



## **PLANNING BOARD AGENDA**

### ***Members:***

***Chairman: Mark Lane (ETJ)***

***Vice-Chairman: Debbie Howard (Town)***

***Doris Wallace (Town)***

***Ashley Spain (ETJ)***

***Bryan Stanley (Town)***

***Alisa Bizzell (Town)***

***Wiley Narron (Alternate)***

***Tara Meyer (Alternate)***

***Stephen Wensman, AICP, ALA, Planning Director***

***Julie Edmonds, Admin. Support Specialist***

***Meeting Date: Thursday, February 6th, 2025***

***Meeting Time: 6:00 p.m.***

***Meeting Place: Council Chambers, Smithfield Town Hall***





**PLANNING BOARD AGENDA**

**FOR REGULAR MEETING**

**FEBRUARY 6, 2025**

**MEETING TIME: 6:00 PM**

**TOWN HALL COUNCIL CHAMBERS**

**Call to Order.**

**Pledge of Allegiance.**

**Identify voting members.**

**Approval of the agenda.**

**Approval of the minutes for January 2, 2025.**

**New Business.**

**ZA-25-01 Tattoo and Body Piercing Establishments:** Public meeting to review a proposed amendment to the Unified Development Ordinance, Article 6.6 Table of Uses and Activities to make Tattoo and Body Piercing Establishments permitted uses in the B-2 and B-3 zoning districts.

**S-25-01 Buffalo Ridge Preliminary Plat:** Public meeting to review a request by Smithfield Land Group, LLC for preliminary plat of 139.86 acres of land in the R-8 Conditional Zone, located at 1041 Buffalo Road, also identified by the Johnston County Tax ID 140001021, into 210 detached single-family residential lots.

**Old Business.**

**Adjournment.**

**Draft  
Town of Smithfield  
Planning Board Minutes  
Thursday, January 2nd, 2025  
Town Hall  
Council Chambers  
6:00 PM**

Members Present:

Chairman Mark Lane  
Vice-Chairman Debbie Howard  
Doris Wallace  
Ashley Spain  
Wiley Narron  
Alisa Bizzell

Members Absent:

Bryan Stanley  
Tara Meyer

Staff Present:

Chloe Allen, Planner I  
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**IDENTIFY VOTING MEMBERS**

**APPROVAL OF AGENDA** Debbie Howard made a motion to approve the agenda; seconded by Ashley Spain. Unanimously approved by all.

**APPROVAL OF MINUTES December 5th, 2024**

Doris Wallace made a motion to approve the minutes, seconded by Alisa Bizzell. Unanimously approved.

**NEW BUSINESS**

**ZA-24-03 Multi-Family Regulations (revised):** The Planning Board is respectfully requested to hold a public meeting to review the proposed UDO amendments, ZA-24-03, amending Article 6, Section 6.2 and 6.6; Article 7, Section 7.35; Article 8, Section 8.13.1; Article 10, Section 10.110.2 Private Streets; and Appendix A Definitions as they pertain to multi-family regulations.

Chloe Allen stated the Planning Board has reviewed ZA-24-03 and it was tabled. There's been significant changes to it since then by the legislature and those need to be addressed. The legislature would limit local government from passing amendments that would downzone a property. Their definition of downzoning means it would prevent local government from passing any amendments that would create any nonconformity on land that's not in a residential zoning district. With all of the multi-family that has come to the Town, areas in the ordinance have been highlighted. The inconsistencies such as private streets, setbacks, buffers and some of the definitions weren't lining up in the ordinance and that opens the Town up to lawsuits.

Chloe reviewed the draft amendment out loud explaining part 1 through part 5. She explained what would be amended in each part.

Mark Lane stated he was ok with the private streets as long as there's an HOA to relieve the Town of any liability.

Planning Board reviewed the amendments and they wanted to require a fence or a berm maintained by an HOA at an administrative decision to maintain privacy. They want the ability to create new private streets with the developer or HOA to maintain.

Debbie Howard made a motion to approve zoning text amendment ZA-24-03, with the additions that have been noted and striking out Part 1 to remove conditional zoning; seconded by Ashley Spain. Unanimously approved.

**Old Business**

**Adjournment**

Alisa Bizzell made a motion to adjourn, seconded by Ashley Spain. Unanimously approved.

Chloe Allen announced that tonight was her last meeting, she has accepted another position in Charlotte.

Next Planning Board meeting is February 6th, 2025, at 6pm.

Respectfully Submitted,



Julie Edmonds  
Administrative Support Specialist

DRAFT



# Request for Planning Board Action

**Agenda** ZA-25-  
**Item:** 01  
**Date:** 2/6/25

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**Subject:** Tattoo and Body Piercing Establishments  
**Department:** Planning  
**Presented by:** Stephen Wensman, Planning Director  
**Presentation:** Public Meeting

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## Issue Statement

The Planning Board should review the proposed UDO amendment to make Tattoo and Body Piercing Establishments a permitted use in the B-2 and B-3 Districts.

## Financial Impact

None

## Action Needed

The Planning Board is respectfully requested review the zoning text amendment, ZA-25-01, and make a recommendation to the Town Council to approve, approve with changes or deny the amendment.

## Recommendation

Staff recommend the Planning Board recommend approval of UDO Amendment, ZA-25-01, making Tattoo and Body Piercing Establishments a permitted use in the B-2 and B-3 Districts.

Approved:  Town Manager  Town Attorney

## Attachments:

1. Staff report
2. Draft Ordinance
3. System Statement



# Staff Report

**Agenda ZA-25-  
Item: 01**

**REQUEST:**

The Planning Board should review the proposed UDO amendment to make Tattoo and Body Piercing Establishments permitted use in the B-2 and B-3 Districts and make a recommendation to the Town Council.

**ISSUE:**

A tattoo business owner made staff aware of the fact that tattoo and body piercing establishments were a special use in the table of uses and that this places an undue burden on such businesses when they are already regulated by the State. A business owner wanted to move his establishment to a new location and found the process burdensome and unreasonable.

**ANALYSIS:**

Staff reviewed zoning codes for other towns and most have deliberately made tattoo and body piercing establishments permitted uses. The special use process may be a relic of the past when there was a stigma about such establishments. The establishments are commonplace today and concerns about health and safety are addressed with state regulation of the industry.

**DRAFT AMENDMENT:**

Section 6.6 Table of Uses and Activities will be amended by striking (S) for special use permit and adding (P) for permitted use.

Uses	Primary Zoning Districts												
	R-20A	R-10	R-8	R-6	R-MH	O/I	B-1	B-2	B-3	LI (Sect. 7.2)	HI (Sect. 7.2)	AHH	Supplemental Regulations
RETAIL SALES AND SERVICES													

Tattoo and body piercing establishments								§ <u>P</u>	§ <u>P</u>				
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**CONSISTENCY STATEMENT (STAFF OPINION):**

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

**RECOMMENDATION:**

Staff recommend approval of the zoning text amendment ZA-25-01, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

**RECOMMENDED MOTION:**

“Move to recommend approval of the zoning text amendment, ZA-25-01, finding the amendment consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”



**ORDINANCE # ZA-25-01**  
**AN ORDINANCE TO AMEND THE TOWN OF SMITHFIELD**  
**UNIFIED DEVELOPMENT ORDINANCE**  
**ARTICLE 6, SECTION 6.6 TABLE OF USES AND ACTIVITIES**

**WHEREAS**, the Smithfield Town Council wishes to amend certain provisions in the Town of Smithfield Unified Development Ordinance by making changes to Unified Development Ordinance Article 6, Section 6.6 Table of Uses and Activates as it pertains to tattoo and body piercing establishments.

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

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

**PART 1**

[Revise Article 6, Section 6.6 to make Tattoo and Body Piercing Establishments a permitted use in the B-2 and B-3 Districts.]

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

Uses	Primary Zoning Districts												
	R-20A	R-10	R-8	R-6	R-MH	O/I	B-1	B-2	B-3	LI (Sect. 7.2)	HI (Sect. 7.2)	AHH	Supplemental Regulations
RETAIL SALES AND SERVICES													
Tattoo and body piercing establishments								<u>§</u>	<u>§</u>				

**PART 2**

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

**PART 3**

That these amendments of the Unified Development Ordinance shall become effective upon adoption. Duly adopted this the \_\_ day of February 2025.

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M. Andy Moore, Mayor

ATTEST

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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

**Petition for Amendment to the Unified Development Ordinance**

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

**APPLICANT INFORMATION:**

**Stephen Wensman**

Petitioner's Name	Address or PO Box
<b>350 E. Market Street</b>	<b>919-934-2116, ext. 1114</b>
City, State, Zip Code	Telephone

Proposed amendment to the Town of Smithfield Unified Development Ordinance:  
 to amend the table of uses to make tattoo and body piercing establishments a permitted use rather than special use

Justification: The uses are regulated by the state and pose no health or safety concern to adjacent businesses or property owners. The amendment will further economic development goals of a robust retail sector

(Attach additional sheets as necessary)

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

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

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

	10/18/24
Signature of Petitioner	Date

**FOR OFFICE USE ONLY**

File Number: 2A-24-04 Date Received: 10/18/24 Amount Paid: N/A

**THE TOWN OF SMITHFIELD  
UNIFIED DEVELOPMENT ORDINANCE  
AMENDMENT CONSISTENCY STATEMENT  
BY THE SMITHFIELD TOWN COUNCIL  
ZA-25-01**

**Whereas** the Smithfield Town Council, upon acting on a zoning ordinance 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 ordinance 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 APPROVAL OF THE ORDINANCE AMENDMENT,**

That the final action regarding zoning ordinance amendment ZA-25-01 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 regularly scheduled meeting of Town Council; 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 ordinance 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 at their regularly scheduled meeting. Therefore, the ordinance amendment is reasonable and in the public interest.

**IN THE EVENT THAT THE MOTION TO RECOMMEND APPROVAL OF THE ORDINANCE FAILS,**

That the final action regarding zoning ordinance amendment ZA-25-01 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 ordinance amendment does not promote this and therefore is neither reasonable nor in the public interest.



# Request for Planning Board Action

**Agenda  
Item:** S-25-01  
**Date:** 2/6/25

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**Subject:** Buffalo Ridge Preliminary Plat  
**Department:** Planning  
**Presented by:** Stephen Wensman  
**Presentation:** Public Meeting

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## Issue Statement

Smithfield Land Group, LLC is requesting preliminary plat of 139.86 acres of land in the R-8 Conditional Zone, located at 1041 Buffalo Road, also identified by the Johnston County Tax ID 140001021, into 210 detached single-family residential lots.

## Financial Impact

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

## Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the conditional rezoning and to provide feedback to the developer.

## Recommendation

None

Approved:  Town Manager  Town Attorney

## Attachments:

1. Staff Report
2. Draft finding of fact
3. Application/Narrative
4. Preliminary Plat



# Staff Report

**Agenda Item: S-25-01**

**REQUEST:**

Smithfield Land Group, LLC is requesting preliminary plat of 139.86 acres of land in the R-8 Conditional Zone, located at 1041 Buffalo Road, also identified by the Johnston County Tax ID 140001021, into 210 detached single-family residential lots

**PROPERTY LOCATION:**

The property is located at 1041 Buffalo Road, north of Buffalo Creek on the west side of Buffalo Road.

**APPLICATION DATA:**

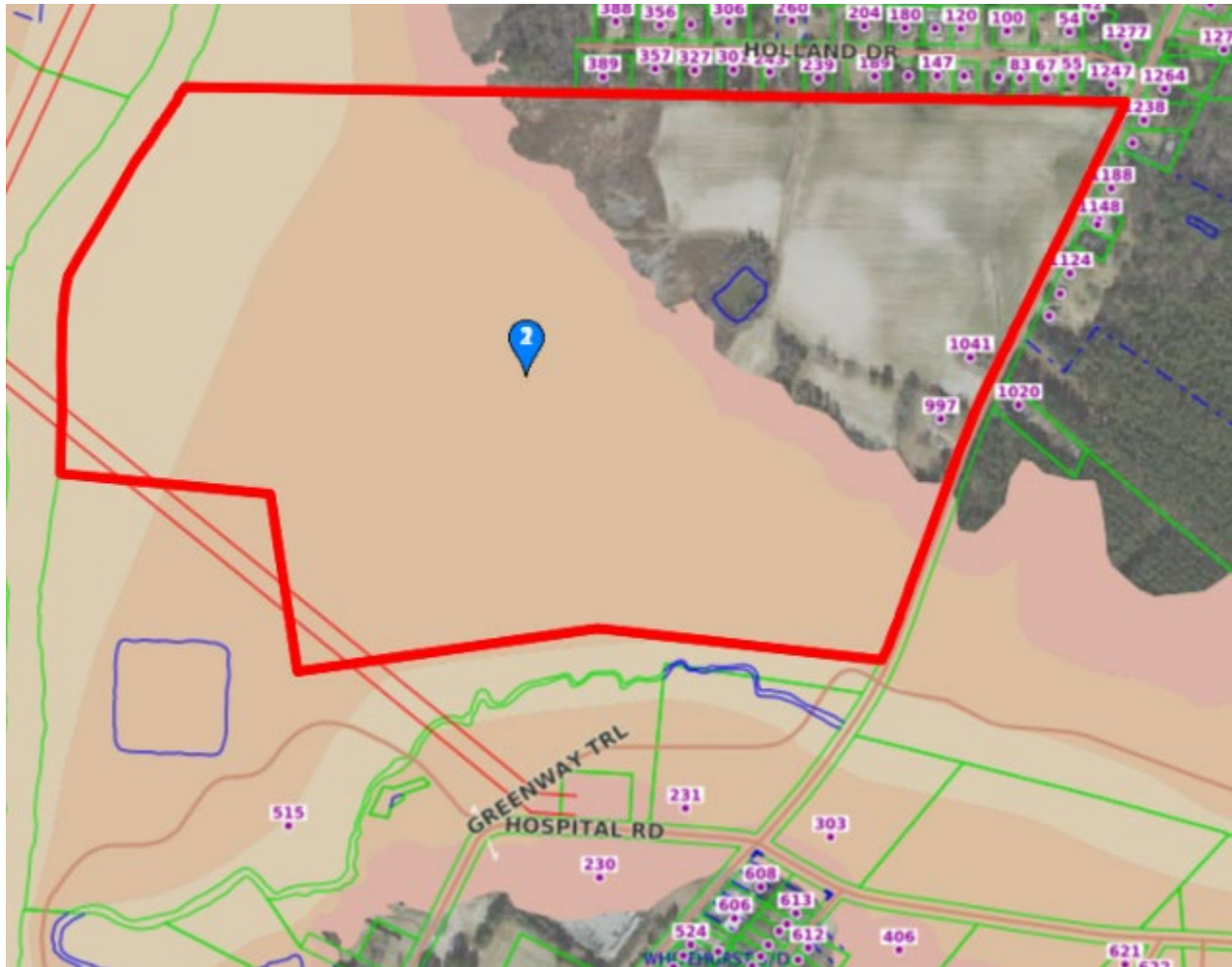
Applicant:	Smithfield Land Group, LLC
Property Owners:	Smithfield Land Group, LLC
Project Name:	Buffalo Ridge
Tax ID:	14001021
NC PIN:	169411-65-0647
Acreage:	139.860-acres
Present Zoning:	R-8 CZ (Single-Two-Multi-Family Residential Conditional)
Town/ETJ:	Town
Existing Use:	Vacant
Proposed Use:	Single-Family Residential
Fire District:	Smithfield
School Impacts:	Additional households with school-age children
Parks and Recreation:	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)**

	<b>Zoning</b>	<b>Existing Land Uses</b>
<b>North</b>	R-20A	Single-Family Residential
<b>South</b>	R-20A	Vacant Open Space/Floodplain
<b>West</b>	R-20A	Vacant Woodland
<b>East</b>	R-20A, R-8	Single-Family Residential and Vacant Open Space

**EXISTING CONDITIONS/ENVIRONMENTAL IMPACTS:**

- The property has 68.3-acres of wetland, 19.5-acres in floodway, 72.4-acres in 100-year floodplain, and 7.4-acres in 500-year floodplain. The site is mostly open with some woods in the lower elevations. The site is adjacent to the Neuse River on the west and Buffalo Creek to the south, and both require a riparian buffer.
- There is 100-year floodplain on the property where lots are proposed. Lots within the floodplain will have a finished floor elevation (FFE) that is 2' above the flood elevation as required. The roads may be around the 100-year floodplain elevation. The storm drainage system will be sized for a 10-year storm as required.
- A portion of the site is within the Waters Supply Critical Area Watershed Overlay which restricts density and has stormwater management requirements.





## **DEVELOPMENT OVERVIEW:**

The proposed development is a 210-lot single-family residential lot subdivision on 139.86-acre site with nearly 93-acres of open space. The proposed local roads are 27' wide back-to-back in 60' public right of way with standard curb and gutter in accordance with Town standards. The development proposes two access points on Buffalo Road and two lateral street connections to Holland Drive to the north. The development will have public water, sewer, and power.

## **R-8 CONDITONAL ZONING**

The plans are consistent with the approved R- Conditional Zoning Master Plan:

1. Conditional zoning dimensional requirements:
  - Minimum lot width reduction from 70 feet to 50 feet.
  - Minimum lot area reduction from 8,000 sf. to 6,000 sf.
  - Front Setback from 30-feet to 25-feet.
  - Side Setback from 10-feet to 5-feet.
  - Rear Setback from 25-feet to 12-feet, except lots backing up to Holland Drive lots will have 25-foot setback.
2. The minimum corner side yard setback shall be equal to the minimum front setback.
3. That a minimum 3' high landscaped berm with a 6-foot-high opaque vinyl fence be provided along Buffalo Road where back yards face the state road.
4. That the development plans be in accordance with WA-IV-CA Overlay regulations.
5. That curb and gutter and underground drainage be provided along Buffalo Road in accordance with NCDOT requirements.
6. Garages shall be no smaller than 12' x 22' in size.
7. A standard concrete driveway apron be provided for all residential driveways and the kiosk mailbox parking lot entrance.
8. A multi-purpose trail be provided that connects the buffalo Road trail through the open space and extends to the northern property line near lot 38.
9. That the architectural standards be incorporated in a homeowners' association (HOA) documents and include with the standards: a minimum of 1 window per side of each home, corner lots will be required to have no less than (2) windows on each visible side of the residence, and all garages shall have windows or decorative hardware.
10. That the open space amenities, kiosk, parking lot and stormwater management be owned and maintained by an HOA.
11. A traffic study shall be conducted in accordance with the Town's UDO and NCDOT requirements prior to preliminary plat approval.
12. That there be a 6-high opaque vinyl fence along the rear of Holland Drive lots.
13. That the developer shall apply for sewer capacity for the entirety of the development project at the outset, unless directed otherwise by the County.
14. That the homeowners' association shall maintain "no-parking" on the subdivision streets.

## **SITE ACCESS AND STREET DESIGN:**



- The development will have two access points on Buffalo Road. A NCDOT Permit will be required. The improvements required to Buffalo Road are shown.
- The development proposes two lateral roads connecting to Holland Road utilizing existing vacant right-of-way (currently unopened).
- All the internal roads will be 27' wide b/b within 60' public rights-of-way consistent with town standards.
- Standard curb and gutter will be used throughout the development.
- Curb and gutter are proposed along the Buffalo Roadway edge with underground drainage
- Public sidewalks are proposed for both sides of public streets.

**TRAFFIC STUDY:**

- A traffic study has been completed for the development and the required improvements to Buffalo Road are shown. Improvements include right-of-way dedication and turn lanes. The southern entrance was relocated to line up with the Buffalo Road Subdivision entrance.

**OPEN SPACE/RECREATION/TRAILS:**

- There are no recommended parks for this site in the Smithfield Parks Plan.
- The development will provide over 93 acres of passive open space area, mostly consisting of wetland and flood plain areas.
- A 20' wide open space area has been provided along Buffalo Road that will include an 8' wide multi-purpose trail, fence and landscaped berm. The trail is consistent with the Pedestrian Plan.
- The developer is proposing walking trails and benches along the perimeter of the new storm ponds into the open space.
- A tot lot playground is proposed adjacent to the mailbox kiosk parking area.
- An HOA will manage and maintain the open space areas.

**STORMWATER MANAGEMENT:**

No stormwater retention is required because the development will have an impervious footprint that is less than 24%, however the developer is planning to construct 2 stormwater ponds to collect stormwater. The ponds will be designed to mitigate 10-year storm events, meaning the post development runoff from the 10-yr storm will be less than or equal to the predevelopment runoff.

The applicant plans to aerate any wet ponds to control mosquitos.

**MAIL KIOSK AND PARKING LOT:**

- A mail kiosk and parking for 17 vehicles are shown on the site plan south of the main the entrance. As a result of the entrance road moving, the kiosk is no longer conveniently located for residents entering and existing the development

**ARCHITECTURAL DESIGN STANDARDS** (example architecture provided with conditional zoning):

All Lots:

- A combination will be required of no less than two (2) materials on the front facade of all homes.
- All front facades will include no less than 10% of either one (1) of the following materials: brick, stone, or substantially similar substitute material.

**Corner Lots:**

- All corner lots will be required to have no less than one (1) window on each visible side of the residence.
- Architectural Examples Minimum Standards:



**PUBLIC UTILITIES:**

- Water, Sewer, and Power will be Town of Smithfield. The developer will apply for sewer capacity for the entirety of the development project at the outset, unless directed otherwise by the County.

**BUFFERS AND LANDSCAPING:**

- There are 10-lots with backyards facing Buffalo Road. The developer has provided a 20' wide open space area along Buffalo Road and will provide the required landscaping along the road frontage with a berm and fencing to screen the backs of these lots.
- A 10' landscape buffer is proposed between the new lots that back up to the larger Holland Drive lots to the north (+/- 10,000 sq. ft. lots). The buffer will exist within an easement over the new lots. Existing vegetation will be maintained as much as possible during construction.
- The developer is proposing enhanced landscaping near the entrances to the development from Buffalo Road.

**SUBDIVISION MONUMENT SIGNS:**

- The developer is proposing monument signs at both entrances to the subdivision from Buffalo Road.

**PHASING:**

- Phase 1 of the development is expected in the Spring of 2025 and buildout is expected to take approximately 5 years (2030). No phasing plan has been proposed at this time. Phasing is important so that the Town is not required to take over public maintenance while the streets are utilized for construction access.

**FINDING OF FACT** (Planning Staff finding in *bold/italic*):

1. The plan is consistent with the adopted plans and policies of the town; *The preliminary plat is consistent with the comprehensive plan, and conditional zoning master plan.*
2. The plan complies with all applicable requirements of this ordinance; *The preliminary plat complies with the requirements of the UDO.*
3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed; *Adequate infrastructure exists and is being provided for with the improvements to buffalo road.*
4. The plan will not be detrimental to the use or development of adjacent properties or other neighborhood uses. *The preliminary plat will not be detrimental to the use or development of adjacent properties. The entire corridor is developing/redeveloping in a coordinated manor.*

**DRAFT RECOMMENDATION TO COUNCIL:**

Planning Staff recommend approval of the Buffalo Ridge preliminary subdivision with the following conditions:

1. That the future construction plans for the project be in accordance with the conditional zoning approval for the site and all UDO requirements.
2. The minimum corner side yard setback shall be equal to the minimum front setback.
3. That a minimum 3' high landscaped berm with a 6-foot-high opaque vinyl fence be provided along Buffalo Road where back yards face the state road.
4. Garages shall be no smaller than 12' x 22' in size.

5. A standard concrete driveway apron be provided for all residential driveways and the kiosk mailbox parking lot entrance.
6. That the architectural standards approved by conditional zoning be incorporated in a homeowners' association (HOA) documents and include with the standards: a minimum of 1 window per side of each home, corner lots will be required to have no less than (2) windows on each visible side of the residence, and all garages shall have windows or decorative hardware.
7. That the open space amenities, kiosk, parking lot and stormwater management be owned and maintained by an HOA.
8. That there be a 6-high opaque vinyl fence along the rear of Holland Drive lots.
9. That the developer shall apply for sewer capacity for the entirety of the development project at the outset, unless directed otherwise by the County.
10. That the homeowners' association shall maintain "no-parking" on the subdivision streets.

**DRAFT RECOMMENDED MOTION FOR COUNCIL:**

"Move to approve the Buffalo Ridge preliminary plat, S-25-01, with the 10 conditions of approval found in the staff report, based on the finding of fact for preliminary subdivisions.



**PLANNING DEPARTMENT**  
Stephen Wensman, Planning Director

**ADJOINING PROPERTY OWNERS CERTIFICATION**

I, Stephen Wensman, hereby certify that the property owner and adjacent property owners of the following petition, S-25-01, were notified by First Class Mail on 1/17/25 of the Public Meeting on February 6th, 2025.

Stephen Wensman  
Signature

Johnston County, North Carolina

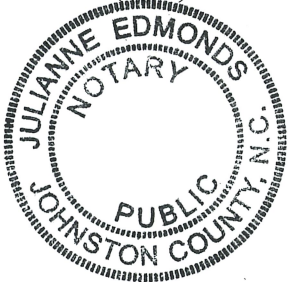
I, Julianne Edmonds, Notary Public for Johnston County and State of North Carolina do hereby certify that Stephen Wensman personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

17th day of January, 2025

Julianne Edmonds  
Notary Public Signature

Julianne Edmonds  
Notary Public Name

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



SMITHFIELD LAND GROUP, LLC  
2075 JUNIPER LAKE RD  
WEST END, NC 27376-8919

TORRES, MANUEL DE JESUS GARCIA  
120 HOLLAND DR  
SMITHFIELD, NC 27577-7257

LAMPE, GUY L.  
LAMPE, ROSS W.  
PO BOX 608  
SMITHFIELD, NC 27577-0608

TART, MARTHA LYNN MCLAMB  
131 HOLLAND DR  
SMITHFIELD, NC 27577-7257

COX, LARRY E. DBA  
C & S PROPERTIES  
110 WILSONS MILLS RD  
SMITHFIELD, NC 27577-3244

DIAZ, CESARIO  
PERAZA, DINORA S CORDOVA  
1136 BUFFALO RD  
SMITHFIELD, NC 27577

FRANCO, PASCUAL  
1020 BUFFALO ROAD  
SMITHFIELD, NC 27577-7447

VILLAGE ON THE NEUSE LLC  
1122 VICK CHARLES DR  
RALEIGH, NC 27606-3338

FULLER, CECIL RAY  
100 HOLLAND DR  
SMITHFIELD, NC 27577-7257

MAC 2008 LLC  
2790 MARRIOTTSVILLE RD  
MARRIOTTSVL, MD 21104-1626

MILDRED S STRICKLAND TRUST  
STRICKLAND, DANIEL ALLEN  
7620 RAINWATER RD  
RALEIGH, NC 27615-3745

BALAGOT, VINTON ANCHETA  
KROEPLIN, MICHAEL JOHN  
260 HOLLAND DR  
SMITHFIELD, NC 27577-7217

PIPKIN, JOAN GODWIN  
239 HOLLAND DR  
SMITHFIELD, NC 27577-0000

PETERSON, NATHAN D  
204 HOLLAND DR  
SMITHFIELD, NC 27577-7217

MASSENGILL, JO ANN LIFE ESTATE  
EASON, JOSEPH RICHARD REMAINDER  
306 HOLLAND DR  
SMITHFIELD, NC 27577-7258

ZAMARRIPA, KARLA ESTEFANI GAMEZ  
189 HOLLAND DR  
SMITHFIELD, NC 27577-7257

DEVERS, DARRELL  
243 HOLLAND DR  
SMITHFIELD, NC 27577-7217

NAVAROLI, KRISTEN JEAN  
356 HOLLAND DR  
SMITHFIELD, NC 27577-7258

JACKSON, KIMBERLY C  
140 HOLLAND DR  
SMITHFIELD, NC 27577-0000

KINSLEY GROUP, LLC  
9220 FAIRBANKS DR STE 220  
RALEIGH, NC 27613-1406

DE LA CRUZ, REYNALDO  
180 HOLLAND DRIVE  
SMITHFIELD, NC 27577-7257

VELA, JACINTO ARCEO  
AGUSTIN, MARIA D  
327 HOLLAND DRIVE  
SMITHFIELD, NC 27577-0000

SANDERS, CHARLES  
SANDERS, IDA MAE  
334 HOLLAND DR  
SMITHFIELD, NC 27577-7258

SMITH, WILLIAM FREDERICK  
SMITH, DEBRA CORE  
301 HOLLAND DRIVE  
SMITHFIELD, NC 27577-7258

JAMS PROPERTIES LLC  
849 PARKRIDGE DR  
CLAYTON, NC 27527-5309

PALESTINA, EDUARDO PEREZ  
GARCIA, LAURA AGUILAR  
169 HOLLAND DR  
SMITHFIELD, NC 27577-7257

TOWN OF SMITHFIELD  
PO BOX 761  
SMITHFIELD, NC 27577-0000

TOWN OF SMITHFIELD  
PO BOX 761  
SMITHFIELD, NC 27577-0000

SMITHFIELD PROPERTY HOLDINGS LLC  
PO BOX 2568  
HICKORY, NC 28602-2568

TOWN OF SMITHFIELD  
PO BOX 761  
SMITHFIELD, NC 27577-0000

TOWN OF SELMA  
SELMA, NC 27576-0000

BRYAN, KATHY M.  
905 OCEAN PINES CT  
N MYRTLE BCH, SC 29582-4498

AE&E PROPERTIES, LLC  
5529 NC HIGHWAY 39  
SELMA, NC 27576-8529

MANNING, ERIC  
1148 BUFFALO RD  
SMITHFIELD, NC 27577

BRYAN, KATHY M.  
905 OCEAN PINES CT  
N MYRTLE BCH, SC 29582-4498

ROSE, ZENA ELANIE HAMILTON  
PO BOX 2054  
SMITHFIELD, NC 27577-0000

VEYMA PROPERTIES, LLC  
2121 SOARING EAGLE CT  
WENDELL, NC 27591-7669

BARBOUR, B LINCOLN  
1222 BUFFALO RD  
SMITHFIELD, NC 27577-7443

LAMPE, GUY L.  
LAMPE, ROSS W.  
PO BOX 608  
SMITHFIELD, NC 27577-0608

L M R RENTALS  
201 S BRIGHTLEAF BLVD #1  
SMITHFIELD, NC 27577-4077

FIRST CAROLINA TRUST, LLC  
2200 SHADY BIRCH LN  
GARNER, NC 27529-5049

ULLOA, ROBERTO  
DE JOYA, CARMEN M  
1247 BUFFALO RD  
SMITHFIELD, NC 27577

STEVEN, JOSE JR.  
GORILLA BROADCASTING NC LLC  
1270 BUFFALO RD  
SMITHFIELD, NC 27577-7443

BRYAN, MICHAEL D  
905 OCEAN PINES CT  
N MYRTLE BCH, SC 29582-4498

STEPHENSON, DOROTHY W  
STEPHENSON, MICHAEL PAUL  
67 HOLLAND DR  
SMITHFIELD, NC 27577-7216

GATES GROUP OF JOHNSTON COUNTY, LLC  
300 CITATION LN  
SMITHFIELD, NC 27577-8738

SANTACRUZ, HATCIRI YARENNI LOPEZ  
42 HOLLAND DR  
SMITHFIELD, NC 27577-7216

SMITH, WILLIAM KEVIN  
SMITH, TERESA R  
389 HOLLAND DR  
SMITHFIELD, NC 27577-0000

COLE, BRIAN SMITH  
COLE, MICHELLE MARIE  
388 HOLLAND DR  
SMITHFIELD, NC 27577-7258

CREECH, MERLEON G  
ARTHUR, MERLEON TERESA CREECH  
PO BOX 39  
PINE LEVEL, NC 27568

SIEGEL, STEPHANIE LEIGH JOINT TENANTS  
(WROS)  
KIP, CHAD CHRISTOPHER JOINT TENANTS  
(WROS)  
133 CASTLE DR  
SMITHFIELD, NC 27577-3502

**NOTE: Turn off 'Fit to Page' in print dialog before printing.**

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51 label(s) printed**





**Town of Smithfield**

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

**Preliminary Subdivision Application  
 General Information**

Development Name **Buffalo Ridge Subdivision**

Proposed Use **Single family residential subdivision**

Property Address(es) **1041 Buffalo Road**

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

PIN# <b>169411-65-0647</b>	TAX ID# <b>14001021</b>
----------------------------	-------------------------

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

**OWNER/DEVELOPER INFORMATION**

Company Name <b>Smithfield Land Group, LLC</b>	Owner/Developer Name	
Address <b>2075 Juniper Lake Road, West End, NC, 27376</b>		
Phone <b>(910) 944-0881</b>	Email <b>permits@rhetson.com</b>	Fax

**CONSULTANT/CONTACT PERSON FOR PLANS**

Company Name <b>4D Site Solutions, Inc</b>	Contact Name <b>Scott Brown, PE</b>	
Address <b>409 Chicago Drive, Suite 112, Fayetteville, NC 28306</b>		
Phone <b>910-426-6777</b>	Email <b>sbrown@4dsitesolutions.com</b>	Fax

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

**ZONING INFORMATION**

Zoning District(s) **R-8 Conditional**

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

Overlay District?  Yes  No

Inside City Limits?  Yes  No

**FOR OFFICE USE ONLY**

File Number: \_\_\_\_\_ Date Submitted: \_\_\_\_\_ Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_



## Project Narrative

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

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

**STORMWATER INFORMATION**

Existing Impervious Surface	0.16/7,061 acres/sf	Flood Hazard Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Impervious Surface	33/1,437,480 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 **3720169400K**

**NUMBER OF LOTS AND DENSITY**

Total # of Single Family Lots	210	Overall Unit(s)/Acre Densities Per Zoning Districts	1.52
Total # of Townhouse Lots	N/A	Acreage in active open space	0
Total # of All Lots	210	Acreage in passive open space	91.9

**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 4D Site Solutions, Inc 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 December 19, 2024

Signature \_\_\_\_\_ Date \_\_\_\_\_

**REVIEW FEES**

<input checked="" type="checkbox"/> Major Subdivision (Submit 7 paper copies & 1 Digital copy on CD)	\$500.00 + \$5.00 a lot

**FOR OFFICE USE ONLY**

File Number: \_\_\_\_\_ Date Submitted: \_\_\_\_\_ Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_

**INFORMATION TO BE PROVIDED ON PRELIMINARY AND FINAL PLATS.**

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

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

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

<b>Information</b>	<b>Preliminary Plat</b>
Type of street dedication; all streets must be designated public. (Where public streets are involved which will be dedicated to the Town, the subdivider must submit all street plans to the UDO Administrator for approval prior to preliminary plat approval).	X
When streets have been accepted into the municipal or the state system before lots are sold, a statement explaining the status of the street in accordance with the Town of Smithfield construction standards.	X
If any street is proposed to intersect with a state maintained road, a copy of the application for driveway approval as required by the Department of Transportation, Division of Highways Manual on Driveway Regulations. (1) Evidence that the subdivider has applied for such approval. (2) Evidence that the subdivider has obtained such approval.	X X X
<b>The location and dimensions of all:</b>	
Utility and other easements.	X
Pedestrian and bicycle paths.	X
Areas to be dedicated to or reserved for public use.	X
The future ownership (dedication or reservation for public use to governmental body or for owners to duly constituted homeowners' association) of recreation and open space lands.	X
Required riparian and stream buffer per Article 10, Part VI.	X
<b>The site/civil plans for utility layouts including:</b>	
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
<b>Provide site calculations including:</b>	
Acreage in buffering/recreation/open space requirements.	X
Linear feet in streets and acreage.	X
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the US Department of Interior's National Register of Historic Places.	X

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

<b>FOR OFFICE USE ONLY</b>			
File Number: _____	Date Submitted: _____	Date Received: _____	Amount Paid: _____

**REQUIRED FINDING OF FACT**

*Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a preliminary subdivision plat approval to address the following findings. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which this section requires. The Town Council shall grant preliminary subdivision approval if it has evaluated an application through a quasi-judicial process and determined that:*

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







**2025  
Planning Board Meeting Schedule**

Thursday, January 2, 2025

Thursday, February 6, 2025

Thursday, March 6, 2025

Thursday, April 3, 2025

Thursday, May 1, 2025

Thursday, June 5, 2025

Thursday, July 10, 2025

Thursday, August 7, 2025

Thursday, September 4, 2025

Thursday, October 2, 2025

Thursday, November 6, 2025

Thursday, December 4, 2025

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