

TOWN OF SMITHFIELD PLANNING BOARD AGENDA PACKET



Chairman: Stephen Upton

Vice-Chairman: Daniel Sanders

Members:

Mark Lane (ETJ) Gerald Joyner
Eddie Foy Teresa Daughtry
Ashley Spain (ETJ)

Paul Embler, Planning Director
Mark Helmer, Senior Planner
Julie Edmonds, Administrative Assistant

Meeting Date: *Thursday, June 1, 2017*
Meeting Time: *6:00 p.m.*
Meeting Place: *Council Chambers, Smithfield Town Hall*

**AGENDA
PLANNING BOARD
REGULAR MEETING
JUNE 1, 2017
MEETING TIME: 6:00 PM
TOWN HALL**

Call to Order.

Identify voting members

Approval of the minutes for May 4, 2017

The honoring of Mr. Jack Mathews

Public Hearings

CUP-17-06 Suburban Apartments: The applicant is requesting a conditional use permit to construct and operate a 6 unit multi-family housing complex on property located within a B-3 (Business) zoning district. The property is located on the west side of the intersection of Fairway Drive and Stancil Street and further identified as Johnston County Tax ID#15089011.

CUP-17-07 Smithfield Assisted Living: The applicant is requesting a conditional use permit to allow for an assisted living facility on property located within an OI (Office & Institutional) zoning district. The property is located on the east side of the proposed Kellie Drive Extension approximately 800 feet north of its intersection with Booker Dairy Road and further identified as Johnston County Tax ID# 14075021.

Old Business

New Business

Proposed Article 10 of the Town of Smithfield Unified Development Ordinance. All Planning Board members are requested to review the document. Staff will be available to answer any questions you may have.

Small Cell Technology and Infrastructure Investment. A presentation by Michael Hicks, Permitting Manager of Network Real Estate.

Adjournment

DRAFT
Smithfield Planning Board Minutes
Thursday, May 4, 2017
6:00 P.M., Town Hall, Council Chambers

Members Present:

Chairman Stephen Upton
Gerald Joyner
Jack Matthews
Mark Lane
Eddie Foy
Ashley Spain

Members Absent:

Teresa Daughtry
Daniel Sanders

Staff Present:

Mark Helmer, Senior Planner
Julie Edmonds, Administrative Assistant

Staff Absent:

CALL TO ORDER

APPROVAL OF MINUTES FROM April 6, 2017.

Jack Matthews made a motion, seconded by Eddie Foy to approve the minutes as written.
Unanimous.

Public Hearings:

After all persons given testimony were duly sworn, Mr. Upton opened the public hearing.

Mr. Upton reminded the Board the next Town Council meeting will be held June 6, 2017 at 7:00 p.m.

RZ-17-01: E&F Properties LLC

Mr. Helmer stated that the applicant is requesting to rezone approximately 54.95 acres of land from the R-20A (Residential-Agricultural) to the B-3 (Business) zoning district. The property considered for approval is located on the north side of Booker Dairy Road approximately 200 feet east of its intersection with Bradford Street. The property is further identified as Johnston County Tax ID# 14057004D. Property considered for rezoning is a large area of undeveloped land currently being used for agricultural purposes. The property is adjacent to North Chase subdivision to the west and North View Subdivision to the south. The southern-most portion of the property is adjacent to Booker Dairy Road and will have road frontage and access to the proposed Durwood Stephenson Highway extension. Utilities to include water, sewer and electric will be available at or near the site considered for rezoning. Property to east of the subject property was approved for rezoning from residential to commercial by the Smithfield Town Council on March 13, 2015. Including this 55 acre rezoning request, the total combined area zoned for commercial and high density residential land uses in this area will equal

approximately 300 acres. The Town of Smithfield Future Land Use Plan fails to address changes in this area that have occurred since the plan adoption. The recent influx of rezoning requests appear to be in response to NCDOT improvements to Booker Dairy Road and the Durwood Stephenson Highway extension and not in response to any adopted small area plan for this area.

Mr. Helmer stated the Future Land Use Plan has identified this property as being suitable for low density residential land uses. However, the Durwood Stephenson Highway extension is not identified on the plan and it is reasonable to assume that upon its construction this land will be attractive to commercial and high density residential developments.

Mr. Helmer stated the rezoning will be consistent with the Town of Smithfield Unified Development Ordinance provided that all proposed future land uses and site specific development plans meet the minimum development standards of the Town of Smithfield Unified Development Ordinance.

Mr. Helmer stated the portion of the property considered for a rezoning is immediately adjacent to two single family dwelling subdivisions. Compatibility issues can be reduced through proper landscape buffers and careful planning of interconnecting access points.

Mr. Helmer stated the property would be served by the town of Smithfield Fire Department and Police Department as well as Town water, sewer and electric services provided.

Mr. Helmer stated the Planning Department recommends approval of the request to rezone approximately 54.95 acres of land from the R-20A (Residential-Agricultural) zoning district to the B-3 (Business) zoning district.

Mr. Helmer requested the Planning Board review the petition and make a recommendation to Town Council for the rezoning of 54.95 acres tract of land from the R-20A (Residential-Agricultural) zoning district to the B-3 (Business) zoning district.

Mr. Helmer stated he will be glad to answer any question the Board may have and that Andrew Hodge was present to represent the applicant.

Chairman Steve Upton opened up the floor to anyone that would like to speak.

Mr. Upton stated to everyone that this vote tonight is just a recommendation either way to be addressed by the Town Council on June 6, 2017 at 7pm and you will notified by mail.

Mr. Foy stated that he would like to learn more about the Durwood Stephenson Highway Extension, what are the plans for that?

Mr. Helmer stated this is a state project that will create a 4 lane divided highway between Buffalo Rd down the existing Booker Dairy Rd alinement and will widen the 2 lane divided highway with some traffic signals and will continue and tie into Ava Gardner Avenue. The

existing Booker Dairy Rd that runs north and south will t-intersect with the Durwood Stephenson Highway.

Mr. Foy asked if it was basically going to follow Booker Dairy down to the turn.

Mr. Helmer answered yes.

Mr. Foy asked if it would be four lane or two lanes.

Mr. Helmer said it will be four lane divided with sidewalks

Mr. Foy asked what the timing on that project?

Mr. Helmer said DOT currently is in the right of way acquisition, the design is finished and the right of way acquisition is currently underway and once DOT has acquired all the right of way the project will go to bid. The project will probably start late 2018.

Mr. Foy asked is this property we're considering now is cleared land or wooded.

Mr. Helmer said it is currently planted with pine trees.

Mr. Spain asked if the property was inside the city limits.

Mr. Helmer said it is within the ETJ, not currently in the corporate city limits. As development is proposed and approved voluntary annexation would be required if they were to tie into the Towns water and sewer lines.

Mr. Upton asked if the rezoning would be consistent with the Town of Smithfield UDO.

Mr. Helmer answered yes it will be when a site specific development plan comes forward and is approved.

Mr. Upton asked if whatever does comes will it be buffered.

Mr. Helmer said yes there is standard buffer between commercial and residential. Whatever the use there may be the zoning district dictates the buffer. A lot of uses in the B-3 are by conditional use so there will be additional hearings with additional opportunities for everyone to speak and look at the design. Just looking at the zoning there is a large 40ft buffer between commercial and residential. When development comes, there will be a 40ft strip of land there they can't encroach into. If they clear cuts all the trees the development that comes in will have to put some back, which is part of the buffer requirement.

Mr. Spain asked how they would allow driveways coming off of a divided highway.

Mr. Helmer said this is controlled access corridor which means any future proposed driveway permits would need to be approved by DOT since they own the road.

Mr. Lane asked since it will be a four lane road will there be a fence?

Mr. Helmer said there will be a fence on the western most portion and it will have limited access points. There are predetermined openings in that fence.

Mr. Foy asked Mr. Helmer if he had received any objections from any citizens about this rezoning.

Mr. Helmer stated he is not aware of any opposition to the proposed rezoning.

Beth Gregory who resides at 18 Bradford Street came forward to ask questions about how her property would be affected by a B-3 zoning district.

Mr. Andrew Hodge from Adams and Hodge Engineering came forward and said they don't have any specific plans yet for this property. They just wanted to get it rezoned to match the large tract beside it so when things do come up they will be ready.

Mr. Foy asked Mr. Hodge if the property would be best used either way for residential or business.

Mr. Hodge stated it would be best used for business in this area because the Booker Dairy Rd extension coming and the town already provided water and sewer out there.

Being no further questions, Eddie Foy made a motion to close the public hearing; unanimous

Chairman Upton closed the public hearing.

Eddie Foy made a motion to move to the finding of fact. Seconded by Ashley Spain. Unanimous

Mr. Foy stated that the governing body has the responsibility to determine if the zoning map amendment is warranted. The Planning Board shall recommend and the Town Council of the Town of Smithfield shall decide the matter of this rezoning application by motion and vote on each of the following eight findings of fact. Any motion to find against the application must be supported by statement of specific reason or conclusions reached in support of the motion.

The Planning Boards finds the rezoning request from a Residential zoning district to a commercial zoning district meets all the Town's plans and policies and will blend in well with the adjacent land uses. The Comprehensive Land Use Plan directly indicates the subject property is best suited for medium density residential land uses. However, the

property is immediately adjacent to, and west of, an existing B-3 (Highway Entrance Business) zoning district. Unanimous

The Planning Board finds the rezoning request is compatible with established neighborhood patterns which includes an existing commercial zoning district immediately east of the subject property. Unanimous

The Planning Board finds the rezoning petition is compatible with the changing neighborhood conditions that might warrant a rezoning because the rezoning will allow for the creation of new commercial zoning district that will promote economic development along the proposed Durwood Stevenson Highway. This area is envisioned by many to be area were the next wave of commercial development will take place. Unanimous

The Planning Board finds rezoning request is in the community interest because the proposed commercial rezoning will allow for economic development opportunities in the area and ultimately increased tax revenue for the Town at large. Unanimous

The Planning Board finds that since adjacent nearby properties are presently zoned B-3 (Business) then it is unlikely an argument could be made for “spot zoning” or “small scale” zoning. Unanimous

The Planning Board finds that the property is currently zoned R-20A (Residential-Agricultural) and commercial development of the property cannot occur unless the property is rezoned. Unanimous

The Planning Board finds that water, sewer and electric services will be available at or near the site considered for rezoning. CenturyLink and Spectrum will serve the area with phone and cable respectively. Unanimous

The Planning Boards finds the property is not affected by physical restraints such as wetlands, stream buffers, potential flood hazard areas and storm water. There is no limiting geological and hydrological formation that would prohibit development (rock outcrops, lakes, etc.) Unanimous

Based upon satisfactory compliance with the above stated eight findings and fully contingent upon full incorporation of all statements entered into the record by the testimony of the applicant and applicant’s representative The Planning Boards recommends approval the Rezoning Petition RZ-17-01.

Old Business:

No Report

New Business:

Mr. Upton stated it was Mr. Matthews last planning board meeting. As the board we more than appreciate your participation. If possible we would love Mr. Matthews to attend the next board meeting as the guest of honor. Mr. Matthews said yes he would be glad to.

Mr. Helmer stated cell technology is quickly changing. 5G is quickly approaching and the technology for that is extensive. He has a gentleman who would like to come and present information before the board. The board is in agreement and a presentation on this emerging technology would be useful.

Eddie Foy made a motion to adjourn, seconded by Ashley Spain. Unanimous.

Submitted this 4th day of May, 2017.

Julie Edmonds
Administrative Assistant
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-17-06
Project Name: Suburban Apartments
TAX ID number: 18089011
Town Limits/ETJ: City
Applicant: H. Harper Whitley
Owners: H. Harper Whitley
Agents: none
Neighborhood Meeting: none

PROJECT LOCATION: West side of the intersection of Fairway Drive and Stencil Street and further identified as Johnston County Tax ID#15089011.

REQUEST: The applicant is requesting a conditional use permit to construct and operate a 6 unit multi-family housing complex on property located within a B-3 (Business) zoning district

SITE DATA:

Acreage: .42 acres
Present Zoning: B-3 (Business Highway Entrance)
Proposed Zoning: N/A
Existing Use / Previous: Office Building

Proposed Use: Multi-family apartment building

ENVIRONMENTAL: There does not appear to be any environmentally sensitive areas on the property considered for a Conditional Use permit to include flood plains or designated wetlands.

ADJACENT ZONING AND LAND USES:

North: **Zoning:** B-3 (Business Highway Entrance)
 Existing Use: Convenience Store with Fuel

South: **Zoning:** R-10 (Residential)
 Existing Use: Vacant

East: Zoning: R-10 (Residential)
 Existing Use: Single Family Dwelling

West: Zoning: B-3 (Business Highway Entrance)
 Existing Use: Single Family Dwelling / Office / Restaurant

STAFF ANALYSIS AND COMMENTARY: The property is approximately .42 acres in area and contains an existing 4200 square building. The existing building contains 6 office units and is served by a driveway on Pace Street and a driveway on Stancil Street. The parking lot is configured with a one way drive isle and 12 angled parking spaces. The site is currently landscaped but replacement of dead and dying landscape material is recommended. A screened dumpster pad will be required.

- **Consistency with the Strategic Growth Plan**

The proposed 6 unit multi-family housing complex is consistent with the recommendations of the Future Land Use Plan which recommends low density residential uses for this property.

- **Consistency with the Unified Development Code**

A 6 unit multi-family housing complex is a permitted use within B-3 (Business) zoning district with a valid conditional use permit. The site has adequate parking for the proposed use and minimal site improvements will need to be made for the project to meet minimum development standards.

- **Compatibility with Surrounding Land Uses**

A 6 unit multi-family housing complex at this location should not pose a compatibility issue with surrounding land uses given that the project is small in scale and will be a low trip generator.

- **Signs**

There is an existing nonconforming free standing ground sign that may be refaced. Any changes beyond re-facing the existing sign cabinet will require the entire sign to come into compliance with current development regulations. An abandoned sign that is in disrepair will be required to be removed.

OTHER:

FIRE PROTECTION: The Town of Smithfield Fire Department will provide fire protection.

SCHOOL IMPACTS: NA

PARKS AND RECREATION: NA

ACCESS/STREETS: Stancil Street and Pace Street

WATER/SEWER PROVIDER: Town of Smithfield

ELECTRIC PROVIDER: Duke Progress Energy

Planning Department Recommendations:

The Planning Department recommends approval of the Conditional Use Permit for a 6 unit multi-family housing complex.

Planning Board Requested Action:

The Planning Board is requested to review the petition for a for Conditional Use Permit to allow for a 6 unit multi-family housing complex on property located with a B-3 (Business) zoning district and make a recommendation to Town Council in accordance with the Finding of Fact for a Conditional Use Permit.

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

Application Number: CUP-17-06 **Name:** Suburban Apartments

Request: Applicant seeks a CUP for a 6 unit multi-family housing complex on property located within a B-3 zoning district.

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. Finding One of Four:

Circle One

A. Approval:

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.

B. Denial: (If denied, must include facts supporting denial)

Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, will materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved for the following stated reasons: (Applicant fails to meet the criteria for approval.)

Finding Two of Four:

Circle One

A. Approval:

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.

B. Denial: (If denied, must include facts supporting denial)

Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, fails to meet all required specifications or fails to conform to the standards and practices of sound land use planning and the Town of Smithfield Unified Development Ordinance or other applicable regulations in the following ways or for the following reasons:

3. Finding Three of Four:

CUP-17-06

A. Approval:

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.

B. Denial: (If denied, must include facts supporting denial)

Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, will substantially injure the value of adjoining or abutting property and/or will be detrimental to the use or development of adjacent properties or other neighborhood uses in the following ways or for the following reasons.

4. Finding Four of Four:

Circle One

A. Approval:

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.

B. Denial: (If denied, must include facts supporting denial)

Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, would 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 in the following ways or for the following stated reasons: (Applicant fails to meet the criteria necessary for approval.)

4. 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 four 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 recommend approval of Conditional Use Permit Application # CUP-17-06*

Motion to Deny: *Based upon failure to meet all of the above four stated findings and for reasons stated therein, I move to recommend denial of Conditional Use Permit Application # CUP-17-06 for the following stated reason:*

5. Record of Decision:

Based on a motion and majority vote of the Town of Smithfield Planning Board Conditional Use Permit Application Number CUP-17-06 is hereby:

_____ recommended for approval upon acceptance and conformity with the following conditions; or,

_____ recommended for denial for the noted reasons.

Decision made this ____ day of _____, 20__ while in regular session.

Steve Upton, Planning Board Chairman

ATTEST:

Mark E. Helmer, AICP, CZO
Senior Planner



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: Suburban Apts. Acreage of Property: 425
 Parcel ID Number: 15089011 Tax ID: 4681544
 Deed Book: _____ Deed Page(s): _____
 Address: 200 Fareway Dr.
 Location: West Smithfield

Existing Use: Offices (6) Proposed Use: Apartments (6)
 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: CU-17-06 Date Received: 5/2/17 Amount Paid: \$300.00

OWNER INFORMATION:

H. Harper
Name: Whit Whitley Suburban Real Estate, Inc.
Mailing Address: PO Box 1759
Phone Number: 919-524-6810 Fax: 919-934-0448
Email Address: Whit@SellingJohnstonCounty.com

APPLICANT INFORMATION:

Applicant: _____
Mailing Address: _____
Phone Number: _____ Fax: _____
Contact Person: _____
Email Address: _____
Same as above

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.
- Verification of wastewater allocation (granted or requested).
- Driveway permits (Town of Smithfield or NCDOT encroachment with associated documentation).
- Other applicable documentation: _____

STATEMENT OF JUSTIFICATION

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

There is very little demand for office space in the Smithfield area. I need to make this building income-producing.

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;

Existing building footprint & exterior will not be altered. Usage would just be changed from offices to apartments.

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

- 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

- 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).

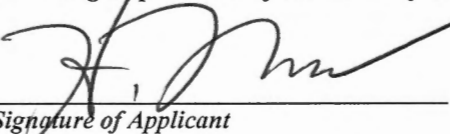
Proposed residential use would certainly be compatible with adjoining residential properties.

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.

Suburban Real Estate, Inc

Print Name



Signature of Applicant

5/2/17

Date

H. Harper Whitley, Jr.
Pres./Owner



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: Suburban Apts. Submittal Date: 5/2/17

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*

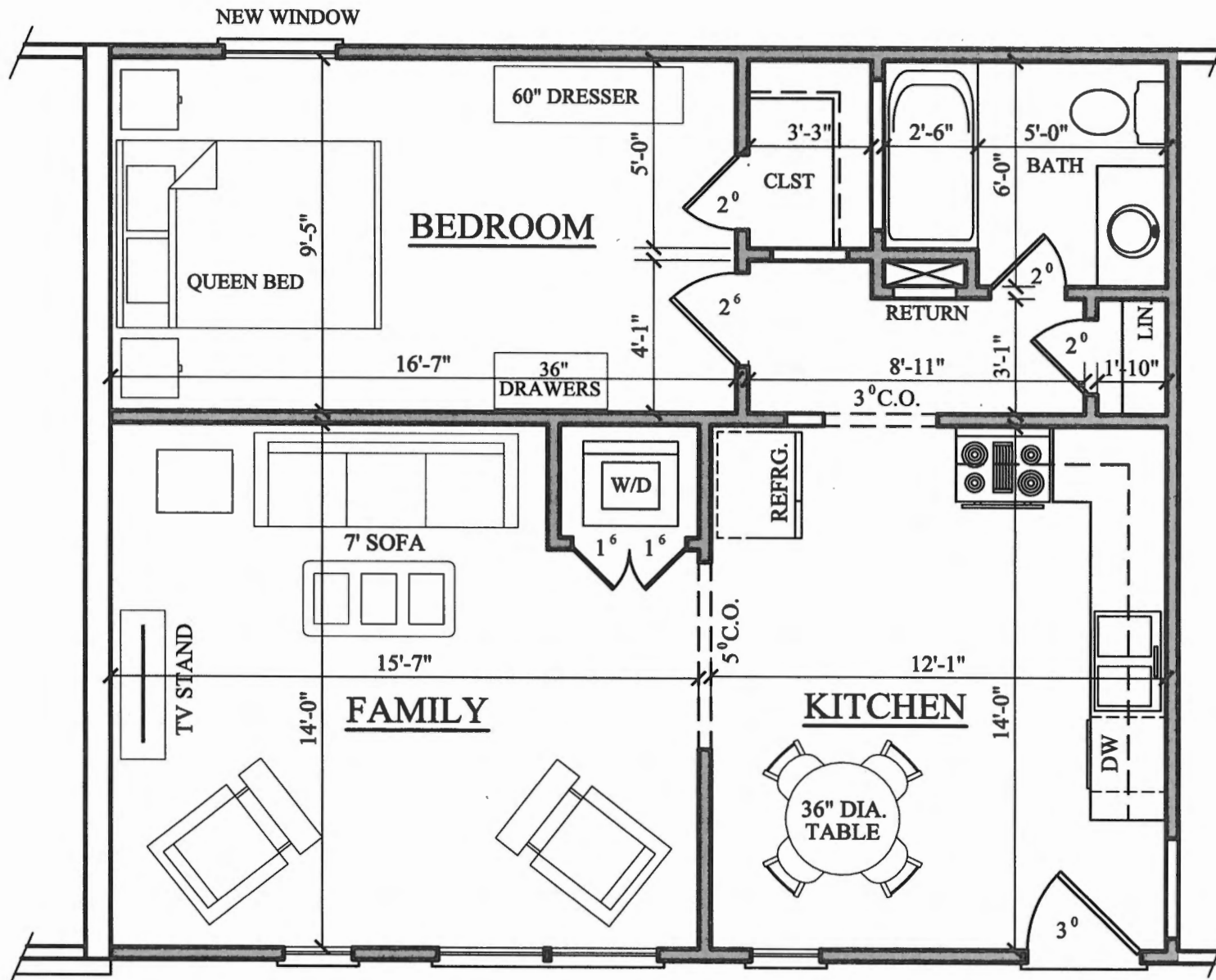
CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

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.

[Handwritten Signature] H. Harper (Whit) Whitley 5/1/17
Signature of Owner/Applicant *Print Name* *Date*

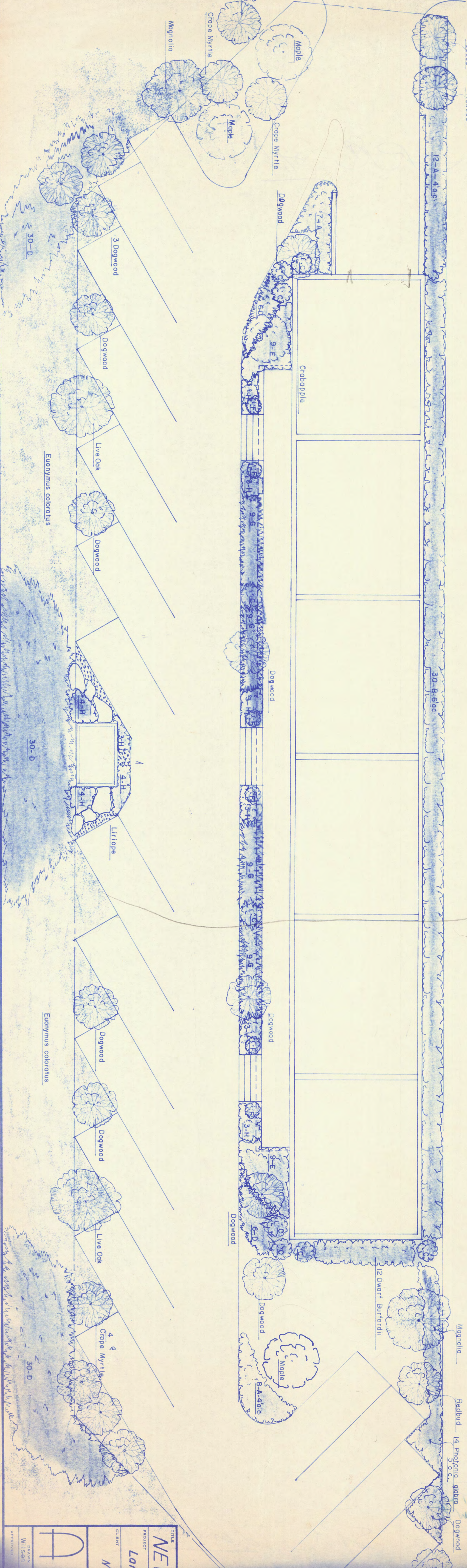
FOR OFFICE USE ONLY

File Number: COP-17-06 Date Received: 5/2/17 Parcel ID Number: \$1300.00



NEW FLOOR PLAN

SCALE: 1/4"=1'-0"



A	Coronaster repens	4' o.c.	27
B	Ligustrum lucidum	6' o.c.	30
C	Photinia fraxilli		9
D	Andora juniper	5' o.c.	102
E	Schilling Yaupon	4' o.c.	18
F	Cranata Holly		6
G	Shore Juniper	4' o.c.	36
H	Rotunda Holly	3' o.c.	33
	Redbud		3
	Dogwood		14
	Crabapple		1
	Sugar Maple		4
	Magnolia grandiflora		2
	Live Oak		2
	Crape Myrtle		7
	Eucymus Coloratus	18" o.c.	500
	Liriope		30

TITLE: NEW LANDSCAPE PLAN

PROJECT: M

CLIENT: M

DRAWN BY: WILSON

APPROVED: [Signature]

200 Block of Fareway Drive



Project Name:
Suburban
Apartments

Proposed Use:
6 Unit Multi-Family
Apartment

File Number:
CUP-17-06

Property Owner:
Whit Whitley

Applicant:
Whit Whitley

Location:
200 Fareway Drive

Tax ID#
15089011

Zoning District:
B-3

Map created by the
Mark E. Helmer, AICP
Senior Planner,
GIS Specialist
on 5/25/2017

1 inch = 50 feet



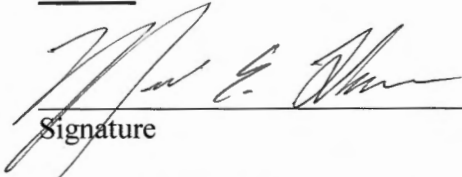


PLANNING DEPARTMENT

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-17-06, were notified by First Class Mail on 5-19-17.

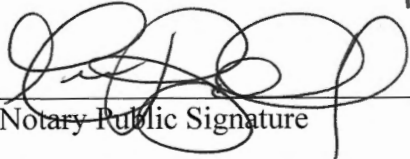


Signature

Johnston County, North Carolina

I, Melissa Rodriguez, 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

19 day of May, 2017



Notary Public Signature

Melissa Rodriguez

Notary Public Name



Adjacent Property Owners of
CUP-17-06

TAG	PIN	NAME1	ADDRESS1	CITY	STATE	ZIPCODE
15077023	168412-87-5386	A1 MINI STORAGE OF SMITHFIELD LLC	1343 W MARKET ST	SMITHFIELD	NC	27577-3340
15077024D	168408-87-5927	MARTZ, JOEL RAY	1429 W MARKET ST	SMITHFIELD	NC	27577-0000
15J09023B	168408-87-7633	COUNTY OF JOHNSTON	PO BOX 1049	SMITHFIELD	NC	27577-0000
15089013	168408-88-8292	NORRIS, LARRY	319 STANCIL STREET	SMITHFIELD	NC	27577-0000
15089002	168408-97-1903	CONLEY, VICKIE B	5800 PHAETON CIR	RALEIGH	NC	27606-0000
15077023B	168408-87-5835	SHERMAN, MICHAEL J	PO BOX 1322	FOUR OAKS	NC	27524-0000
15089011	168408-88-8180	SUBURBAN REAL ESTATE INC	P O BOX 759	SMITHFIELD	NC	27577-0000
15089018	168408-88-7348	RIGVED LLC	320 STANCIL STREET	SMITHFIELD	NC	27577-0000
15089001	168408-97-0859	APPLEBAUM, CHARLES SHAWN	102 PACE ST	SMITHFIELD	NC	27577-3216
15089010	168408-88-9180	RAVELLI, JOHN	4735 WATER OAK RD	CHARLOTTE	NC	28211-2425
15077028E	168408-88-4292	ROSE MANOR LLC	815 NEW BERN AVENUE	RALEIGH	NC	27601-0000
15J09040	168408-87-7821	CKP REVOCABLE TRUST	3610 US HIGHWAY 701 S	FOUR OAKS	NC	27524-8778
15077025	168408-88-4083	GARCIA-RIZO, VICTOR HUGO	1441 W MARKET ST	SMITHFIELD	NC	27577-3342



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-17-07
Project Name: Smithfield Assisted Living
TAX ID number: 14075021
Town Limits/ETJ: City
Applicant: Affinity Living
Owners: Wolfpack Investors, LLC
Agents: none
Neighborhood Meeting: none

PROJECT LOCATION: East side of the proposed Kellie Drive Extension approximately 800 feet north of its intersection with Booker Dairy Road.

REQUEST: The applicant is requesting a conditional use permit to construct and operate a 66 unit assisted living facility property located within an OI (Office & Institutional) zoning district

SITE DATA:

Acreage: .42 acres
Present Zoning: OI (Office & Institutional)
Proposed Zoning: N/A
Existing Use / Previous: undeveloped / farm pasture

Proposed Use: 66 unit assisted living facility

ENVIRONMENTAL: There does not appear to be any environmentally sensitive areas on the property considered for a conditional use permit to include flood plains or designated wetlands.

ADJACENT ZONING AND LAND USES:

North: Zoning: OI (Office & Institutional)
Existing Use: Undeveloped

South: Zoning: OI (Office & Institutional)
Existing Use: Undeveloped

East: Zoning: OI (Office & Institutional)
 Existing Use: Neuse Charter School

West: Zoning: OI (Office-Institution)
 Existing Use: Undeveloped

STAFF ANALYSIS AND COMMENTARY:

○ **Consistency with the Strategic Growth Plan**

The proposed adult day care facility is not consistent with the recommendations of the Future Land Use Plan which calls for medium density residential land uses near the intersection of Booker Dairy Road and Kellie Drive.

○ **Consistency with the Unified Development Code**

An assisted living facility is a permitted use within OI (Office & Institutional) zoning district with a valid conditional use permit. The project has submitted a sketch plan that shows the project can and will meet all applicable minimum development standards.

○ **Compatibility with Surrounding Land Uses**

An assisted living facility at this location should not pose a compatibility issue with surrounding land uses given that it will be located in an area where office and institutional uses are common to include Neuse Charter School to the East.

○ **Signs**

The project will qualify for ground and wall signs in accordance with Article 19 of the Town of Smithfield Unified Development Ordinance.

OTHER:

FIRE PROTECTION: The Town of Smithfield Fire Department will provide fire protection.

SCHOOL IMPACTS: NA

PARKS AND RECREATION: NA

ACCESS/STREETS: Future Kellie Drive Extension

WATER/SEWER PROVIDER: Town of Smithfield

ELECTRIC PROVIDER: Town of Smithfield

Planning Department Recommendations:

The Planning Department recommends approval of the Conditional Use Permit for a 66 unit assisted living facility on property located within an OI (Office & Institutional) zoning district.

Planning Board Action Requested:

The Planning Board is requested to review the petition for a for Conditional Use Permit to allow for an 66 unit assisted living facility on property located with a OI (Office & Institutional) and make a recommendation to Town Council in accordance with the Finding of Fact for a Conditional Use Permit.

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

Application Number: CUP-17-07 **Name:** Smithfield Assisted Living

Request: Applicant seeks a CUP for a 66 unit assisted living facility on property located within an OI (Office & Institutional) zoning district.

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. Finding One of Four:

Circle One

A. Approval:

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.

B. Denial: (If denied, must include facts supporting denial)

Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, will materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved for the following stated reasons: (Applicant fails to meet the criteria for approval.)

Finding Two of Four:

Circle One

A. Approval:

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.

B. Denial: (If denied, must include facts supporting denial)

Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, fails to meet all required specifications or fails to conform to the standards and practices of sound land use planning and the Town of Smithfield Unified Development Ordinance or other applicable regulations in the following ways or for the following reasons:

3. Finding Three of Four:

CUP-17-07

A. Approval:

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.

B. Denial: (If denied, must include facts supporting denial)

Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, will substantially injure the value of adjoining or abutting property and/or will be detrimental to the use or development of adjacent properties or other neighborhood uses in the following ways or for the following reasons.

4. Finding Four of Four:

Circle One

A. Approval:

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.

B. Denial: (If denied, must include facts supporting denial)

Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, would 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 in the following ways or for the following stated reasons: (Applicant fails to meet the criteria necessary for approval.)

4. 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 four 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 recommend approval of Conditional Use Permit Application # CUP-17-07*

Motion to Deny: *Based upon failure to meet all of the above four stated findings and for reasons stated therein, I move to recommend denial of Conditional Use Permit Application # CUP-17-07 for the following stated reason:*

5. Record of Decision:

Based on a motion and majority vote of the Town of Smithfield Planning Board Conditional Use Permit Application Number CUP-17-07 is hereby:

_____ recommended for approval upon acceptance and conformity with the following conditions; or,

_____ recommended for denial for the noted reasons.

Decision made this ____ day of _____, 20__ while in regular session.

Steve Upton, Planning Board Chairman

ATTEST:

Mark E. Helmer, AICP, CZO
Senior Planner



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.

Name of Project: Smithfield Assisted Living Acreage of Property: 5.0 (lots 14-17)

SITE INFORMATION:

Deed Book: PB 73 Deed Page(s): 238

Address: Kellie Drive

Location: Lots 14-17 of Briar Harbour Professional Park
 (at the end of Kellie Drive)

Existing Use: Vacant Proposed Use: Assisted Living Facility

Existing Zoning District: O&I

Requested Zoning District: O&I

Is project within a Planned Development: Yes No

Planned Development District (if applicable): O&I

Is project within an Overlay District: Yes No

Overlay District (if applicable): _____

File Number: COP-17-07 Date Received: 5/5/2017 Amount Paid: \$300.00



OWNER INFORMATION:

Name: Wolfpack Investors, LLC c/o Mr. W. Frank Lee

Mailing Address: 1416 Wal Pat Rd., Smithfield NC 27577

Phone Number: 919-934-2700

Fax: 919-934-0061

Email Address: Annette@centralkmktinc.com

APPLICANT INFORMATION:

Applicant: Affinity Living

Mailing Address: P.O. Box 2568 – 328 1st Ave NW Hickory, NC 28603

Phone Number: 828-261-7346

Fax: _____

Contact Person: Mr. Chuck White

Email Address: cwhite@highgroundconsultants.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.

Verification of wastewater allocation (*granted or requested*).

Driveway permits (*Town of Smithfield or NCDOT encroachment with associated documentation*).

Other applicable documentation: _____

STATEMENT OF JUSTIFICATION

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

The purpose of this development is to provide the Town of Smithfield and surrounding areas a new Assisted Living Care Facility for its residents. The State of North Carolina has already approved a Certificate of Need for this project.

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 development is in a previously master planned development and will have a site specific site plan review and approval. The project itself is designed to be a safe haven for its residents.

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

The use of this project is permitted within the zoning requirements of the ordinance and meets all required conditions and specifications.

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 project will not adversely affect the use or any physical attribute or abutting property. The property is in a previously master planned project. The State of NC has issued a Certificate of Need for such a project to be located in Johnston County.

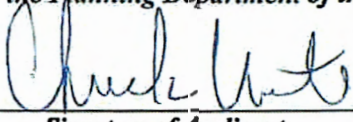
4. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located. The conditional use shall demonstrate conformance to the Land Use Plan or other plan in effect at the time and address impacts of the project as required by GS 160A-382(b).

This project will meet all such requirements referenced above. The development would be consistent with other area developments.

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.

Mr. Chuck White
Print Name


Signature of Applicant

5/5/2017
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: Smithfield Assisted Living Submittal Date: 5-5-17

OWNERS AUTHORIZATION

I hereby give CONSENT to Mr. Chuck White (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.

W. Frank Lee W. Frank Lee 5-5-17
 Signature of Owner Print Name Date

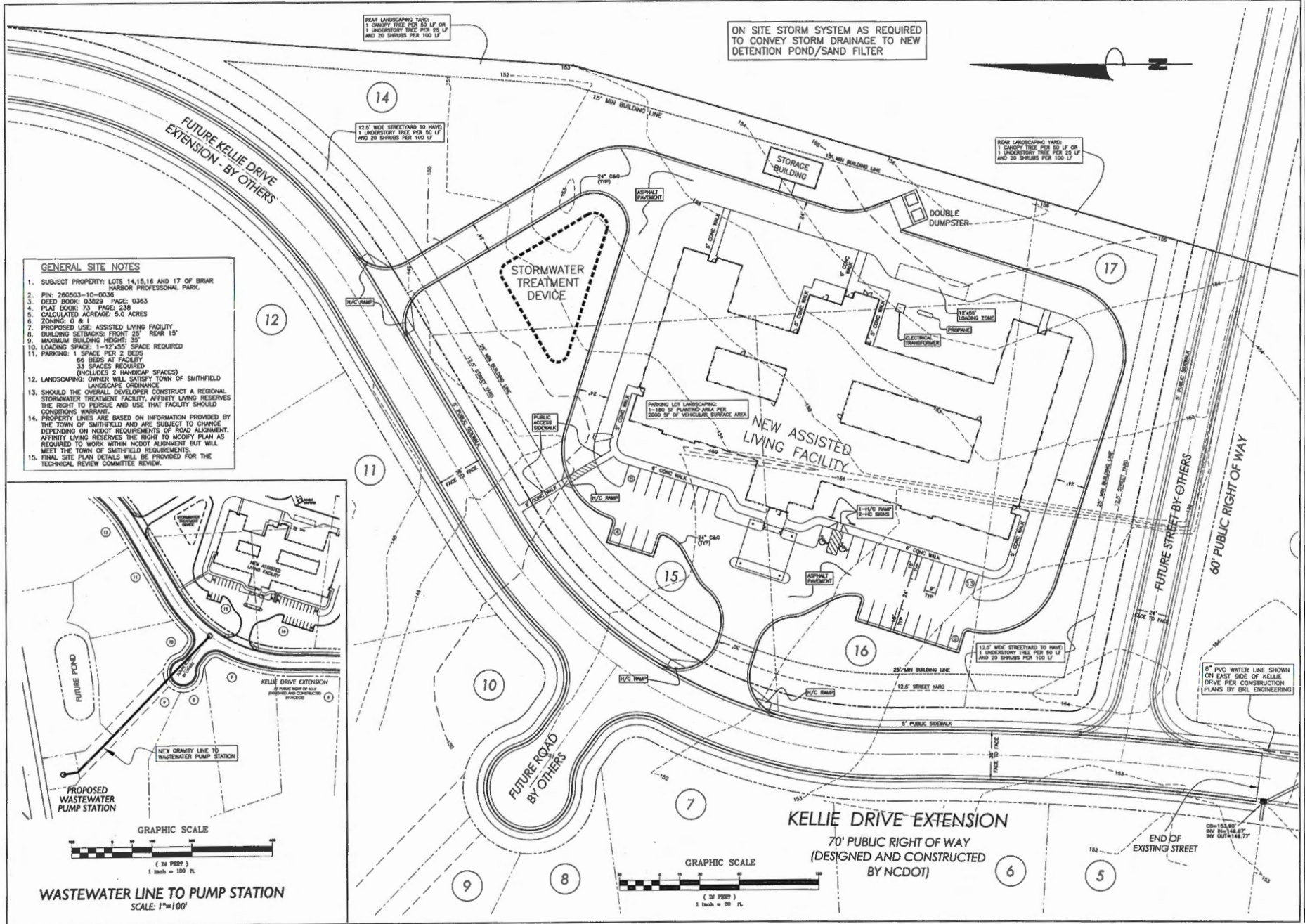
CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

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.

W. Frank Lee W. Frank Lee 5-5-17
 Signature of Owner/Applicant Print Name Date

FOR OFFICE USE ONLY

File Number: COP-17-07 Date Received: 5/5/17 Parcel ID Number: _____



ON SITE STORM SYSTEM AS REQUIRED TO CONVEY STORM DRAINAGE TO NEW DETENTION POND/SAND FILTER

REAR LANDSCAPING YARD:
1 CANOPY TREE PER 50 LF OR
1 UNDERSTORY TREE PER 20 LF
AND 20 SHRUBS PER 100 LF

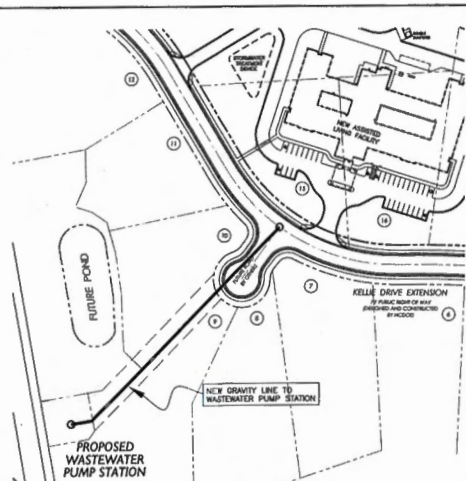
REAR LANDSCAPING YARD:
1 CANOPY TREE PER 50 LF OR
1 UNDERSTORY TREE PER 20 LF
AND 20 SHRUBS PER 100 LF

PARKING LOT LANDSCAPING:
1-180 SF PLANTING AREA PER
1000 SF OF VEHICULAR SURFACE AREA

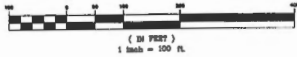
8" PVC WATER LINE SHOWN ON EAST SIDE OF KELLIE DRIVE PER CONSTRUCTION PLANS BY BRL ENGINEERING

GENERAL SITE NOTES

- SUBJECT PROPERTY: LOTS 14, 15, 16 AND 17 OF BRUAR HARBOR PROFESSIONAL PARK.
- PH: 286503-10-0036
- DEED BOOK: 03829 PAGE: 0363
- PLAT BOOK: 73 PAGE: 238
- CALCULATED ACREAGE: 5.0 ACRES
- ZONING: D & I
- PROPOSED USE: ASSISTED LIVING FACILITY
- BUILDING SETBACKS: FRONT 25' REAR 15'
- MAXIMUM BUILDING HEIGHT: 35'
- LOADING SPACE: 1-12'x50' SPACE REQUIRED
- PARKING: 1 SPACE PER 2 BEDS
68 BEDS AT FACILITY
33 SPACES REQUIRED (INCLUDES 2 HANDICAP SPACES)
- LANDSCAPING: OWNER WILL SATISFY TOWN OF SMITHFIELD LANDSCAPE ORDINANCE
- SHOULD THE OVERALL DEVELOPER CONSTRUCT A REGIONAL STORMWATER TREATMENT FACILITY, AFFINITY LIVING RESERVES THE RIGHT TO PURSUE AND USE THAT FACILITY SHOULD CONDITIONS WARRANT.
- PROPERTY LINES ARE BASED ON INFORMATION PROVIDED BY THE TOWN OF SMITHFIELD AND ARE SUBJECT TO CHANGE DEPENDING ON NCDOT REQUIREMENTS OF ROAD ALIGNMENT. AFFINITY LIVING RESERVES THE RIGHT TO MODIFY PLAN AS REQUIRED TO WORK WITHIN NCDOT ALIGNMENT BUT WILL MEET THE TOWN OF SMITHFIELD REQUIREMENTS.
- FINAL SITE PLAN DETAILS WILL BE PROVIDED FOR THE TECHNICAL REVIEW COMMITTEE REVIEW.



GRAPHIC SCALE



WASTEWATER LINE TO PUMP STATION
SCALE: 1"=100'

GRAPHIC SCALE



KELLIE DRIVE EXTENSION
70' PUBLIC RIGHT OF WAY
(DESIGNED AND CONSTRUCTED BY NCDOT)

Summey Engineering Associates, PLLC
Engineering - Land Planning - Consulting
PO Box 666
Raleigh, NC 27609
Phone: 919-232-0900 Fax: 919-232-0922
Email: info@summeyeng.com

No.	Date	Description	By	Checked	Drawn

CONDITIONAL USE PERMIT
OVERALL SITE PLAN
SMITHFIELD ASSISTED LIVING
KELLIE DRIVE
SMITHFIELD, JOHNSON COUNTY, NORTH CAROLINA

No.	Date	Description	By	Checked	Drawn

DATE: 11/02/2017
SCALE: 1"=30'
DRAWN BY: HGL
CHECKED BY: E-8988
JOB NO.: E-8988

Sheet No. **C-1**
of 1

Kellie Drive Extension



Project Name:
Smithfield Assisted Living

Proposed Use:
Assisted Living Facility

File Number:
CUP-17-07

Property Owner:
Wolpack Investors, LLC

Applicant:
Affinity Living

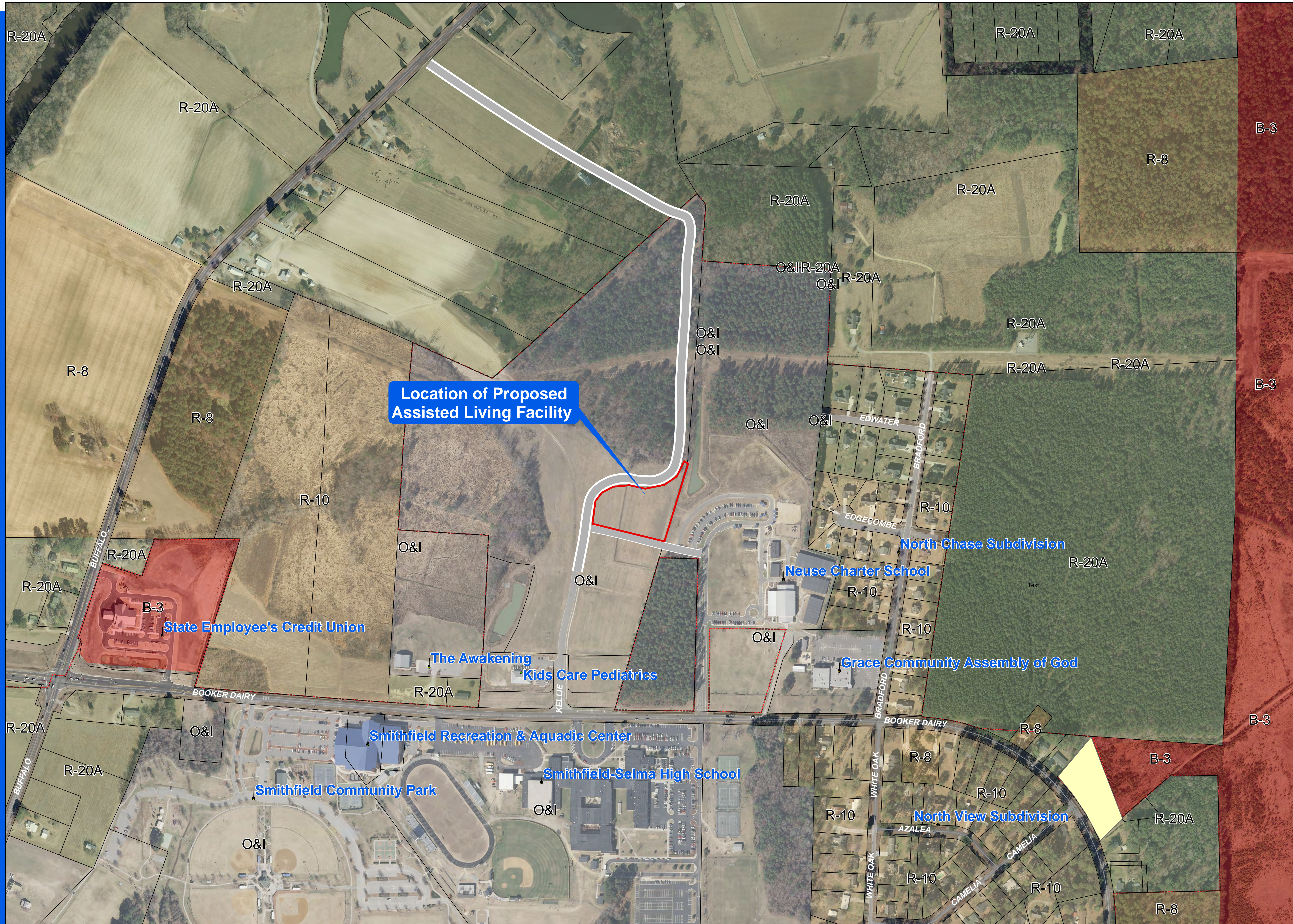
Location:
Kellie Drive Extension

Tax ID#
14075021

Zoning District:
OI

Map created by the
Mark E. Helmer, AICP
Senior Planner,
GIS Specialist
on 5/25/2017

1 inch = 200 feet



Location of Proposed Assisted Living Facility

State Employee's Credit Union

The Awakening

Kids Care Pediatrics

Smithfield Recreation & Aquatic Center

Smithfield Community Park

Smithfield-Selma High School

Neuse Charter School

Grace Community Assembly of God

North Chase Subdivision

North View Subdivision

R-20A

R-20A

R-20A

R-8

R-8

R-10

R-20A

R-20A

B-3

O&I

O&I

R-20A

O&I

R-20A

R-20A

O&I

O&I

R-20A

R-20A

R-20A

R-20A

R-8

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R-10

R-20A

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R-20A

R-20A

B-3

B-3

B-3

B-3

B-3

B-3

BUFFALO

BOOKER DAIRY

KELLIE

BOOKER DAIRY

WHITE OAK

WHITE OAK

WHITE OAK

WHITE OAK

EDWATER

BRADFORD

EDGEcombe

BRADFORD

BRADFORD

BRADFORD

BRADFORD

BRADFORD

BRADFORD

BRADFORD

CAMELIA

CAMELIA

CAMELIA

CAMELIA

AZALEA

AZALEA

AZALEA

AZALEA

AZALEA



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-17-07, were notified by First Class Mail on 5-19-17.




Signature

Johnston County, North Carolina

I, Melissa Rodriguez, 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

19 day of May, 2017



Notary Public Signature

Melissa Rodriguez

Notary Public Name



Adjacent Property Owners of
CUP-17-07

TAG	PIN	NAME1	ADDRESS1	CITY	STATE	ZIPCODE
14075021K	260405-08-7988	TETRA BLISS PROPERTIES LLC	101 KELLIE DR	SMITHFIELD	NC	27577-0000
14075021N	260405-09-7342	WOLFPACK INVESTORS LLC	1416 WAL PAT ROAD	SMITHFIELD	NC	27577-0000
14075021E	260405-09-0729	SILVA, RUTH M	12 HAZELWOOD CT	SMITHFIELD	NC	27577-0000
14075021L	260405-18-1977	WOLFPACK INVESTORS LLC	1416 WAL PAT ROAD	SMITHFIELD	NC	27577-0000
14057005R	260405-19-4154	NEUSE CHARTER SCHL FACILITIES	P O BOX 1249	SMITHFIELD	NC	27577-1249
14057004A	260503-11-9178	WOLFPACK INVESTORS LLC	1416 WAL PAT ROAD	SMITHFIELD	NC	27577-0000
14075018	260503-11-0612	WOLFPACK INVESTORS, LLC	128 E HARGETT ST STE 300	RALEIGH	NC	27601-1460
14075019	260503-01-5175	JONES, CALLIE S	2270 BUFFALO RD	SMITHFIELD	NC	27577-0000
14075019A	260503-01-3521	JONES, CALLIE S	2270 BUFFALO RD	SMITHFIELD	NC	27577-0000
14075020	260503-00-1738	LEE, ANN FLOWERS	2172 BUFFALO RD	SMITHFIELD	NC	27577-0000
14075020A	260503-00-4944	LEE, ANN FLOWERS	2172 BUFFALO RD	SMITHFIELD	NC	27577-0000
14075021	260503-10-0036	WOLFPACK INVESTORS LLC	1416 WAL PAT ROAD	SMITHFIELD	NC	27577-0000
14057005E	260405-19-9806	NEUSE CHARTER SCHL FACILITIES	P O BOX 1249	SMITHFIELD	NC	27577-1249
14075021H	260405-09-4310	AWAKENING CHURCH INC	PO BOX 1623	SMITHFIELD	NC	27577-0000



PLANNING DEPARTMENT

Paul C. Emblar, Jr., Director

Notice Of Public Hearings

Notice is hereby given that public hearings will be held before the Planning Board of the Town of Smithfield, N.C., on Thursday, June 1, 2017 at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following requests:

CUP-17-06 Suburban Apartments: The applicant is requesting a conditional use permit to construct and operate a 6 unit multi-family housing complex on property located within a B-3 (Business) zoning district. The property is located on the west side of the intersection of Fairway Drive and Stancil Street and further identified as Johnston County Tax ID#15089011.

CUP-17-07 Smithfield Assisted Living: The applicant is requesting a conditional use permit to allow for a retirement & elderly facility on property located within an OI (Office & Institutional) zoning district. The property is located on the east side of the proposed Kellie Drive Extension approximately 800 feet north of its intersection with Booker Dairy Road and further identified as Johnston County Tax ID# 14075021.

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 5/17/17 and 5/24/17



PLANNING DEPARTMENT

Paul C. Embler, Jr., Director

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CUP-17-07 Smithfield Assisted Living: The applicant is requesting a conditional use permit to allow for a retirement & elderly facility on property located within an OI (Office & Institutional) zoning district. The property is located on the east side of the proposed Kellie Drive Extension approximately 800 feet north of its intersection with Booker Dairy Road and further identified as Johnston County Tax ID# 14075021.

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.