

TOWN OF SMITHFIELD PLANNING BOARD AGENDA PACKET



Chairman: Eddie Foy

Vice-Chairman: Stephen Upton

Members:

Mark Lane	Gerald Joyner (Alt.)
Jack Matthews	Daniel Sanders
Ashley Spain	Teresa Daughtry

Paul Embler, Planning Director
Mark Helmer, Senior Planner
Veronica Hardaway, Administrative Assistant

Meeting Date: *Thursday, January 7, 2016*
Meeting Time: *6:00 p.m.*
Meeting Place: *Council Chambers, Smithfield Town Hall*

**AGENDA
PLANNING BOARD
REGULAR MEETING
JANUARY 7, 2016
MEETING TIME: 6:00 PM
TOWN HALL**

Call to Order.

Identify voting members

Approval of the minutes for December 3, 2015

Public Hearings

CUP-15-06 Caliber Development, Inc: The applicant is requesting a conditional use permit to allow for the construction of an 80 foot high wood pole with radio antenna on property located within a B-3 (Business) zoning district. The property considered for approval is located on the southeast side of the intersection of Powell Street and Computer Drive and further identified as Johnston County Tax ID# 15J08067.

Old Business.

New Business.

Approval of the 2016 meeting schedule

Adjournment.

DRAFT
Smithfield Planning Board Minutes
Thursday, December 3, 2015
6:00 P.M., Town Hall, Council Room

Members Present:

Vice-Chairman Stephen Upton
Daniel Sanders
Mark Lane
Jack Matthews
Teresa Daughtry
Gerald Joyner (Alt.)

Members Absent:

Eddie Foy
Ashley Spain

Staff Present:

Mark Helmer, Senior Planner

Staff Absent:

CALL TO ORDER

APPROVAL OF MINUTES FROM NOVEMBER, 2015.

Teresa Daughtry made a motion, seconded by Mark Lane to approve the minutes as written. Unanimous.

Public Hearings:

After all persons giving testimony were duly sworn, Stephen Upton opened the public hearing.

CUP-15-04 Triangle Marketing Associates, Inc.:

Mr. Helmer stated the applicant is requesting a conditional use permit to allow for the construction and operation of a 30 foot radio antenna with studio on property located within a LI (Light Industrial) zoning district. The property considered for approval is located on the east side of Airport Industrial Drive and approximately 450 feet north of its intersection with Swift Creek Road. The property is further identified as Johnston County Tax ID# 15J08017F.

Mr. Helmer stated an existing multi-building, multi-tenant development is seeking a conditional use permit to allow for a radio station studio with a 30 foot radio antenna. The location of the proposed radio station with a 30 foot tall antenna does not appear to be within the boundaries of the designated wetlands or flood plains.

Mr. Helmer stated the radio station is located within a three bay multi-tenant building located within Airport Industrial Park. Automobile parking is ample and the building is setback far enough so that if the antenna was to collapse it would not land within any public right-of-way or environmentally sensitive areas. The location of the antenna is within close proximity to Johnston County Airport. Therefore, FAA (Federal Aviation Administration) approval is required. The applicant has submitted documentation from the FAA showing that a

determination has been made that the antenna will not create a hazard to flight operation occurring in the area. The proposed radio station with a 30 foot antenna is consistent with the recommendations of the Comprehensive Growth Management Plan which calls for industrial/commercial uses near the vicinity of Johnston County Airport.

Mr. Helmer stated radio stations are a permitted use within a LI (Light Industrial) zoning district with a valid conditional use permit. The existing site was approved by Johnston County Planning Department and has since become a part of the Town of Smithfield Extra Territorial Zoning Jurisdiction. The site appears to have been constructed to modern zoning standards in terms of building setback, parking and landscaping. A radio station at this location should not pose a compatibility issue with surrounding land uses providing the applicant is comfortable being located in an industrial park where light manufacturing is permitted. The subject use can be permitted one monument sign and one wall sign facing Airport Industrial Drive.

Mr. Helmer stated the Town of Wilsons Mills will provide fire protection, Johnston County will provide water and sewer, and Duke Progress Energy will provide electric services.

Mr. Helmer stated the planning staff recommends approval of a Conditional Use Permit request to allow for the operation of a radio station and construction of a 30 foot high antenna on property located within a LI (Light Industrial) zoning district. The Planning Board is requested to review the request for a radio station with a 30 foot high antenna and make a recommendation to Town Council in accordance with the finding of fact for a conditional use permit.

Mr. Upton asked if anyone wanted to speak for or against the proposal. There were none.

Teresa Daughtry asked what the recourse would be if the proposed project is already conducting business.

Mr. Helmer stated that radio station is in operation. Mr. Helmer stated that the record indicated that a building permit for an interior fit-up was issued without a proper zoning permit from the Smithfield Planning Department first being issued. Mr. Helmer also stated that it doesn't happen often but that the Smithfield UDO allows for permits issued in error to be corrected by a valid conditional use permit issued by Town Council.

Daniel Sanders asked if the project was to be expanded would they have to come back to the board.

Mr. Helmer stated that the Smithfield UDO requires major changes to the type, size and intensity of use requiring a conditional use permit to be re-reviewed by the Town of Smithfield Planning Board and Town council.

Victor Heilman, 225 Bell Dr, Garner, stated he had gone to the Town of Clayton and they told him it was in Johnston County's jurisdiction. Johnston County then reviewed the plans for interior modification and building permits were issued. It wasn't until sometime later that a building permit for the tower was requested and I was informed by Johnston County that the

Town of Smithfield would need to approve it first. After speaking with Mr. Helmer, I was informed that a conditional use permit for a radio station in the light industrial zoning district was required.

Mr. Upton asked what the stations call letters are.

Mr. Heilman stated the call letters are WKJO 102.3FM, Johnston County's only licensed FM station.

Mr Upton Ask if there were any other questions. There were none.

Steve Upton closed the public hearing

Teresa Daughtry made a motion, seconded by Jack Matthews, to move to the Finding of Fact. Unanimous.

Article 13 Section 13-17 of the Town of Smithfield Unified Development Ordinance requires applications for a Conditional Use Permit to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application.

The Smithfield Planning Board shall recommend and the Town Council of the Town of Smithfield shall decide the matter of this Conditional Use Permit Application by motion and vote on each of the following four findings of fact. Any motion to find against the application must be supported by statement of specific reasons or conclusions reached in support of the motion.

1. Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved or is approved with the following stated conditions.

The proposed radio station with a 30 foot antenna will not materially endanger the public health safety or general welfare because the antenna will be constructed to meet all plans and specifications as required by Johnston County Building Inspections to include engineered footings. The FAA has made a determination that the proposed tower will not create a hazard to flight operation occurring within the vicinity of Johnston County Airport.

2. Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, meets all required specifications and conforms to the standards and practices of sound land use planning and the Town of Smithfield Unified Development Ordinance or other applicable regulations or is approved with the following additional stated conditions.

The proposed radio station with a 30 foot antenna conforms to the standards and practices of sound land use planning and the Town of Smithfield Unified Development Ordinance and meets all zoning regulations that were in place at the time the applicant first contacted the Town of Smithfield.

3. Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses or is approved with the following additional stated conditions.

The proposed radio station with a 30 foot antenna will not adversely affect the use or any physical attribute of adjoining or abutting properties. The radio station will blend in with all the other businesses within Airport Industrial Park.

4. Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, would not adversely affect the adopted plans and policies of the Town of Smithfield, or violate the character of existing standards for development of the adjacent properties or is approved with the following additional stated conditions.

The proposed radio station with a 30 foot antenna will not adversely affect the adopted plans and policies of the Town of Smithfield, or violate the character of existing standards for development given that it will occur within an existing multitenant development which has adequate parking, landscaping, and generally meets all other modern development standards.

All members stated true.

Based upon satisfactory compliance with the above stated four findings and fully contingent upon full incorporation of all statements entered into the record by the testimony of the applicant and applicant's representative;

Jack Matthews made a motion, seconded by Teresa Daughtry to recommend approval requesting a conditional use permit to allow for the operation of a radio station and construction of a 30 foot high antenna on property located within a LI (Light Industrial) zoning district. Unanimous

CUP-15-05 GrayCliff Enterprises, Inc.:

Mr. Helmer stated the applicant is requesting a conditional use permit to allow for one residential housing unit on property located within a B-3 (Business Highway Entrance) zoning district. The property considered for approval is located on the north side of Powell Street and approximately 240 feet east of its intersection with Computer Drive. The property is further identified as Johnston County Tax ID# 15J08071.

Mr. Helmer stated the applicant is requesting to use an existing building on the property for residential purposes so that on-site around the clock security of the storage yard can occur. There are no environmental issues on the site that would prohibit the use of the existing structure for residential purposes. The property is home of GrayCliff Enterprises LLC whose primary business is in support of the cable industry through the installation of fiber optic cable throughout the area. The property has a large storage in the rear and two structures with parking in the front on the site. The applicant is seeking a conditional use permit to allow for the smaller of the two buildings to be used for the housing quarters for security and staff. Residential uses are permitted within the B-3 (Business) zoning district providing that a conditional use permit is issued by Town Council.

Mr. Helmer stated the proposed high rise business identification sign is consistent with the recommendations of the Comprehensive Growth Management Plan which calls for commercial uses near the intersection of South Equity Drive and Outlet Center Drive. Residential housing units are a permitted use within the B-3 (Business) zoning district with a valid conditional use permit. A residential housing unit at this location should not pose a compatibility issue with surrounding land uses providing the use is accessory to GrayCliff Enterprises LLC contractors and that upon such time that GrayCliff Enterprises LLC ceases to exist at this location, so shall the residential use. The subject property will be permitted one monument sign adjacent to Powell Street as well as a wall sign on the Powell Street side of the building.

Mr. Helmer stated the Town of Smithfield will provide fire protection as well as water and sewer services. Duke Energy Progress will provide electric.

Mr. Helmer stated planning staff recommends approval of the conditional use permit to allow GrayCliff Enterprises LLC to operate one residential unit for the housing of on-site security and employees only. The Planning Board is requested to review the request for GrayCliff Enterprises LLC to operate one residential housing unit for the housing of on-site security and employees only and make a recommendation to the Town Council in accordance with the finding of fact for a conditional use permit.

Steve Upton closed the public hearing.

Mr. Upton asked if anyone wanted to speak for or against the proposal. There were none.

Stephen Upton made a motion, seconded by Jack Matthews, to move to the Finding of Fact. Unanimous.

Article 13 Section 13-17 of the Town of Smithfield Unified Development Ordinance requires applications for a Conditional Use Permit to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application.

The Smithfield Planning Board shall recommend and the Town Council of the Town of Smithfield shall decide the matter of this Conditional Use Permit Application by motion and vote on each of the following four findings of fact. Any motion to find against the application must be supported by statement of specific reasons or conclusions reached in support of the motion.

1. Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved or is approved with the following stated conditions.

The accessory residential unit will not materially endanger the public health safety or general welfare because the structure will meet all plans and specifications as required by Johnston County Building Inspections. Adequate infrastructure to include water, sewer, electric and on-site parking exists at the site.

2. Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, meets all required specifications and conforms to the standards and practices of sound land use planning and the Town of Smithfield Unified Development Ordinance or other applicable regulations or is approved with the following additional stated conditions.

The accessory residential unit conforms to the standards and practices of sound land use planning and the Town of Smithfield Unified Development Ordinance and meets all zoning regulations to include parking and landscaping.

3. Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses or is approved with the following additional stated conditions.

The proposed accessory residential unit will not adversely affect the use or any physical attribute of adjoining or abutting properties. The requested accessory use is adjacent to an existing residential zoning district and compatibility issues are unlikely.

4. Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, would not adversely affect the adopted plans and policies of the Town of Smithfield, or violate the character of existing standards for development of the adjacent properties or is approved with the following additional stated conditions.

The proposed accessory residential unit will not adversely affect the adopted plans and policies of the Town of Smithfield, or violate the character of existing standards for development given that it will occur only as an accessory use to the principle use of contractor's office of GrayCliff Enterprises Inc.

All members stated true.

Based upon satisfactory compliance with the above stated four findings and fully contingent upon full incorporation of all statements entered into the record by the testimony of the applicant and applicant's representative;

Stephen Upton made a motion, seconded by Daniel Sanders to recommend approval requesting a conditional use permit to allow GrayCliff Enterprises LLC to operate one residential unit for the housing of on-site security and employees only. Unanimous

Old Business:

No report.

New Business:

No Report

Teresa Daughtry made a motion to adjourn, seconded by Jack Matthews. Unanimous.

Submitted this 3rd day of December, 2015.

Veronica Hardaway
Administrative Support Specialist
Planning Department



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

STAFF REPORT

Application Number: CUP-15-06
Project Name: WTSB Radio Station Antenna
TAX ID number: 15J08067 and 15O99005L
Town Limits/ETJ: City
Applicant: Caliber Development Inc.
Owners: Morgan and Roberta Lucille Reed
Agents: none
Neighborhood Meeting: none

PROJECT LOCATION: Southeast side of the intersection of Computer Drive and Powell Street.

REQUEST: The applicant is seeking a conditional use permit to allow for a 60 foot high utility pole with an antenna on property located within a B-3 (Business) zoning district.

SITE DATA:

Acreage: 1.5 acres
Present Zoning: B-3 (Business)
Proposed Zoning: N/A
Existing Use / Previous: Vacant / Veterinary Hospital

DEVELOPMENT DATA:

Proposed Use: 60 foot high utility pole with radio antenna and located within the interior of the site.

ENVIRONMENTAL: The 60 foot high utility pole with radio antenna does not appear to be located within the boundaries of any designated wetlands or flood plains.

ADJACENT ZONING AND LAND USES:

North:	Zoning:	B-3 (Business)
	Existing Use:	Commercial
South:	Zoning:	B-3 (Business)
	Existing Use:	Commercial / Storage
East:	Zoning:	R-10 (Residential)
	Existing Use:	Vacant
West:	Zoning:	B-3 (Business)
	Existing Use:	Vacant & Auto Sales Lot

STAFF ANALYSIS AND COMMENTARY: Radio stations and studios are permitted uses by right within the B-3 (Business) zoning district with a valid zoning permit issued by planning staff. However, any structure that is over forty feet in height shall be permitted as a conditional use within the B-3 (Business) zoning district. WTSB Radio is requesting a conditional use permit for the construction of a 60 foot tall utility pole with radio antenna. The utility pole with antenna will be located on the east side of the existing office building and will be situated in such a manner that if a collapse was to occur, damage would be contained within the boundaries of the subject property.

- **Consistency with the Strategic Growth Plan**

The proposed radio station with a 60 foot utility pole and antenna is consistent with the recommendations of the Comprehensive Growth Management Plan which calls for office and institutional uses at the southeast side of the intersection of Computer Drive and Powell Street.

- **Consistency with the Unified Development Code**

The Town of Smithfield Unified Development Ordinance allows for structure over 40 feet with a valid conditional use permit. The proposed structure will be required to meet all applicable building and electrical codes as well as FCC regulations concerning radio station transmissions.

- **Compatibility with Surrounding Land Uses**

A radio station antenna at this location should not pose a compatibility issue with surrounding land uses providing that adequate fall zones for the utility pole is provided for the safety of adjacent properties and the public in general.

- **Signs**

The subject use can be permitted one additional ground sign on the Powell Street side of the subject property.

OTHER:

FIRE PROTECTION: Town of Smithfield
SCHOOL IMPACTS: NA
PARKS AND RECREATION: NA
ACCESS/STREETS: 190 feet of road frontage with driveway on Computer Drive and 148 feet of road frontage on Powell Street.
WATER/SEWER PROVIDER: Town of Smithfield
ELECTRIC PROVIDER: Duke Progress Energy

Planning Department Recommendations:

Planning staff recommends approval of a Conditional Use Permit request to allow for the construction of a 60 foot utility pole with antenna on property located with a B-3 (Business) zoning district.

Planning Board Action Requested:

The Planning Board is requested to review the petition and make a recommendation in accordance with the finding of fact for a conditional use permit to allow for a 60 foot high antenna on property located within the B-3 (Business) zoning district.



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

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Article 13, 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 Conditional Use. Conditional Uses are uses that may be appropriate in a particular district, but has the potential to create incompatibilities with adjacent uses.

Conditional Use Permit applications must be accompanied by nine (9) sets of the application, nine (9) sets of required plans, an Owner's Consent Form (attached) and the application fee. The application fee is \$300.00. All fees are due when the application is submitted.

SITE INFORMATION:

Name of Project: WTSB Radio Acreage of Property: 1.5
 Parcel ID Number: 15J08067/15099005L Tax ID: 4196234/4197129
 Deed Book: 04629 Deed Page(s): 0577-0578
 Address: 104 Computer Drive, Smithfield, NC 27577
 Location: Southeast corner of intersection of Powell & Computer Drive

Existing Use: Veterinary Hospital Proposed Use: Radio Broadcasting Studio
 Existing Zoning District: B-3
 Requested Zoning District: _____
 Is project within a Planned Development: Yes No
 Planned Development District (if applicable): _____
 Is project within an Overlay District: Yes No
 Overlay District (if applicable): _____

FOR OFFICE USE ONLY

File Number: <u>CUP-15-06</u>	Date Received: <u>12/3/2015</u> <u>CE</u>	Amount Paid: <u>\$ 300.00</u>
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OWNER INFORMATION:

Name: Morgan Reed and wife, Robeta Lucille Reed

Mailing Address: PO Box 1175, Smithfield NC 27577

Phone Number: _____ Fax: _____

Email Address: _____

APPLICANT INFORMATION:

Applicant: Caliber Development Inc.

Mailing Address: 2191 Vinson Road, Clayton, NC 27527

Phone Number: 919-805-2076 Fax: _____

Contact Person: Anita Lamm

Email Address: CaliberDevelopment@gmail.com / Anita.Lamm@gmail.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

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

- All required plans (please see the plan requirements checklist).
- A signed and sealed traffic impact analysis. **N/A**
- Verification of wastewater allocation (granted or requested). **N/A**
- Driveway permits (Town of Smithfield or NCDOT encroachment with associated documentation). **N/A**
- Other applicable documentation: **N/A**

STATEMENT OF JUSTIFICATION

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

The radio station uses remote broadcasting which requires the signal to be received via an antenna that is mounted on top of a 60-80 foot wooden pole that is placed in the ground near the radio studio. The distance from the studio has to be minimal in order to receive a radio quality signal suitable for broadcasting. WTSB currently uses remote broadcasting to air the First Baptist Church Sunday morning service weekly.

This is standard equipment for a radio station and the property is currently zoned for radio station use.

REQUIRED FINDINGS OF FACT

Article 13, Section 13-17 of the Town of Smithfield Unified Development Ordinance requires applications for a Conditional Use Permit to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

1. That the use will not materially endanger the public health, safety, or general welfare if located where proposed and developed according to the plan as submitted and approved;

The proposed request for conditional use will not endanger the public health, safety, or general welfare for the reason that the installation of a utility pole with antenna attached is on property currently zoned B-3 whose permitted use is for radio station broadcasting business. The utility pole with antenna attached is standard equipment for a radio station. The height and location of the utility pole poses no imminent danger to any other structure if it were to fall.

2. That the use meets all required conditions and specifications;

The proposed use will meet all required conditions and specifications in accordance with the current Unified Development Ordinance plus state and federal regulations. An engineer will be contracted to locate the utility pole and connect the antenna to the radio broadcasting equipment. A contractor will be hired to place the pole on the property.

3. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property, or that the use is a public necessity; and

The proposed use will not adversely affect the use or any physical attribute of adjoining or abutting property. The utility pole will be in context with existing above ground utility poles in the area. The proposed use will also be in context with existing properties in the area, which includes a warehouse, auto repair shop, cleaning business and a car dealership. No structure changes are required. There are no historical or architectural properties of interest on adjoining properties.

4. 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 conditional use shall demonstrate conformance to the Land Use Plan or other plan in effect at the time and address impacts of the project as required by GS 160A-382(b).

Property is currently zoned B-3 use and this is a continuance of that permitted land use and in harmony with existing businesses such as an auto repair business, a warehouse, a car dealership and a cleaning business. Closest residential structure has existing tree cover and there is approximately 400 feet between the properties.

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 Conditional 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.

Anita Lamm

Print Name

Anita M. Lamm

Signature of Applicant

12/3/15

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: WTSB Radio Submittal Date: 12/3/15

OWNERS AUTHORIZATION

I hereby give CONSENT to Caliber Development Inc./Mickey Lamm and/or Wife Anita Lamm (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.

Roberta E Reed Roberta E REED 11/23/15
Signature of Owner *Print Name* *Date*

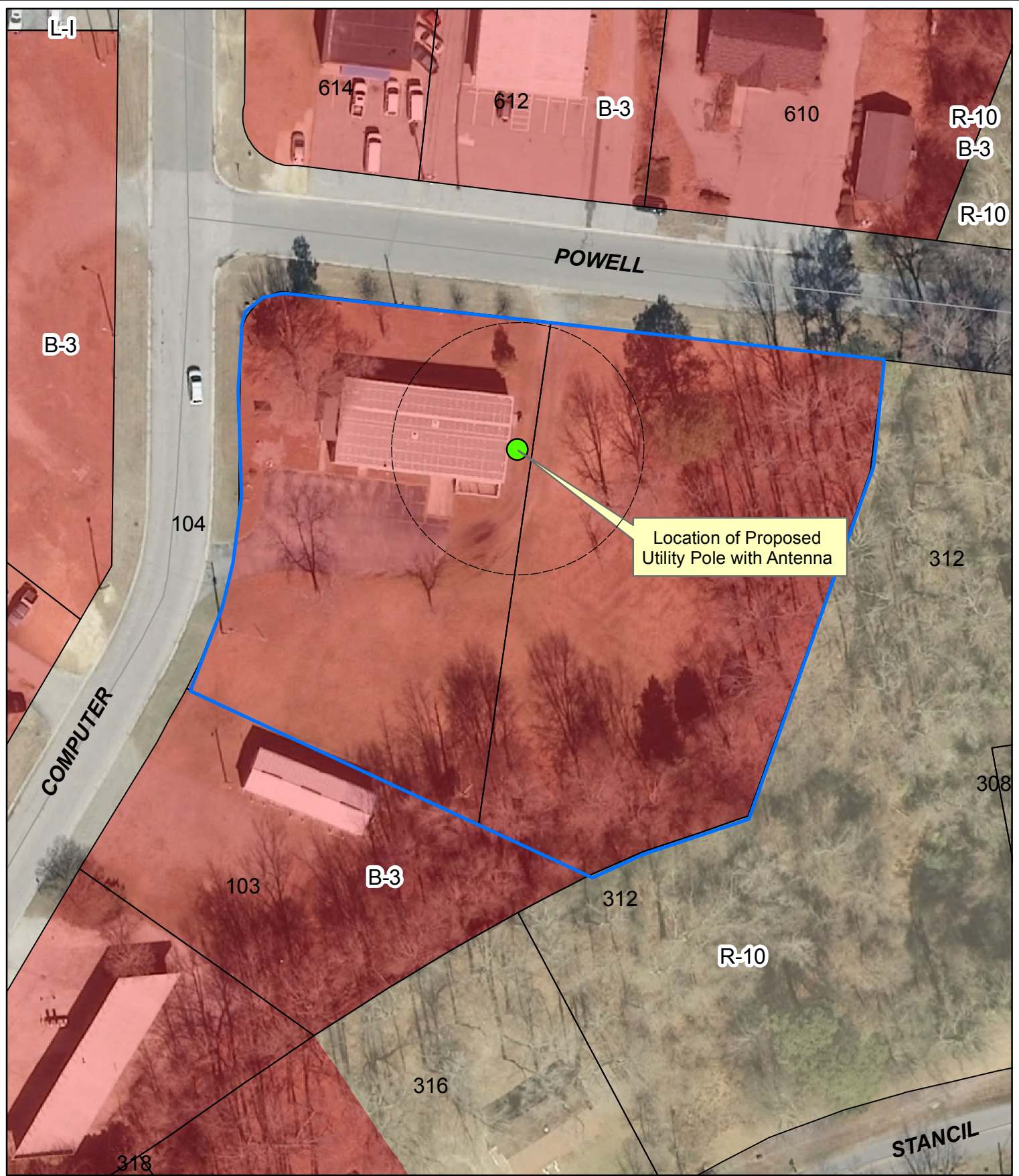
CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

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.

Anita M. Lamm Caliber Development Inc. / Anita Lamm 11/23/15
Signature of Owner/Applicant *Print Name* *Date*

FOR OFFICE USE ONLY

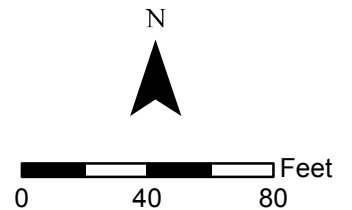
File Number: <u>CUP-15-06</u>	Date Received: <u>12/3/15</u>	Parcel ID Number: <u>15J08067</u>
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Vicinity Map for:
CUP-15-06
Applicant:
Caliber Development, Inc.



Map Created by The
Town of Smithfield
Geographic Information Services





PLANNING DEPARTMENT

Paul C. Embler, Jr., Director

ADJOINING PROPERTY OWNERS CERTIFICATION

I, **Mark E. Helmer**, hereby certify that the property owner and adjacent property owners of the following petition, **CUP-15-06**, were notified by First Class Mail on **12-18-15**.

Signature

Johnston County, North Carolina

I, Veronica Hardaway, Notary Public for Johnston County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

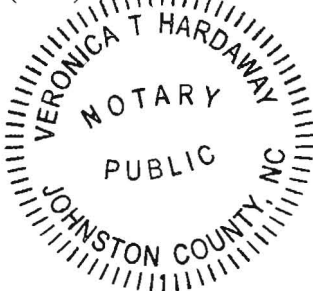
17th day of December, 2015

Notary Public Signature

Notary Public Name

My Commission expires on 1-4-18

(Seal)



Adjacent Property Owners of
CUP-15-06

TAG	PIN	NAME1	ADDRESS1	CITY	STATE	ZIPCODE
		Caliber Development Inc	2191 Vinson road	Clayton	NC	27527
15J08065	168408-88-6810	KDS I ENTERPRISES LLC	304 FAREWAY DRIVE	SMITHFIELD	NC	27577-0000
15J08065A	168408-88-7948	KDS I ENTERPRISES LLC	304 FAREWAY DRIVE	SMITHFIELD	NC	27577-0000
15J08067	168408-88-9873	REED, MORGAN G	P O BOX 1175	SMITHFIELD	NC	27577-1175
15O99005L	168408-98-1801	REED, MORGAN G	P O BOX 1175	SMITHFIELD	NC	27577-1175
15J08068	168408-88-9637	EATMON, RAYLAND	110 MAPLE DRIVE	SMITHFIELD	NC	27577-0000
15J08071	168408-99-2106	WINSTEAD BUILDING	PO BOX 1960	SMITHFIELD	NC	27577-0000
15J08069	168408-89-9157	HOBBS, TINA SHIRLEY	616 HANCOCK STREET	SMITHFIELD	NC	27577
15J08070	168408-99-0156	WINSTEAD BUILDING	PO BOX 1960	SMITHFIELD	NC	27577-0000



PLANNING DEPARTMENT

Paul C. Embler, Jr., Director

Notice Of Public Hearing

Notice is hereby given that a public hearing will be held before the Planning Board of the Town of Smithfield, N.C., on Thursday, January 7, 2016 at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following request:

CUP-15-06 Caliber Development, Inc: The applicant is requesting a conditional use permit to allow for the construction of an 80 foot high wood pole with radio antenna on property located within a B-3 (Business) zoning district. The property considered for approval is located on the southeast side of the intersection of Powell Street and Computer Drive and further identified as Johnston County Tax ID# 15J08067.

You have been identified as a property owner in the area specified above and are being advised of this meeting as you may have interest in this matter. You are welcome to attend; however, you are not required to in order for the Board to act on this request. Additional information may be obtained by contacting the Town of Smithfield Planning Department at 919-934-2116.



PLANNING DEPARTMENT

Paul C. Embler, Jr., Director

Notice Of Public Hearing

Notice is hereby given that a public hearing will be held before the Planning Board of the Town of Smithfield, N.C., on Thursday, January 7, 2016 at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following request:

CUP-15-06 Caliber Development, Inc: The applicant is requesting a conditional use permit to allow for the construction of an 80 foot high wood pole with radio antenna on property located within a B-3 (Business) zoning district. The property considered for approval is located on the southeast side of the intersection of Powell Street and Computer Drive and further identified as Johnston County Tax ID# 15J08067.

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

Run "Legal Ad" in the Smithfield Herald on 12/23/15 and 12/30/15