards for stormwater management. She emphasized that the development would capture and treat all water on-site, ensuring proper drainage and routing of water downstream.

Mayor Moore asked if there were any question from the Council.

Councilman Scott questioned how the proposed project would address the potential for flooding in the existing neighborhood. Eva King explained that while the current neighborhood already had standing water, which was observed during her visit, the new development would not exacerbate the problem. She emphasized that the stormwater generated by the project would be routed away from adjacent neighborhoods into two large ponds, where it would be detained and released safely.

Donnie Adams added that the development would include a 10-foot buffer adjacent to Bradford Park, ensuring that none of the water from the new development would flow toward the existing neighborhood. He clarified that while they could not address the existing water issues in Bradford Park, they would ensure that the new project would not worsen the situation, with water being directed downhill away from the neighborhood.

Councilman Scott expressed concern about conflicting descriptions of the land as both flat and sloping. Adams clarified that the development would be graded to direct water downhill, below the grade of Parkway Drive, ensuring proper stormwater management.

Councilman Barbour and Councilman Scott questioned the impact of the flat land on drainage and the long-term maintenance of the stormwater system. Ms. King and the development team assured that the stormwater ponds would be designed to state and local standards, with ongoing maintenance responsibilities placed on the homeowner's association. They emphasized that the Town would have the right to inspect and enforce maintenance to ensure the ponds function properly over time.

Councilman Barbour raised concerns about the phasing of the construction and the potential impact on the surrounding neighborhood, particularly regarding drainage and flooding. He questioned whether the project could be designed to address any issues that might arise during construction, especially if building began near the cul-de-sac. The discussion highlighted the possibility of including provisions in the HOA responsibilities to address any negative effects on the adjacent neighborhood.

Mr. Adams responded that the development would likely be completed in one phase, with all infrastructure, including roads, water, sewer, and stormwater ponds, being installed before any homes were built. Councilman Scott and other council members expressed concerns about ensuring that the development would not exacerbate existing flooding issues in the area, emphasizing the need for detailed engineering plans and oversight.

Stephen Wensman explained that the Council could require the construction plans to be presented during the final plat or preliminary plat approval process, allowing the Town Engineer to review and ensure compliance with drainage and stormwater management standards. This would provide an additional layer of oversight and assurance that the project would not negatively impact the existing neighborhood. Mr. Adams

indicated that he was open to this approach, and the discussion concluded with the possibility of bringing the engineered plans back to the Council for further review before final approval.

Councilman Scott expressed concerns about the smaller lot sizes in the proposed development, noting that they were still smaller than he preferred, especially compared to the existing 10,000 square foot lots in the adjacent neighborhood. He inquired about the developer's plans to preserve natural trees, particularly in a 10-foot buffer area around the cul-de-sac. Mr. Adams, confirmed that their intention was to preserve as many trees as possible within this buffer, though there might be a need to remove some for grading purposes, with replanting done if necessary.

Councilman Barbour and Mayor Moore also raised concerns about drainage, the use of valley curbs, and ensuring that the development would not negatively impact the surrounding area. The discussion touched on the importance of trust between the Council and developers, with a focus on ensuring that any stormwater issues are properly addressed through engineering and oversight.

The Council acknowledged that while the development might not meet all of their preferences, the developers had made efforts to address their concerns, particularly regarding architectural standards and the preservation of green space

Mayor Moore allowed for brief additional public comments, emphasizing that they should focus on new concerns rather than repeating previous points.

Rick Buckner raised a concern that the current plans seemed to extend into the area near the radio tower, which he did not recall from earlier plans. He questioned whether the development was adding 50 more houses in that area. Stephen Wensman clarified that the developers were required to provide lateral connections to undeveloped land, although the Council allowed them to disconnect from Bradford Park. He also mentioned that the large lot near the radio tower could be developed into more lots in the future.

Gene Bruton expressed concerns about water drainage issues affecting his and his neighbors' properties. He mentioned that after a recent rain, his backyard flooded, and he believed the water was coming from the direction of the proposed development. Mr. Bruton shared that he has lived in his home for 20 years and has installed sump pumps to manage the ongoing water issues. He emphasized that many of his neighbors also experience standing water in their backyards and worried that the new development could worsen the situation. He asked the Council to consider the impact on existing homes before proceeding.

Mr. Stephen Wensman clarified a point regarding the dedication of parkland. He initially reported that it was unclear whether the developers intended to donate the land, but later confirmed that they were still planning to do so. He then outlined several conditions for the development's approval, including requirements for driveway aprons, curb and gutter installations, decorative street lighting, enhanced landscaping, and the dedication of land for the Buffalo Creek Greenway.

Councilmembers discussed the importance of preserving natural buffers, particularly in areas where the development borders existing neighborhoods. Councilman Scott requested that the preservation of natural buffers, including trees, be explicitly added as a condition, with the caveat that trees could be removed if necessary for proper drainage. This suggestion was accepted, and the language was adjusted to reflect the intent to preserve natural buffers "as much as possible except when needed to address stormwater drainage."

The Council also discussed the possibility of requiring the engineered plans, including those addressing tree preservation and stormwater drainage, to come back to the Council for review before final approval, ensuring transparency and allowing residents to see the final plans. This proposal was accepted as a condition for the zoning approval.

Councilman Barbour discussed adding additional conditions to the development plan, including incorporating architectural standards into the HOA declarations and ensuring natural buffers were preserved as much as possible, except when needed for stormwater drainage. He also emphasized the need for the engineer drawings to be presented to the Council for approval, not just for review, to ensure that the plans meet their standards, particularly concerning drainage and tree preservation.

The Council also addressed the importance of maintaining a six-foot-high screening fence along the Bradford Park boundary, which had been previously agreed upon but was missing from the current plans. There was

a consensus that this fence, along with preserved vegetation, would serve as a necessary buffer between the new development and the existing neighborhood.

Further discussion clarified that the development's walking trail would be public, with the HOA responsible for its maintenance. The council also reiterated their concerns about drainage and requested that detailed topographical data be included in the engineering plans to ensure proper water flow management.

Councilman Barbour made a motion, seconded by Councilman Dunn, to approve zoning map amendment, CZ-23-01, with 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. Councilman Barbour, Councilman Dunn, Mayor Pro-Tem Wood and Councilman Stevens voted in favor of the motion. Councilman Lee, Councilman Scott and Councilman Rabil voted against the motion. The motion passed four to three.

The approved conditions are as follows:

In accordance with Article 4, Part II, the Town of Smithfield Town Council imposes the following additional conditions on this Conditional Zoning request:

1. That the future preliminary plat and development plans for the subdivision be in accordance with the approved Master Plan, R-8 Zoning District, and UDO regulations with the with the following deviations:

Standard	Proposed
Setbacks	<ul style="list-style-type: none"> • Front Home=18' • Front Garage = 25' • Side = 6' • Rear = 12' • Cornerside = 18'
Min. Lot Size	<ul style="list-style-type: none"> • 5,500 sq. ft.
Lot Frontage	<ul style="list-style-type: none"> • 55 feet
Lateral Connection	<ul style="list-style-type: none"> • 20' wide trail meeting Fire Code

2. The driveway aprons to the parking lot and residential lots should conform to the town's standard details.
3. Provide concrete curb and gutter along Buffalo Road with NCDOT approval.
4. Provide decorative street lighting and street signs throughout the development.
5. Enhance the landscaping at the development entrances onto Buffalo Road
6. Dedicate the land east of the Buffalo Creek Greenway for parkland.
7. Provide aeration of the wet (stormwater) ponds to assist with mosquito control.
8. Loop the watermains with the Bradford Park neighborhood (upside to an 8" line if feasible) and provide a fire hydrant beyond the cul-de-sac on the greenway for fire protection.
9. Provide standard 6" curb and gutter throughout the development.
10. Incorporate the architectural standards presented into the homeowner's association declarations
11. Preserve the natural buffers as much as possible except when addressing stormwater drainage.
12. That engineered construction drawings be presented with the preliminary plat to address drainage and preservation of natural buffers.
13. Provide a 6' high screening fence between the proposed residential lots and the Bradford Park boundary.

2. Consideration and request for approval of the Smithfield Economic Development Strategic Plan Update

Planning Director Stephen Wensman introduced Carl Reese Economic Development Director for ElectriCities and Crystal Morphus from Creative Economic Development.

Ms. Morphus highlighted several programs supported by ElectriCities, including strategic planning, industrial site development, and retail development support. They explained that the current project is part of the economic development efforts benefiting the community and other Electric Cities members. The scope of work included reviewing existing town planning documents, developing an economic and demographic

profile, and creating a SWOT analysis based on community and business surveys, as well as input sessions.

Key points from the SWOT analysis included strengths such as Smithfield's location, transportation access, vibrant downtown, and quality of life. Weaknesses identified included infrastructure challenges and a lack of shared vision, which the strategic plan aims to address. Opportunities were seen in strengthening the town's economic development program and leveraging transportation access, while threats included infrastructure issues, deteriorating commercial sites, and limited resources for economic development.

The economic and demographic profile showed that while Smithfield is growing, it is not keeping pace with the county, Research Triangle, or state. Income levels in Smithfield lag behind those in the surrounding areas, making homes less affordable despite lower home values. Manufacturing was noted as the top employer in Johnston County, with a high multiplier effect on the economy.

A business survey revealed that almost half of the respondents, primarily longtime small businesses, had growth plans, with 31% planning to expand at their current location and 16% planning to expand within Smithfield. She discussed the challenges and opportunities facing Smithfield, with a particular focus on workforce issues and the lack of affordable business expansion space. Many businesses expressed a desire for assistance in marketing and navigating regulatory processes. A community survey revealed that residents prioritize downtown development, more amenities, and business site availability.

Three main goals were recommended for the Town's economic development strategy: business development, community amenities and beautification, and infrastructure investment. Key recommendations included hiring a full-time economic development staff position, developing competitive business sites, and maintaining strong relationships with large employers. The strategy also emphasized marketing the Town's qualities, improving wayfinding, and focusing on vacant building redevelopment.

For infrastructure, Ms. Morphus suggested small area plans and ensuring utility and broadband capacity. The strategic plan outlined an implementation guide, recommending immediate investments in economic development staff and business retention efforts in the first year, followed by small area planning and policy changes to support high-traffic businesses in the downtown area in subsequent years. The speaker also acknowledged Steven Wensman's contributions to the project.

Councilman Barbour raised questions about the survey process for citizens and businesses, expressing concern over the low response rates—53 for the community survey and 32 for the business survey. He noted that these low numbers might not provide a statistically significant or accurate representation of the community's views, especially considering Smithfield's population of 11,000 and the presence of large employers like Amazon, which was not open at the time of the survey.

Mr. Wensman explained that the survey was distributed via the Town's website, social media, and other channels, but the responses were anonymous, making it unclear if larger businesses participated.

Councilman Barbour and others discussed the importance of considering the impact of recent developments, like Amazon's arrival, on the Town's economic landscape. They noted that as more high-paying jobs come to Smithfield, the Town's median income should rise, potentially attracting more businesses like Hobby Lobby or Target. The discussion also touched on the need for a dedicated economic development staff position to help manage and capitalize on these growth opportunities, with the possibility of sharing this role with other Town functions like downtown development.

Mayor Moore emphasized the need for Smithfield to be more aggressive in its partnership with ElectricCities, especially in discussions about economic development. He noted that while residential growth was strong, the Town must now focus on attracting commercial, industrial, and retail businesses to support the growing population. He stressed the importance of protecting and preserving property designated for business use to ensure a balanced live-work-play environment.

Councilman Stevens echoed these sentiments, highlighting that Smithfield's population has remained steady for years, but with new residential developments, the Town needed to attract businesses that follow the rooftops. He inquired about the timeline for economic growth following residential expansion, to which the Electric Cities representative responded that retail and businesses typically follow new housing developments as the market demographics change.

Mr. Reese mentioned that ElectricCities has processes and events to help communities like Smithfield

promote their growth to potential businesses, emphasizing the importance of preserving commercial space to avoid becoming a solely residential, bedroom community. The mayor and council expressed their appreciation for the partnership with Electricities and their willingness to work closely with them to guide Smithfield's future growth.

Councilman Barbour made a motion, seconded by Mayor Pro-Tem Wood, to adopt the update to the Economic Development Strategic Plan. Unanimously approved.

Councilmembers Comments:

- Councilman Stevens clarified that the Bradford Pear trees on South Second Street would be removed and replaced with another type of tree.
- Councilman Scott raised concerns about damage to light poles in downtown and wayfinding signs in West Smithfield. The Town Manager explained that the large traffic light posts are owned by NC DOT, and it's up to them to decide on replacements, although the Town can encourage it.
- Councilman Lee expressed concerns about safety issues in East Smithfield, noting recent incidents like power outages without police presence, 18-wheelers damaging infrastructure, and reckless driving. He highlighted the frustration of residents who felt unsafe, particularly on East Street, where elderly individuals cannot comfortably sit on their porches. He also pointed out that despite a 2020 resolution to promote diversity in the police force, the number of minority officers had decreased. Additionally, he criticized the lack of communication and support for the Juneteenth Celebration, contrasting it with the well-publicized Fourth of July event. He questioned the representation of minorities in downtown initiatives and stressed the need to address issues affecting all parts of Smithfield, not just focus on new development.
- Mayor Moore expressed his gratitude to Parks and Recreation staff and everyone involved in organizing the Fourth of July celebration, praising it as a great event. He also mentioned an upcoming event scheduled for the following Saturday, encouraging the community to come downtown and support the event.

Town Manager's Report:

Town Manager Michael Scott provided a brief update to the Council on the following items:

- The Joint meeting between the DSDC Board and the Town Council was scheduled for Thursday, July 11th at 6:30. The meeting will be held in the Fire Department Training room at 111 South 4th Street.
- The County has notified the Town that the landfill tipping fees were increasing by \$3.00/ton starting August 1, 2024. This will cause the Town's sanitation fees to increase by 34 cents per month, per customer. The recommended Fee Schedule increase will be part of the July 16th agenda.

Closed Session: Pursuant to NCGS 143-318.11 (a) (5)

Councilman Barbour made a motion, seconded by Mayor Pro-Tem Wood, to go into Closed Session pursuant to the aforementioned statute. Unanimously approved at approximately 9:54 pm.

Reconvene in Open Session

Councilman Scott made a motion, seconded by Mayor Pro-Tem Wood, to reconvene the meeting in Open Session. Unanimously approved at approximately 10:23 pm

Adjourn

Councilman Barbour made a motion, seconded by Mayor Pro-Tem Wood, to adjourn the meeting until. The meeting adjourned at approximately 10:24pm.

M. Andy Moore, Mayor

ATTEST:

Shannan L. Parrish, Town Clerk

The Smithfield Town Council met in Special Session on Thursday, July 11, 2024 at 6:30 pm in the Training Room of the Fire Station located at 111 South Fourth Street, Mayor Pro-Tem Wood presided.

Councilmen Present:

Marlon Lee, District 1
Sloan Sevens, District 2
Travis Scott, District 3
*Dr. David Barbour, District 4
John Dunn, At-Large
Stephen Rabil, At-Large

Councilmen Absent

M. Andy Moore, Mayor

Administrative Staff Present

*Michael Scott, Town Manager
Shannan Parrish, Town Clerk
Brian Eaves, Marketing & Communications Spec.

DSDC Board Present

Mary Reece, Vice Chairperson
Bill Johnson, Treasurer
Katie Smith, Secretary
Carter Jones
Jan Branch
Kay Kennedy
Brittany Lucas
Mike O'Dowd
Patrick Harris

DSDC Staff Present

Heidi Gilmond, Executive Director

* Note Councilman Barbour and Town Manager Michael Scott also serve on the DSDC Board. The Town Manager currently serves as the Chairperson of the Downtown Smithfield Development Corporation

Call to Order

Mayor Pro-Tem Wood called the meeting to order at 6:30pm

Approval of the Agenda

Councilman Barbour made a motion, seconded by Councilman Dunn, to approve the agenda. Councilman Barbour, Councilman Dunn, Mayor Pro-Tem Wood, Councilman Stevens, Councilman Scott and Councilman Rabil voted in favor of the motion. Councilman Lee voted against the motion. Motion passed six to one.

Discussion Items:

1. Enhanced Communications between the Town and DSDC

Town Manager Michael Scott discussed the need for enhanced communication between the Town, the DSDC (Downtown Smithfield Development Corporation), and the Town Council. He acknowledged a disconnect between the DSDC board and the Town Council, which he aimed to address since joining the board less than a year ago. He highlighted that the DSDC served as a contractor to the Town, with most members volunteering their time to support downtown businesses. The Town Manager emphasized the importance of aligning DSDC's goals with those of the Town Council. He concluded by inviting the Town Council to ask questions or express any concerns regarding the DSDC's activities or any information they felt was lacking.

Councilman Stevens responded by suggesting that the question be turned around, asking the DSDC what the Town Council could do to improve their support.

The Town Manager acknowledged that board members had questions regarding the responsibilities of the Town Council versus those of the DSDC. Since joining the board, he had been trying to clarify these responsibilities, but there were still uncertainties about how the two entities could work better together.

Vice Chairperson Mary Reece provided examples to illustrate the lack of clarity regarding responsibilities, such as who should handle billboards and other marketing efforts that attract traffic to downtown. She emphasized the need for a clearer understanding of the Town Council's vision and how

it aligned with the DSDC's goals, especially concerning events and downtown development.

Mayor Pro-Tem Wood noted that in the past, there had been budget requests from the DSDC without clear direction or plans on how the funds would be used. He emphasized the need for proactive planning by the DSDC and the importance of both the Town Council and the DSDC working together to ensure tax dollars are spent effectively. He clarified that the Town Council was willing to provide funds but required a well-thought-out plan.

Councilman Stevens suggested that any advertising efforts by the DSDC, such as promoting downtown Smithfield, could potentially be expanded into a town-wide campaign. It was his opinion that the DSDC could promote only downtown on its own.

Councilman Barbour raised a concern about the division of responsibilities between the Appearance Commission and the DSDC, noting that while the Appearance Commission was tasked with enhancing the Town's appearance, it seemed to exclude downtown. He suggested that the Appearance Commission's efforts should also include downtown to ensure a unified approach to beautification. He questioned the rationale behind the current division and emphasized the importance of a strong downtown area for attracting people to the town.

The Town Manager clarified that the Appearance Commission had not always excluded downtown and provided an example where the commission worked with the Town to install uplighting on Market Street.

Mary Reece highlighted improved post-COVID collaboration between the downtown design committee and the Appearance Commission, particularly on mural projects. She acknowledged ongoing cooperation but noted that clearer communication would be beneficial. Councilman Barbour suggested the need for regular communication with the Appearance Commission to ensure better collaboration and accountability.

Town Manager Michael Scott acknowledged recent challenges due to the transition to a full-time director but expressed optimism about the future with Heidi's recent arrival. Scott emphasized that improvements in communication and activities would take time, urging patience as Heidi settled into her role.

Councilman Scott thanked everyone for their participation and emphasized the importance of downtown development for Smithfield as the county seat. He stressed the need for positive leadership and collaboration, criticizing negative social media posts that attacked the Town staff and Town Council. He highlighted the importance of communication and urged the DSDC to focus on infrastructure improvements, such as lighting, murals, and storefront enhancements. He offered his support and emphasized the role of the DSDC as experts in downtown matters, encouraging continued cooperation for the Town's betterment.

Heidi Gilmond expressed gratitude for the warm welcome she received and emphasized the importance of good communication between the two boards involved in downtown development. She committed to ensuring strong communication and offered to act as a mediator for any issues, particularly those arising from social media conflicts. She encouraged collaboration, noting that working together would yield great results for the Town.

2. Signage

Town Manager Michael Scott acknowledged the challenges related to signage in downtown Smithfield due to strict regulations. He emphasized the need for temporary signage to promote events, as current rules limited effective advertising. He asked for the Town Council's assistance in finding solutions to allow better advertising for downtown events, particularly for residents who are not active on social media.

Councilman Scott expressed support for discussing and potentially amending signage regulations to enhance downtown's visibility, encouraging the board to bring forward recommendations. He also introduced another project idea, advocating for improved lighting in the downtown area. Scott suggested adding decorative lights across buildings to enhance the nighttime atmosphere. He emphasized that this could be a significant improvement for the downtown area and encouraged collaboration to move the project forward, noting that the Town's utility capabilities could support the

electrical needs for such enhancements.

Mayor Pro-Tem Wood supported Councilman Scott's idea and suggested that Heidi Gilmond collaborate with the downtown business owners to create a "wish list" of desired improvements, particularly related to advertising and signage. He encouraged them to prioritize their needs and bring the list to the Town Council for consideration. Wood emphasized the importance of making changes that are uniform and aesthetically pleasing to promote downtown and attract visitors. He acknowledged that some current restrictions might hinder effective promotion and suggested that the Council could adjust these to better serve the community and visitors.

Councilman Stevens recognized the purpose of the UDO but noted that its practical application sometimes revealed the need for adjustments.

Councilman Scott mentioned that the planning department was complaint-driven and stressed the importance of being business-friendly, suggesting a review of advertising rules and expressing concern over staff monitoring social media for compliance issues.

Brittany Lucas expressed frustration with how rules were communicated to her as a new business owner. She mentioned that she was unaware of certain restrictions, like not being allowed to have a flag, and felt that the information was presented in a negative and rude manner. She suggested that better communication and more accessible information would help prevent such misunderstandings. Mayor Pro-Tem Wood apologized for the negative experience and emphasized that business owners should feel free to contact Town Manager Michael Scott or the Town Council directly if they have any issues with town staff.

Councilman Scott acknowledged the importance of being proactive and positive in communicating rules and regulations. He supported the idea of providing new business owners with a welcome packet containing essential information. Brittany Lucas reiterated that having a welcome packet with clear guidelines would have been helpful for her as a new business owner, allowing her to comply with regulations more easily.

The discussion concluded with optimism about improved communication, especially with Heidi Gilmond now in her role. The inclusion of new board members was seen as a positive step toward better collaboration and information sharing between the DSDC and the Town Council.

3. Special Projects Funding Expectations

Town Manager Michael Scott opened a discussion about the \$30,000 in special project funding for the DSDC, inviting the board to ask the Council any questions or share ideas on how the funds could be used.

Councilman Stevens mentioned that the funds were meant specifically for downtown projects and that the scope for their use was fairly broad, including appearance, attraction, and promotion efforts.

Mayor Pro-Tem Wood explained that the Council had placed some stipulations on how the money could be spent due to past concerns about a lack of planning and communication from previous leadership. However, he expressed optimism that with better partnership and communication, these restrictions could be relaxed over time.

Councilman Barbour acknowledged past financial concerns within the DSDC, which had led the Council to require more oversight before releasing funds. He praised Bill Johnson's efforts to improve financial management, which had restored the Council's confidence. He was optimistic that with improved budgeting, planning, and Heidi's leadership, the DSDC was moving in the right direction, positioning itself to effectively use the funding for downtown projects.

Katie Smith inquired about the possibility of establishing a "rainy day fund" for future large projects, such as the development of a master plan for downtown Smithfield. She highlighted the importance of securing funds to address major issues like Highway 70 and the need for consultants to help fulfill the town's vision. She also mentioned the need to demonstrate progress for Main Street accreditation, asking how the Council would handle larger budget requests in the future.

Councilman Scott acknowledged the importance of planning for larger expenses and encouraged board members to review the Town's budget to understand the full scope of available funds, noting that the budget was more substantial than just the \$30,000 or \$40,000 mentioned. He discussed ongoing projects, including the brickwork on Market Street and the Hastings House renovation, emphasizing the Council's commitment to these initiatives.

Town Manager Michael Scott clarified that the current budget included funds for replacing sunken bricks on Market Street with stamped concrete, not for widening the road.

Bill Johnson suggested using some of the available funds to attract new businesses to downtown by offering rent subsidies, particularly for retail businesses. He proposed a model where the fund could cover a portion of the rent, such as \$400 per month for six months, to help new businesses get established.

Councilman Scott supported the idea but raised concerns about fairness to existing businesses that might not benefit from such subsidies. He also noted the limitation of funds, mentioning that the grant program could only support a small number of businesses each year.

Town Manager Michael Scott added that the available funds for such initiatives are limited and would quickly run out after supporting a few businesses. He acknowledged the challenges in attracting businesses downtown, highlighting that the process required gradual efforts to overcome existing negative perceptions.

Councilman Lee inquired about minority representation on the board and among downtown businesses.

Town Manager Michael Scott acknowledged that while there are African American businesses downtown, there was currently no minority representation on the board. He expressed a desire for more participation from African American business owners but noted that they cannot be compelled to join.

Brittany Lucas mentioned that there were currently three vacancies on the board and suggested providing applications to interested individuals who might want to join.

4. Mural Approval Procedure

Mary Reece shared updates on a mural project funded by an \$8,000 grant, which would be installed on a building across from Leo Daughtry's office. The mural would depict elements of Smithfield's history and modern features, and the design was being finalized with input from a muralist. The project was expected to reach a point where it could be presented to the Council and property owner Allen Wellons for approval. Additionally, she mentioned plans for another mural on the side of the Howell Theater wall on Third Street.

Town Manager Michael Scott clarified that the Council's input on the mural design would be sought, as it's important to ensure that the project aligns with both the board's vision and the property owner's preferences.

Councilman Stevens inquired about the process for Council involvement in the mural project, asking whether the Council would have a say in choosing the final design or if they would only be presented with a few options to approve.

Town Manager Michael Scott explained that the goal was to narrow down the muralist's ideas to a few options that reflect downtown's history, which will then be presented to the Council for input. The process would involve the Council reviewing and selecting from the provided options.

Councilman Barbour expressed that while the Town Council's input should influence the decision, the ultimate responsibility for choosing the mural design should lie with the Downtown Development. He emphasized that the DSDC should consider the Council's preferences to avoid potential conflicts but maintained that the decision should primarily be the DSDC's.

Councilman Stevens pointed out that if a controversial decision were made regarding the mural, the Council might be the one facing public criticism, highlighting the importance of careful consideration in the selection process.

Mary Reece reassured that the mural project was being carefully managed to avoid controversy. She

emphasized that the mural will reflect important elements of the Town, such as the river, agriculture, and historical buildings, ensuring it aligns with the community's values.

Councilman Barbour assured the Council that as members of both the Council and the downtown board, he and Mike were committed to ensuring the mural project aligns with the Council's preferences. He expressed confidence that the current process was sufficient and that there's no need for additional procedures, as the downtown board is fully aware of the Council's stance.

5. DSDC Events

Town Manager Michael Scott discussed the positive outcomes of recent events, particularly the success of the fireworks displays and the Ham and Yam Festival, which attracted large crowds despite minimal advertising. He acknowledged the strong volunteer support for the events and expressed a desire to build on this success in future events. He also highlighted the amphitheater as a valuable resource for both the town and the DSDC.

Councilman Stevens suggested that the Council consider increasing funding for events like the fireworks display, given its popularity and the large turnout. He noted that the event on July 3rd seemed to be the best timing and proposed that the Town might take a more active role in organizing such events in the future, while still supporting the DSDC's involvement.

There was an acknowledgment of the success of other events like "Ham and Yam" and a discussion about whether to continue holding the fireworks on July 3rd or move it to July 4th, with considerations of how to maximize attendance and community benefit.

Heidi Gilmond proposed the idea of expanding the July 4th celebrations into a full day of events if they decide to move the fireworks to that date. She suggested activities like a parade, an ice cream social at the Hastings House, the "Red, White, and Brews" event on Third Street, and ending with a concert and fireworks at the amphitheater. The goal would be to keep people engaged and moving around Town throughout the day, rather than focusing on a single location.

Mayor Pro-Tem Wood mentioned that the choice of holding the fireworks on a day other than the 4th is often driven by cost savings, as fireworks tend to be cheaper on days other than the actual holiday. He acknowledged the financial considerations but noted that holding the event on a different day could offer unique benefits by giving people alternative options for celebrations.

Councilman Scott expressed a long-standing wish for the county's tourism department to collaborate with the town to organize a major event, suggesting that a unified effort could achieve more impact than smaller, budget-constrained initiatives. He noted that while existing events like fireworks are popular, there might be opportunities to explore unique or innovative approaches, such as using drones for future displays.

6. Potential Social District

Town Manager Michael Scott introduced the latest proposed map for the social district created by the DSDC, noting that it had been significantly scaled back from previous versions, with most parking lots removed. He sought feedback from the Council on whether the current geographic boundaries seemed appropriate before discussing further details like timing.

Councilman Barbour raised concerns about whether all businesses within the proposed district had been surveyed and whether there was data on their support or opposition. He suggested that the timing might be premature, given that the new executive director, Heidi Gilmond, had just started and needed time to settle into her role. He recommended postponing any decisions on the social district until she had a chance to review and provide guidance.

Councilman Stevens respectfully stated that Councilman Barbour was not going to be in favor of the social district in any manner it was proposed.

Town Manager Michael Scott clarified that the intention of presenting the map was not to delve into detailed discussions or survey data but to get initial feedback from the Council on the proposed geographic boundaries of the social district. He also sought the Council's input on potential operating hours and days

for the district, emphasizing that any schedule decided upon would need to be clear and simple enough to be displayed on signage throughout the area. He asked for general guidance on the Council's thoughts, including whether they even supported the idea of a social district at all, to avoid wasting time if it wasn't something the council wanted to pursue.

Councilman Stevens strongly supported the social district as a tool to attract investment and revitalize downtown Smithfield. He emphasized the importance of providing investors with resources to bring in tax dollars and improve the area's appeal. While he agreed on the need for guidelines, he urged the council to establish the framework now, seeing it as a long-term strategy to generate interest and change perceptions of downtown.

Mike O'Dowd echoed Councilman Stevens' thoughts, acknowledging that while a social district might not benefit his business immediately, it could attract more foot traffic and new businesses in the future. He noted that Smithfield's current "nine to five" atmosphere limits activity, and while the district wouldn't have an immediate impact, it holds long-term potential. He pointed out that other towns in Johnston County have successfully implemented similar districts, suggesting that Smithfield could follow established models when ready.

Councilman Dunn raised concerns about the practicality of including certain areas in the social district, such as streets with primarily non-retail businesses like banks and offices. He suggested starting with a more focused area and expanding later if the district proved successful, emphasizing the importance of careful planning to avoid unnecessary expenses on marketing and signage.

Katie Smith mentioned that the inclusion of boutiques in the social district could be beneficial, allowing people to shop while enjoying the social atmosphere.

Mayor Pro-Tem Wood expressed concerns about including the library and certain other areas in the social district, questioning the practicality and effectiveness of such a layout. He supported the idea of the social district but felt that some proposed areas, like crossing Market Street, would be difficult to manage and enforce.

Councilman Dunn shared similar reservations about including areas like the library in the social district, citing the challenges of crossing major streets safely. He suggested that the district could start small and expand if successful, rather than overextending from the outset.

Councilman Stevens proposed adopting a simple schedule for the social district, similar to Clayton's hours, and supported starting with a condensed version of the district, with the possibility of expanding later if it proves successful.

Mike O'Dowd discussed the current limitations of downtown Smithfield, noting that with most businesses closed at 5 PM, a social district might not have an immediate impact. However, he emphasized that in the long term, it could help attract new businesses and transform downtown into a more vibrant area. He pointed out that changing dynamics, such as the absence of the jail and shifts in traffic patterns, have altered the customer base. He acknowledged that while the social district wouldn't change day-to-day business immediately, it was a tool that could benefit future development by making downtown more appealing to potential investors.

Town Manager Michael Scott shared that one of the most successful past events was the wine walk, which allowed people to visit different businesses while enjoying a wine tasting. This event demonstrated the potential benefits of allowing alcohol in a controlled setting downtown, suggesting that a social district could similarly enhance business engagement and attract more restaurants to the area.

Brittany Lucas highlighted the lack of nightlife and evening activity in downtown Smithfield, noting that the Town becomes deserted after 5 PM, with businesses closing early even on Saturdays. She expressed that having a social district could encourage businesses to stay open later, creating a more vibrant atmosphere similar to neighboring towns where families enjoy the evening out, dining, and shopping.

Councilman Scott expressed concerns about the proposed social district, believing it to be too large and suggesting the Town should focus on getting its current affairs in order before implementing something new. He raised liability concerns for the Town and questioned the impact on areas frequented by less

fortunate residents. He also mentioned that enforcing boundaries, particularly with crossing major roads, could be problematic. He questioned whether the Town was ready for this initiative, pointing out that there was no clear plan for who would administer the program and that there were other priorities the Town should address first.

Brittany Lucas countered that as a smaller town, Smithfield could use this opportunity to start small and learn from the process, potentially benefiting more from the experience than larger towns like Clayton.

Mayor Pro-Tem Wood supported the idea of starting with a very condensed version of the social district as a trial to see how it worked. He agreed with the need for careful planning and suggested that testing a smaller model would help the Town learn and adjust as needed, rather than jumping into a full-scale implementation. He emphasized the importance of moving forward thoughtfully, as the topic had been under discussion for several months without resolution.

Mayor Pro-Tem Wood further emphasized the importance of deciding whether or not to proceed with the social district, highlighting that the DSDC (Downtown Smithfield Development Corporation) should benefit businesses. He acknowledged the need for further discussion but stressed that the Council must start making decisions to avoid unfairly leaving business owners in limbo.

Bill Johnson agreed, stating that while he had his preferences for his business, he did not want to impose those on others. He emphasized that the Town needs to make a clear decision on whether to implement the social district and, if so, how it will proceed.

Katie Smith asked if the Council was generally on the fence about the social district and questioned whether they should pause discussions for a few months or continue and present it to the board next month.

Councilman Dunn expressed that he was not opposed to the social district and believed it could benefit downtown businesses over time, though it might take six months to a year to see the impact. He suggested a cautious approach, possibly reducing the size of the district and starting with restricted hours.

Mayor Pro-Tem Wood agreed with starting small, proposing a limited area and specific days as a test to see how the district performs. He supported the idea of using the district to cover most Town events to simplify the permitting process and suggested that they could expand or adjust the district based on its success.

Other Items for Discussion

Bill Johnson addressed the issue of social media conduct, pointing out that while businesses should avoid negative posts, Councilmembers should also refrain from making posts that undermine the Town's efforts. He emphasized the importance of showing collaboration between the boards.

Councilman Scott acknowledged the importance of maintaining professionalism and clarified that he personally avoids engaging in social media conflicts. He recognized the validity of Johnson's point, given that he raised the topic earlier.

Town Manager Michael Scott proposed establishing regular meetings between the Council and DSDC, suggesting at least one annual meeting to review progress, discuss successes, and maintain open communication.

Mayor Pro-Tem Wood supported the idea of meeting every six months, starting with this frequency to ensure alignment between the boards. He also suggested extending this practice to other committees and boards to improve overall communication and collaboration within the Town.

Katie Smith revisited the idea of making the DSDC director a shared employee between the town and the board, a concept discussed over the past few years. She suggested that this arrangement could help manage salary costs, potentially allowing for the hiring of an assistant while covering benefits like insurance and retirement. Smith proposed that this topic be reconsidered for future discussions.

Adjourn

Councilman Barbour made a motion, seconded by Councilman Dunn, to adjourn the meeting. The meeting

adjourned at approximately 8:21 pm.

M. Andy Moore, Mayor

ATTEST:

Shannan L. Parrish, Town Clerk

DRAFT