



Mayor

M. Andy Moore

Mayor Pro-Tem

Roger A. Wood

Council Members

Marlon Lee

Sloan Stevens

Travis Scott

David Barbour

John A. Dunn

Stephen Rabil

Town Attorney

Robert Spence, Jr.

Town Manager

Michael L. Scott

Finance Director

Andrew Harris

Town Clerk

Elaine Andrews

Town Council

Agenda

Packet

Meeting Date: Tuesday, December 17, 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
REGULAR MEETING
DECEMBER 17, 2024
7:00 PM**

Call to Order

Invocation

Pledge of Allegiance

Approval of Agenda

Citizens Comments:

Page

Consent Agenda Items:

- 1. Three Way Stop Request – North 2nd Street and Hancock Street:** The Police Chief is requesting to install a three-way stop at the intersection of North 2nd St. and Hancock St.
(Police Chief - Pete Hedrick) See attached information.....1
- 2. Resolution 760 (21-2024) and Budget Ordinance – Grant Funds Aged Sanitary Sewer Infrastructure Improvements SRP-D-134-0012:** This resolution authorizes and directs the Town Manager to execute the management of the Aged Sanitary Sewer Infrastructure & PS #11 and Outfall Improvements Capital Project. A capital project ordinance authorizes all appropriations necessary for the completion of the project and neither it nor any part of it need to be readopted in any subsequent fiscal year.
(Finance Director - Andrew Harris) See attached information.....5
- 3. Resolution 762 (23-2024) and Budget Ordinance – Acceptance of Grant Funds SRP-W-ARP-0063 Aged Sanitary Sewer Infrastructure Improvements:** – A Resolution is a formal statement of a governing body's intent that is used to address a specific matter. Resolution is required to be approved by the Town Council for grant policies of the North Carolina Department of Environmental Quality. This resolution authorizes and directs the Town Manager,

to execute the management of the Aged Sanitary Sewer Infrastructure & PS #11 and Outfall Improvements Capital Project and PS #1 System Upgrades. Budget Ordinance #CP-13-2024 authorizes the Town to expend these funds in accordance with the grant.

(Finance Director – Andrew Harris) See attached information.....11

Business Items:

- 1. Special Use Permit Request – (SUP-24-02) Heritage Townes at Waddell:** Samuel O’Brien (Shovel Ready Johnson, Inc.) is requesting a special use permit for Heritage Townes at Waddell, a 17-unit townhouse development on 1.88 acres of land in the R-8 Zoning District.
(Planning Director – Stephen Wensman) See attached information.....17
- 2. Annexation Request – (ANX-24-02) Resolution 761 (22-2024) for Contiguous Annexation Petition:** Smithfield Growth LLC has submitted a petition to voluntarily annex 85.85 acres to the Town of Smithfield.
(Planning Director - Stephen Wensman) See attached information.....47

Public Hearings:

- 1. Subdivision Request – (S-24-06) Local 70 Interim Plat Plan:** Smithfield Growth, LLC is requesting a preliminary subdivision of +/- 85.79 acres of land in the Local 70 PUD Zoning District into 10 properties for land conveyance purposes.
(Planning Director - Stephen Wensman) See attached information.....55
- 2. Rezoning Request – (RZ-24-09) East Edgerton Street:** To review the application to rezone 36 East Edgerton Street from HI (Heavy Industrial) to B-3 (Highway Entranceway Business).
(Planning Director - Stephen Wensman) See attached information.....73
- 3. Conditional Zoning Request – (CZ-24-07) Waddell Drive:** Terraeden Landscape & Design is requesting the conditional rezoning of approximately 1.63 acres of land located at 37 and 41 Waddell Drive, about 250 ft north of the N. Brightleaf Blvd. and Waddell Drive intersection, also identified by the Johnston County Tax ID 15005031, 15005029 and part of 15005031A, from R-8 and B-3 to R-8 CZ (Conditional) with a masterplan for a 16-lot attached single-family residential (townhome) development.
(Planning Director - Stephen Wensman) See attached information.....89

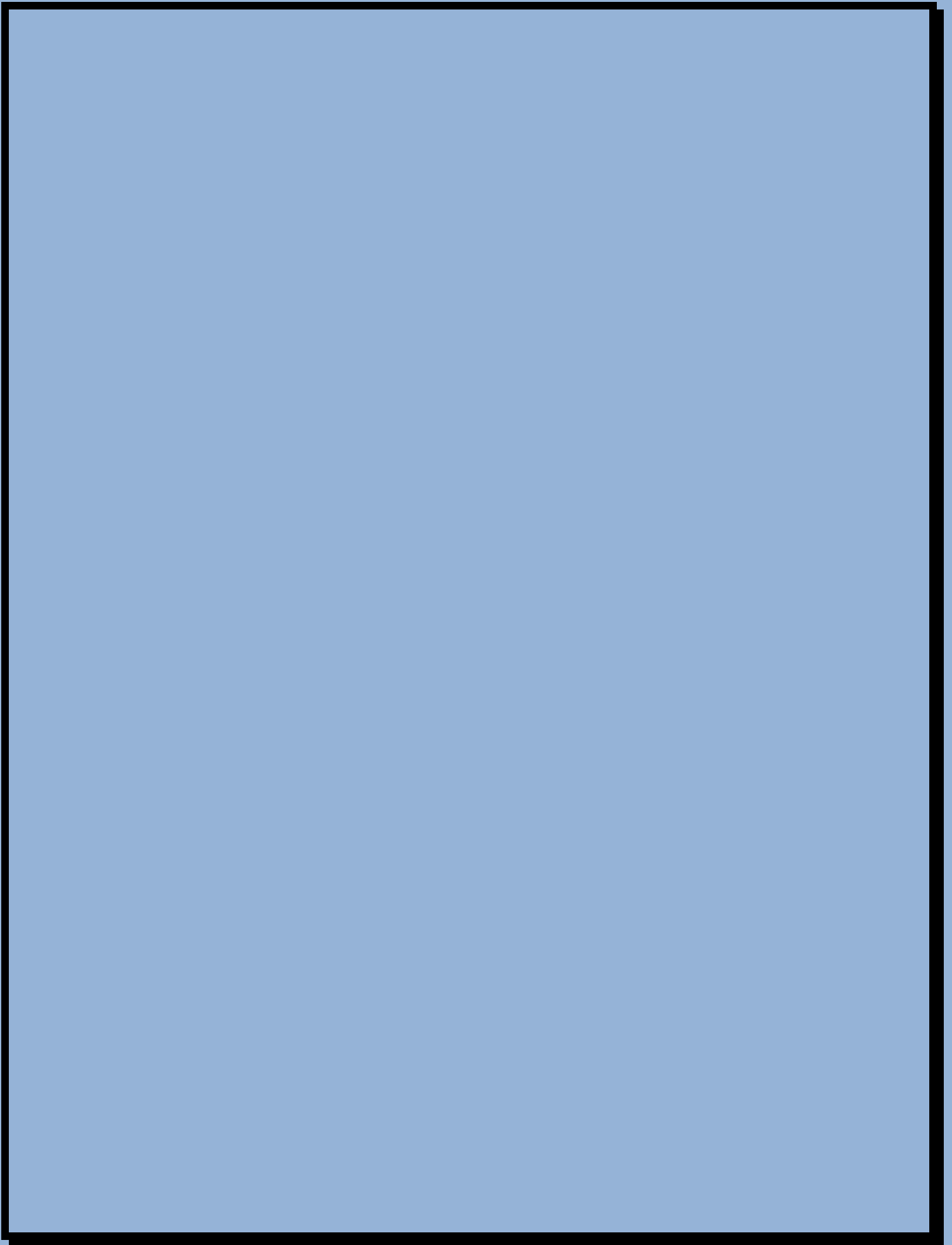
Councilmember’s Comments:

Town Manager’s Report:

- Manager’s Report

Adjourn

Consent Agenda Items





Request for Town Council Action

Consent Stop
Agenda Sign
Item:
Date: 12/17/24

Subject: Three-way stop at North 2nd St and Hancock St
Department: Police Department
Presented by: Police Chief - Pete Hedrick
Presentation: Consent Agenda Item

Issue Statement

The Police Chief is requesting to install a three-way stop at the intersection of North 2nd St. and Hancock St.

Financial Impact

Cost of signage

Action Needed

Approve or deny request

Recommendation

Approve the three-way stop.

Approved: Town Manager Town Attorney

Attachments:

- Staff Report
- Google map of the intersection



Staff Report

Consent	Stop
Agenda	Sign
Item:	
Date:	12/17/2024

The Police Chief is recommending:

A review of accidents and data from traffic studies indicate that speed and an increase in traffic volume indicates a need for a 3 way stop at the intersection of North 2nd Street and Hancock. Currently traffic only stops on Hancock at 2nd Street. A three-way stop will make the intersection safer and lower speeds in the area, which will benefit the neighborhood and the Town of Smithfield.





Request for Town Council Action

**Consent Resolution
Agenda #760 (21-
Item: 2024) and
Budget
Ordinance
Date: 12/17/24**

Subject: Resolution and Budget Ordinance for
Department: Finance Department
Presented by: Finance Director – Andrew Harris
Presentation: Consent Agenda Item

Issue Statement

A Resolution is a formal statement of a governing body's intent that is used to address a specific matter. A resolution is required to be approved by the Town Council for grant policies of the North Carolina Department of Environmental Quality. This resolution authorizes and directs the Town Manager to execute the management of the Aged Sanitary Sewer Infrastructure & PS #11 and Outfall Improvements Capital Project. A capital project ordinance authorizes all appropriations necessary for the completion of the project and neither it nor any part of it need to be readopted in any subsequent fiscal year.

Financial Impact – N/A

Action Needed

Separate Town Council approval is required for the resolution required by the grant policies of the North Carolina Department of Environmental Quality. Town Council approval is required for the Aged Sanitary Sewer Infrastructure & PS #11 and Outfall Improvements capital grant project budget ordinance for the funds received from 2023 Appropriations Act passed by the NC General Assembly.

Recommendation

Staff recommends town council approve the attached resolution and capital project budget ordinance.

Attachments

1. Staff Report
2. Resolution #760 (21-2024) CSX Culvert Improvement Project
3. Budget Ordinance CP-12-2024



Staff Report

Consent
Agenda
Item

Date: 12/17/24

Resolutions are often required by state agencies to meet grant requirements and assign authority to a member of the management team of the Town. These resolutions also assure the granting agency that conditions and assurances will be met according to the grant requirements.

Capital project budget ordinances are often required by grant agencies authorizing all appropriations necessary to complete the project. The total capital project budget is \$2,500,000.

No fund balance appropriations were needed.

**TOWN OF SMITHFIELD
RESOLUTION NO. 760 (21-2024)**

WHEREAS, the Town of Smithfield has received a Directed Projects grant for the Replace Aged Sanitary Sewer Infrastructure & PS#11 and Outfall Improvements – Phase II Project (SRP-W-134-0012) from the 2023 Appropriations Act, Session Law 2023-134, administered through the Drinking Water Reserve and Wastewater Reserve to assist eligible units of government with meeting their wastewater infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality has offered 2023 Appropriations Act funding in the amount of \$2,500,000 to perform work detailed in the submitted applications, and

WHEREAS, the Town of Smithfield intends to perform said project in accordance with the agreed scope of work.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SMITHFIELD:

That the Town of Smithfield does hereby accept the 2023 Appropriations Act Directed Projects Grant offer of \$2,500,000; and

That the Town of Smithfield does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to; and

That the Town Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Adopted this the 17th day of December, 2024 in Smithfield, North Carolina.

M. Andy Moore, Mayor

ATTEST:

Elaine S. Andrews, Town Clerk

Capital Project Ordinance for the Town of Smithfield Sanitary Sewer Infrastructure & PS #11 and Outfall Improvements Project (Project #SRP-W-134-0012)

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SMITHFIELD, NORTH CAROLINA that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

SECTION 1: This ordinance is to establish a budget for a project to be funded by the North Carolina Department of Environmental Quality (“NCDEQ”) Division of Water Infrastructure Drinking Water / Wastewater Reserve. The project authorized is the construction of water infrastructure to be financed by state grants and reserves. These funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Pump Station #11 pumps wastewater under Interstate 95 and empties into a manhole on the opposite side. Previous funding has allowed the upsizing & improvements of the pump station and the first 500 feet of downstream gravity sewer line. This phase will complete the downstream improvements, all the way to the terminus point, in a separate Town pump station. These improvements will create sewer access for new developments east of I-95, where sewer access does not currently exist.
2. Town citizens residing between Holding Street & Stevens Street; bounded by Second Street to the south and Crescent Drive to the north get their sanitary sewer service from the alley ways located between the residences, in the rear of the yard. This infrastructure has been a “hot spot” of trouble – in need of frequent maintenance over the last few years. Field investigation shows that the bulk of the sewer main is in a state of disrepair and needs replacing. To this end, this project will replace the aged sewer infrastructure (including service lines) in that area of the Town.

SECTION 2: The officers of the Town are hereby directed to proceed with the capital project within the terms of the resolution and budget contained herein.

SECTION 3: The following amounts are appropriated for the project and authorized for expenditures:

Engineering costs	\$ 416,550
Construction costs	2,083,450
Total	<u>\$ 2,500,000</u>

SECTION 4: The following revenues are anticipated to be available to complete the project:

NC Department of Environmental Quality
Division of Water Infrastructure Drinking Water / Wastewater Reserve \$ 2,500,000

SECTION 5: The Town intends to complete the project in accordance with the Drinking Water / Wastewater State Reserve, Session Law (S.L.) 2023-134. The Town’s scope of work is a complete and concise scope of goods or services supported by this agreement and consistent with language in S.L. 2023-134. The Town agrees to use the funds in the amounts allocated for the budget cost items set forth in the Town’s budget.

SECTION 6: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, grant agreements, and federal regulations. The Town’s accounting and fiscal records shall be maintained during the completion of the project, and these records shall be retained and made available for a period of at least three (3) years following completion of the project.

SECTION 7: Funds may be advanced from the General Fund for the purpose of making payments as due. Disbursement requests should be made to the grantor agency in an orderly and timely manner.

SECTION 8: The Finance Officer is hereby directed to report the financial status of the project to the governing board the appropriations and the total grant / loan revenues received or claimed.

SECTION 9: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this grant project in every budget submission made to this board.

SECTION 10: Copies of this grant project ordinance shall be furnished to the Budget Officer, the Finance Officer and to the Clerk to Town Council five (5) days after adoption.

SECTION 11: This grant project ordinance is effective as of December 17, 2024, and expires when all the NCDEQ funds have been obligated and expended by the Town, whichever occurs sooner.

M. Andy Moore, Mayor

ATTEST:

Elaine S. Andrews, Town Clerk



Request for Town Council Action

Consent **Resolution**
Agenda **#762 (23-**
Item: **2024) &**
 Budget
 Ordinance
Date: **12/17/24**

Subject: Resolution for Acceptance of
Grant Funds (SRP-W-ARP-0063)

Department: Finance Department

Presented by: Finance Director – Andrew Harris

Presentation: Consent Agenda Item

Issue Statement

A Resolution is a formal statement of a governing body's intent that is used to address a specific matter. Resolution is required to be approved by the Town Council for grant policies of the North Carolina Department of Environmental Quality. This resolution authorizes and directs the Town Manager, to execute the management of the Aged Sanitary Sewer Infrastructure & PS #11 and Outfall Improvements Capital Project and PS #1 System Upgrades. Budget Ordinance #CP-13-2024 authorizes the Town to expend these funds in accordance with the grant.

Financial Impact – N/A

Action Needed

Separate Town Council approval is required for the resolution required by the grant policies of the North Carolina Department of Environmental Quality. Town Council approval is required for the Aged Sanitary Sewer Infrastructure & PS #11 and Outfall Improvements and PS #1 System Upgrades and Budget Ordinance CP-13-2024.

Recommendation

Staff recommends town council approve the attached resolution and ordinance.

Attachments

1. Staff Report
2. Resolution #762 (23-2024)
3. Budget ordinance CP-13-2024



Staff Report

Consent
Agenda
Item:
Date: 12/17/24

Resolutions are often required by state agencies to meet grant requirements and assign authority to a member of the management team of the Town. These resolutions also assure the granting agency that conditions and assurances will be met according to the grant requirements.

The total capital project budget is \$3,000,000 for this grant. Ordinance CP-13-2024 authorizes the expenditure of these funds in accordance with the grant requirements.

No fund balance appropriations were needed.

TOWN OF SMITHFIELD
RESOLUTION NO. 762 (23-2024)

WHEREAS, the Town of Smithfield has received an earmark for the American Rescue Plan (ARP) funded from the State Fiscal Recovery Fund established in S.L. 2021-180 to assist eligible units of government with meeting their water/wastewater infrastructure needs (SRP-W-ARP-0063), and

WHEREAS, the North Carolina Department of Environmental Quality has offered American Rescue Plan (ARP) funding in the amount of \$3,000,000 to perform work detailed in the submitted application, and

WHEREAS, the Town of Smithfield intends to perform said project in accordance with the agreed scope of work,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SMITHFIELD:

That Town of Smithfield does hereby accept the American Rescue Plan Grant offer of \$3,000,000.

That the Town of Smithfield does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

That the Town Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Adopted this the 17th day of December, 2024 in Smithfield, North Carolina.

M. Andy Moore, Mayor

ATTEST:

Elaine, S. Andrews, Town Clerk

Capital Project Ordinance for the Town of Smithfield PS #11 Outfall and PS #1 System Upgrades and D Stephenson Force Main Improvements Project (Project #SRP-W-ARP-0063)

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SMITHFIELD, NORTH CAROLINA that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

SECTION 1: This ordinance is to establish a budget for a project to be funded by the American Rescue Plan (ARP) from the State Fiscal Recovery Fund in the amount of \$3,000,000. This offer was made by the NC Department of Environmental Quality Division of Water Infrastructure (DWI). These funds may be used for the following categories of expenditures, to the extent authorized by federal and state law.

1. System Improvements to PS #11 Outfall, PS #1 System Upgrades and D Stephenson Force Main

SECTION 2: The officers of the Town are hereby directed to proceed with the capital project within the terms of the resolution and budget contained herein.

SECTION 3: The following amounts are appropriated for the project and authorized for expenditures:

Engineering and construction costs	<u>\$ 3,000,000</u>
Total	<u><u>\$ 3,000,000</u></u>

SECTION 4: The following revenues are anticipated to be available to complete the project:

NC Department of Environmental Quality Division of Water Infrastructure via State Fiscal Recovery Fund	<u>\$ 3,000,000</u>
---	---------------------

SECTION 5: The Town intends to complete the project in accordance with the State Fiscal Recovery Funds established in Session Law (S.L.) 2021-180. The Town’s scope of work is a complete and concise scope of goods or services supported by this agreement and consistent with language in federal laws associated with American Rescue Plan (ARP) and S.L. 2021-180. The Town agrees to use the funds in the amounts allocated for the budget cost items set forth in the Town’s budget.

SECTION 6: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, grant agreements, and federal regulations. The Town’s accounting and fiscal records shall be maintained during the

completion of the project, and these records shall be retained and made available for a period of at least five (5) years following completion of the project.

SECTION 7: Funds may be advanced from the General Fund for the purpose of making payments as due. Disbursement requests should be made to the grantor agency in an orderly and timely manner.

SECTION 8: The Finance Officer is hereby directed to report the financial status of the project to the governing board the appropriations and the total grant / loan revenues received or claimed.

SECTION 9: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this grant project in every budget submission made to this board.

SECTION 10: Copies of this grant project ordinance shall be furnished to the Budget Officer, the Finance Officer and to the Clerk to Town Council five (5) days after adoption.

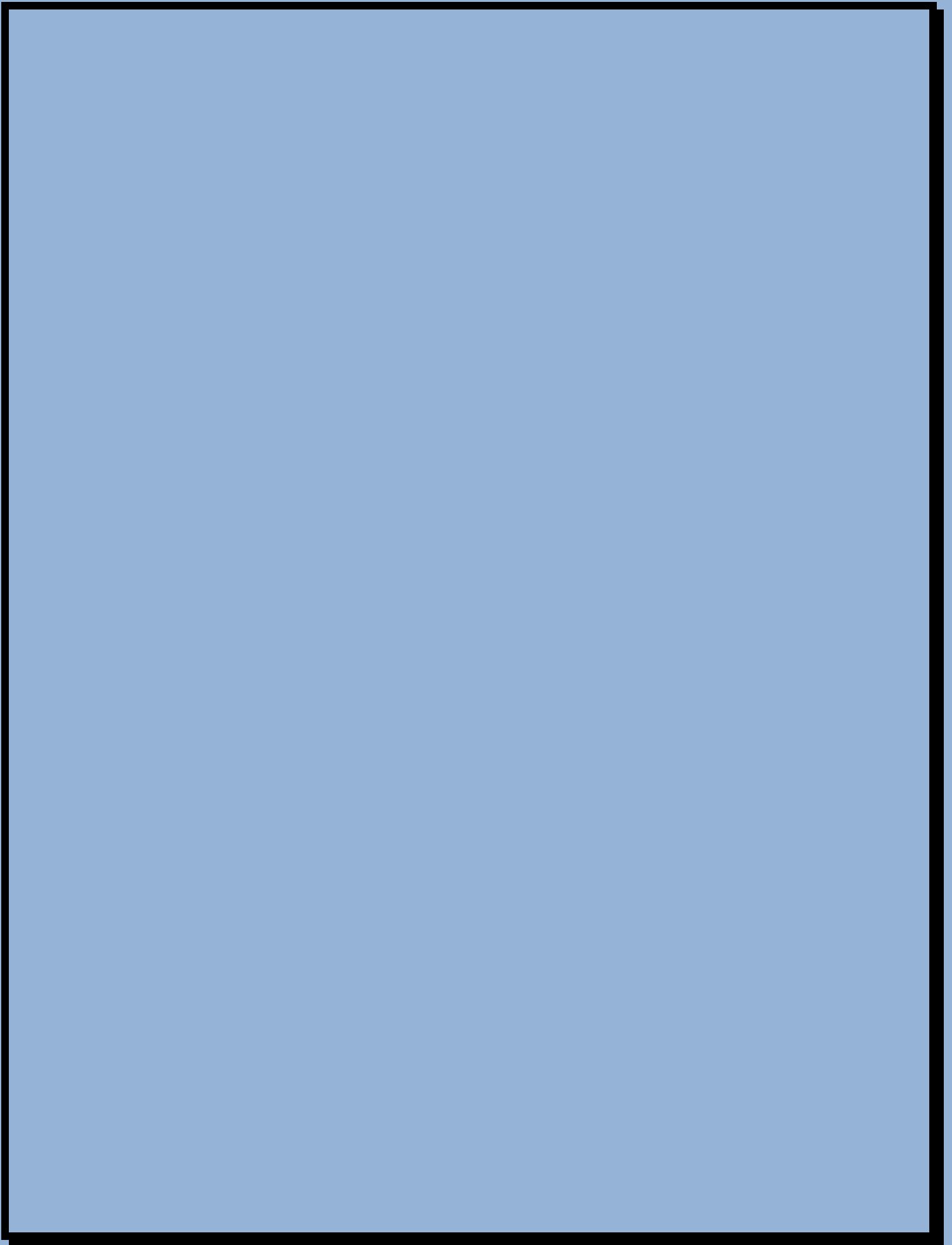
SECTION 11: This grant project ordinance is effective as of December 17, 2024, and expires when all the NCDEQ funds have been obligated and expended by the Town, whichever occurs sooner.

ATTEST:

Elaine S. Andrews, Town Clerk

M. Andy Moore, Mayor

Business Items





Request for Town Council Action

Business Item: SUP-24-02
Date: 12/17/24

Subject: Heritage Townes at Waddell Special Use Permit
Department: Planning Department
Presented by: Planning Director - Stephen Wensman
Presentation: Business Item

Issue Statement

Samuel O'Brien (Shovel Ready Johnson, Inc) is requesting a special use permit for Heritage Townes at Waddell, a 17-unit townhouse development on 1.88 acres of land in the R-8 Zoning District.

Financial Impact

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

Action Needed

The Town Council held the public hearing at the November 19, 2024 session. This is a request to approve with conditions, or deny the special use permit request based on 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. Architectural & Elevation Perspective
6. Adjacent Property Owners List



Staff Report

Business SUP-24-02
Item:
Date: 12/17/24

REQUEST:

Samuel O'Brien (Shovel Ready Johnson, Inc) is requesting a special use permit for Heritage Townes at Waddell, a 17-unit townhouse development on 1.88 acres of land in the R-8 Zoning District.

This item was continued from the 11/19/24 Council meeting for the developer and town to gather facts about the existing conditions on Waddell Drive.

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:	9.44 dwelling units per acre

ADJACENT ZONING AND LAND USES:
(see attached map)

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

EXISTING CONDITIONS/ENVIRONMENTAL:

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

SPECIAL USE PERMIT REVIEW:

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

- **Development Plan Overview.** There are 3-townhouse buildings proposed (3-unit, 6-unit and 8-unit each). The townhome development is being designed to have a central driveway leading to the rear of the units (parking courtyard). Each unit will have a 2-car garage for parking. Seven (7) overflow parking spaces are to be provided in a center island with a cluster mailbox. The fronts of the townhouses face outward towards the sides and rear lot lines. Each unit will have a front yard area linked to a shared sidewalk that encircles the buildings.
- **Comprehensive Plan/Density.** The Town Plan guides this property for medium density residential with a maximum density of 9.68 units per acre. This proposal will have a density of 9.44 units per acre.
- **Townhomes.** Each townhouse on both the front and back will be differentiated by its own shed roof-dormer. Each front yard will have its own fenced area. The architectural materials will be comprised of composite lap siding, vertical siding, board and batten vertical siding, composite fascia with corner trim made by Tamlyn (metal product).
 - **Unit dimensions.** 22' wide x 28' deep.
 - **Lot dimensions.** 22' wide x 63' deep.
 - Each unit will have 3 bedrooms with 2 baths.
- **Street Access/Frontage.** The development site has frontage on Waddell Drive and access to the site will be from a shared single driveway off Waddell Drive.
- **Street Yard/Buffers.** The proposed development plans show a 10' wide Type A buffer along the sides and rear of the site and a 15' Street Yard Landscaping along the front property line as required.

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

FINDING OF FACT (Staff Opinion):

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

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

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

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

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

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

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

4.9.4.5.7. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located. ***The proposed townhomes will be complementary and in harmony with the adjacent homes. The architectural style will blend well and***

dormers will break up the scale of the buildings. The buildings will be positioned such that they will have minimal impact from the street.

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

RECOMMENDATION TO TOWN COUNCIL:

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

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

RECOMMENDED MOTION:

"move to approve SUP-24-02 with 5 conditions of approval 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-24-02 **Name:** Heritage Townes at Waddell

Request: The applicant seeks a special use permit to utilize property located within the R-8 (Single, Two, and Multi-Family) zoning district for a Townhouse development. The property considered for approval is located at 19 and 21 Waddell Drive, approximately 460 feet north of the Brightleaf Boulevard and Waddell Drive intersection, and further identified by the Johnston County Tax ID#s 15005023, 15005022A.

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

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

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

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

Motion to Approve: *Based upon satisfactory compliance with the above stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative, I move to approve Special Use Permit Application #SUP-24-02 with the following condition(s):*

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

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

1. _____

Record of Decision:

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

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

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

_____ **denied for the noted reasons.**

1. _____

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

M. Andy Moore, Mayor

ATTEST:

Elaine S. Andrews, 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: _____
--------------------	-----------------------	----------------------	--------------------

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 OBrien 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 OBrien 7/3/24
Signature of Owner/Applicant Print Name Date

FOR OFFICE USE ONLY

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

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

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

Date: September 6th, 2024

Subject: Special Use Application: Statement of Justification

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

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

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

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



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

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "Dan Danvers".

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

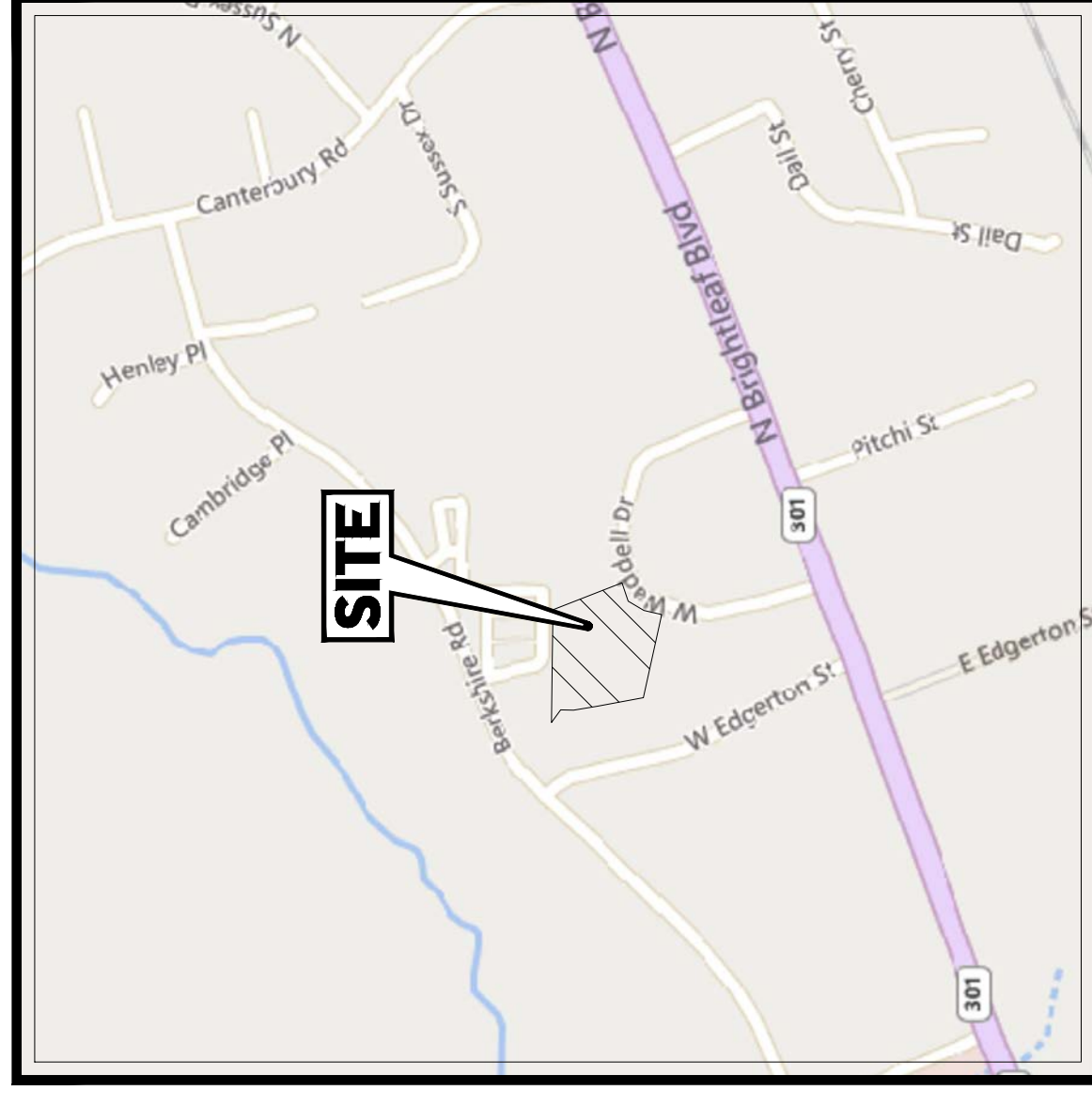
REFERENCES AND CONTACTS

REFERENCES
<ul style="list-style-type: none"> • BOUNDARY & TOPOGRAPHIC SURVEY: BOHLER ENGINEERING, INC. DATED: 04/12/24 (REV. 1) DRAWN BY: J. BOHLER REVISIONS: N/A (REV. 1) ELEVATIONS: NAD 83 (NSRS 2011) • GEOTECHNICAL INVESTIGATION REPORT: TO BE DETERMINED • ARCHITECTURAL PLAN: "HERITAGE TOWNES AT WADDELL" CENTER STUDIO ARCHITECTURE DATED: 06/25/24
GOVERNING AGENCIES
<ul style="list-style-type: none"> • PLANNING DEPARTMENT JOHNSTON COUNTY PLANNING DIRECTOR 300 EAST MARKET ST. SMITHFIELD, NC 27577 PHONE: (919) 924-2796 FAX: (919) 924-1134 • PUBLIC UTILITIES DEPARTMENT TED CRENLE, PUBLIC UTILITIES DIRECTOR SMITHFIELD, NC 27577 PHONE: (919) 924-2796 FAX: (919) 924-2796 • 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 CONSULT WITH THE DOCUMENTS RELATIVE TO THE SCOPE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.

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



OWNER
HERITAGE TOWNES AT WADDELL, INC.
PO BOX 30292
RALEIGH, NC 27612-0292

DEVELOPER
SHOVEL READY JOHNSON, INC.
4500 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
PHONE: 989-761-4688

PREPARED BY



CONTACT: DAN DANVERS, R.L.A.

PHONE : (919) 578 - 3400

EMAIL: DDANVERS@BOHLERENG.COM

BOHLER
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 VOID AND INVALID UNLESS THEY ARE SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT.

REV	DATE	COMMENT	ISSUED BY	DATE	AW/DOB
1	08/06/24	MSUP UPDATE	DD		DD

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

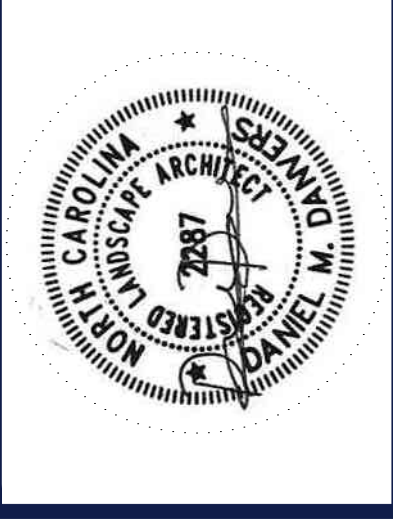
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCB240021
DRAWN BY: DBIAW/SH
CHECKED BY: GTR/SCG
SCALE: AS SHOWN
CAD ID: P-CIVL-CNS

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR

SHOVEL READY JOHNSON, INC.
HERITAGE TOWNES AT WADDELL
19 AND 21 WADDELL DR
SMITHFIELD, NC 27577
JOHNSTON COUNTY

BOHLER
BOHLER ENGINEERING, INC. PLLC
MEMBERS 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

REVISION 1 - 09/06/24

GENERAL NOTES

- 1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING INC. ALL INFORMATION NOT SHOWN ON THESE PLANS OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE INFORMATION... 2. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 3. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 4. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 5. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 6. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 7. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 8. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 9. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 10. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 11. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 12. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 13. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 14. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 15. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 16. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 17. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 18. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 19. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 20. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 21. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 22. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 23. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 24. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 25. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 26. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 27. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 28. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 29. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 30. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 31. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 32. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 33. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 34. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY... 35. THE CONTRACTOR MUST PROVIDE ALL INFORMATION AND TO IDENTIFY ONLY...

DEMOLITION NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT... 2. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 3. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 4. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 5. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 6. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 7. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 8. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 9. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 10. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 11. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 12. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 13. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 14. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 15. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 16. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 17. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 18. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 19. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 20. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 21. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 22. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 23. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 24. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 25. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 26. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 27. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 28. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 29. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 30. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 31. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 32. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 33. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 34. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 35. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE...

GRADING NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT... 2. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 3. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 4. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 5. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 6. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 7. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 8. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 9. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 10. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 11. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 12. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 13. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 14. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 15. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 16. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 17. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 18. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 19. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 20. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 21. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 22. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 23. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 24. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 25. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 26. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 27. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 28. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 29. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 30. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 31. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 32. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 33. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 34. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE... 35. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE...

ABBREVIATIONS

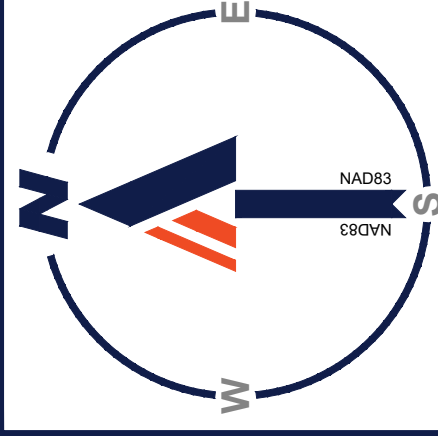
Table with columns: ABBREVIATIONS, FOR ENTIRE PLAN SET, LANDSCAPE AREA, and LANDSCAPE AREA. Includes entries like ASBTO, AD, AG, ARCH, ASSP, ASSOC, BC, BF, BG, BH, BK, BL, BLDG, BM, BRL, BW, CATCH BASIN, CF, CI, CM, CN, CO, COORD, DEC, DEP, DET, DM, DMH, DOM, DOT, DPL, DYL, ELEC, ELEV, EPI/EOP, ES/EGS, EV, EX, FE, FF, FG, FH, FI, FO, GE, GEO, GF/GFE, GHA, GH, GRT, GY, HDPE, HGR, HP, HW, ICS, INF, INT, INV, LC, LO, LOS, LP.

STANDARD DRAWING LEGEND

Table with columns: STANDARD DRAWING LEGEND, FOR ENTIRE PLAN SET, and LANDSCAPE AREA. Includes symbols for LIMIT OF WORK, MECHANICAL/ELECTRICAL/PLUMBING, SANITARY MANHOLE, METER, VALVE, UTILITY POLE, CONCRETE CURBS & GUTTERS, etc.

BOHLER ENGINEERING INC. PLLC logo and header information. Includes 'SITING CIVIL AND CONSULTING ENGINEERING', 'PROFESSIONAL ENGINEERING', 'PERMITTING SERVICES', 'LANDSCAPE ARCHITECTURE', and contact information for Raleigh, NC.

Project title and sheet information: 'ISSUED FOR MUNICIPAL & APPROVAL AGENCY REVIEW & APPROVAL', 'PROJECT NO. NCB040021', 'DRAWN BY: DBAWH5W', 'CHECKED BY: PZJL-CLNDS', 'PROJECT: HERITAGE TOWNES AT WADDELL JOHNSTON COUNTY', 'SHEET NUMBER: C-102', 'REVISION 1 - 09/06/24'.



N/F
ARMI INVESTMENT
PROPERTIES LLC
PIN: 260413-03-4918
DB 3073, PG 394
ZONING: R-8
LAND USE: MEDICAL

N/F
ARMI INVESTMENT
PROPERTIES LLC
PIN: 260413-03-4918
DB 3073, PG 394
ZONING: R-8
LAND USE: MEDICAL

N/F
JOSE B VALDEZ
PIN: 169416-93-9731
DB 6163, PG 221
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
JOSE B VALDEZ
PIN: 169416-93-9731
DB 6163, PG 221
ZONING: R-8
LAND USE: RESIDENTIAL

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

N/F
CARLOS FORRIS
PIN: 169416-93-9636
DB 6188, PG 218
ZONING: R-8
LAND USE: RESIDENTIAL

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

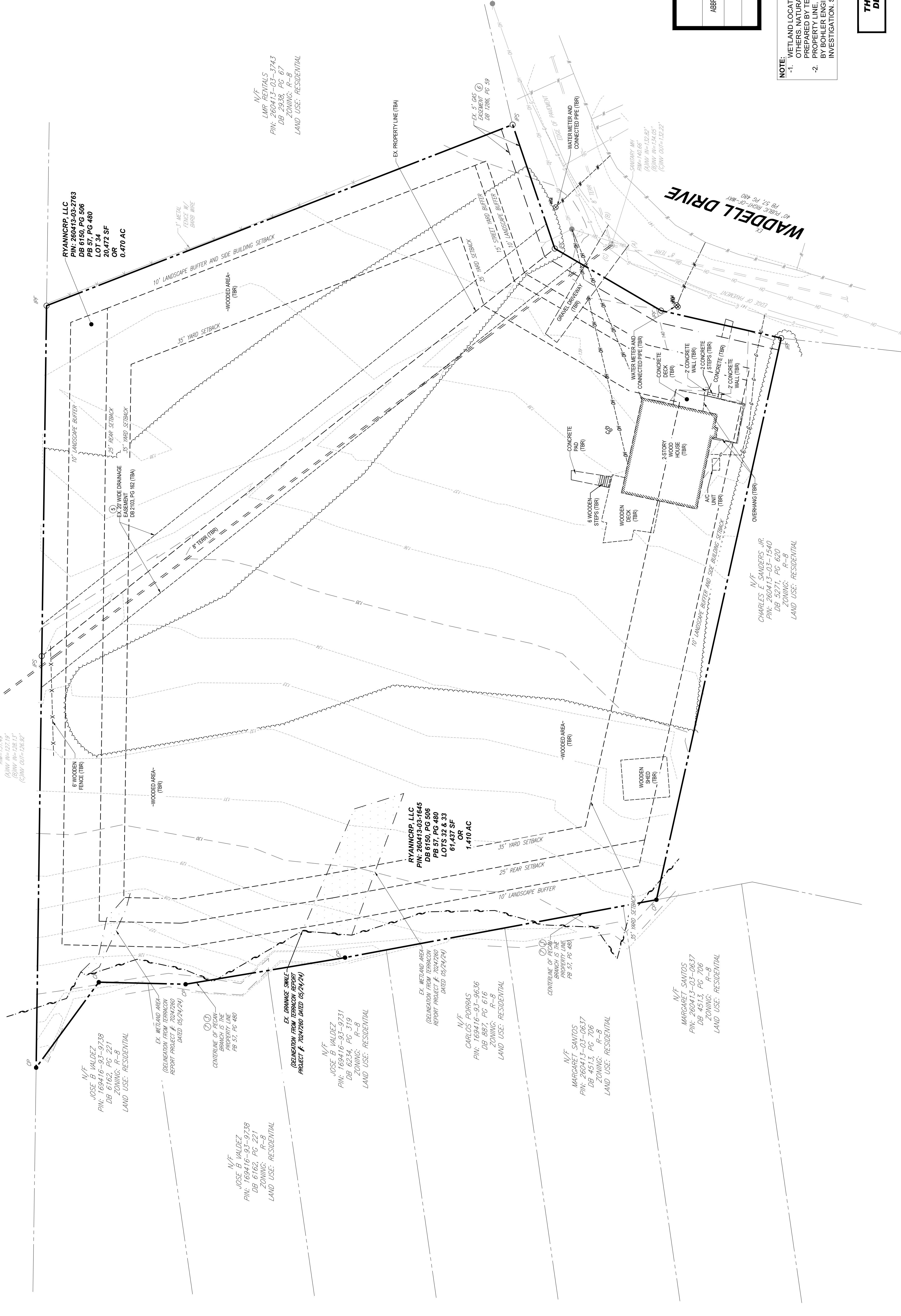
N/F
MARGARET SANTOS
PIN: 260413-03-0637
DB 4513, PG 706
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
CHARLES E SANDERS JR
PIN: 260413-03-1540
DB 3854, PG 20
ZONING: R-8
LAND USE: RESIDENTIAL

RYANCRP, LLC
PIN: 260413-03-3743
DB 6150, PG 506
PB 57, PG 480
LOT 34
20,472 SF
OR
0.470 AC

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

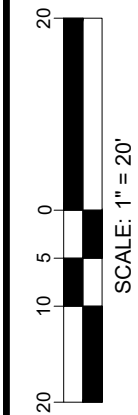
RYANCRP, LLC
PIN: 260413-03-1645
DB 6150, PG 506
PB 57, PG 480
LOTS 32 & 33
61,437 SF
OR
1.410 AC



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

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 TERRACON AND DATED: APRIL 11, 2024
INVESTIGATION: SURVEY DATA PUBLISHED: APRIL 11, 2024

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY



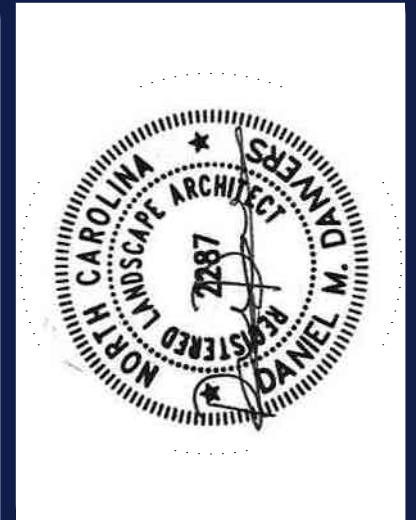
REV	DATE	COMMENT
1	06/06/24	MSUP UPDATE

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCB24002140A
DRAWN BY: DB/AV/SH
CHECKED BY: GTR/ESK
CAD ID.: P-CIVL-EXST

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

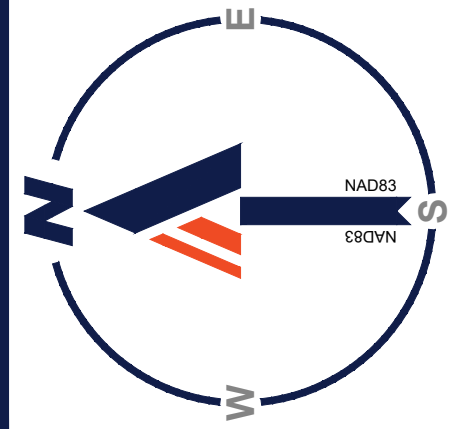


SHEET TITLE: **EXISTING CONDITIONS/ DEMOLITION PLAN**

SHEET NUMBER: **C-201**

REVISION 1 - 09/06/24

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



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

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

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

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

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

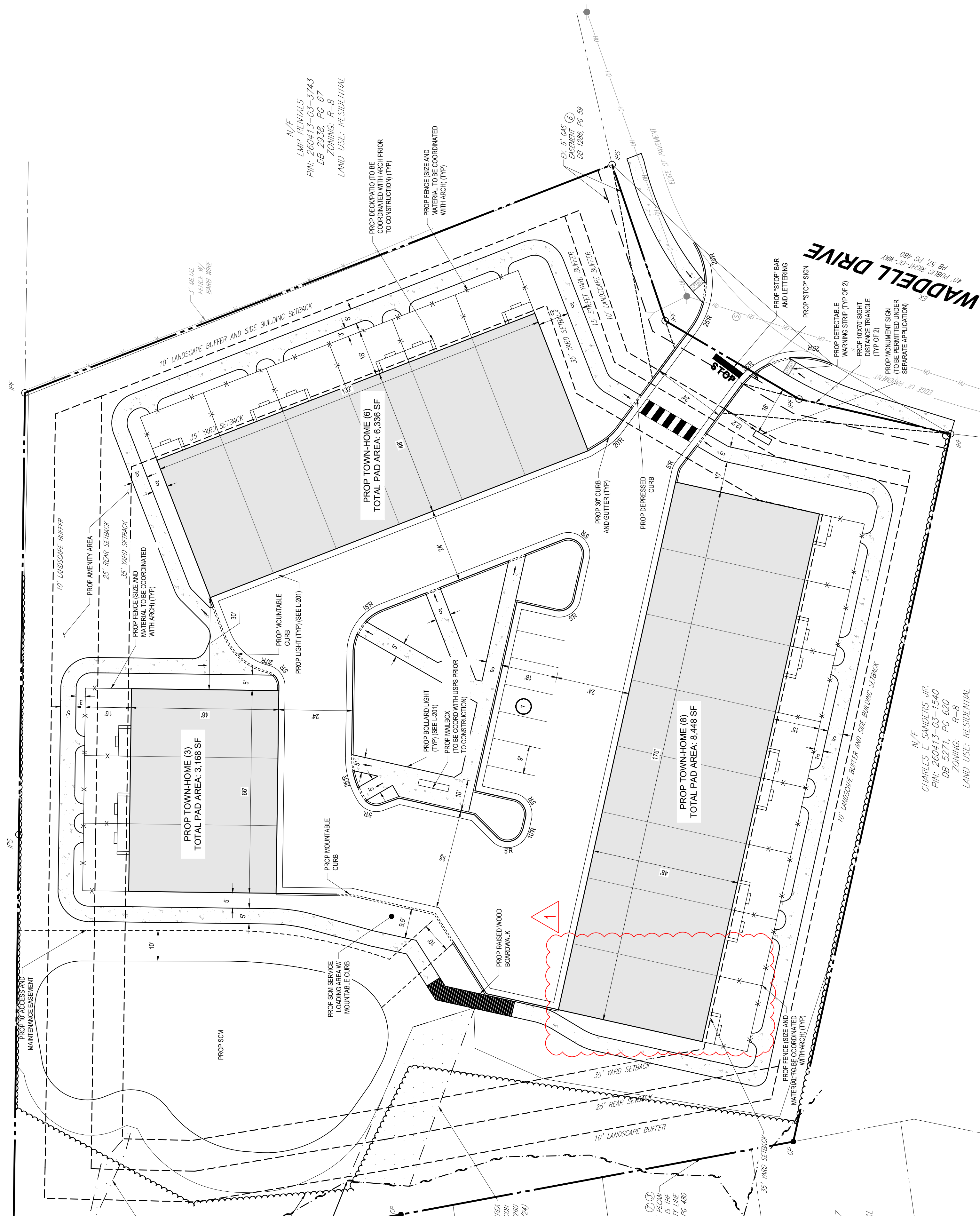
N/F
 CARLOS FORRAS
 PIN: 169416-93-9636
 DB 6234, PG 319
 ZONING: R-8
 LAND USE: RESIDENTIAL

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

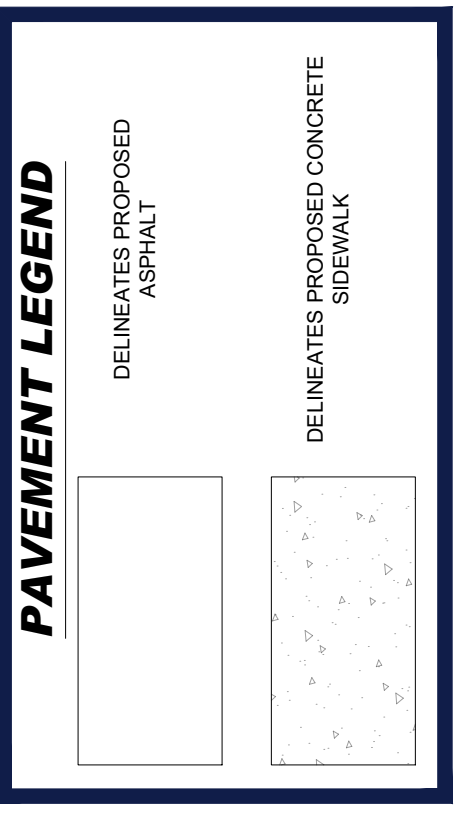
N/F
 MARGARET SANTOS
 PIN: 260413-03-0637
 DB 4513, PG 706
 ZONING: R-8
 LAND USE: RESIDENTIAL

N/F
 CHARLES E SANDERS JR
 PIN: 260413-03-1540
 DB 3023, PG 394
 ZONING: R-8
 LAND USE: RESIDENTIAL

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



SITE DATA TABLE	
ADDRESS	W WADDELL DR, SMITHFIELD, NC 27577
NC PIN	260413-03-1645, 260413-03-2763
AREA (SF)	81,893 (1.88 AC)
ZONING	R-8
WETLANDS	PRESENT (SEE C-201)
EX LAND USE	RESIDENTIAL
PROP LAND USE	RESIDENTIAL
BUILDING DATA	
TYPE OF BUILDING	TOWN-HOME
MAX ALLOWABLE HEIGHT	35'-0"
PROP HEIGHT	28'-3"
MIN BUILDING SEPARATION	30'-0"
AREA PER TOWN-HOME FOOTPRINT (SF)	1,656
TOTAL BUILDING FOOTPRINT AREA (SF)	16,896
PROP UNITS	17
HEATED AREA PER UNIT (SF)	1,497
BEDROOMS PER UNIT	3
REQUIRED BUILDING SETBACKS	
FRONT	30'-0"
REAR	25'-0"
SIDE	10'-0"
REQUIRED LANDSCAPE BUFFER	
FRONT	10'-0"
SIDE	10'-0"
REAR	10'-0"
PARKING	
REQUIRED PARKING (3 BED)	2 SPACES PER UNIT (16X2 = 32 SPACES)
PROP PARKING	39 SPACES
IMPERVIOUS	
IMPERVIOUS AREA (SF)	38,710
IMPERVIOUS PERCENTAGE	54%



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 20'

BOHLER ENGINEERING NC, PLLC
 LAND SURVEYING
 PROGRAM ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

SITE CIVIL AND CONSULTING ENGINEERING

REVISIONS		
REV	DATE	COMMENT
1	06/06/24	MSUP UPDATE

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

PROJECT No.: NCE2402143A
 DRAWN BY: DB/AWB
 CHECKED BY: CTR/SG
 CAD ID.: 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
 MODELS #11522

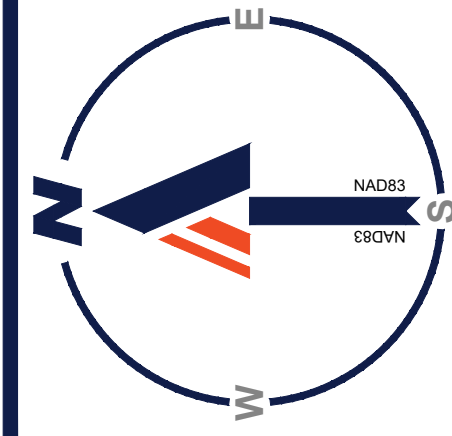
4130 PARKLAKE AVENUE, SUITE 200
 RALEIGH, NC 27612
 Phone: (919) 678-9000
 NC@BohlerEng.com



SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-301

REVISION 1 - 09/06/24



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
LMP RENTALS
PIN: 260413-03-3743
DB 3073, PG 394
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

EX. METLAND AREA
(DELIMITATION FROM TERRACON
REPORT PROJECT # 1624280
DATED 05/24/24)
CP

EX. DRAINAGE SWALE
(DELIMITATION FROM TERRACON REPORT
PROJECT # 1624280 DATED 05/24/24)
CP

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

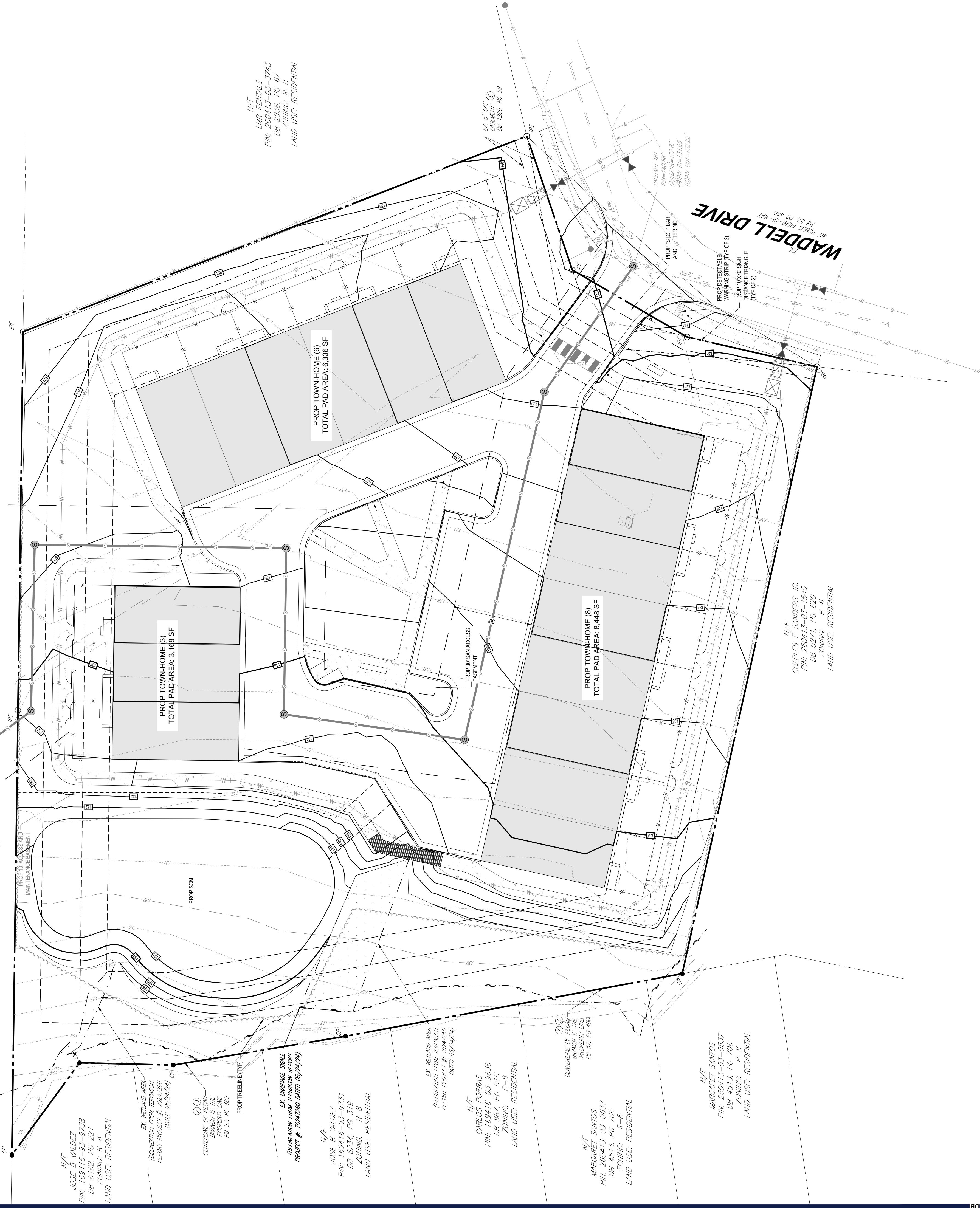
EX. METLAND AREA
(DELIMITATION FROM TERRACON
REPORT PROJECT # 1624280
DATED 05/24/24)
CP

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

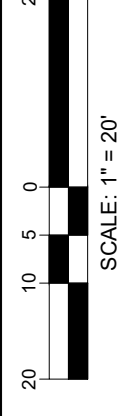
N/F
MARGARET SANTOS
PIN: 169416-93-9637
DB 6513, PG 706
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
MARGARET SANTOS
PIN: 169416-93-9637
DB 6513, PG 706
ZONING: R-8
LAND USE: RESIDENTIAL

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



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



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

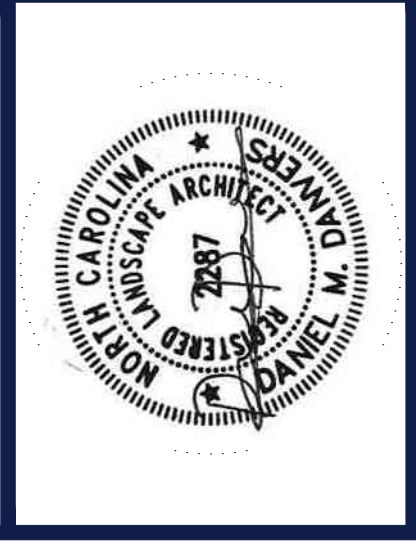
REV	DATE	COMMENT	AW/DB	DD
1	08/06/24	MSUP UPDATE		

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
REVIEW AND APPROVAL OF THIS PLAN SHALL BE CONSIDERED A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE

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

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



SHEET TITLE: **GRADING AND DRAINAGE PLAN**
SHEET NUMBER: **C-401**
REVISION 1 - 09/06/24



N/F
ARMY INVESTMENT
PROPERTIES, LLC
PIN: 260413-03-4918
DB: 3023, 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: 169416-93-9731
DB: 6204, PG 219
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
CARLOS FORRAS
PIN: 260413-03-0636
DB: 887, PG 616
ZONING: R-8
LAND USE: RESIDENTIAL

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

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

N/F
CHARLES E SANDERS, JR.
PIN: 260413-03-0640
DB: 821, PG 620
ZONING: R-8
LAND USE: RESIDENTIAL

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

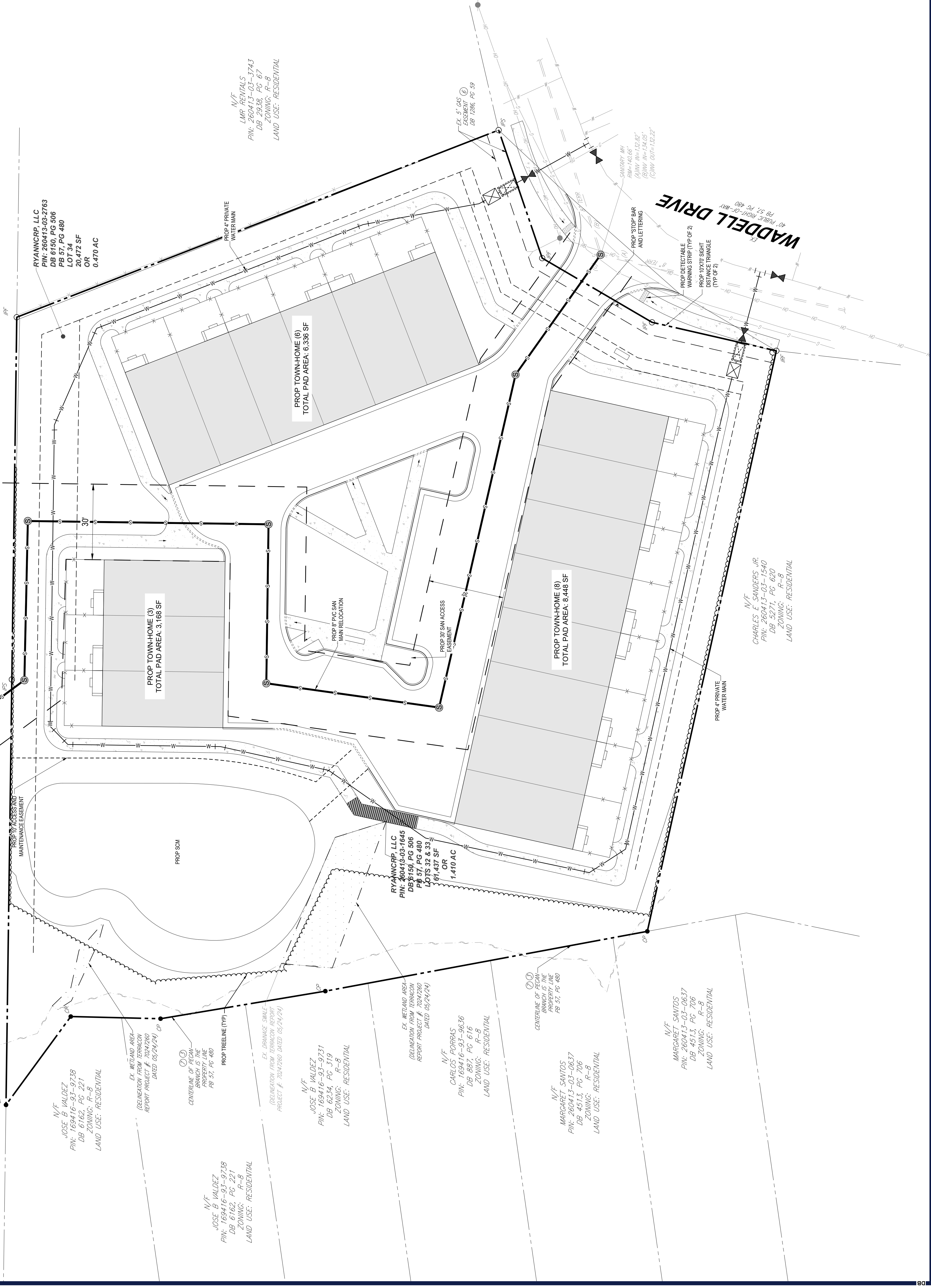
PROP TOWN-HOME (3)
TOTAL PAD AREA: 3,168 SF

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

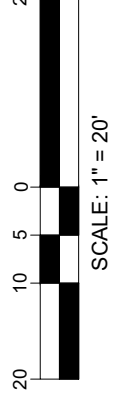
PROP TOWN-HOME (8)
TOTAL PAD AREA: 6,448 SF

RYANICORP, LLC
PIN: 260413-03-1645
DB: 3150, PG 506
PB 57, PG 480
LOTS 32 & 33
91,437 SF
OR
1.410 AC

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



THIS PLAN TO BE UTILIZED FOR
UTILITIES PURPOSES ONLY



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

REV	DATE	COMMENT	AW/DB	DD
1	08/06/24	MSUP UPDATE		

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

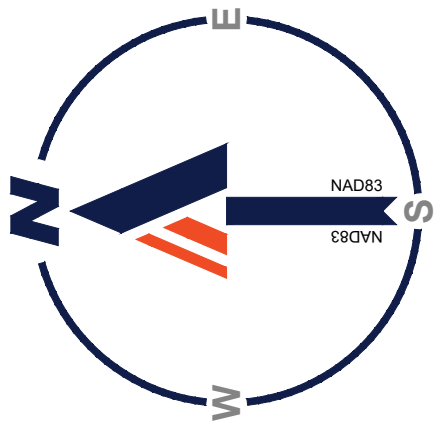
ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL
REVIEW AND APPROVAL OF THIS PLAN SHALL BE LIMITED TO THE PROJECT AND THE INFORMATION PROVIDED HEREON. THE REVIEWER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE REVIEWER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

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

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



SHEET TITLE: **UTILITY PLAN**
SHEET NUMBER: **C-501**
REVISION 1 - 09/06/24



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

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

N/F
CARLOS PORRAS
PIN: 169416-93-9636
DB 687, PG 616
ZONING: R-8
LAND USE: RESIDENTIAL

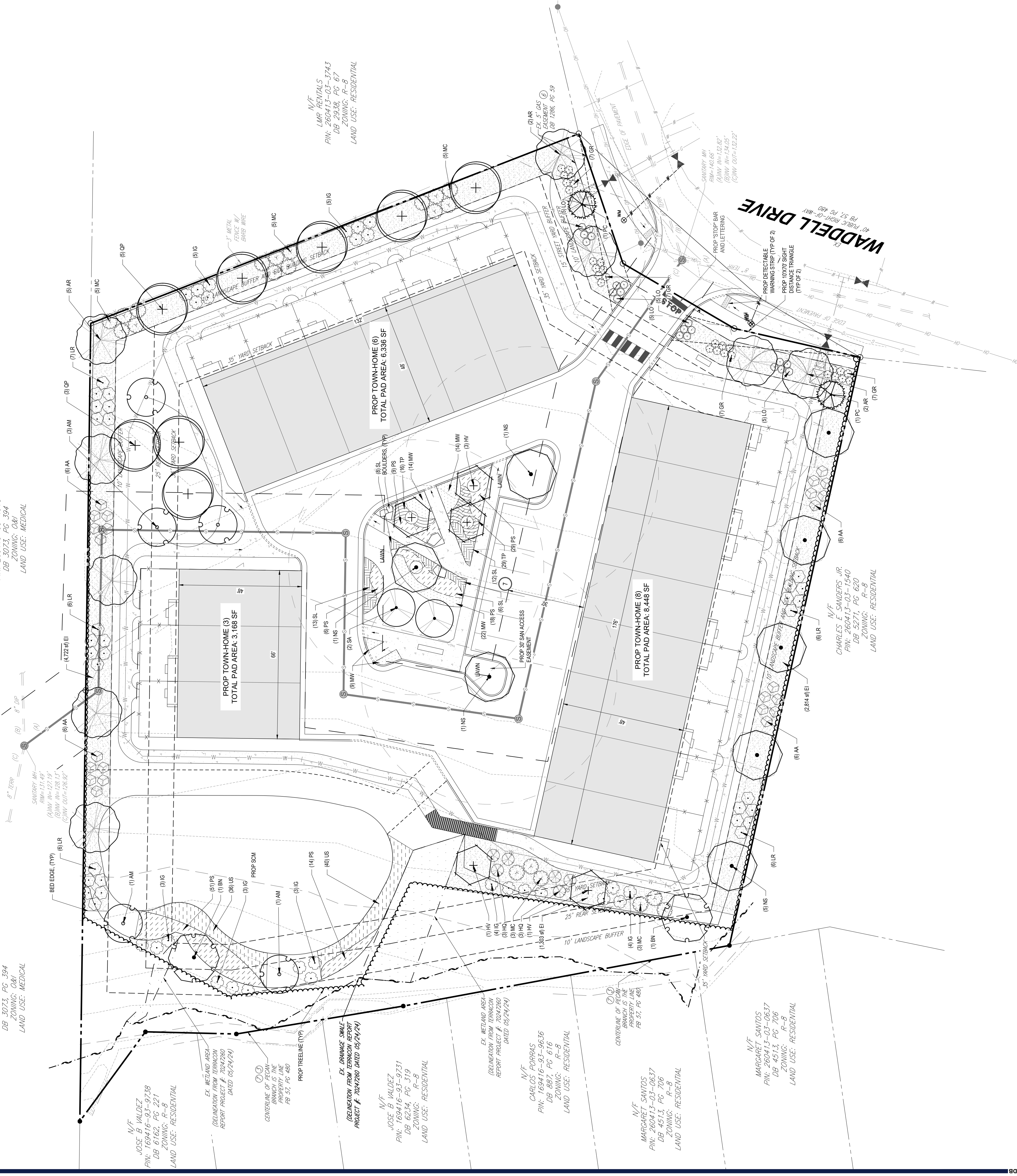
N/F
MARGARET SAMIOS
PIN: 260413-03-1540
DB 5271, PG 620
ZONING: R-8
LAND USE: RESIDENTIAL

N/F
MARGARET SAMIOS
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

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

N/F
LMR RENTALS
PIN: 260413-03-3743
DB 3073, PG 394
ZONING: R-8
LAND USE: RESIDENTIAL



LANDSCAPE COMPLIANCE CHART

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

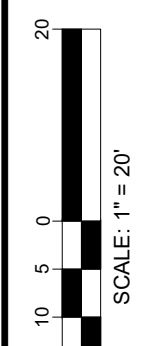
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AR	9	ASTERIDIUM	CANOPY TREES	7 CAL	888
BR	2	REINWARDIA		7 CAL	888
SR	2	SEBASTIA		7 CAL	888
OP	3	QUERCUS PHELLOS		7 CAL	888
FC	2	PRUNUS CAROLINIANA	EVERGREEN TREES	7 CAL	888
AM	3	AMELANCHIER	UNDERSTORY TREES	7 CAL	888
SA	2	STRALA AMERICANA		7 CAL	888
HQ	6	HORNWATER	SHRUBS	3 FT.	CONTAINER
IA	35	IMBERBERRY	BUFFER SHRUBS	3 FT.	CONTAINER
GA	27	GAULDERIA		3 FT.	CONTAINER
LO	20	LOPETALUM		3 FT.	CONTAINER
UR	21	URTIICA		3 FT.	CONTAINER
MC	21	MICHAELIA		3 FT.	CONTAINER
OR	10	ORNAMENTAL GRASSES		1 GAL	CONTAINER
PS	10	PANICUM VIRGATUM		1 GAL	CONTAINER
TL	45	TRIBEAS FLAVUS		1 GAL	CONTAINER
US	76	UNDA PANDULATA		1 GAL	CONTAINER
B	8888 SF	ERNEST SAUNDERS JUNIOR	SEED MIXES		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.
- LAWN AREAS SHALL BE SEED 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.
- ALL TREES SHALL TRUNK FULL HEAD, AND MEET ALL REQUIREMENTS SPECIFIED.
- AFTER INSTALLATION, ALL TREES SHALL BE STAKED AS SHOWN IN THE DETAILS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. LOCATIONS OF ALL UTILITIES SHALL BE INDICATED BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT PRIOR TO THE LOCATION OF UTILITY LINES ADJACENT TO THE WORK AREA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITY LINES ADJACENT TO THE WORK AREA. ALL DAMAGE TO UTILITIES, STRUCTURES, SITE OR CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE OR CONSTRUCTION SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE DELIVERING 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 ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED PRIOR TO SUBSTANTIAL COMPLETION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES AND SIZE WITHIN THE SAME STANDARDS AS SPECIFIED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR PLANT MATERIAL.
- WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A MULCH. MULCH SHALL BE 2" DEEP AND SHALL BE MADE FROM A LOCAL MULCH SOURCE FURNISHED IN A SUSTAINABLE MANNER.
- ALL LANDSCAPING SHALL AVOID CONFLICT WITH UNDERGROUND STORMWATER MANAGEMENT MEASURES.
- ALL TRANSFORMERS AND AIR HANDLERS TO BE SCREENED WITH SHAMROCK, IMBERBERRY HOLLY AND DWARF BURFORD HOLLY. VARIETAL SPECIES BETWEEN DIFFERENT UNITS.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



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

REVISIONS

REV	DATE	COMMENT
1	04/06/24	MSUP UPDATE

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

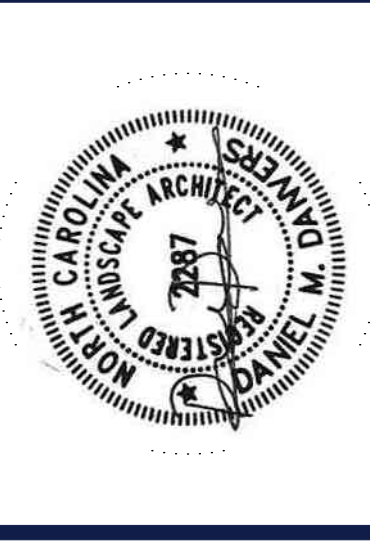
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT NO.: NCB24002-13A
DRAWN BY: DB/AM/SH
CHECKED BY: OTR/SCD
CAD ID.: P-2014-1SCP

PROP. SITE PLAN DOCUMENTS
FOR

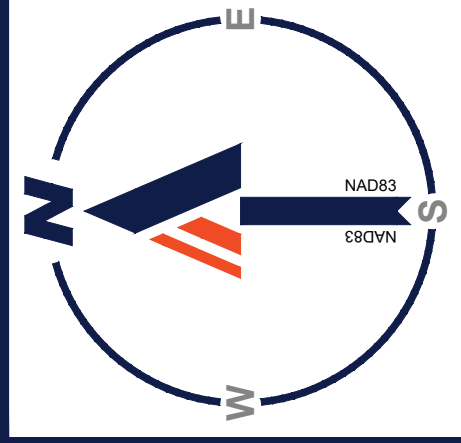
SHOVEL READY JOHNSON, INC.
HERITAGE TOWNES AT WADDELL
19 AND 21 WADDELL DR
SMITHFIELD, NC 27577
JOHNSTON COUNTY

BOHLER ENGINEERING NC, PLLC
BOHLER ENGINEERING NC, PLLC
1102 S. W. 11TH ST.
RALEIGH, NC 27612
Phone: (919) 678-9000
NC@BohlerEng.com



LANDSCAPE PLAN

SHEET NUMBER: **L-101**
REVISION 1 - 09/06/24



LIGHTING SCHEDULE			
SYMBOL	QTY.	LABEL	ARRANGEMENT
A	14	RAB02600	SINGLE
B	20	B30-8R-10L3K	SINGLE
			MOUNTING HEIGHT REFER TO ARCH DRAWINGS
			3'

LIGHTING NOTES:

1. 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.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH BAY LUMINAIRES, 0.85 FOR ALL OTHER LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THE PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC FOOTCANDLE. ANY NON ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THE PLAN ARE IN FOOTCANDLES.
4. 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.
5. 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 AND APPROPRIATE CORRECTIONS ARE MADE. SUCH AS: LIGHT SOURCE, FIXTURE, MOUNTING HEIGHT, MOUNTING DISTANCE, TOLERANCES, WEATHER CONDITIONS, ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. 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. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND ADJUSTING TO ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNERS ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE UTILITIES OR OTHER STRUCTURES.
8. 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.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, LOCAL ELECTRICAL CODES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. 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. 12-168.
11. UPON OWNERS ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, TO INCLUDE BUT NOT LIMITED TO, THE REPLACEMENT OF LAMP(S), ELECTRICAL 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

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

REVISIONS		
REV	DATE	COMMENT
1	08/06/24	MSUP UPDATE
		AW/DB
		DD

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 THE PROPERTY OF BOHLER ENGINEERING NC, PLLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE CONTRACT DOCUMENTS UNLESS INDICATED OTHERWISE.

PROJECT No.: NCB24002-USA
DRAWN BY: DB/AM/SH
CHECKED BY: GTR/SC/PL
SCALE: AS SHOWN
CAD ID.: P-CV/LIGHT

FOR

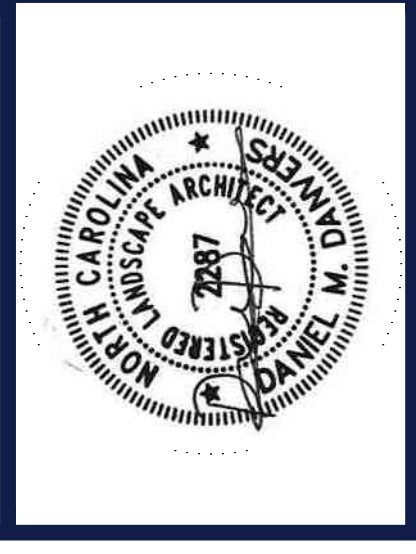
PROP. SITE PLAN DOCUMENTS

FOR

SHOVEL READY JOHNSON, INC.

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

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



SHEET TITLE: **LIGHTING PLAN**

SHEET NUMBER: **L-201**

REVISION 1 - 09/06/24

Heritage Townes SUP



File Number:
SUP-24-02

Project Name:
Heritage Townes
at Waddell SUP

Location:
19 and 21
Waddell Dr

Tax ID#:
15005023
15005022
15005022A

Existing Zoning:
R-8

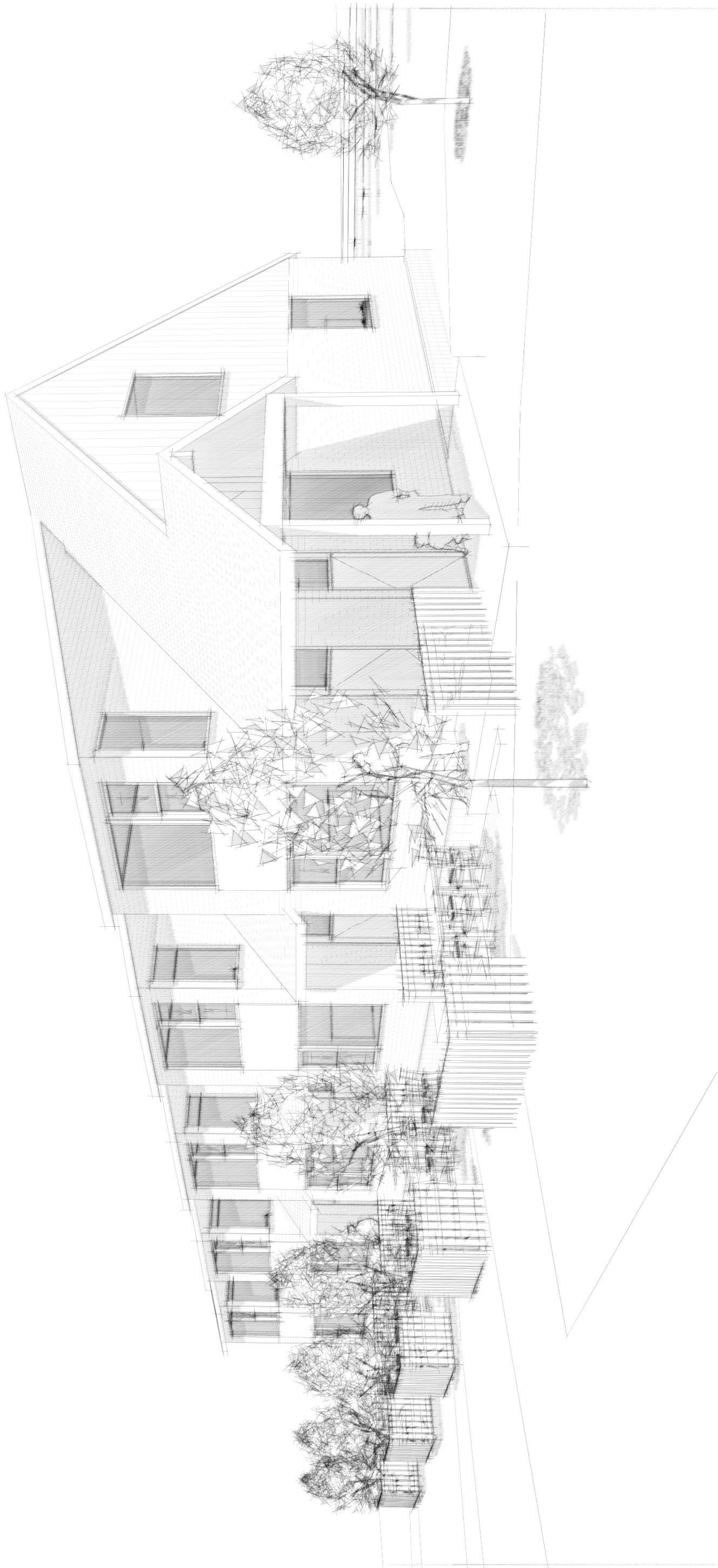
Owner:
Heritage Townes at
Waddell, Inc

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



1 in = 62 ft

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



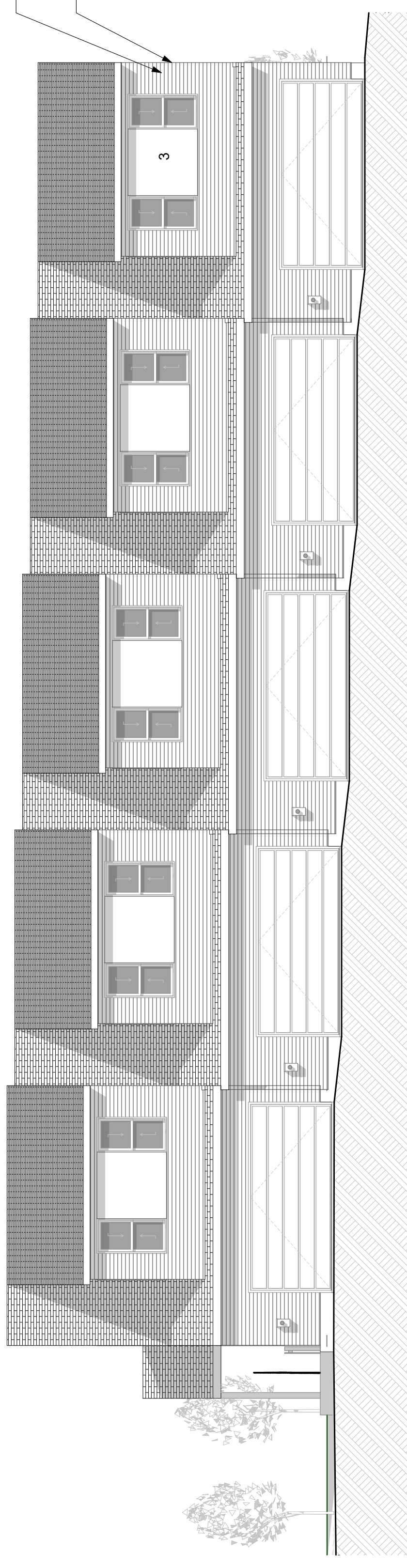
elevation key notes

- 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



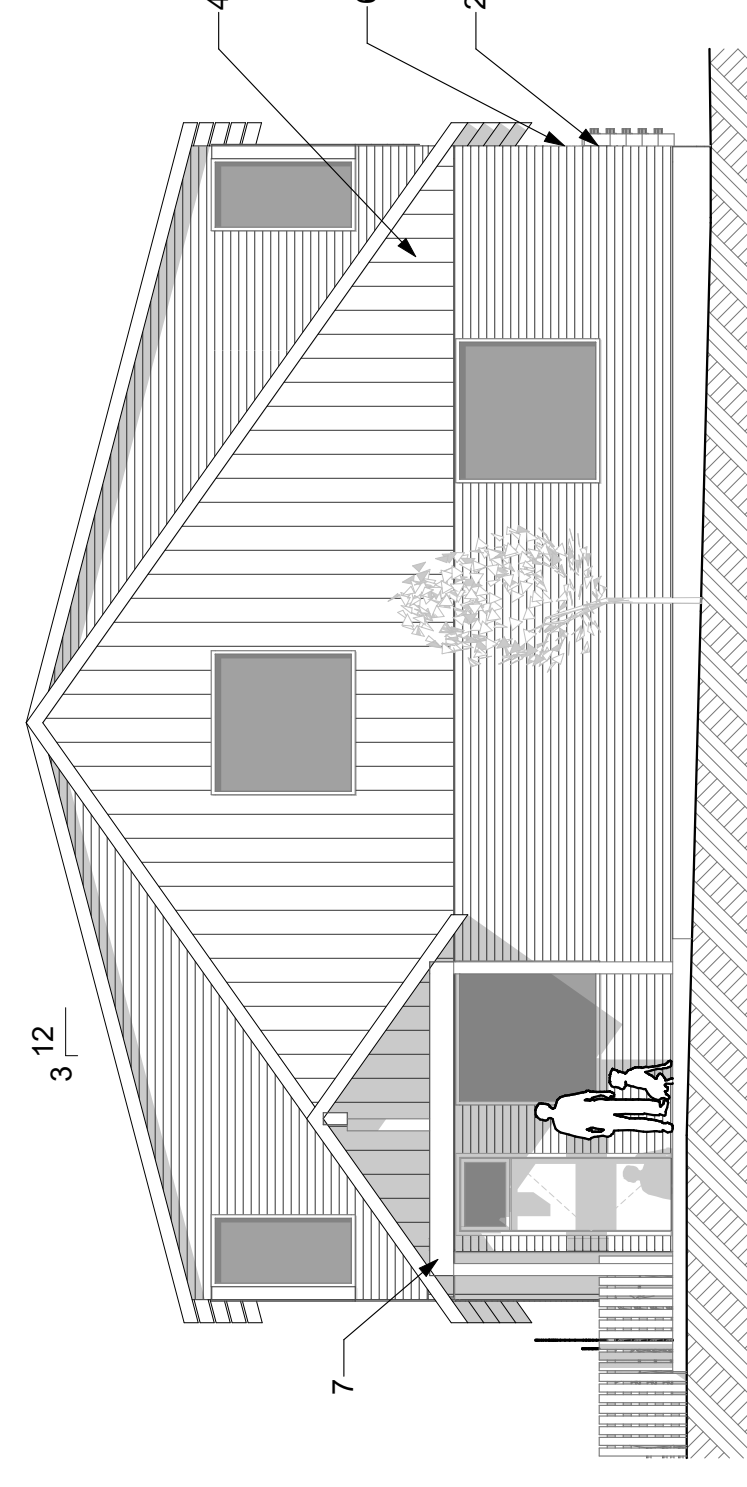
1 exterior elevation - pedestrian side

A2.01 SCALE: 1/8" = 1'-0"



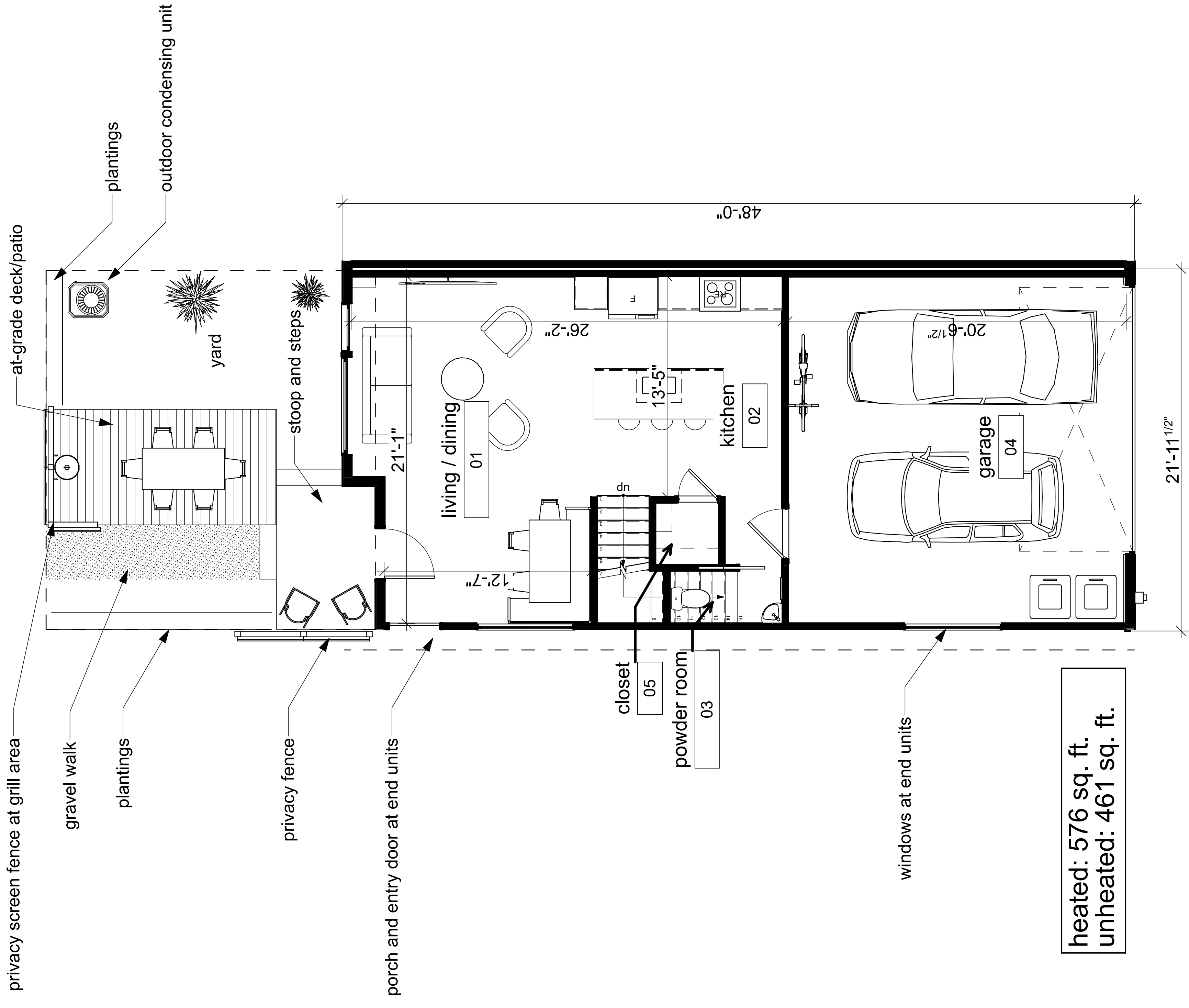
2 exterior elevation - car side

A2.01 SCALE: 1/8" = 1'-0"



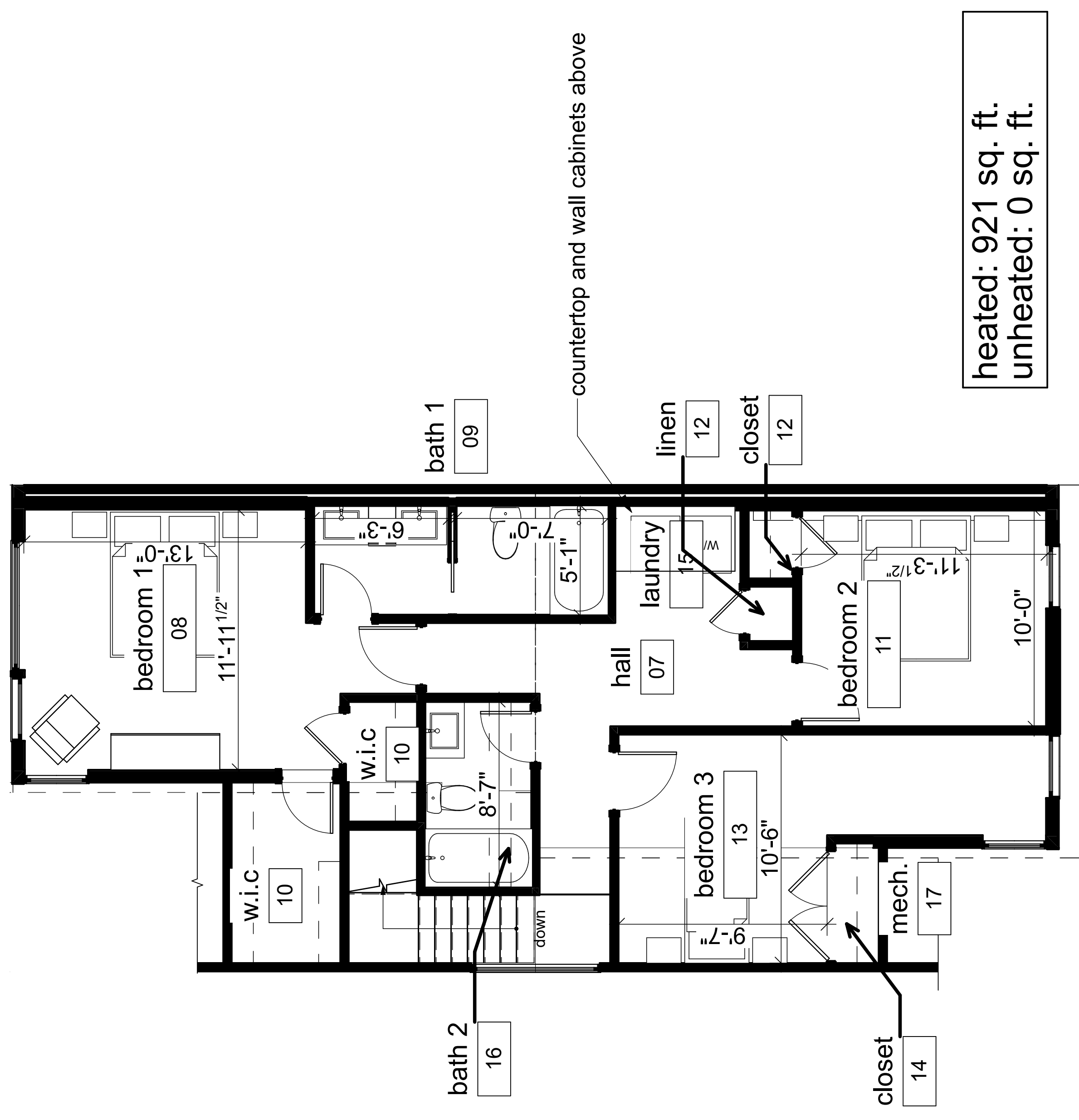
3 exterior elevation - end unit

A2.01 SCALE: 1/8" = 1'-0"



first floor plan

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



second floor plan

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

DRAFT FLOOR PLAN FOR
CONCEPTUAL CONSIDERATION
ONLY. SUBJECT TO REVISIONS

Heritage Townes at Waddell

19 W Waddell Dr
Smithfield, NC 27577

CENTER
STUDIO
ARCHITECTURE

www.centerstudioarchitecture.com
downtown durham, nc 919.686.2700

floor plan **SD0.1**

date 6/25/24

SUP-24-02 Waddell Townes Adjacent List

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



Request for Town Council Action

Business Item: ANX-24-02
Date: 12/17/24

Subject: Contiguous Annexation Petition
Department: Planning & Administration
Presented by: Planning Director - Stephen Wensman
Presentation: Business Item

Issue Statement

Smithfield Growth LLC has submitted a petition to voluntarily annex 85.85 acres to the Town of Smithfield.

Financial Impact

The annexation will bring the Local 70 development project into the corporate limits adding to the town's tax base.

Action Needed

The Town Council is asked adopt Resolution No. 761 (22-2024) directing the Town Clerk to investigate the sufficiency of the annexation petition.

Recommendation

Adopt Resolution No. 761 (22-2024)

Approved: Town Manager Town Attorney

Attachments:

1. Staff Report
2. Annexation Petition
3. Annexation plat/survey
4. Resolution No. 761 (22-2024)



Staff Report

Business ANX-24-02
Item
Date: 12/17/24

Smithfield Growth LLC has submitted a petition to voluntarily annex 85.85 acres to the Town of Smithfield, Johnston County Tax ID#14057011Y, in conjunction with its development of the property into the Local 70 Residential Development consisting of 209 detached single-family residential lots, 94 attached single-family townhouses and 324 apartment units in the Local 70 PUD Conditional District. The future development will include new public streets, sidewalks, trails, water and sewer lines, electrical service and a pump station.

The property to be annexed is part of the larger Local 70 PUD Conditional District that includes future commercial/industrial uses that are not proposed for development or annexation at this time (north and east of M. Durwood Stephenson Parkway).

Per NCGS 160A-31 the first step towards annexation is the Council must pass a resolution directing the Town Clerk to investigate the sufficiency of the petition.

NCGS 160A-31

(c) Upon receipt of the petition, the municipal governing board shall cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation. For petitions received under subsection (b1) or (j) of this section, the clerk shall receive the evidence provided under subsection (l) of this section before certifying the sufficiency of the petition. Upon receipt of the certification, the municipal governing board shall fix a date for a public hearing on the question of annexation, and shall cause notice of the public hearing to be published once in a newspaper having general circulation in the municipality at least 10 days prior to the date of the public hearing; provided, if there be no such paper, the governing board shall have notices posted in three or more public places within the area to be annexed and three or more public places within the municipality.

(d) At the public hearing persons resident or owning property in the area described in the petition and persons resident or owning property in the municipality shall be given an opportunity to be heard. The governing board shall then determine whether the petition meets the requirements of this section. Upon a finding that the petition that was not submitted under subsection (b1) or (j) of this section meets the requirements of this section, the governing board shall have authority to pass an ordinance annexing the territory described in the petition. The governing board shall have authority to make the annexing ordinance effective immediately or on the June 30 after the date of the passage of the ordinance or the June 30 of the following year after the date of passage of the ordinance.

(d1) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d2) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.



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

Annexation Petition
 Submittal Checklist

<p>Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:</p>			
<input type="checkbox"/>	<p>Electronic Word document of the written metes and bounds must be e-mailed to: Stephen.Wensman@smithfield-nc.com or Mark.Helmer@smithfield-nc.com.</p>		
<input type="checkbox"/>	<p>Boundary Survey to be recorded upon approval or an existing recorded plat showing the above written metes and bounds description of the property to be annexed. This document must be submitted electronically in .pdf format.</p>		
<input type="checkbox"/>	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"> <p>Copy of Approved Preliminary Site Plan or Final Site Plan showing Town Permit number (Z-__-__, etc.) or</p> </td> <td style="width: 50%;"> <p>Copy of Subdivision Plat submitted for lot recording approval with Town file number (S-__-__, etc.)</p> </td> </tr> </table>	<p>Copy of Approved Preliminary Site Plan or Final Site Plan showing Town Permit number (Z-__-__, etc.) or</p>	<p>Copy of Subdivision Plat submitted for lot recording approval with Town file number (S-__-__, etc.)</p>
<p>Copy of Approved Preliminary Site Plan or Final Site Plan showing Town Permit number (Z-__-__, etc.) or</p>	<p>Copy of Subdivision Plat submitted for lot recording approval with Town file number (S-__-__, etc.)</p>		
<input type="checkbox"/>	<p>Projected Market Value of Development at build-out (land and improvements).</p>		
<input type="checkbox"/>	<p>General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.</p>		
<input type="checkbox"/>	<p>This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines.</p>		
<p>Required, but often missing information. Please make sure to include the following:</p>			
<input type="checkbox"/>	<p>Correct Parcel Identification Number(s) (PIN). Call Johnston County Geographic Information Services at 919-989-5153, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.</p>		
<input type="checkbox"/>	<p>Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature MUST be filled in!</u></p>		
<input type="checkbox"/>	<p>Corporate Seal for property owned by a corporation.</p>		
<input type="checkbox"/>	<p>Rezoning Application, if the property is currently outside Town of Smithfield.</p>		

Annexation Petition

Submittal Deadlines

Petitions for annexation are accepted by the Town of Smithfield Planning Department at any time. There is no fee required for submittal of an annexation petition. **The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the Town Clerk.**

(The Town of Smithfield reserves the right to make exceptions to this general processing schedule when necessary.)

Summary Information / Metes and Bounds Descriptions

Development Project Name Smithfield Growth, LLC				
Street Address 1600 Colon Rd Sanford, NC 27330				
Town of Smithfield Subdivision approval # (S-_____) or		Building Permit Transaction # _____ or		Site Plan approval # for multi-family (SP-_____)
Johnston County Property Identification Number(s) list below				
P.I.N. 260410-47-7462	P.I.N.	P.I.N.		
P.I.N.	P.I.N.	P.I.N.		
Acreeage of Annexation Site 85.85 +/-		Linear Feet of Public Streets within Annexation Boundaries 0		
Annexation site is requesting Town of Smithfield		<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> and/or Sewer Yes		
Number of proposed dwelling units 627				
Type of Units:	Single Family <u>209</u>	Townhouse <u>94</u>	Condo <u>0</u>	Apartment <u>324</u>
Building Square Footage of Non-Residential Space				
Specific proposed use (office, retail, warehouse, school, etc.)				
Projected market value at build-out (land and improvements) \$				
Person to contact if there are questions about the petition				
Name Corey Mabus				
Address 1600 Colon Rd Sanford, NC 27330				
Phone 910-728-5714		Fax # n/a		Email corey@carolinacommercialnc.com

Annexation Petition

State of North Carolina, County of Johnston, Petition of Annexation of Property to the Town of Smithfield, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application respectfully request the annexation of said property to the Town of Smithfield, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

Contiguous to the present corporate limits of the Town Of Smithfield, North Carolina, or

Not Contiguous to the municipal limits of the Town of Smithfield, North Carolina, not closer to the limits of any other municipality and is located within three miles of the municipal limits of the Town of Smithfield, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967)

Part 2 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 5 day of November, 20 24 by the owners of the property described in Section C.

Owner's Signature(s)
 Signature [Signature] Date 11/15/2024
 Signature _____ Date _____
 Signature _____ Date _____
 Signature _____ Date _____

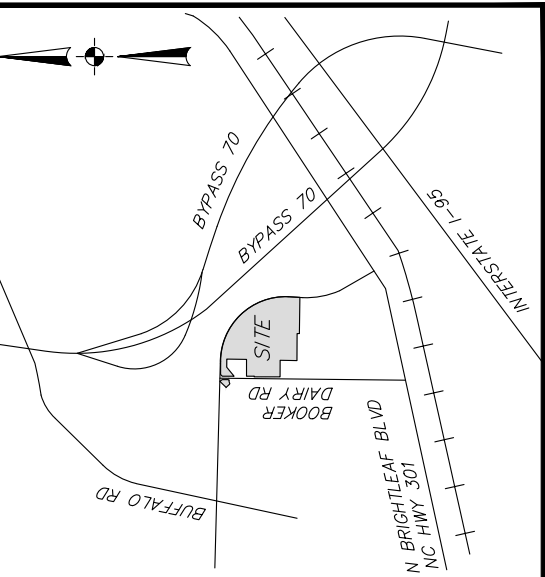
Corporate Seal

Print owner name(s) and information

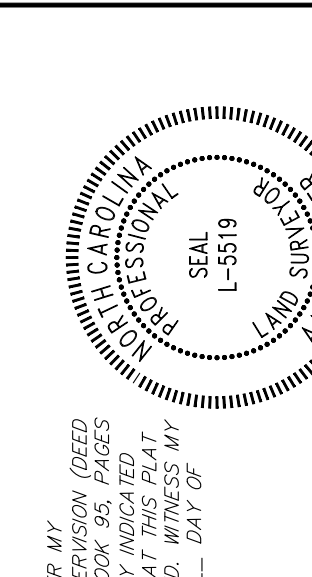
Name W. Carter Keller Phone 919-776-4641
 Address 1600 Colon Road, Sanford, NC 27330
 Name _____ Phone _____
 Address _____
 Name _____ Phone _____
 Address _____
 Name _____ Phone _____
 Address _____

Above signature(s) attested by

Received by the Town of Smithfield, North Carolina, this 6th day of NOVEMBER 20 24, at a Council meeting duly held.
 Signature of Town Clerk _____



VICINITY MAP
NOT TO SCALE



PRELIMINARY

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

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

GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO SHOW THE PROPOSED ANNEXATION OF PROPERTY ID NO. 14057011 INTO THE CITY OF SMITHFIELD.
- 2) SUBJECT PROPERTY ID NO. 14057011; DEED BOOK 6150, PAGE 19 AND PLAT BOOK 95, PAGES 115-116.
- 3) FLOOD CERTIFICATION: A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAIN MAPPING PROGRAM DATED JUNE 20, 2018. SUBJECT TO VERIFICATION BY DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL NO. 322026400K.
- 4) ALL DISTANCES ARE HORIZONTAL DISTANCES UNLESS NOTED OTHERWISE.
- 5) 1/2" IRON RODS SET AT ALL CORNERS, UNLESS OTHERWISE SHOWN OR NOTED.
- 6) METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
- 7) THE PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF MY INSPECTION AND MIGHT OTHERWISE BE DISCLOSED BY AN ATTORNEY'S TITLE OPINION WHICH AS OF DATE SHOWN HEREON HAS NOT BEEN SUPPLIED TO SUMMEY ENGINEERING ASSOCIATES. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY NOT SHOWN HEREON.
- 8) COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NC3200). NAD 83 (2011), AND NAD 88 (GEOID 12B), AND COORDINATES WERE OBTAINED USING THE NCVRS SYSTEM.

ABBREVIATIONS

- EIP = EXISTING IRON PIPE/RW
- EIR = EXISTING IRON ROAD
- IRS = NEW IRON ROAD SET
- R/W = RIGHT OF WAY
- AG = ABOVE GROUND
- BG = BELOW GROUND
- FL = FLUSH WITH GROUND
- RCP = REINFORCED CONCRETE PIPE
- OUT = OUTSIDE OF CITY LIMITS
- IN = PROPOSED INSIDE OF CITY LIMITS

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

PROJECT PUBLIC R/W WIDTH VARS
D.B. 6001, PG. 582 - D.B. 5021, PG. 190

REVIEW OFFICER CERTIFICATION
COUNTY OF JOHNSTON

REVIEW OFFICER OF JOHNSTON COUNTY CERTIFY THAT THIS PLAT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

OWNERSHIP AND DEDICATION

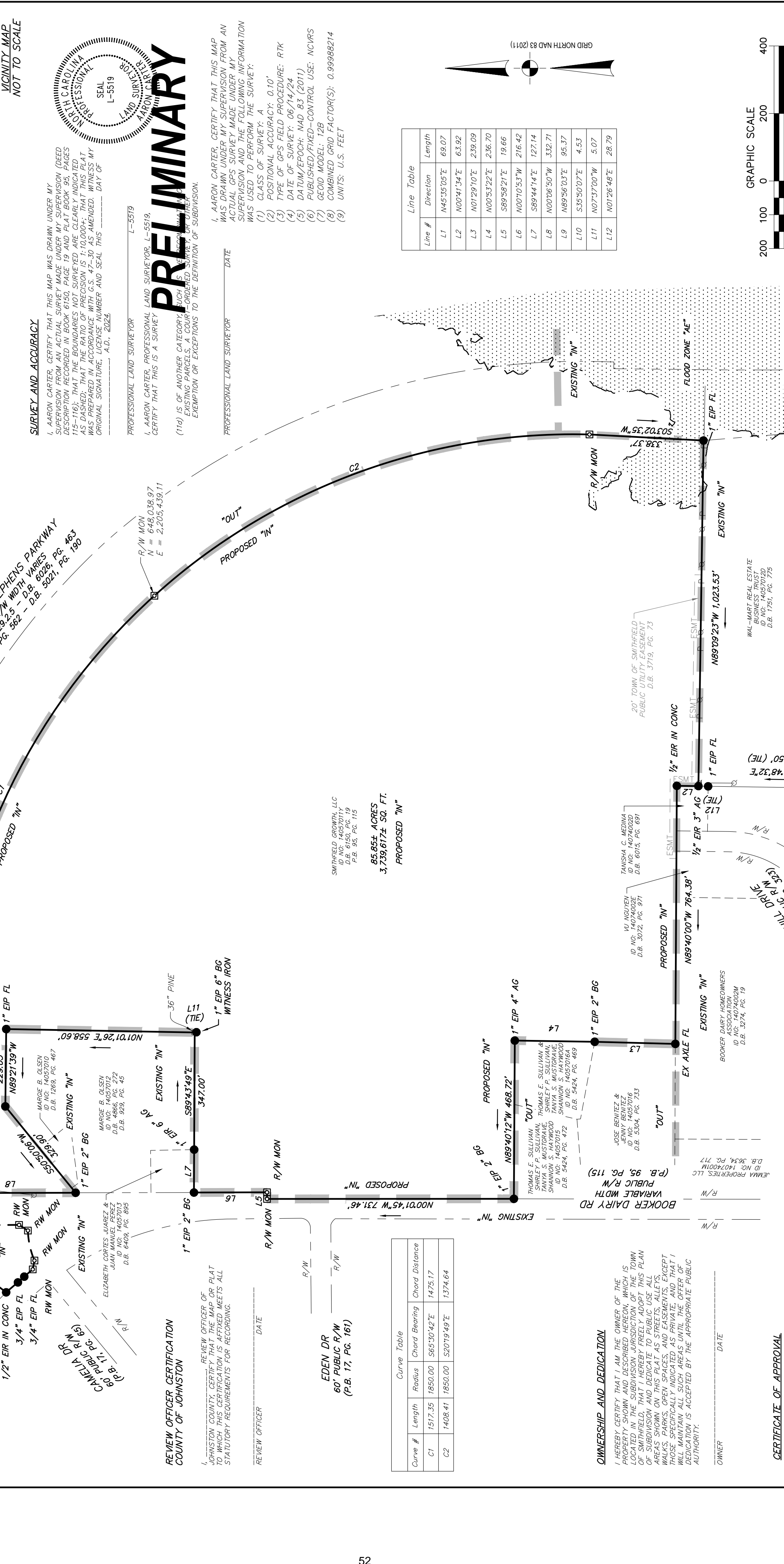
I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF SMITHFIELD, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, THOSE SPECIFICALLY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

OWNER _____ DATE _____

CERTIFICATE OF APPROVAL

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

TOWN CLERK _____ DATE _____
PLANNING DIRECTOR _____ DATE _____



SURVEY AND ACCURACY

I, AARON CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6150, PAGE 19 AND PLAT BOOK 95, PAGES 115-116) AND THAT THE RATIO OF PRECISION IS 1 TO 6000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 2024.

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

(11d) IS OF ANOTHER CATEGORY, SUCH AS REVENUE, SURVEY, OR OTHER EXEMPTION OR EXCEPTIONS TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR _____ DATE _____

Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	1572.35	1850.00	S62°30'42"E	1475.17
C2	1408.41	1850.00	S20°19'49"E	1374.64

Line Table

Line #	Direction	Length
L1	N45°35'05"E	69.07
L2	N00°41'34"E	63.92
L3	N01°29'10"E	239.09
L4	N00°53'22"E	236.70
L5	S89°58'21"E	19.66
L6	N00°10'53"W	216.42
L7	S89°44'14"E	127.14
L8	N00°10'50"W	332.71
L9	N89°56'03"E	95.37
L10	S38°50'07"E	4.53
L11	N07°37'00"W	5.07
L12	N01°26'48"E	28.79

SMITHFIELD GROWTH, LLC
ID NO. 14057011
D.B. 6001, PG. 115
P.B. 95, PG. 115

85.85± ACRES
3,739,617± SQ. FT.
PROPOSED "IN"

SMITHFIELD GROWTH, LLC
ID NO. 14074002
D.B. 3072, PG. 871

VI NGUYEN
ID NO. 14074002
D.B. 6015, PG. 691

TANISHA C. MEDINA
ID NO. 14074002
D.B. 6015, PG. 691

THOMAS E. SULLIVAN, THOMAS F. SULLIVAN & TANYA S. MUSTORANE, SHANNON S. HAYWOOD, TANYA L. MUSTORANE, SHANNON S. HAYWOOD
ID NO. 14057015
D.B. 5424, PG. 472

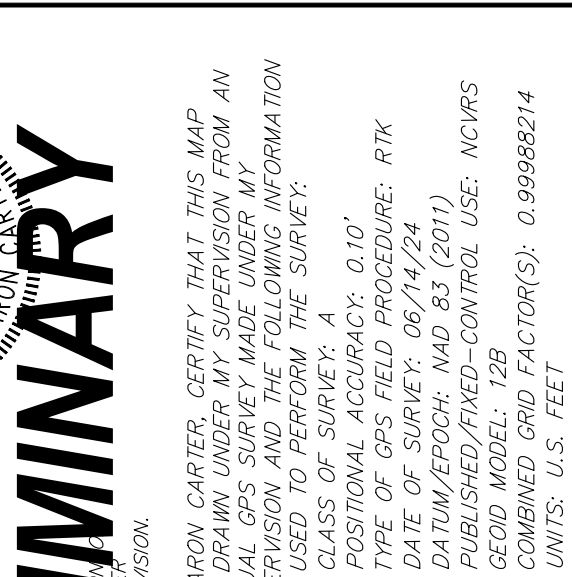
SHANNON S. HAYWOOD
ID NO. 14057016A
D.B. 5424, PG. 469

JOSE BENITEZ & JENNY BENITEZ
ID NO. 14057016
D.B. 3304, PG. 733

EMMA PROPERTIES, LLC
ID NO. 14074001M
D.B. 3634, PG. 717

BOOKER DAIRY HOMEOWNERS ASSOCIATION
ID NO. 14074002M
D.B. 3274, PG. 19

WAL-MART REAL ESTATE SERVICES
ID NO. 14057020
D.B. 1751, PG. 775



ANNEXATION PLAT FOR LOCAL 70 RESIDENTIAL DEVELOPMENT

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

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying

FO Box 968, Asheville, NC 27209
Ph: 336-328-9202, Fx: 336-328-9222, www.summeyengineering.com
NC ENGINEERING & SURVEYING FIRM CERTIFICATE OF AUTHORIZATION: P4338

Scale: 1" = 200'
Date: 11/19/2024
Drawn By: SKM
Checked By: ALC
Job No.: 2201004

LEGEND

- EXISTING IRON PIPE/RW
- NEW 1/2" IRON ROD SET
- COMPUTED POINT (NOT SET)
- UTILITY POLE
- ADJONER LINE
- LINE SURVEYED
- RIGHT OF WAY
- ANNEXATION LINE
- OVERHEAD POWER
- FLOODWAY LINE
- EASEMENT LINE
- ESMT
- FLOOD ZONE "AE"

OWNERSHIP AND DEDICATION

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

OWNER _____ DATE _____

CERTIFICATE OF APPROVAL

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

TOWN CLERK _____ DATE _____
PLANNING DIRECTOR _____ DATE _____

SMITHFIELD GROWTH, LLC
ID NO. 14057011
D.B. 6001, PG. 115
P.B. 95, PG. 115

85.85± ACRES
3,739,617± SQ. FT.
PROPOSED "IN"

SMITHFIELD GROWTH, LLC
ID NO. 14074002
D.B. 3072, PG. 871

VI NGUYEN
ID NO. 14074002
D.B. 6015, PG. 691

TANISHA C. MEDINA
ID NO. 14074002
D.B. 6015, PG. 691

THOMAS E. SULLIVAN, THOMAS F. SULLIVAN & TANYA S. MUSTORANE, SHANNON S. HAYWOOD, TANYA L. MUSTORANE, SHANNON S. HAYWOOD
ID NO. 14057015
D.B. 5424, PG. 472

SHANNON S. HAYWOOD
ID NO. 14057016A
D.B. 5424, PG. 469

JOSE BENITEZ & JENNY BENITEZ
ID NO. 14057016
D.B. 3304, PG. 733

EMMA PROPERTIES, LLC
ID NO. 14074001M
D.B. 3634, PG. 717

BOOKER DAIRY HOMEOWNERS ASSOCIATION
ID NO. 14074002M
D.B. 3274, PG. 19

WAL-MART REAL ESTATE SERVICES
ID NO. 14057020
D.B. 1751, PG. 775

**TOWN OF SMITHFIELD
RESOLUTION NO. 761 (22-2024)
DIRECTING THE CLERK TO INVESTIGATE AN
ANNEXATION PETITION RECEIVED UNDER G.S. 160A-31**

WHEREAS, a petition requesting annexation of an area described in said petition was received on December 17, 2024 by the Smithfield Town Council; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Smithfield deems it advisable to proceed in response to this request for annexation:

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SMITHFIELD THAT:

The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the Town Council the result of her investigation.

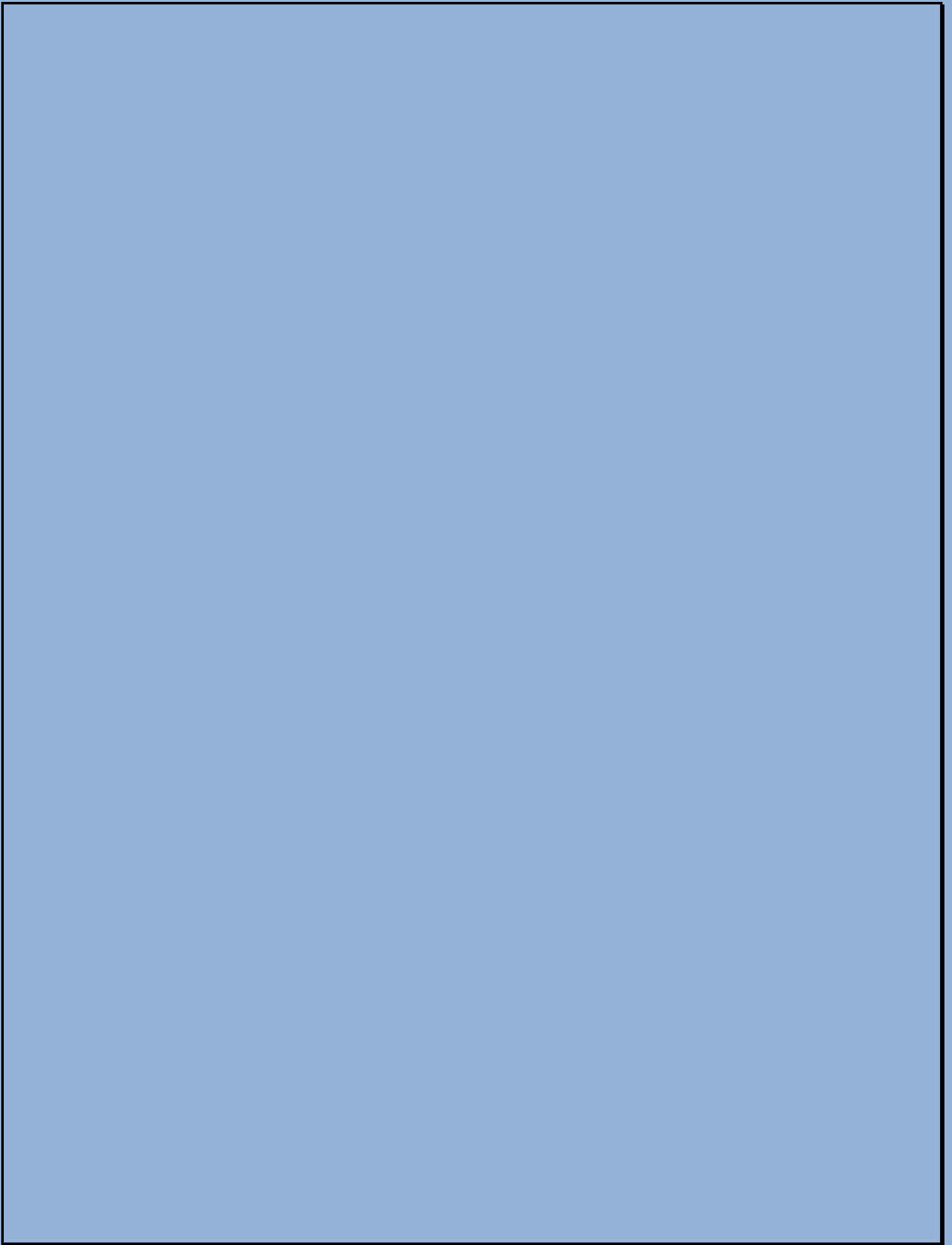
Adopted this the 17th day of December, 2024 in Smithfield, North Carolina.

M. Andy Moore, Mayor

ATTEST:

Elaine S. Andrews, Town Clerk

Public Hearings





Request for Town Council Action

Public S-24-06
Hearing:
Date: 12/17/24

Subject: Local 70 Subdivision (Interim)
Department: Planning Department
Presented by: Planning Director - Stephen Wensman
Presentation: Public Hearing

Issue Statement

Smithfield Growth, LLC is requesting a preliminary subdivision of +/- 85.79 acres of land in the Local 70 PUD Zoning District into 10 properties for land conveyance purposes.

Financial Impact

None

Action Needed

The Town Council is respectfully requested to hold a public hearing and approve, approve with conditions, or deny the subdivision based on the finding of fact for subdivision.

Recommendation

Staff recommend approval of the Local 70 Subdivision without conditions based on the finding of fact for subdivisions.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Draft Finding of Fact
3. Application and Memo
4. Preliminary Plat
5. Adjacent Property Owners



Staff Report

**Public S-24-06
Hearing:
Date: 12/17/24**

REQUEST:

Smithfield Growth LLC is requesting a preliminary subdivision of +/- 85.79 acres of land in the Local 70 PUD Zoning District into 10 properties for land conveyance purposes.

PROPERTY LOCATION:

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

APPLICATION DATA:

Applicant/Owner: Smithfield Growth LLC
 Consultant: Summey Engineering Associates (Sherri Meyers)
 Project Name: Local 70
 Tax ID: 14057011Y
 Acreage: 85.79 acres
 Present Zoning: Local 70 PUD District
 Town/ETJ: ETJ (Town with Annexation)
 Existing Use: Vacant Woods/open field
 Proposed Use: Mixed Use PUD
 Fire District: Smithfield
 School Impacts: Additional households with school-age children
 Parks and Recreation: Fee in lieu to be collected with future development plat
 Water and Sewer Provider: Town of Smithfield
 Electric Provider: Town of Smithfield

ENVIRONMENTAL:

- The plat is for land conveyance purposes and not development, so no there will be no impact to existing 100-year flood plain in the southeast corner of the site.

ADJACENT ZONING AND LAND USES: (SEE ATTACHED MAP)

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

PRELIMINARY PLAT/ANALYSIS:

Overview. The proposed subdivision is an interim subdivision for the purpose of land conveyance. A subsequent residential preliminary plat has been submitted and will likely be reviewed by the Town Council with a public hearing in January 2025 in conformance with the Local 70 PUD Plans. The +/- .88-acre property located to the west of Booker Dairy Road with the Tax ID 14057011X is shown on the plat, but currently exists as a separate lot and will not be changed.

The proposed preliminary plat will create 10 new properties out of the existing property with the Tax ID 14057011Y:

Property No.	Lot Description	Acreage
1	Lot 1	+/- 5.10 acres
2	Lot CD 3A	+/- 15.01 acres
3	Lot CD 3B	+/- 18.87 acres
4	Lot CD 4	+/- 13.01 acres
5	Lot CD 4A	+/- 3.82 acres
6	Lot CD 4B	+/- 9.05 acres
7	Open Space "A"	+/- 1.72 acres
8	Open Space "B"	+/- 16.47 acres
9	Open space "C"	+/- 0.87 acres
10	Environmental Preservation	+/- 1.91 acres

FINDING OF FACT (STAFF OPINION):

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

1. The plat is consistent with the adopted plans and policies of the town; ***The plat is consistent with the adopted comprehensive plan.***
2. The plat complies with all applicable requirements of this ordinance; ***The plan complies with all applicable requirements of this ordinance.***
3. There exists adequate infrastructure (transportation and utilities) to support the plat as proposed. ***There is adequate infrastructure (none required).***
4. The plat will not be detrimental to the use or development of adjacent properties or other neighborhood uses. ***The plat will not be detrimental to the use or development of adjacent properties or other neighborhood uses.***

DRAFT TOWN COUNCIL RECOMMENDATION:

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

RECOMMENDED MOTION:

"move to approve the Local 70 preliminary plat, S-24-06, without conditions based on the finding of fact for subdivisions.

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

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

Request: Smithfield Growth, LLC is requesting approval of a preliminary plat for a 10-parcel subdivision of land for conveyance purposes. The property considered for approval is located south of M. Durwood Stephenson Parkway, primarily east of Booker Dairy Road and north of the Walmart on US 301 North, further identified as Johnston County Tax ID 14057011Y.

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

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

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

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

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

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

Record of Decision:

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

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

1. *(none)*

_____ denied for the noted reasons.

Decision made this 17th day of December 2024 while in regular session.

M. Andy Moore, Mayor

ATTEST:

Elaine Andrews, 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

Final Plat Major Subdivision Application

Development Name **Local 70 Residential Development**

Proposed Use **Land Subdivision for lot conveyance**

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

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

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

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

OWNER/DEVELOPER INFORMATION

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

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

Phone Email Fax

CONSULTANT/CONTACT PERSON FOR PLANS

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

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

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

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

ZONING INFORMATION

Zoning District(s) **COM**

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

Overlay District? Yes No **No**

Inside City Limits? Yes No

FOR OFFICE USE ONLY

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

Final Plat Application

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

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

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

Final plat review submissions shall include:

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

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

STORMWATER INFORMATION

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

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

NUMBER OF LOTS AND DENSITY

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

N/A

N/A

SIGNATURE BLOCK (Applicable to all developments)

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

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

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

Signature  Date 10/4/2024

Signature _____ Date _____

REVIEW FEES

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

FOR OFFICE USE ONLY

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

INFORMATION TO BE PROVIDED ON PRELIMINARY AND FINAL PLATS.

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

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

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

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

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

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

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

Memo: Preliminary Subdivision Plat for Local70

Dear Stephen,

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

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

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

Best Regards,

Smithfield Growth, LLC
Corey Mabus

LEGEND

- ADJOURNER LINE
- LINE SURVEYED
- RIGHT OF WAY
- OVERHEAD POWER
- FLOODWAY LINE
- EASEMENT LINE
- P
- ESMIT

ABBREVIATIONS

- EIP = EXISTING IRON PIPE/R/W
- ES = NEW IRON PIPE SET
- R/W = RIGHT OF WAY
- AG = ABOVE GROUND
- BG = BELOW GROUND
- FL = FLUSH WITH GROUND
- PCP = REINFORCED CONCRETE PIPE

OWNERSHIP AND DEDICATION

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

GENERAL NOTES

- THIS SURVEY IS OF AN EXISTING PARCEL(S) OF LAND AND A TOPOGRAPHICAL SURVEY.
- SUBJECT PROPERTY ID NO. 14057011Y, DEED BOOK 6150, PAGE 19 AND PLAT BOOK 95, PAGES 115-116.
- FLOOD CERTIFICATION: A PORTION OF THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAIN MAPPING PROGRAM DATED JUNE 20, 2018. SUBJECT TO VERIFICATION BY DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL NO. 3220260400K.
- ALL DISTANCES ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
- 1/2" IRON RODS SET AT ALL CORNERS, UNLESS OTHERWISE SHOWN OR NOTED.
- METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
- THE PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF MY INSPECTION AND MIGHT OTHERWISE BE DISCLOSED BY AN ATTORNEY'S TITLE OPINION WHICH AS OF DATE SHOWN HEREON HAS NOT BEEN SUPPLIED TO SUMMEY ENGINEERING ASSOCIATES. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY NOT SHOWN HEREON.
- COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NC3200), NAD 83 (2011), AND NAVD 88 (GEOID 12B), AND COORDINATES WERE OBTAINED USING THE NCARS SYSTEM.
- TOTAL AREA: 86.64± ACRES.
- TOTAL NUMBER OF LOTS: 11 (INCLUDES FUTURE R/W).

SURVEY AND ACCURACY

I, AARON CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6150, PAGE 19 AND PLAT BOOK 95, PAGES 115-116). THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF _____ A.D., 2024.



PRELIMINARY

I, AARON CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 (1) CLASS OF SURVEY: A
 (2) POSITIONAL ACCURACY: 0.10"
 (3) TYPE OF GPS FIELD PROCEDURE: RTK
 (4) DATE OF SURVEY: 06/14/24
 (5) DATUM/EPOCH: NAD 83 (2011)
 (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
 (7) GEOD MODEL: 12B
 (8) COMBINED GRID FACTOR(S): 0.99988214
 (9) UNITS: U.S. FEET

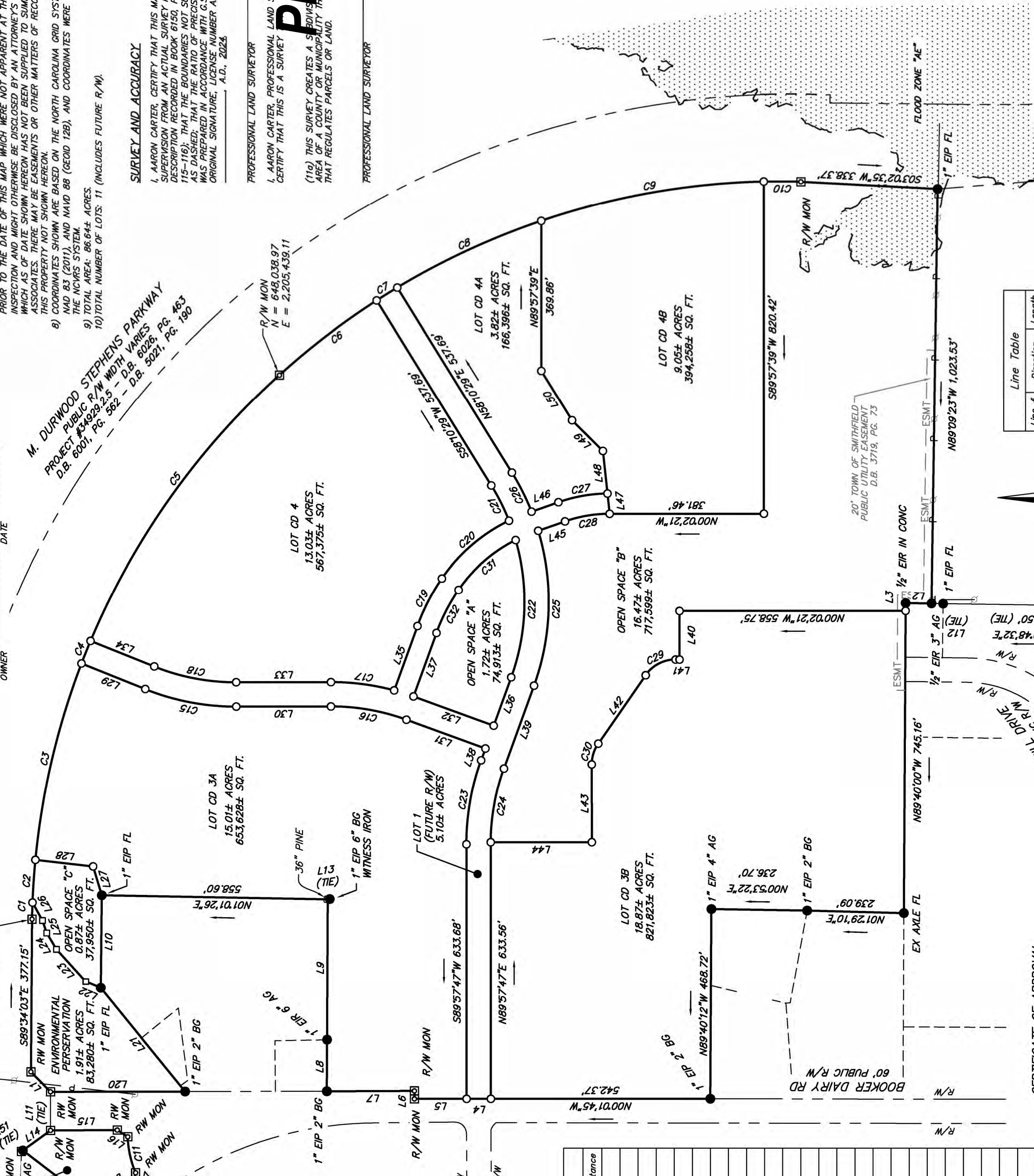
PROFESSIONAL LAND SURVEYOR _____ DATE _____

REVIEW OFFICER CERTIFICATION

I, JOHNSON COUNTY CERTIFY THAT THIS MAP MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER _____ DATE _____

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS SUBDIVISION PLAN HAVE BEEN INSURE BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, THAT THE SUBDIVISION SHOWN ON THIS PLAN COMPLIES IN ALL RESPECTS WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF SMITHFIELD AND THEREFORE, HAS BEEN APPROVED BY THE SMITHFIELD TOWN COUNCIL, SUBJECT TO ITS BEING RECORDED WITHIN (6) MONTHS OF THE BELOW DATE.
 TOWN CLERK _____ DATE _____
 PLANNING DIRECTOR _____ DATE _____

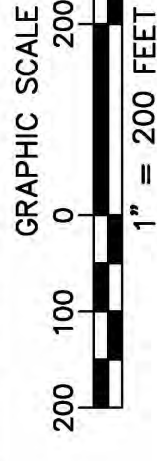


Line Table

Line #	Direction	Length
L47	N83°52'41"E	50.25
L48	N83°52'41"E	105.68
L49	N44°51'17"E	107.48
L50	N87°10'29"E	144.04
L51	S35°50'07"E	4.53

Line Table

Line #	Direction	Length
L24	N59°23'13"E	47.11
L25	N70°55'01"E	32.24
L26	N61°06'39"E	50.82
L27	N73°18'28"E	74.24
L28	N06°27'50"E	143.66
L29	S21°46'53"W	168.66
L30	S00°02'21"E	234.16
L31	S19°57'39"W	207.82
L32	N19°57'39"E	211.00
L33	S00°02'21"E	234.16
L34	S21°46'53"W	168.53
L35	S70°02'21"E	168.88
L36	N70°02'21"W	126.84
L37	S70°02'21"E	166.55
L38	N70°02'21"W	31.00
L39	S70°02'21"E	217.84
L40	S89°57'39"W	120.00
L41	N00°02'21"W	9.87
L42	N55°11'46"W	205.28
L43	S89°57'39"W	191.53
L44	N00°02'21"W	249.98
L45	N19°14'27"W	70.34
L46	N19°14'27"W	70.34

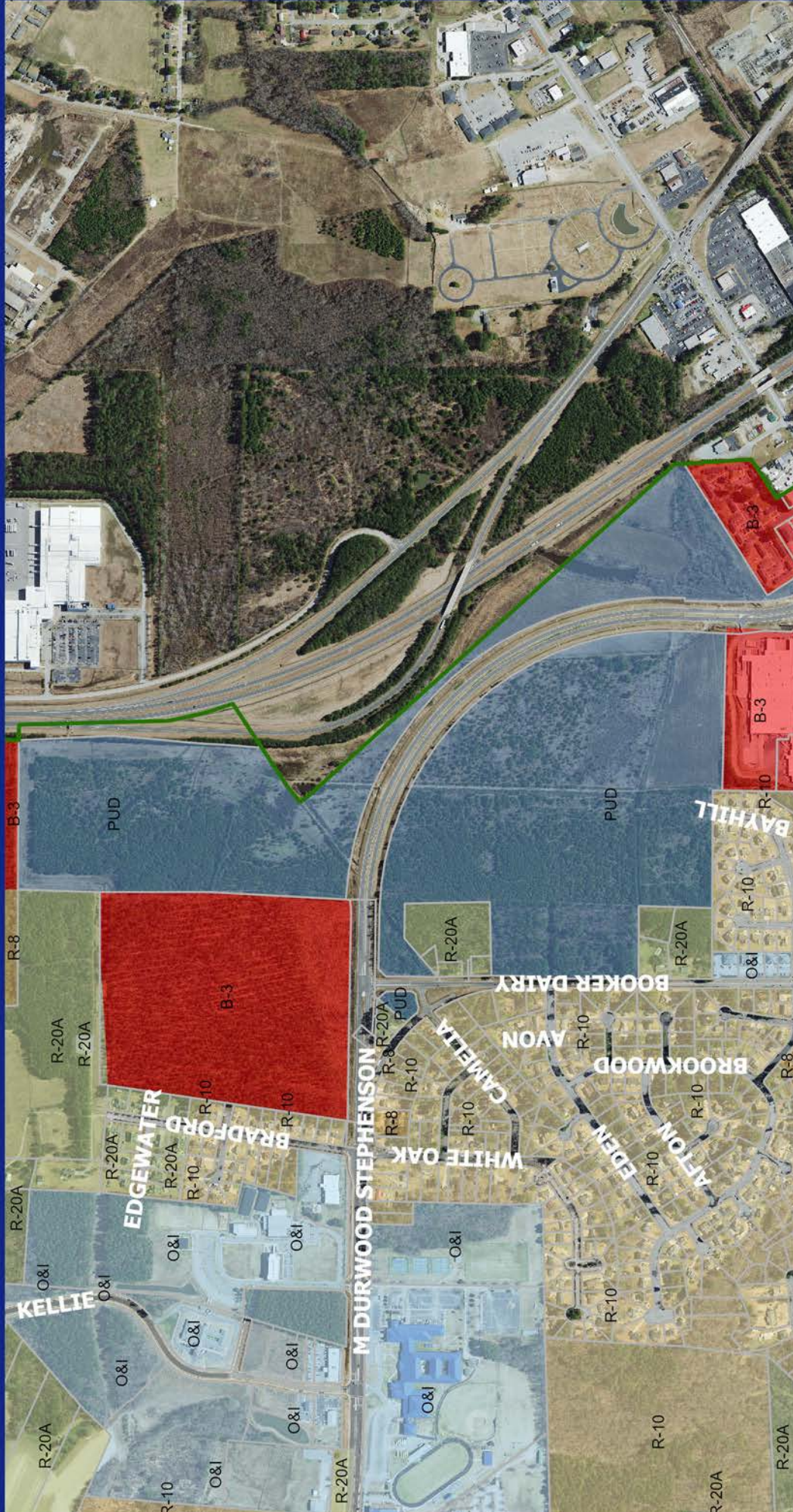


MAJOR SUBDIVISION PLAT FOR LOCAL 70 RESIDENTIAL DEVELOPMENT
 M. DURWOOD STEPHENS PARKWAY
 SELMA TOWNSHIP - JOHNSTON COUNTY - NORTH CAROLINA
Summey Engineering Associates, PLLC
 Engineering - Consulting - Surveying
 P.O. Box 968, Asheville, NC 27204
 Ph. 336-328-9292, Fx. 336-328-9242, www.summeyengineering.com
 NC ENGINEERING & SURVEYING FIRM CERTIFICATE OF AUTHORIZATION #0388

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

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

Local 70 Intermediate Plat



File Number:
S-24-06

Project Name:
Local 70

Location:
M. Durwood
Stephenson Pkwy

Tax ID#:
14057011Y
14057011X
14057011Y

Existing Zoning:
PUD - CZ

Owner:
Smithfield
Growth, LLC

Applicant:
Smithfield
Growth, LLC



1:11,305
Map created by Chloë Allen
Planner on 2/12/24

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

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



Request for Town Council Action

Public
Hearing: RZ-24-09
Date: 12/17/24

Subject: Zoning Map Amendment
Department: Planning Department
Presented by: Planning Director - Stephen Wensman
Presentation: Public Hearing

Issue Statement

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

Financial Impact

None.

Action Needed

The Town Council is respectfully requested to hold a public hearing to review the zoning map amendment and to approve or deny the request.

Recommendation

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

Approved: Town Manager Town Attorney

Attachments:

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



Staff Report

Public
Hearing: RZ-24-09
Date: 12/17/24

REQUEST:

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

PROPERTY LOCATION:

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

SITE DATA:

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

EXISTING CONDITIONS/ENVIRONMENTAL:

There are no known environmentally sensitive areas on this property.

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

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

COMPREHENSIVE PLAN:

The Town Plan (comprehensive plan) guides the 36 East Edgerton property for commercial and the 100 Pitchi Street property for Office/Residential. The rezoning will result in an amendment to the comprehensive plan for the Pitchi Street property but will make it consistent with the zoning designation of the remainder of the property.

ANALYSIS:

Staff discovered a discrepancy between the County's GIS zoning designation for the property and that on the Town's zoning map. The County shows the properties to be zoned Heavy Industrial, whereas the Town has shown the properties to be zoned B-3 Business. The County only updates its zoning on GIS when the town provides official documents for rezonings. Old Town zoning maps show the change to have occurred with a map update on March 4, 2008. There are two maps dated March 4, 2008, and only one of them shows the change. All zoning maps after that date show the property as zoned B-3. Staff searched Town Council minutes for all of 2008 and the years before and after and could not find any record of the Town Council action and no case files on the rezoning of these properties.

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

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

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

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

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

CONSISTENCY STATEMENT (Staff Opinion):

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

- **Consistency with the Comprehensive Growth Management Plan** - *The map amendment is consistent with the comprehensive growth management plan.*

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

RECOMMENDATION:

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

RECOMMENDED MOTION:

“Move to approve zoning map amendment, RZ-24-09, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan, as hereby amended, 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
RZ-24-09**

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

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

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

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

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

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

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

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

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



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

REZONING APPLICATION

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

Name of Project: 36 E Edgerton Rezoning Acreage of Property: 7.75
Parcel ID Number: 260417-02-2237 Tax ID: 15006015
Deed Book: 04477 Deed Page(s): 0776
Address: 36 E Edgerton St
Location: East Edgerton Street and CSX Railroad

Existing Use: Commercial Proposed Use: Commercial
Existing Zoning District: H-1
Requested Zoning District B-3
Is project within a Planned Development: Yes No
Planned Development District (if applicable): _____
Is project within an Overlay District: Yes No
Overlay District (if applicable): _____

FOR OFFICE USE ONLY

File Number: RZ-24-09 Date Received: 10/1/24 Amount Paid: _____

OWNER INFORMATION:

Name: NEW VISION PARTNERS LLC

Mailing Address: 13200 Strickland Road, Ste. 114-222, Raleigh, NC 27613

Phone Number: 919-810-9571 Fax: none

Email Address: justin@newvisionllc.net

APPLICANT INFORMATION:

Applicant: New Vision Partners LLC

Mailing Address: 13200 Strickland Road, Ste. 114-222, Raleigh, NC 27613

Phone Number: 919-810-9571 Fax: none

Contact Person: Justin Fejfar

Email Address: justin@newvisionllc.net

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

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

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

STATEMENT OF JUSTIFICATION

Please provide detailed information concerning all requests. Attach additional sheets if necessary.
To correct the discrepancy between the Johnston County zoning map and the town of Smithfield zoning records

APPLICANT AFFIDAVIT

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

Justin Fejfar

Print Name

Justin Fejfar

Signature of Applicant

Digitally signed by Justin Fejfar
DN: cn=Justin Fejfar, c=US,
email=jfejfar@fdr-eng.com
Date: 2024.10.22 14:53:23 -07'00'

10/22/2024

Date



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

OWNER'S CONSENT FORM

Name of Project: _____ Submittal Date: _____

OWNERS AUTHORIZATION

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

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

Signature of Owner *Print Name* *Date*

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

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

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

FOR OFFICE USE ONLY

File Number:	Date Received:	Parcel ID Number:
--------------	----------------	-------------------



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

REZONING APPLICATION

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

Name of Project: 100 E Pitchi Street Rezoning Acreage of Property: 8.724
Parcel ID Number: 15007014 Tax ID: 58-1663605
Deed Book: 3361 Deed Page(s): 47
Address: 100 E Pitchi Street, Smithfield NC 27577
Location: 100 E Pitchi Street

Existing Use: Commercial Proposed Use: Commercial
Existing Zoning District: H-1
Requested Zoning District B-3
Is project within a Planned Development: Yes No
Planned Development District (if applicable): _____
Is project within an Overlay District: Yes No
Overlay District (if applicable): _____

FOR OFFICE USE ONLY

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

OWNER INFORMATION:

Name: Johnston Community College Foundation
Mailing Address: PO Box 2350 - 245 College Road, Smithfield NC 27577
Phone Number: 919-209-2222 Fax: 919-209-2142
Email Address: jccfoundation@johnstoncc.edu

APPLICANT INFORMATION:

Applicant: _____
Mailing Address: PO Box 2350 - 245 College Road, Smithfield NC 27577
Phone Number: 919-209-2222 Fax: 919-209-2142
Contact Person: Joy Callahan
Email Address: jcallahan@johnstoncc.edu

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

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

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

STATEMENT OF JUSTIFICATION

Please provide detailed information concerning all requests. Attach additional sheets if necessary.
Per Town of Smithfield: Planning Staff at the Town has discovered a discrepancy in the zoning designation between the Town and County for the Foundation's property at 100 E Pitchi Street. The County map shows the property to have both HI and B-3 zoning. The Town's zoning map shows all zoned B-3. An older zoning map from 2008 shows the property to be partially zoned HI. There is no record of it being changed from HI to B-3 and therefore, the Town would like to rectify the discrepancy by rezoning the portion of the property from HI to B-3.

APPLICANT AFFIDAVIT

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

Joy Callahan

Print Name

Joy Callahan

Signature of Applicant

Digitally signed by Joy Callahan
Date: 2024.10.09 16:22:09
-04'00'

10-9-2024

Date



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

OWNER'S CONSENT FORM

Name of Project: _____ Submittal Date: _____

OWNERS AUTHORIZATION

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

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

Signature of Owner *Print Name* *Date*

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

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

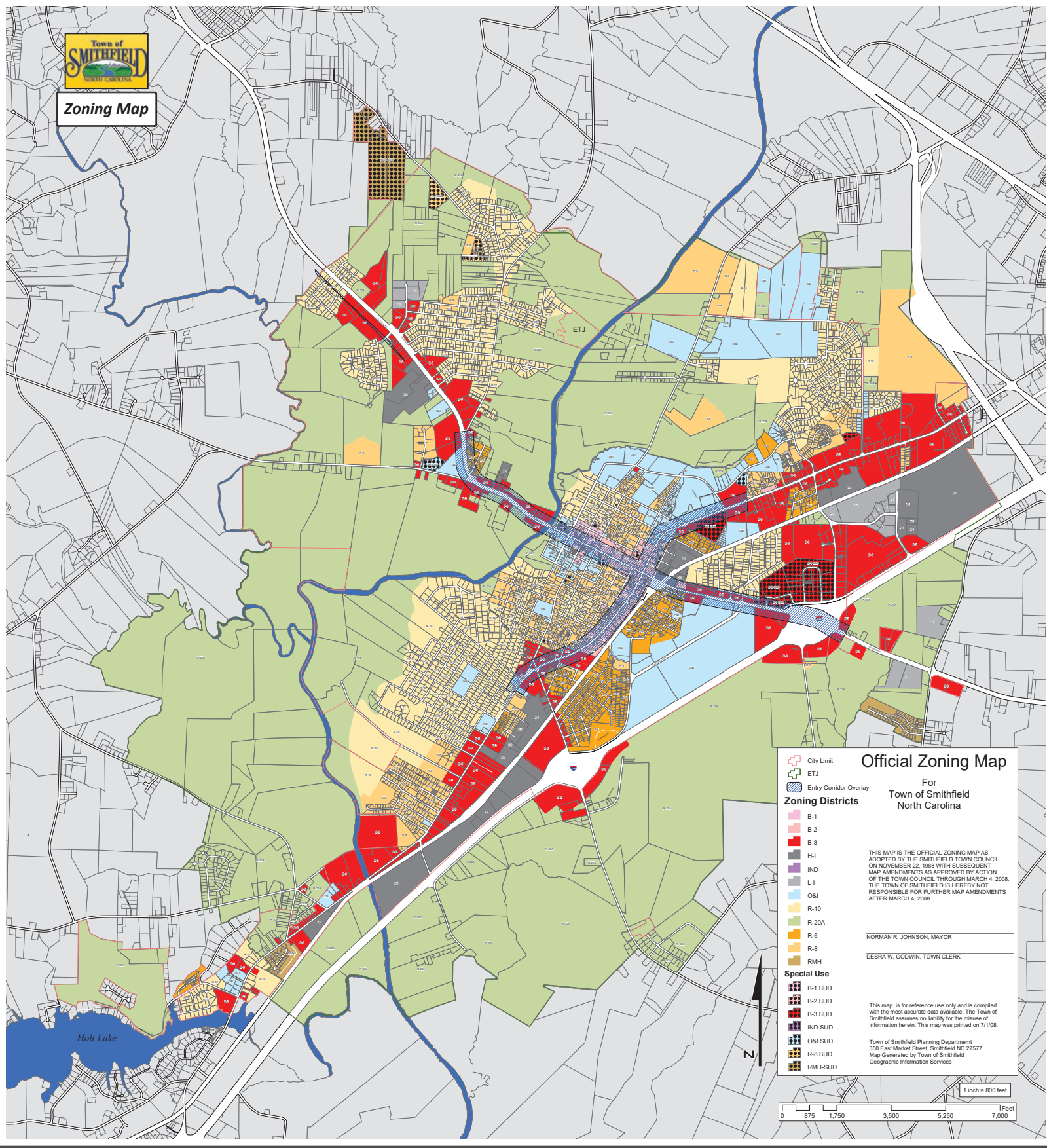
Signature of Owner/Applicant *Print Name* *Date*

FOR OFFICE USE ONLY

File Number:	Date Received:	Parcel ID Number:
--------------	----------------	-------------------



Zoning Map



Official Zoning Map

For
Town of Smithfield
North Carolina

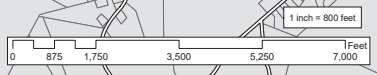
THIS MAP IS THE OFFICIAL ZONING MAP AS ADOPTED BY THE SMITHFIELD TOWN COUNCIL ON NOVEMBER 22, 1988 WITH SUBSEQUENT MAP AMENDMENTS AS APPROVED BY ACTION OF THE TOWN COUNCIL THROUGH MARCH 4, 2008. THE TOWN OF SMITHFIELD IS HEREBY NOT RESPONSIBLE FOR FURTHER MAP AMENDMENTS AFTER MARCH 4, 2008.

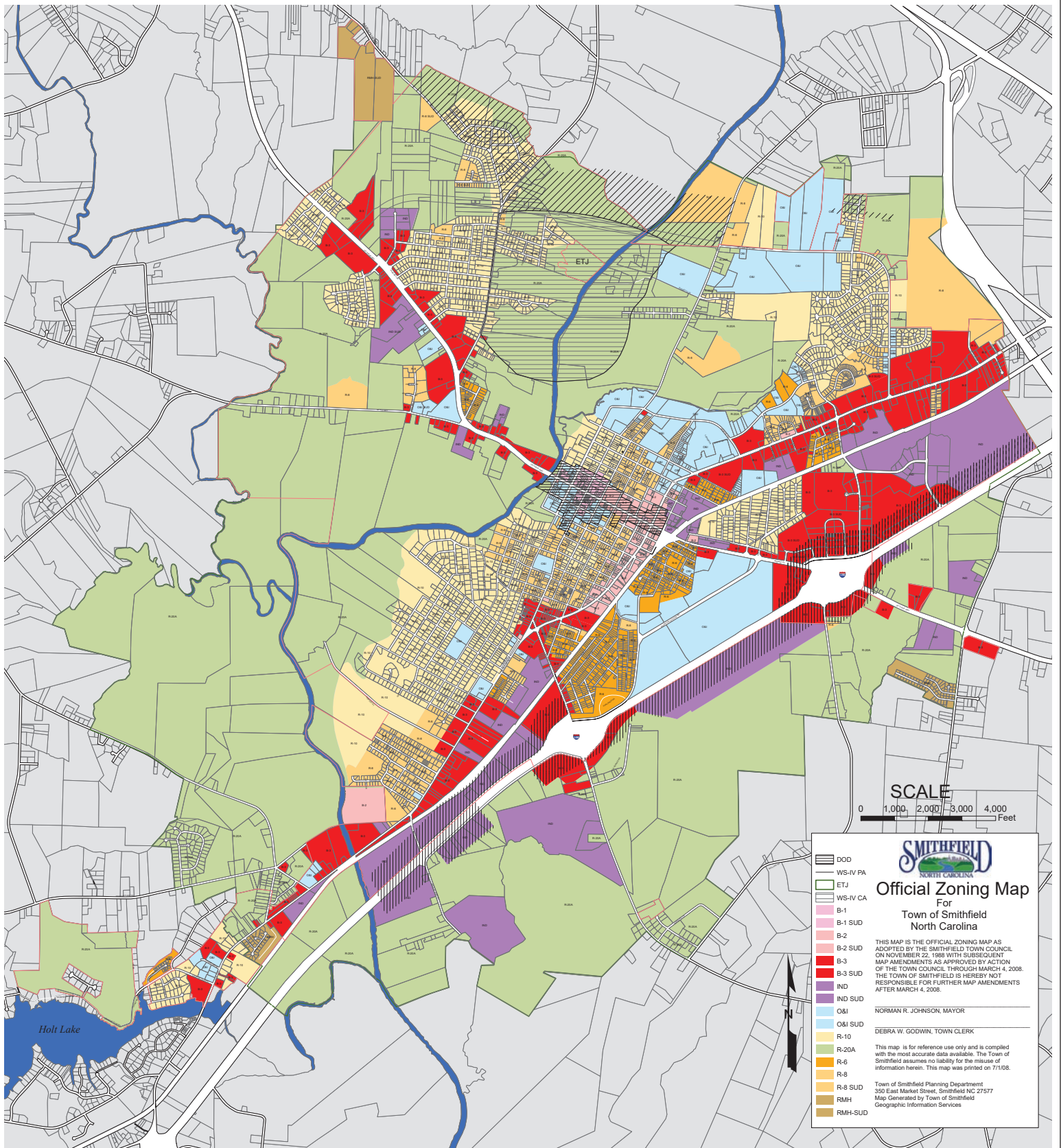
NORMAN R. JOHNSON, MAYOR
DEBRA W. GODWIN, TOWN CLERK

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

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

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





SMITHFIELD
NORTH CAROLINA

Official Zoning Map For Town of Smithfield North Carolina

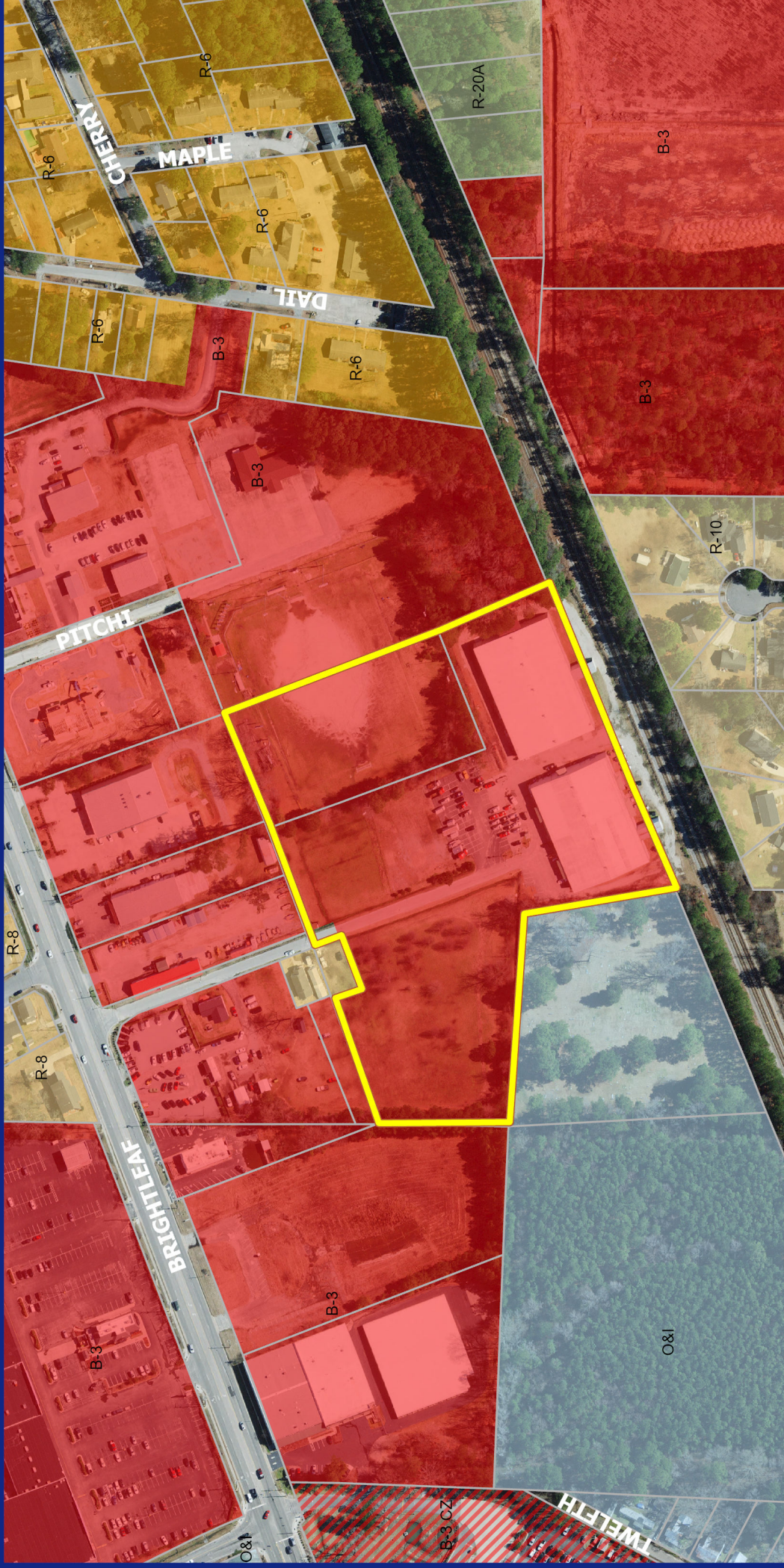
THIS MAP IS THE OFFICIAL ZONING MAP AS ADOPTED BY THE SMITHFIELD TOWN COUNCIL ON NOVEMBER 22, 1988 WITH SUBSEQUENT MAP AMENDMENTS AS APPROVED BY ACTION OF THE TOWN COUNCIL THROUGH MARCH 4, 2008. THE TOWN OF SMITHFIELD IS HEREBY NOT RESPONSIBLE FOR FURTHER MAP AMENDMENTS AFTER MARCH 4, 2008.

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

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

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

36 E Edgerton St Rezoning



File Number:
RZ-24-09

Project Name:
36 E Edgerton St

Location:
E Edgerton St

Tax ID#:
15006015 &
portion of
15007014

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

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

Applicant:
Planning Staff





Request for Town Council Action

Public CZ-24-07
Hearing:
Date: 12/17/24

Subject: Waddell Dr. Townhomes Conditional Zoning Amendment
Department: Planning Department
Presented by: Planning Director - Stephen Wensman,
Presentation: Public Hearing

Issue Statement

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

Financial Impact

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

Action Needed

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

Recommendation

Planning Staff and the Planning Board recommend approval of the rezoning, CZ-24-07, with 7 conditions with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff Report
2. Consistency Statement
3. Application/Narrative
4. Site Plan
5. Preliminary Design Layout



Staff Report

Public Hearing: CZ-24-07
Date: 12/17/24

REQUEST:

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

PROPERTY LOCATION:

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

APPLICATION DATA:

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

ADJACENT ZONING AND LAND USES: (SEE ATTACHED MAP)

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

EXISTING CONDITIONS/ENVIRONMENTAL IMPACTS:

- None

DEVELOPMENT OVERVIEW:

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

COMPREHENSIVE LAND USE PLAN AND DENSITY:

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

SITE ACCESS AND STREET DESIGN:

- The townhome units will have frontage on a homeowners' association common parking area with a single driveway access onto Waddell Drive.
- A concrete driveway apron will be required meeting town standards.
- Waddell Drive will be upgraded with curb and gutter on the development side of the street.
- A 5 ft. wide sidewalk will be constructed on the back of the curb.
- Waddell Drive is an 18' wide road with ditches in a +/- 40' wide R/W.

PARKING:

- Parking will be provided by a common parking lot that provides 2 parking spaces per unit, exceeding the parking requirements (28 spaces required/35 provided).
- A sidewalk is provided at the back of the parking lot curb connecting each unit to parking and the street.
- A Y-hammerhead is provided for an emergency vehicle turnaround. This area will need to be marked and enforced as a no parking area.

LANDSCAPING AND BUFFERS:

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

TRASH:

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

TRAFFIC STUDY:

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

LOT DIMENSIONAL AND SETBACK STANDARDS:

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

STORMWATER MANAGEMENT:

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

MAIL KIOSK AND PARKING LOT:

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

PUBLIC UTILITIES:

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

ARCHITECTURAL DESIGN STANDARDS

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

SUBDIVISION MONUMENT SIGNS:

- A subdivision sign will be located at the entrance and will need to be setback 10'.

PHASING:

- No phasing has been proposed.

DEVIATIONS FROM UNIFIED DEVELOPMENT ORDINANCE (SUMMARY):

Deviations from Town Requirements:

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

Exceeding Town Requirements:

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

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

CONSISTENCY STATEMENT (STAFF'S FINDINGS)

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

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

RECOMMENDATION:

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

1. A landscape plan be submitted meeting UDO requirements.
2. The Y-hammerhead turnaround area shall be marked as no parking in accordance with the Fire Marshal's recommendations.
3. The HOA restrictive covenants shall require trash rollouts to be stored behind the units or in the utility closet outside of trash day.
4. Liability waiver should be provided in the restrictive covenants to allow town pick up of trash on private property.
5. The driveway apron in the public right-of-way be constructed in accordance with the Town's Standard Driveway Apron Detail.
6. There shall be a 30' wide public utility easement over the public water and sewer lines.
7. The townhomes shall be substantially similar to those presented with the rezoning, in design and materials.

RECOMMENDED MOTION:

"Move to recommend approval of the zoning map amendment, CZ-24-07, with the 7 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-24-07**

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-24-07 is based upon review of and consistency with the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the 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-24-07 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

It is the objective of the 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.



CONDITIONAL ZONING APPLICATION

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

PROPERTY OWNER INFORMATION

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

OWNER/DEVELOPER INFORMATION

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

CONSULTANT/ENGINEERING FIRM

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

ZONING INFORMATION

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

OWNER INFORMATION.

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

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

Phone Number: 919.801.4629 **Fax:** n/a

Email Address: mlmclamb@msn.com

APPLICANT INFORMATION:

Applicant: Terraeden Landscape and Design, LLC

Mailing Address: 11 Kentwood Drive, Smithfield, NC 27577

Phone Number: 919.219.3410 **Fax:** n/a

Contact Person: Paul Embler

Email Address: pembler@embarqmail.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

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

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

STATEMENT OF JUSTIFICATION

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

STATEMENT OF JUSTIFICATION FOR WADDELL DRIVE TOWNHOMES:

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

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

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

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

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

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

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

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

APPLICANT AFFIDAVIT

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

PAUL C. EMBLER, JR.
Print Name


Signature of Applicant

9/27/2024
Date



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

OWNER'S CONSENT FORM

Name of Project: Waddell Drive Townhomes

Submittal Date: 9/27/2024.....

OWNERS AUTHORIZATION

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

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

Michael L McLamb
 Signature of Owner

Michael L McLamb
 Print Name

9/27/2024
 Date

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

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

Paul C. Emblar, Jr
 Signature of Owner/Applicant

PAUL C. EMBLER, JR
 Print Name

9/27/2024
 Date

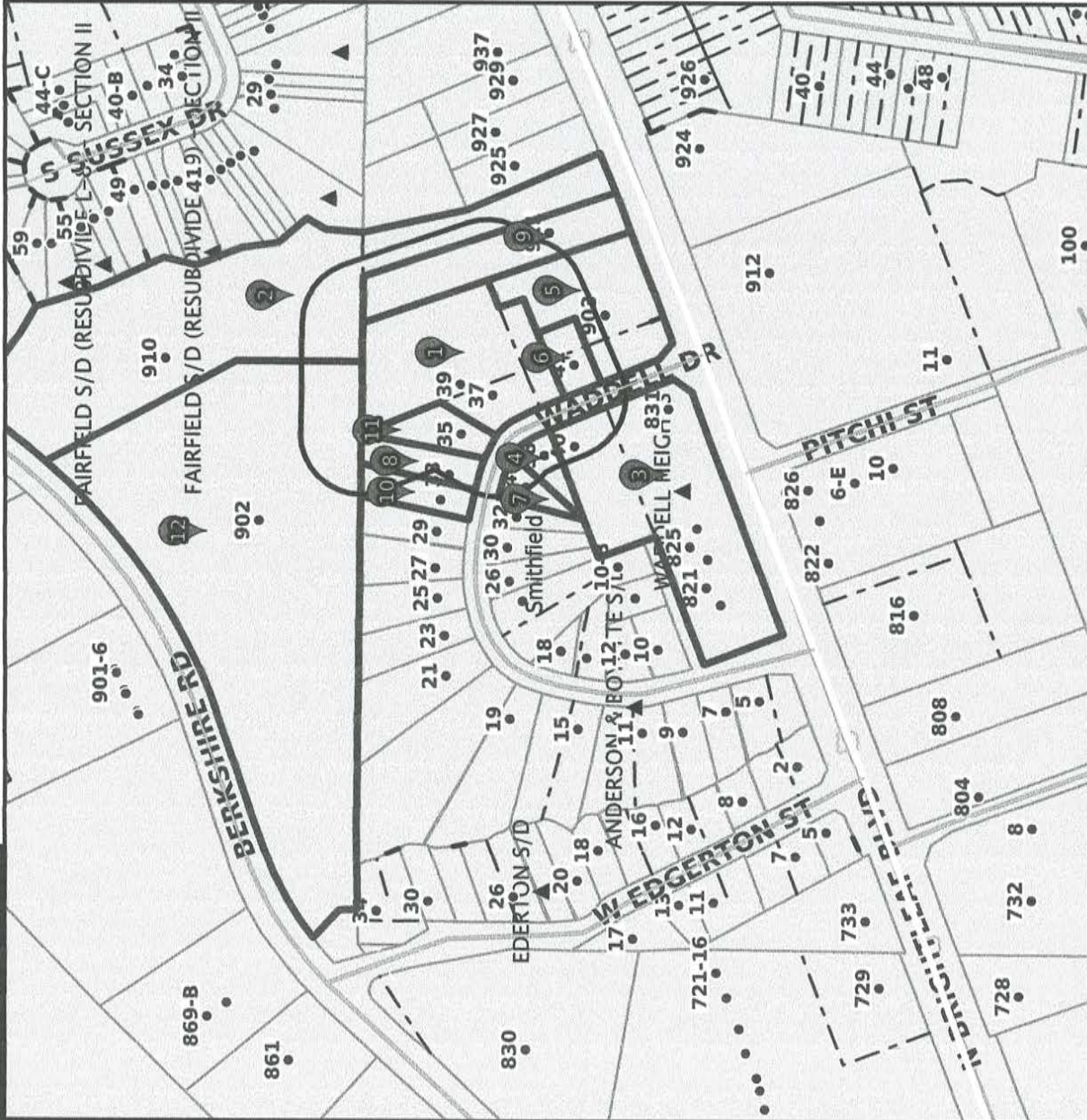
FOR OFFICE USE ONLY

File Number:	Date Received:	Parcel ID Number:
--------------	----------------	-------------------



*** DISCLAIMER ***

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



Result

id: 15005029
 Tag: 15005029
 NCPin: 260413-03-7539
 Mapsheet No: 260413
 Owner Name 1: SPECTRUM REALTY, LLC
 Owner Name 2:
 Mail Address 1: 100 MARIAH DR
 Mail Address 2:
 Mail Address 3: FOUR OAKS, NC 27524-8432
 Site Address 1: 37 WADDELL DR
 Site Address 2: SMITHFIELD, NC 27577-
 Book: 05843
 Page: 0901
 Market Value: 117960
 Assessed Acreage: 1.400
 Calc. Acreage: 1.400
 Sales Price: 165000
 Sale Date: 2021-02-17

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

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



Result

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

Result

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

Result

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

Result

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

Result

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

Result

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

Result

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

Result

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

Result

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

Result

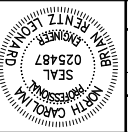
id: 15005028
Tag: 15005028
Owner Name 1: JONES, BOBBY RAY LIFE
ESTATE
Owner Name 2: WOOD, WOODY REMAINDER
Mail Address 1:
Mail Address 2: P O BOX 94
Mail Address 3: SMITHFIELD, NC 27577-0000
Book: 02267
Page: 0837

Result

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

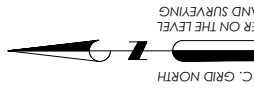
WADDELL DRIVE TOWNHOMES

SITE INFORMATION: OWNER/DEVELOPER INFORMATION, PRELIMINARY SITE PLAN

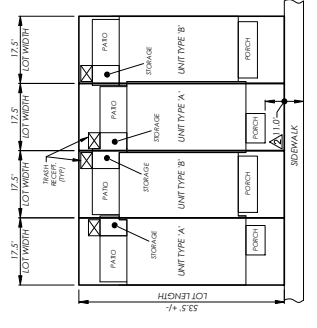


BRL ENGINEERING & SURVEYING, 11 East Johnston Street, Smithfield, NC 27577

DATE: 11/8/24, SCALE: REF. BAR SCALE, DRAWN BY: SRR, CHECKED BY: BRL



CURRENT OWNERS (OF RECORD): SPECTRUM REALTY, LLC, 100 MARANT DRIVE, FOUR OAKS, NC 27524



TYPICAL TOWNHOME LOT (WITH APPROX. BLDG. UNIT) NO. 34

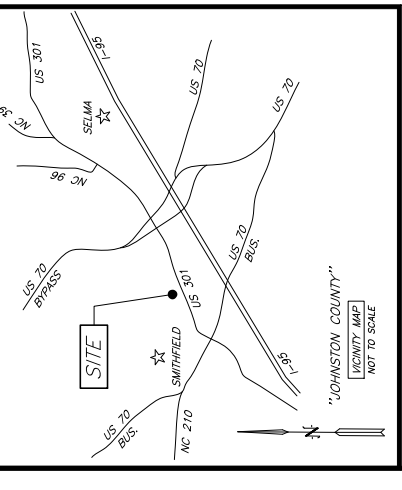
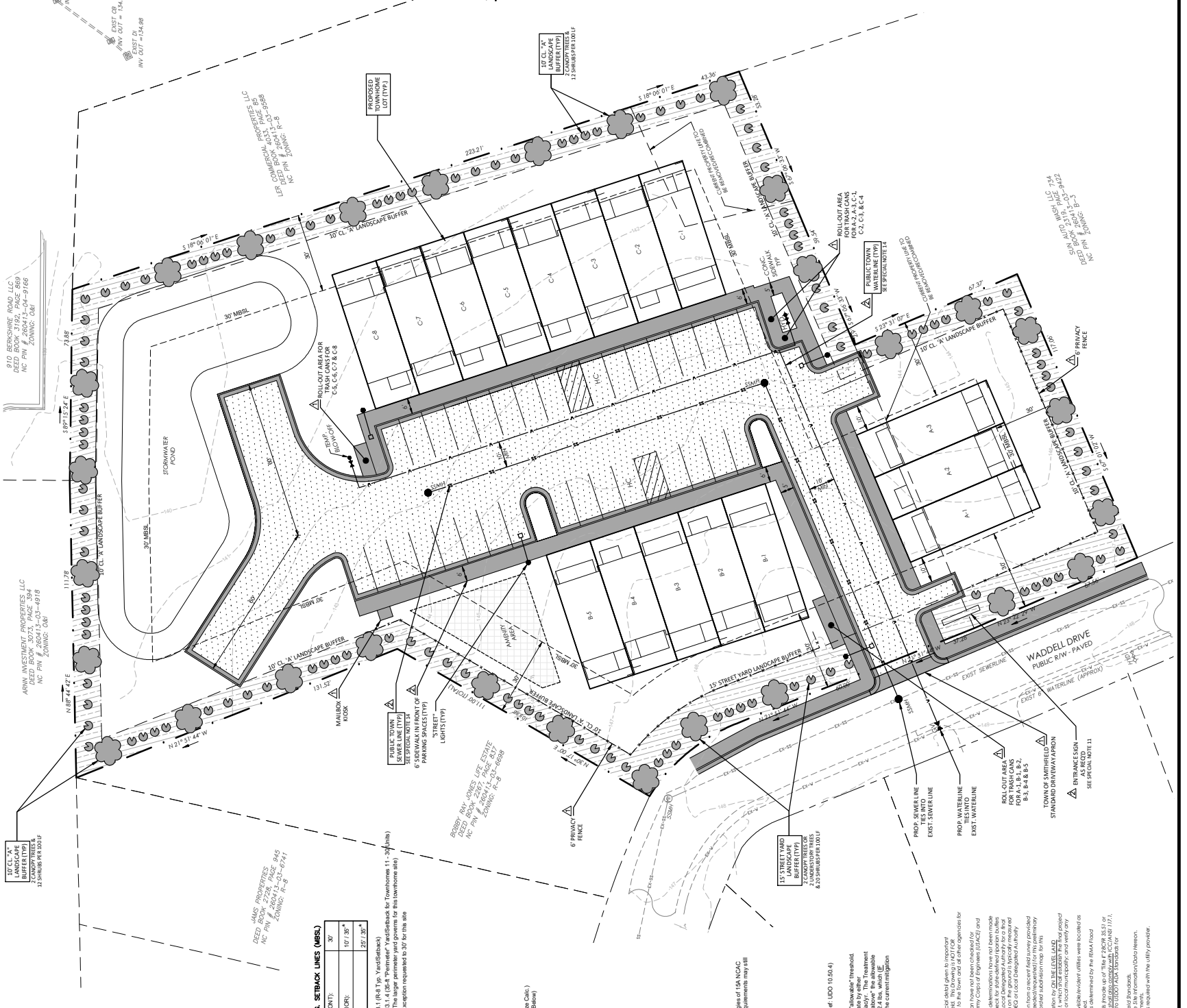
- NOTES: 1. Building Units on this plan are similar to architectural plans... 2. Utility lines shown are approximate and subject to change...

LEGEND - CIVIL/SITE: Table listing symbols for existing and proposed features like lines, walls, and structures.

LEGEND - SURVEYING: Table listing symbols for surveying markers like iron pipes, nails, and monuments.



PRELIMINARY - DO NOT USE FOR CONSTRUCTION



SITE INFORMATION FOR TOWN OF SMITHFIELD

Proposed Project Name: WADDELL DRIVE TOWNHOMES, Current Property Owner of Record: SPECTRUM REALTY, LLC, Zoning: R-8 (Town of Smithfield), etc.

STORMWATER INFO: 0.27 AC. USEABLE TOWNHOME LOT... 1.03 AC. TOTAL TOWNHOME LOT...

INTERNAL STREET INFO: Proposed street width of 16.00 feet, proposed street right-of-way width of 16.00 feet...

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

HYDROGEN LOADING: 0.303 LB/HR, Nitrogen Mitigation is required as other measures... The site exceeds the 3.0 lb/day threshold...

- 1. Precipitation: The project is located in the Town of Smithfield... 2. Flood Hazard: The project is located in the Town of Smithfield... 3. Wetlands: The project is located in the Town of Smithfield...

CZ-24-07 Waddell Drive Townhomes

File Number:
CZ-24-07

Project Name:
CZ-24-07 Waddell Dr TH

Location:
Waddell Drive

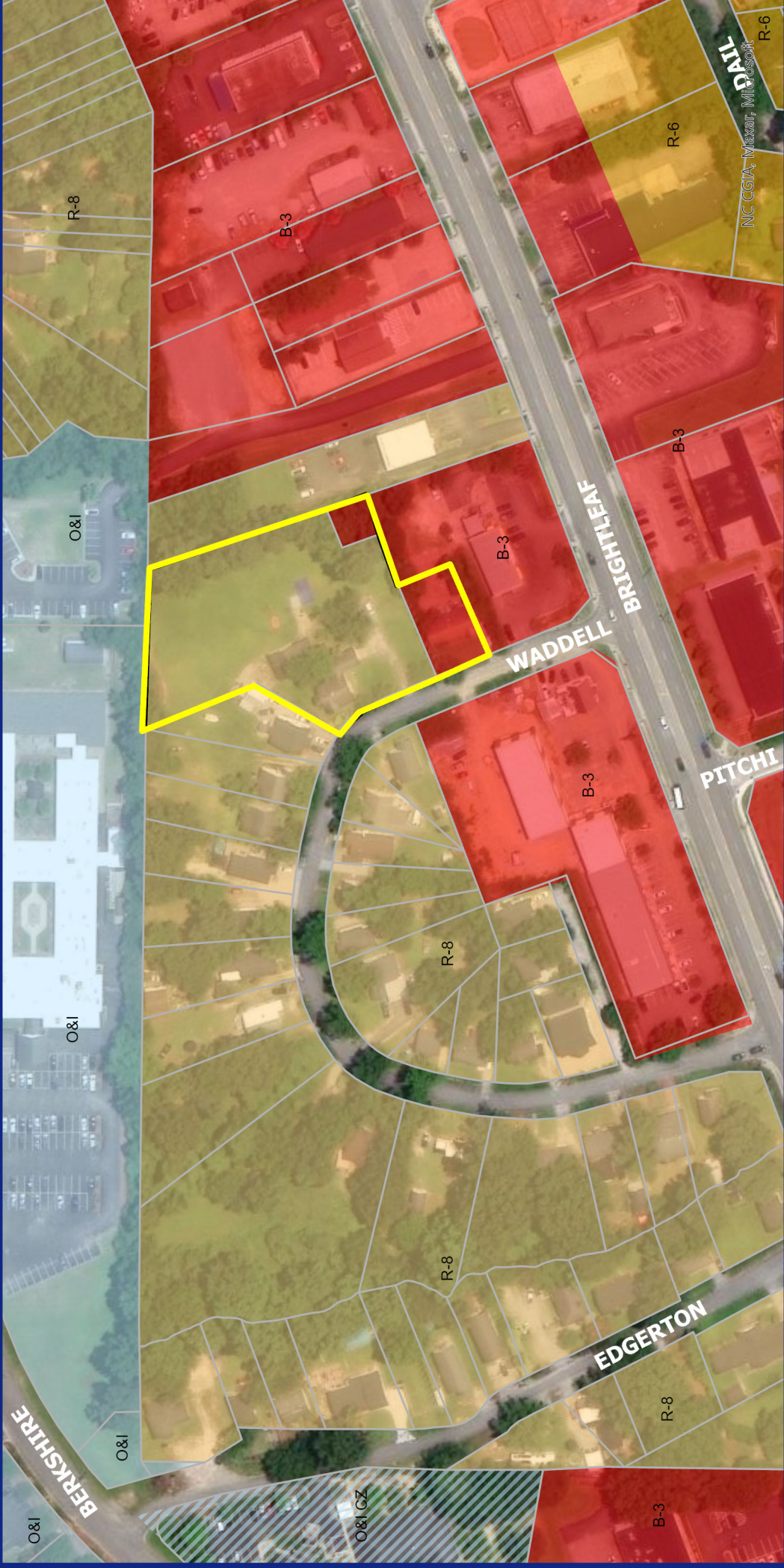
Tax ID#:
15005031
15005029
15005031A

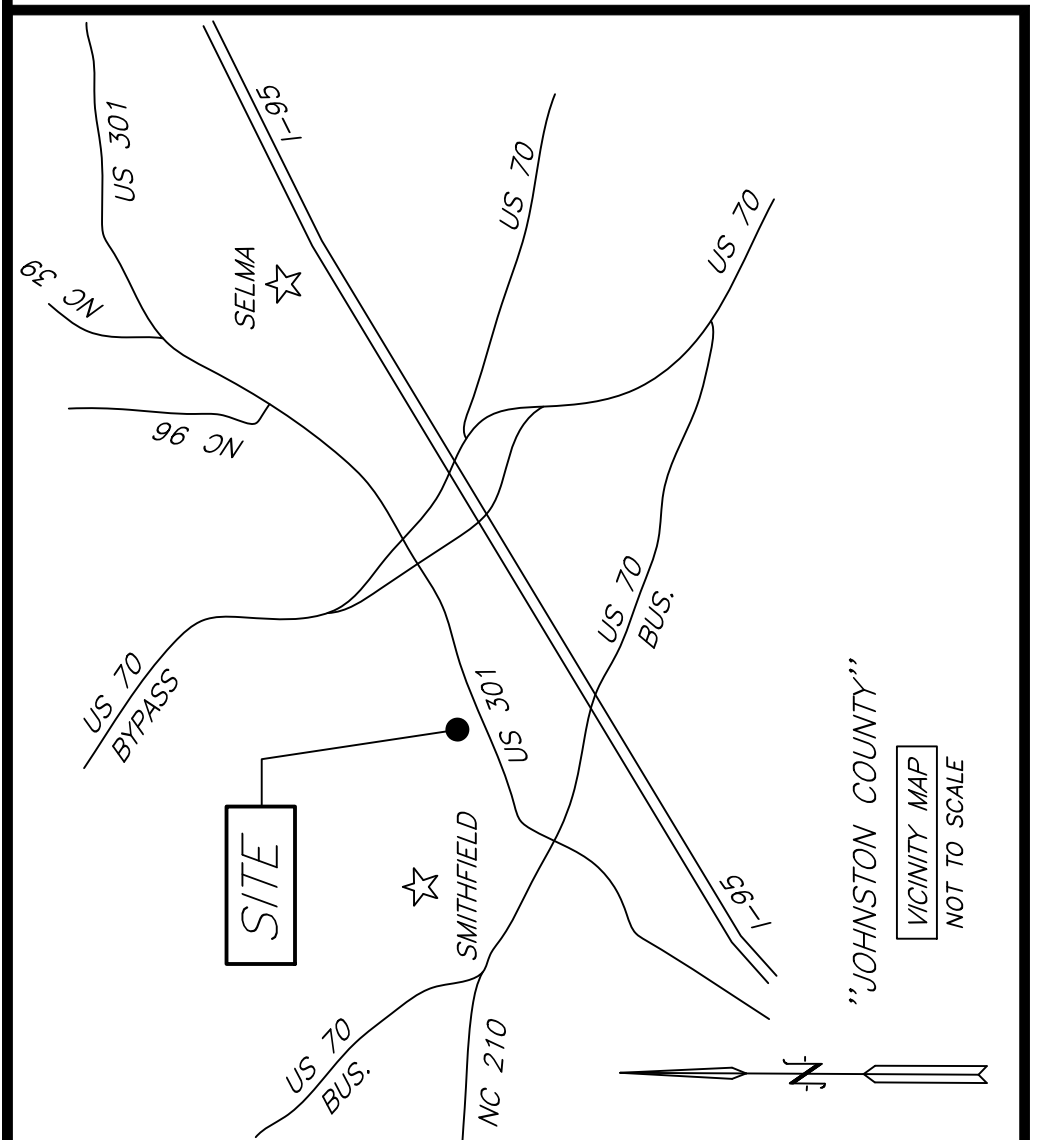
Existing Zoning:
R-8 / B-3

Owner:
New Vision
Partners, LLC

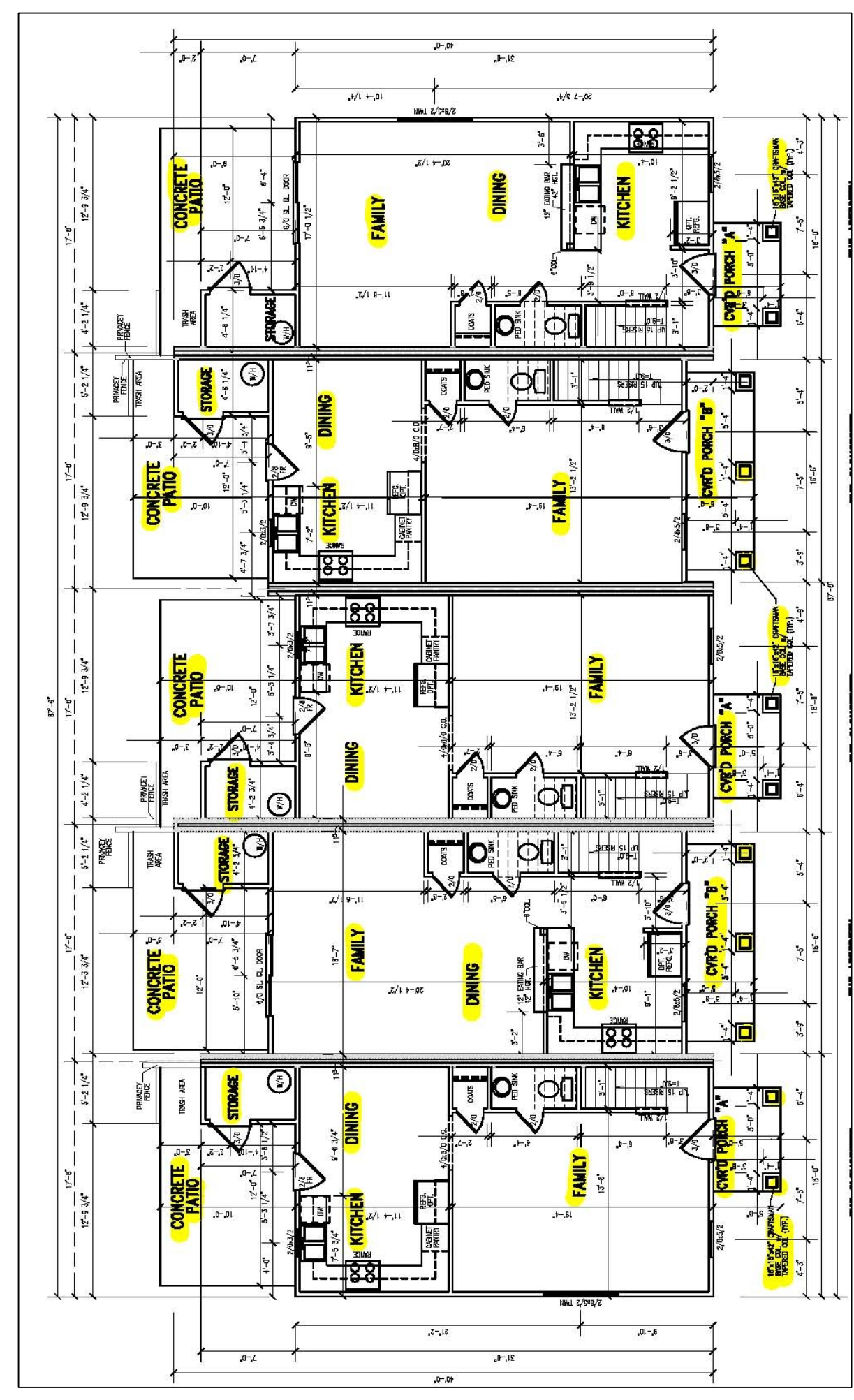


1:1,979
Map created by Chloe Allen
Planner I on 11/7/2024

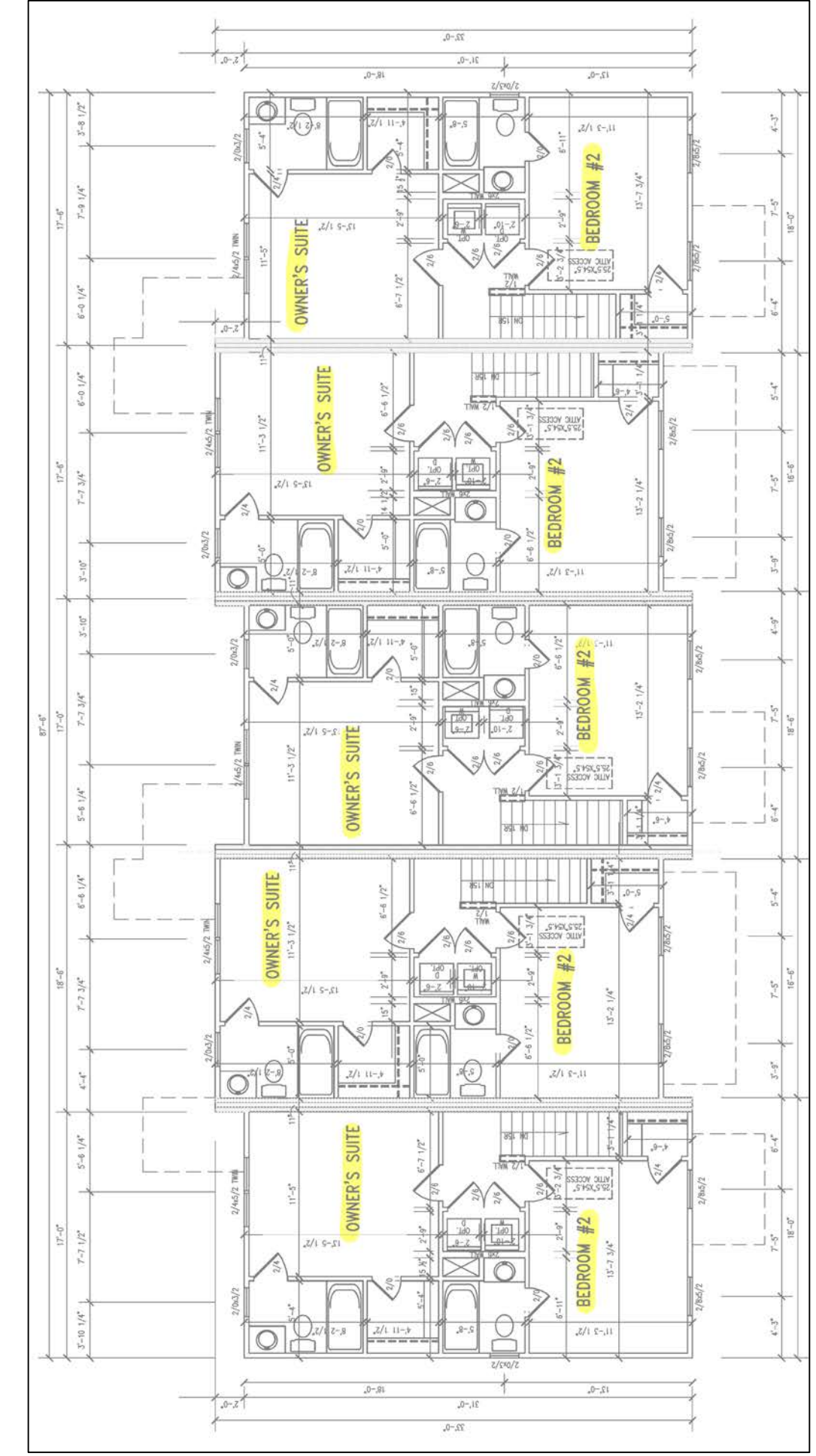




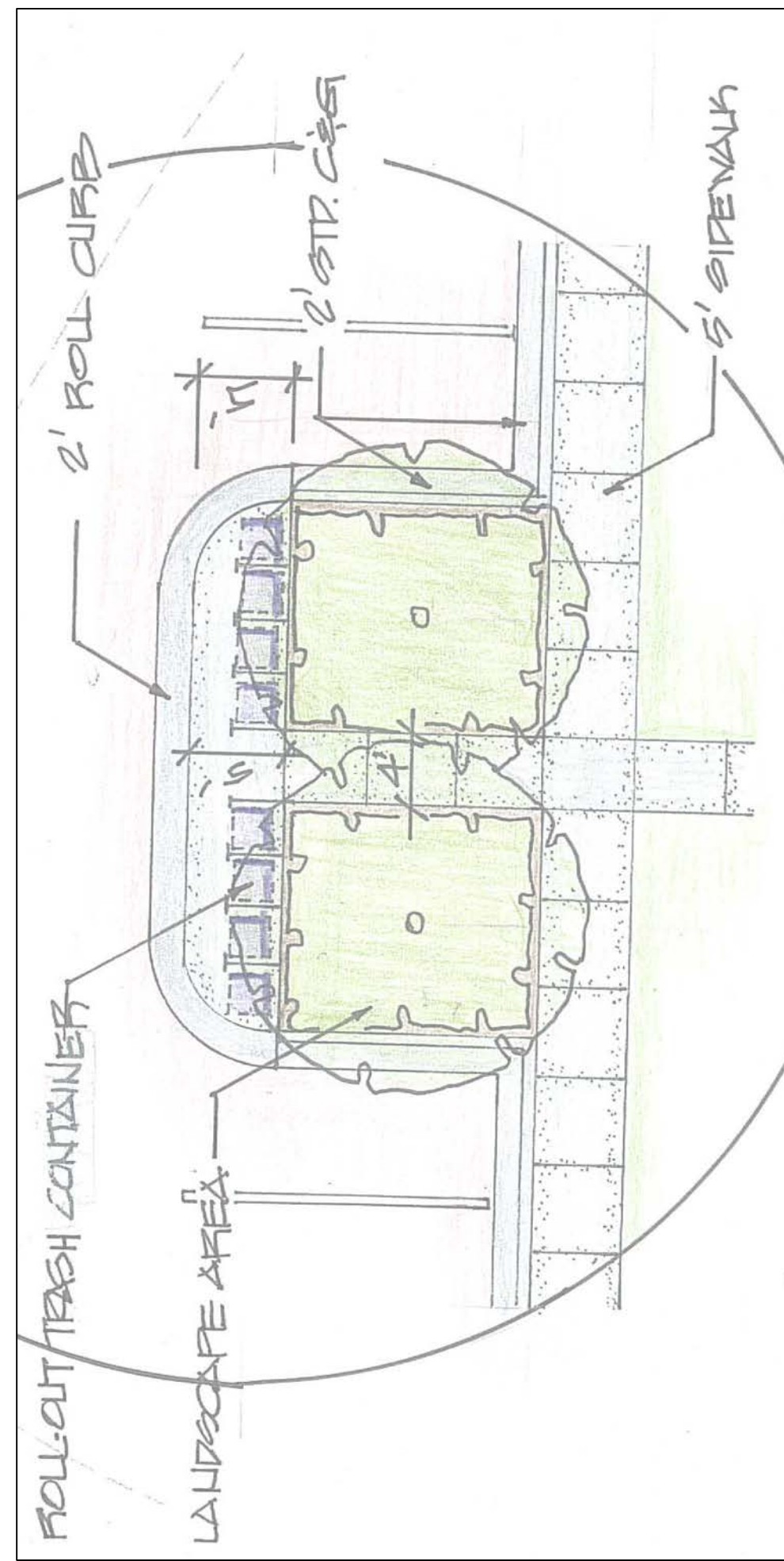
TARGET TOWNHOME ELEVATIONS
NO SCALE



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**

PRELIMINARY SITE PLAN NC PIN# 280413-03-7599 & 280413-03-8418 CITY OR TOWN LIMITS: TOWN OF SMITHFIELD TOWNSHIP, COUNTY & STATE: SMITHFIELD, JOHNSTON CO., NC DEVELOPER/APPLICANT: SPECTRUM REALTY, LLC & SUN AUTO WASH LLC CONTACT: MICHAEL MCILAMB ADDRESS: 108 MARSH DRIVE FLOOR: GWS, NC 27524 PHONE: 919.801.4829	SITE INFORMATION OWNER/DEVELOPER INFORMATION WADELL DRIVE TOWNHOMES	SEAL 025487 NORTH CAROLINA PROFESSIONAL ENGINEER BRUCE W. FENTZ, LE 15410		BRL ENGINEERING & SURVEYING 112 East Johnston Street Smithfield, NC 27577 Office: (919) 989-9300 Field: (919) 631-6934 NCBELS Firm # 4522	DATE: 9/26/24 SCALE: REF: BAR SCALE DRAWN BY: SRR CHECKED BY: BRL PROJECT No: 124015.00 DWG: Prelim-SitePlan-Icd
				SHEET No. 2 of 2 PRELIMINARY	DATE: 9/26/24 SCALE: REF: BAR SCALE DRAWN BY: SRR CHECKED BY: BRL PROJECT No: 124015.00 DWG: Prelim-SitePlan-Icd