

# TOWN OF SMITHFIELD PLANNING BOARD AGENDA PACKET



**Chairman:** Stephen Upton

**Vice-Chairman:** Daniel Sanders

## **Members:**

Mark Lane

Ashley Spain

Michael Taylor

Eddie Foy

Teresa Daughtry

Mark Helmer, Senior Planner

Julie Edmonds, Administrative Assistant

*Meeting Date: Thursday, August 10, 2017*

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

*Meeting Place: Council Chambers, Smithfield Town Hall*

**AGENDA  
PLANNING BOARD  
REGULAR MEETING  
AUGUST 10, 2017  
MEETING TIME: 6:00 PM  
TOWN HALL**

**Call to Order.**

**Identify voting members**

**Approval of the minutes for July 13, 2017**

**Public Hearings**

**CUP-17-08 Theron Lee Mclamb:** The applicant is requesting a conditional use permit to construct and operate a recreation vehicle park that will accommodate 148 RV spaces and 48 rental cabins on 30.15 acres of land located within a B-3 (Business) zoning district. The properties considered for approval are located on the northeast end of Dogwood Street approximately 160 feet northeast of its intersection with Aspen Drive and further identified as Johnston County Tax ID# 15L11008K and 15O99002H

**Old Business**

**New Business**

**Adjournment**

**DRAFT**  
**Smithfield Planning Board Minutes**  
**Thursday, July 13, 2017**  
**6:00 P.M., Town Hall, Council Chambers**

**Members Present:**

Chairman Stephen Upton  
Vice-Chairman Daniel Sanders  
Teresa Daughtry  
Mark Lane  
Eddie Foy  
Ashley Spain

**Members Absent:**

**Staff Present:**

Mark Helmer, Senior Planner  
Julie Edmonds, Administrative Assistant

**Staff Absent:**

**CALL TO ORDER**

Mr. Upton announced that upon the direction of the City Manager that CUP-17-08 is removed from the agenda and heard at a later date. Mr. Simmons stated they submitted plans for CUP-17-08 a month and a half ago only to find out 1 day before the meeting it had been pulled from the agenda. Mr. Upton said he understood but intends to honor the City Manager's decision. Mr. Simmons said he was told it was administratively denied and not that it would be heard at a later date. Mr. Mike McLamb asked under what authority was the decision made. Mr. Upton said the City Manager has made an administrative decision in the matter.

**THE HONORING OF MR. GERALD JOYNER**

**APPROVAL OF MINUTES FROM June 1, 2017.**

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

**Public Hearings:**

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

**TX-17-03 Town of Smithfield:**

Mr. Helmer stated that The Town of Smithfield Planning Department has enlisted the services of Holland Planning Consultants to revise and update the Town of Smithfield's existing Unified Development Ordinance. A Unified Development Ordinance Steering Committee was formed consisting of elected officials, advisory board members and community leaders. The steering

committee conducted a series of meetings and received public comment throughout the process. The steering committee's diligent study and input into the creation of the document has produced a truly worthy ordinance. The Town of Smithfield Planning Board is now requested to review the document, conduct a public hearing and make a recommendation to Town Council.

Mr. Dale Holland of Holland Planning Consultants came before the board and guests to make remarks about the UDO. He stated the ordinance was revised for several reasons. One was to make it consistent with current state statues, secondly to improve its organization, third to clarify a lot of the provisions within the ordinance and fourth to bring it consistent with some current public sentiments about the existing ordinance. I believe we have done all of those things.

There are some items in the draft ordinance that are substantially different from what you currently have in your ordinance. In many cases those substantial differences are the result of federal or state statutory requirements we've had to comply with. One item in particular as an example is sign regulations. If you read those sign regulations you will no longer see any references to signs by message content. There's no reference to a real estate sign, church sign, billboard or off premises advertising sign. All of that is the outgrowth of a Supreme Court decision made in February 2015 as a result of a case initiated by Grafton, Arizona. The Supreme Court decided that it was no longer legal to refer to any sign by message content. We had to get rid of all references to sign content. You will now find references to a sign type, such as a pole sign, a marquee sign or temporary sign.

We now have a reference in the ordinance to Granny Pods. If you have someone that is dependent upon you for continuing health care that you have to allow the person providing that health care to have a secondary living space in a detached building in your yard to allow that person to live in it. When that dependency ends you would be required to remove the Granny Pod. The landscaping requirements have been liberalized to some degree. We changed the provision for issuance of special use permit. They will now go directly to Town Council. This change is due to a statewide concern as well as from the Institute of Government, that special use permits only be adjudicated by one body because it is a quasi-judicial process. We have not rezoned any property and there's no change to be made now of a result of what we have done in this process. As a final comment I will tell you there's currently a bill that has been approved by the house and the senate. It has been ratified and sent to the governor to be signed. It would result in a complete revision of the telecommunications provision that's contained in this draft UDO. If the governor veto's it which by most people's opinion he is expected to do and the house and senate override the veto. It will take a lot of authority away from local governments, primarily municipalities to regulate telecommunication facilities within your jurisdiction and in particular in your town maintained ride of way. Mr. Upton opened up the floor to anyone with questions for Mr. Holland.

Mr. Eddie Foy asked if there was anything in that bill that mentioned changes to the extraterritorial jurisdiction? Mr. Holland said no, not in Smithfield because you don't have any

control over the right-of-way in the ETJ. That's under DOT. Legislature did mention at one time doing away with ETJ and it is still being debated.

Mrs. Teresa Daughtry asked if Conditional Use Permits were being moved along with the Special Use Permits.

Mr. Dale Holland said there's no meaningful difference in the term Special Use and Conditional Use. Under state statutes they are the same thing; it's just what you choose to call it. The reason for the change was the term conditional implies you have the right to impose conditions on the approval of a use but you don't.

Mrs. Daughtry asked when this new procedure would take effect for us as a board. Would it be after we adopt this and the Town Council adopts it?

Mr. Holland said the Town Council would set an effective date or they may adopt it and say it is immediately effective or they may give it a grace period to allow people to prepare for it.

Mr. Daniel Sanders asked if the court system would be involved in this process should the Town Council deny a special use permit.

Mr. Holland said yes the appeal would be to Superior court.

Mrs. Daughtry asked if sending all special use permits directly to Town Council was mandated or recommended by the State.

Mr. Holland said a special use permit can be approved by the Planning Board, Board of Adjustment or Town Council. What the Institute of Government is recommending is that only one of those boards handles these permits. It is the Town's choice which way they go.

Mr. Mark Lane asked could this stay the same and not change.

Mr. Holland said yes it could.

Mr. Lane said he thought there should be alternate members on the Planning Board. He feels they are a vital part of the board. Mr. Upton suggested that Mr. Lane put that request into a motion. Mr. Lane made a motion that alternate planning board members be added back in and it was seconded by Teresa Daughtry.

Mr. Foy asked under statute 3.3.3.3.4 why Planning Board members could request to the Chairman to be excused from a discussion or voting but Board of Adjustment member must be voted upon. Is there any particular reason for that?

Mr. Holland said it was a statutory distinction because the Board of Adjustment is more formal than the Planning Board because it is an evidentiary and quasi-judicial process. If someone on the Planning Board requests to be excused then the board should vote.

Mr. Ashley Spain stated if a person chooses to excuse themselves they know the circumstances as to why they should be removed. He feels it shouldn't be required for the board to vote on the decision.

Mr. Holland said please keep in mind you are a public body and this is subject to public records, if someone says I need to be excused because of a conflict. Anyone in the audience or on the board has a right to ask the reason. You don't have to go into great detail. You have to say it is a financial matter or a personal matter. You have to give some explanation why you're being excused.

Mr. Foy doesn't disagree with that he disagrees with other board members deciding if they think that's appropriate. He feels both boards should follow the same procedure when a board member requests to be recused.

Mr. Foy made a motion that 3.4.2.4.3 regarding the Board of Adjustments be changed to where the wording is the same as 3.3.3.3.4 member responsibilities on the Planning Board. Mark Lane seconded the motion. Unanimous.

Mark Lane made a motion seconded by Eddie Foy to recommend the UDO updates and will move to Town Council on August 1, 2017.

**Old Business:**

No Report

**New Business:**

We will not have a Planning Board meeting in August.

Daniel Sanders made a motion to adjourn, seconded by Ashley Spain. Unanimous.

Submitted this 18th day of July, 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-17-08  
**Project Name:** Smithfield KOA  
**TAX ID number:** 15L11008K and 15O99002H  
**Town Limits/ETJ:** City  
**Applicant:** Theron Lee Mclamb  
**Owners:** Theron Lee Mclamb  
**Agents:** none  
**Neighborhood Meeting:** none

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**PROJECT LOCATION:** The properties considered for approval are generally bound to the north by CSX Railway, south by Equity Park Subdivision, east by Magnolia Drive and west by Pine Acres Subdivision. The properties are further identified as Johnston County Tax ID# 15L11008K and 15O99002H

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**REQUEST:** The applicant is requesting a conditional use permit to construct and operate a recreational vehicle park that will accommodate 148 recreational vehicle (RV) spaces and 48 rental cabins on 33.32 acres of land located within a B-3 (Business Highway Entrance) zoning district.

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### SITE DATA:

Acreage: 33.32 acres  
Present Zoning: B-3  
Proposed Zoning: N/A  
Existing Use / Previous: Vacant

**Proposed Use:** Recreational Vehicle Park

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**ENVIRONMENTAL:** There are no delineated environmentally sensitive areas on the property including floodplains or designated wetlands.

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### ADJACENT ZONING AND LAND USES:

North: Zoning: R-20A (Residential-Agricultural)

Existing Use: Single Family Dwellings

South: Zoning: B-3  
Existing Use: Equity Park Subdivision

East: Zoning: B-3  
Existing Use: Commercial Strip Center

West: Zoning: R-10 (Residential)  
Existing Use: Pine Acres Subdivision, Single Family Dwellings

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## **STAFF ANALYSIS AND COMMENTARY:**

The proposed recreational vehicle park will be a 33.32 acre facility designed to accommodate 148 RV spaces and 48 rental cabins. The applicant has provided a sketch plan of the site showing improvements to the property to include a 50 buffer on the west property line and a 20 foot buffer on the north property line. No buffers are shown on the east and south property lines. No interior landscaping is shown on the plan.

Public utilities are available within the right-of-way of Magnolia Drive. The project as proposed will need an eight (8) inch sanitary sewer extension from Magnolia Drive to the interior of the site. This sewer line will require public dedication and will be maintained by the Town of Smithfield. Each individual RV and cabin site will be served by a six (6) inch sanitary sewer service line. An eight (8) inch water line will tie into the existing water main within the right-of-way of Magnolia Drive and drop down to a two (2) inch service line to serve each RV and cabin site.

- **Consistency with the Strategic Growth Plan**

A portion of the existing B-3 zoning district (Tax ID# 15O99002H) is not consistent with the Future Land Use Map of the Town of Smithfield Comprehensive Growth Management Plan which calls for Office and Institutional/ High Density Residential land uses on the property adjacent to Pine Acres Subdivision. The Comprehensive Growth Management Plan was adopted on May 6, 2003 and the subject portion of the site was subsequently rezoned to B-3 by the Town Council on December 5, 2006. The action by the Town Council was a determination that the B-3 district, including all allowable uses, was the appropriate land use classification and therefore should be considered consistent with the Strategic Growth Plan for the Town.

- **Consistency with the Unified Development Code**

A recreational vehicle park is a permitted uses within B-3 (Business) zoning district with a valid conditional use permit. The Town of Smithfield Unified Development Ordinance (UDO) does not provide specific minimum development standards for a recreational vehicle park. The project site is subject to all other general performance/zoning standards as defined in the UDO.



- **Compatibility with Surrounding Land Uses**

A recreational vehicle park at this location could pose a compatibility issue with the adjacent single family dwelling subdivision to the west. However, the project plan provides a 50 foot buffer which exceeds the minimum 40 foot buffer requirement and should help to mitigate any adverse impacts.

- **Signs**

The use will be permitted one free standing ground sign not to exceed 6 feet in total height.

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**OTHER:**

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

SCHOOL IMPACTS: NA

PARKS AND RECREATION: NA

ACCESS/STREETS: One access point provided from Magnolia Drive

WATER/SEWER PROVIDER: Town of Smithfield

ELECTRIC PROVIDER: Town of Smithfield

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**Planning Department Recommendations:**

The Planning Department recommends approval of the Conditional Use Permit as the subject plan is in compliance with the minimum UDO standards for development within the B-3 zoning district.

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**Planning Board Requested Action:**

The Planning Board is requested to review the petition for a for Conditional Use Permit to allow for an recreational vehicle park on property located with a B-3 (Business) zoning district and make recommendation 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-17-08    **Name:** Smithfield KOA

**Request:** The applicant seeks a conditional use permit that will allow for the construction and operation of a recreation vehicle park designed to accommodate 148 RV spaces and 48 rental cabins. The property considered for approval is 30.15 acres in size and located within a B-3 (Business) 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.

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**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.)

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**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.

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**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:

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**3. Finding Three 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 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.

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**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.

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**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.

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**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.)

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**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-17-08*

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**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-17-08 for the following stated reason:*

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**5. Record of Decision:**

**Based on a motion and majority vote of the Town of Smithfield Planning Board Conditional Use Permit Application Number CUP-17-08 is hereby:**

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

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\_\_\_\_\_ recommended for denial for the noted reasons.

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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: Smithfield KOA RV Resort      Acreage of Property: 33.32  
 Parcel ID Number: 15611008K, 15099002H      Tax ID: 4706305, 4669236  
 Deed Book: 3237      Deed Page(s): 0033  
 Address: No site address assigned  
 Location: At the end of Magnolia Drive off Venture Drive in I-95 Plaza

Existing Use: Vacant      Proposed Use: RV Park and Cabins  
 Existing Zoning District: B3  
 Requested Zoning District: No Rezoning Required  
 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: CVP-17-08      Date Received: 6/2/17      Amount Paid: \$ 300.<sup>00</sup>





**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 public health, safety, and general welfare will be protected by providing and operating a family friendly facility that is fenced with controlled access. The site will provide buffers equal to or greater than those required by the Town's UDO thereby providing protection for the adjoining properties.

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

All required conditions and specifications of the Town of Smithfield will be met.

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- 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 Pine Acres property on the southwest side of the property will be protected from being adversely affected by reserving a 50 foot wide vegetated buffer that is 10 feet wider than what is required by the ODO. A fence will also be constructed along a portion of the perimeter of the site to provide additional protection. One half the required buffer and a fence will be provided along the undeveloped land to the northwest.

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- 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).

The majority of the project is located in an area shown as commercial in the Future Land Use Plan. The Future Land Use Plan designates the southern 10.7 acres as office and institutional/high density residential. The maximum density for multifamily per the UDO is 4,500 square feet per unit. The proposed density for the RV Park is 6,700 square feet per unit and is therefor less dense than the maximum UDO requirement for multifamily. The proposed project will be an asset to the existing Outlet Center commercial area.

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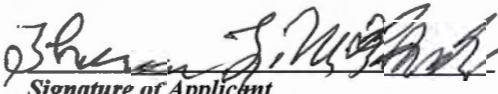
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**APPLICANT AFFIDAVIT**

*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.*

**Theron Lee McLamb**

*Print Name*



*Signature of Applicant*

**5-1-17**

*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 KOA RV Resort      Submittal Date: 6/2/2017

**OWNERS AUTHORIZATION**

I hereby give CONSENT to Michael McLamb & Dan Simmons (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.

Theron Lee McLamb      5-1-17  
*Theron Lee McLamb*      Theron Lee McLamb      Date  
 Signature of Owner      Print Name

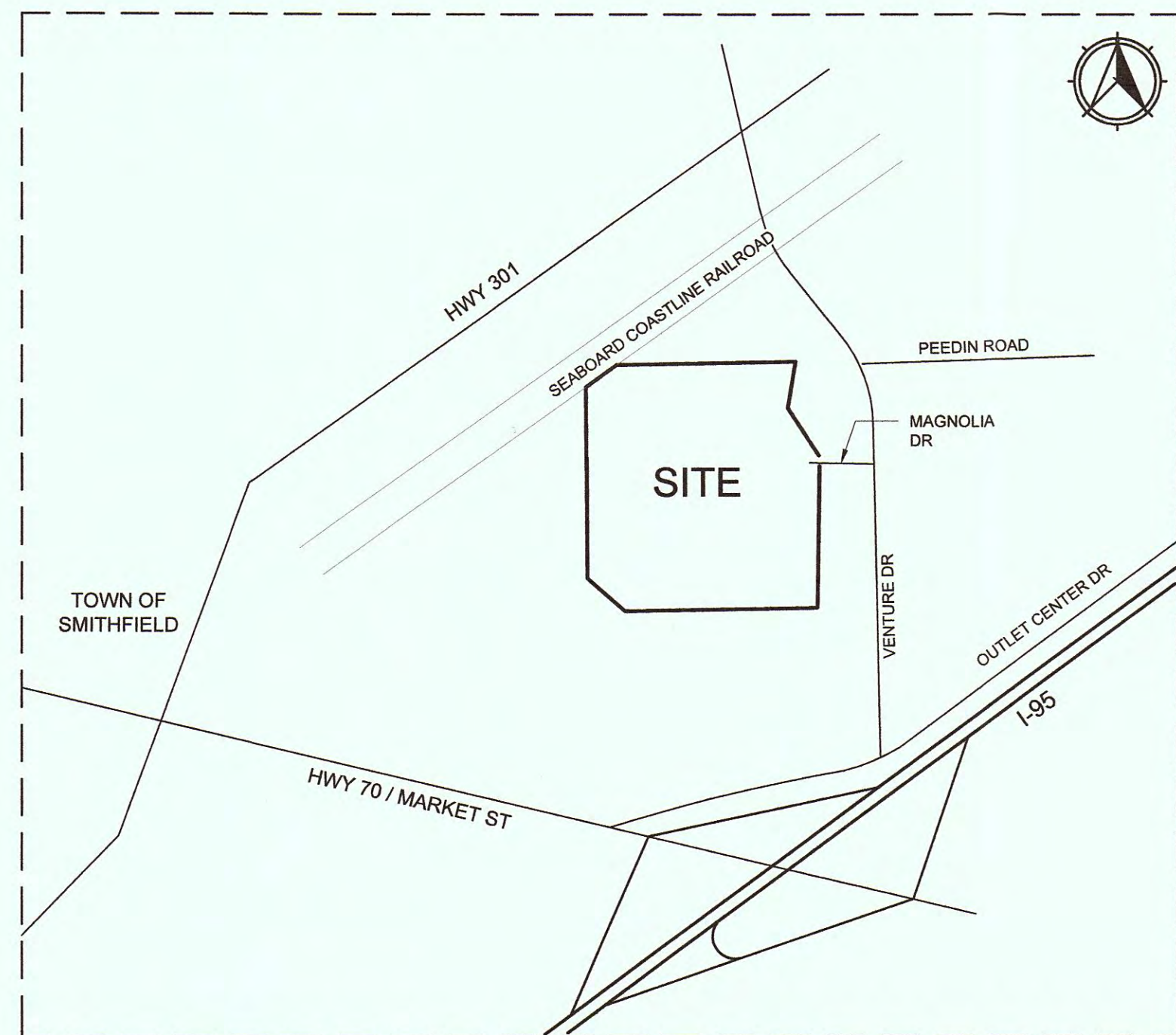
**CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER**

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.

Theron Lee McLamb      5-1-17  
*Theron Lee McLamb*      Theron Lee McLamb      Date  
 Signature of Owner/Applicant      Print Name

**FOR OFFICE USE ONLY**

File Number: CO3-17-08      Date Received: 6/2/17      Parcel ID Number: 15611008K, 15099002H



**VICINITY MAP**  
NOT TO SCALE

# PRELIMINARY PLAN SMITHFIELD KOA RV RESORT

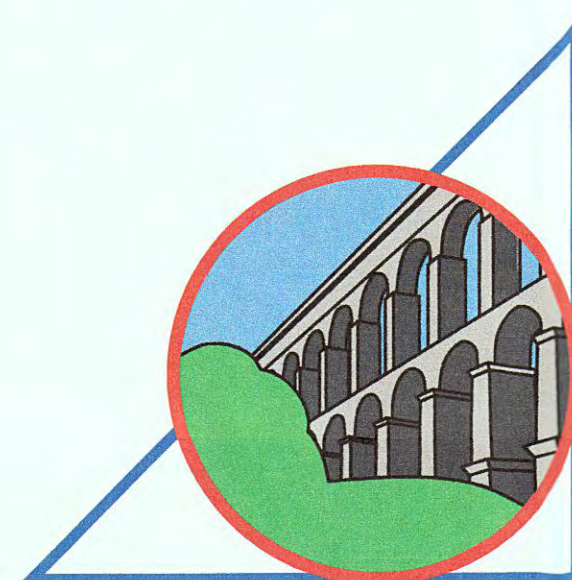
**OWNER:**  
**MCLAMB INVESTMENTS**  
**P.O. BOX 105**  
**SMITHFIELD, NC**

**DRAWING LIST**

COVER	1
OVERALL BOUNDARY DATA	2
PRELIMINARY SITE LAYOUT	3
PRELIMINARY UTILITY LAYOUT	4
DETAILS	5

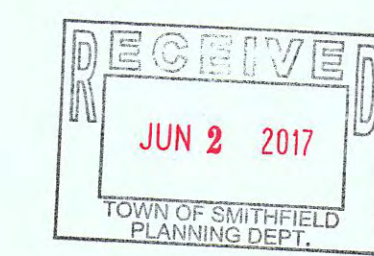
**CLIENT:**  
**MCLAMB INVESTMENTS**  
**P.O. BOX 105**  
**SMITHFIELD, NC**

**JUNE, 2017**



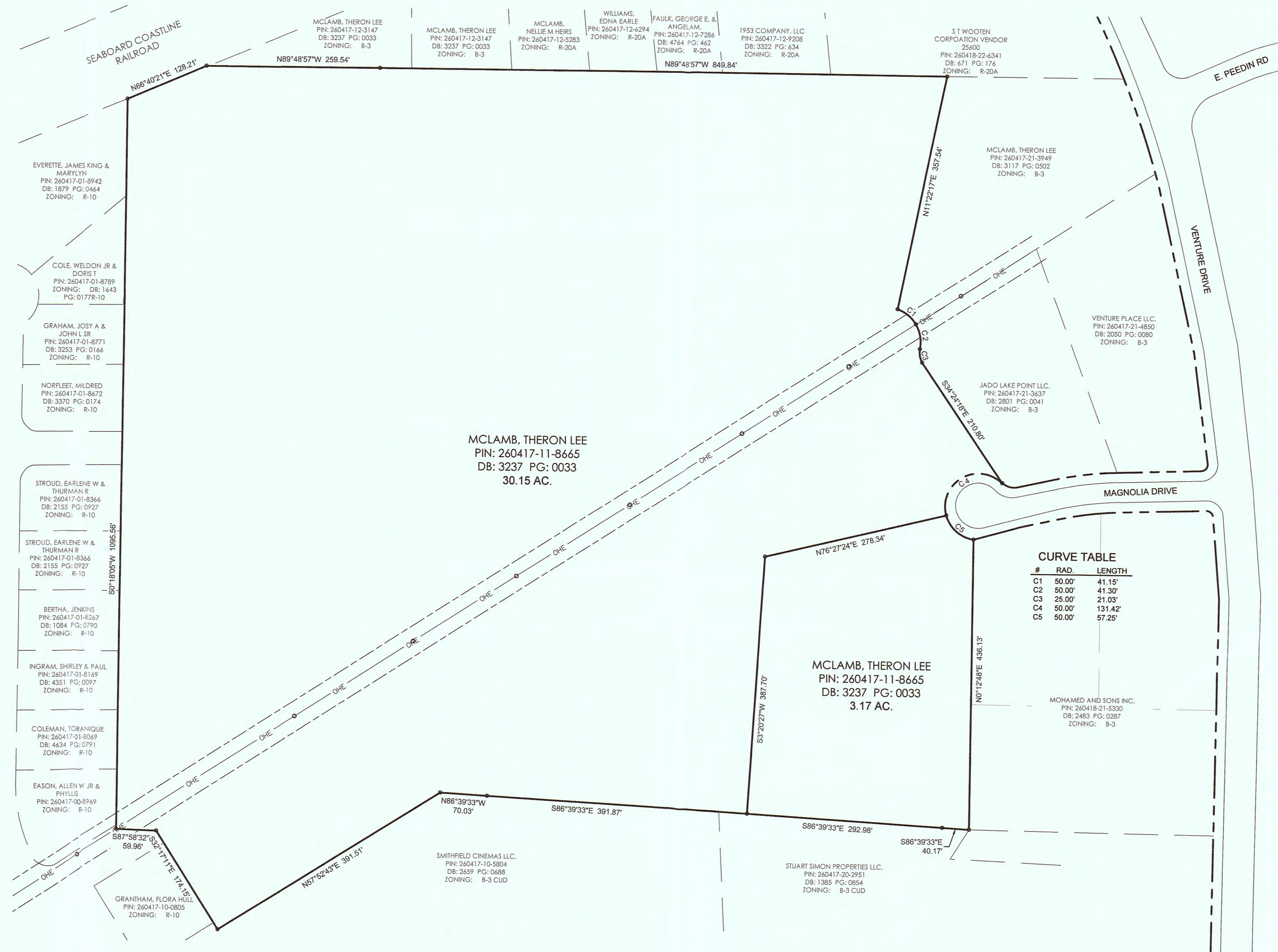
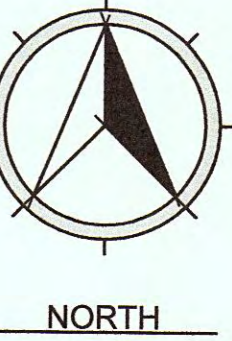
**TRIANGLE  
CIVILWORKS**

PROFESSIONAL ASSOCIATION  
NCBELS NO. C-2603  
211 TYLER DRIVE  
SMITHFIELD, NC 27577  
919-209-9955



PRELIMINARY  
NOT RELEASED  
FOR CONSTRUCTION  
06/01/2017

ISS. NO.	DESCRIPTION	DATE



**CURVE TABLE**

#	RAD.	LENGTH
C1	50.00'	41.15'
C2	50.00'	41.30'
C3	25.00'	21.03'
C4	50.00'	131.42'
C5	50.00'	57.25'

I:\TRICIVIL\WORKS\PROJECTS\MCLAMB DEVELOPMENT\1-95 RV PARK\DOCUMENTS\DWGS\SHETS\G OVERALL BNDY DATA.DWG

DESIGNED:	DCS	PROJECT DATE:	JUNE, 2017
DRAWN:	TAN	PROJECT NO.	
CHECKED:	ADS	DWG FILE NAME:	2 Overall Bndy data.dwg
PROJ. ENG.:	GBC		

REV. NO.	DESCRIPTIONS



**PRELIMINARY PLAN**  
**SMITHFIELD KOA RV RESORT**  
 SITE ADDRESS

**OVERALL BOUNDARY DATA**

1"=100'

PRELIMINARY  
 NOT RELEASED  
 FOR CONSTRUCTION

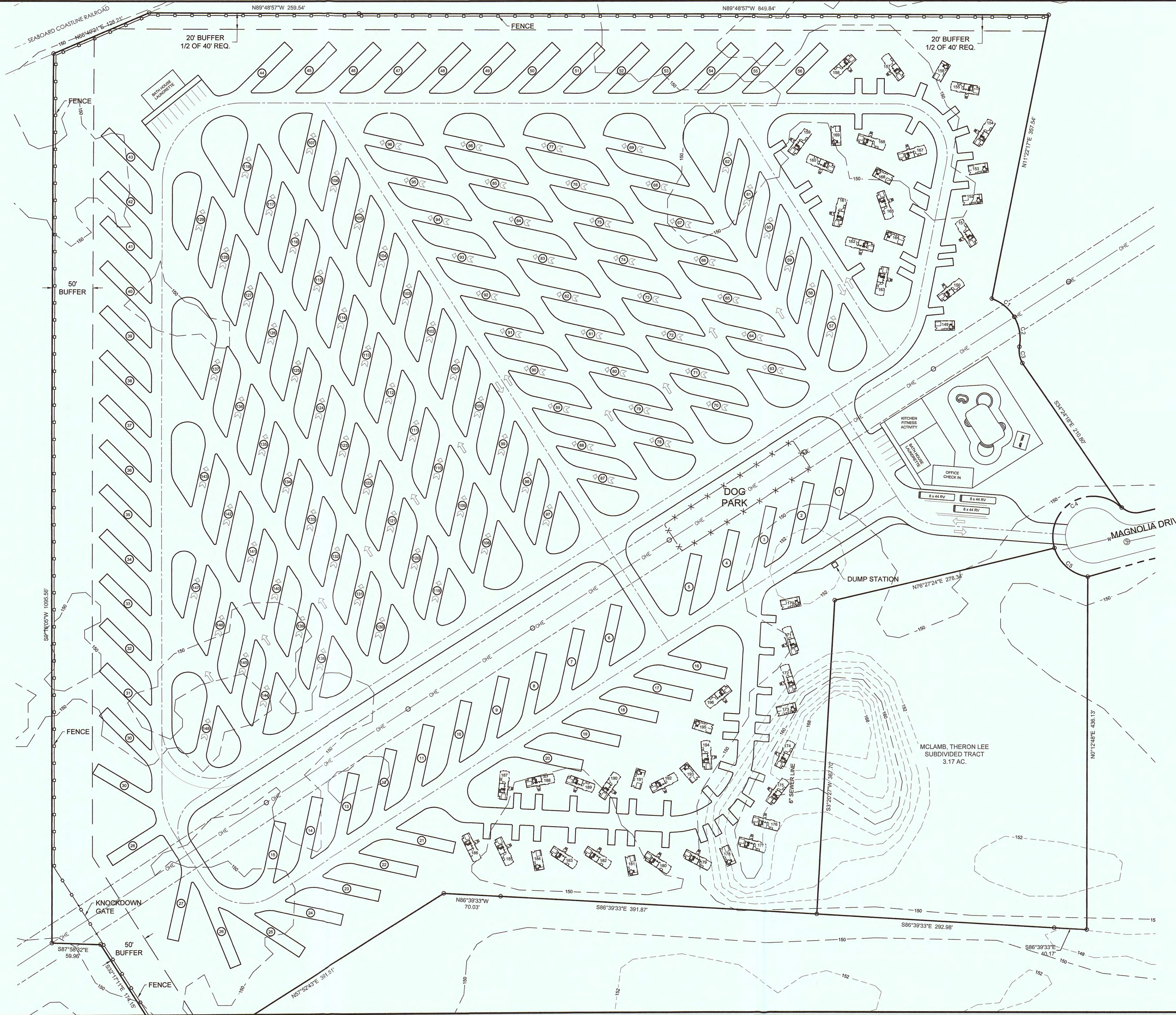
06/01/2017

**811**

SHEET NO.  
**2**  
 OF:

SAVED: 6/1/17 12:00 PM

I:\TRICIVIL\PROJECTS\MCLAMB DEVELOPMENT\196 RV PARK\DOCUMENTS\DWGS\SHEETS\3 SITE LAYOUT.DWG



**SITE DATA:**

- PROPERTY OWNER: MCLAMB, THERON LEE
- NC PIN: 260417-11-8665
- DEED REFERENCE: DB 3237, PG 0033
- ZONING: B-3
- AREA IN TRACT TO BE DEVELOPED: 30.15 AC.
- AREA OF SUBDIVIDED TRACT: 3.17 AC.
- UTILITIES: TOWN OF SMITHFIELD
- POWER: DUKE PROGRESS

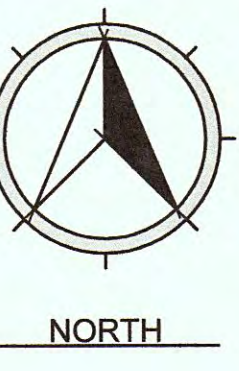
**CURVE TABLE**

#	RAD.	LENGTH
C1	50.00'	41.15'
C2	50.00'	41.30'
C3	25.00'	21.03'
C4	50.00'	131.42'
C5	50.00'	57.25'

**GENERAL NOTES:**

- PAVEMENT WITH CENTERLINES ARE 25' EP TO EP.
- PAVED ALLEYS FOR PULL THROUGH LOTS ARE 20' EP TO EP.
- RV STALLS ARE 14' EP TO EP.
- REQUIRED LANDSCAPING IS BASED OF A 40' LANDSCAPE BUFFER. SEE SHEET 5 FOR DETAIL.

LOT TYPES	LOT TOTALS
BACK IN	56
PULL THROUGH	92
"A" CABIN	32
"B" CABIN	16
<b>TOTAL</b>	<b>196</b>



DESIGNED: DCS	PROJECT DATE: JUNE, 2017
DRAWN: TAN	PROJECT NO.
CHECKED: ADS	DWG FILE NAME: 3 Site Layout.dwg
PROJ. ENG.: GBC	REV. NO.

REV. NO.	DESCRIPTIONS

**TRIANGLE CIVILWORKS**  
PROFESSIONAL ASSOCIATION  
NCBELS NO. C-2803  
211 TYLER DRIVE  
SMITHFIELD, NC 27577  
919-209-9955

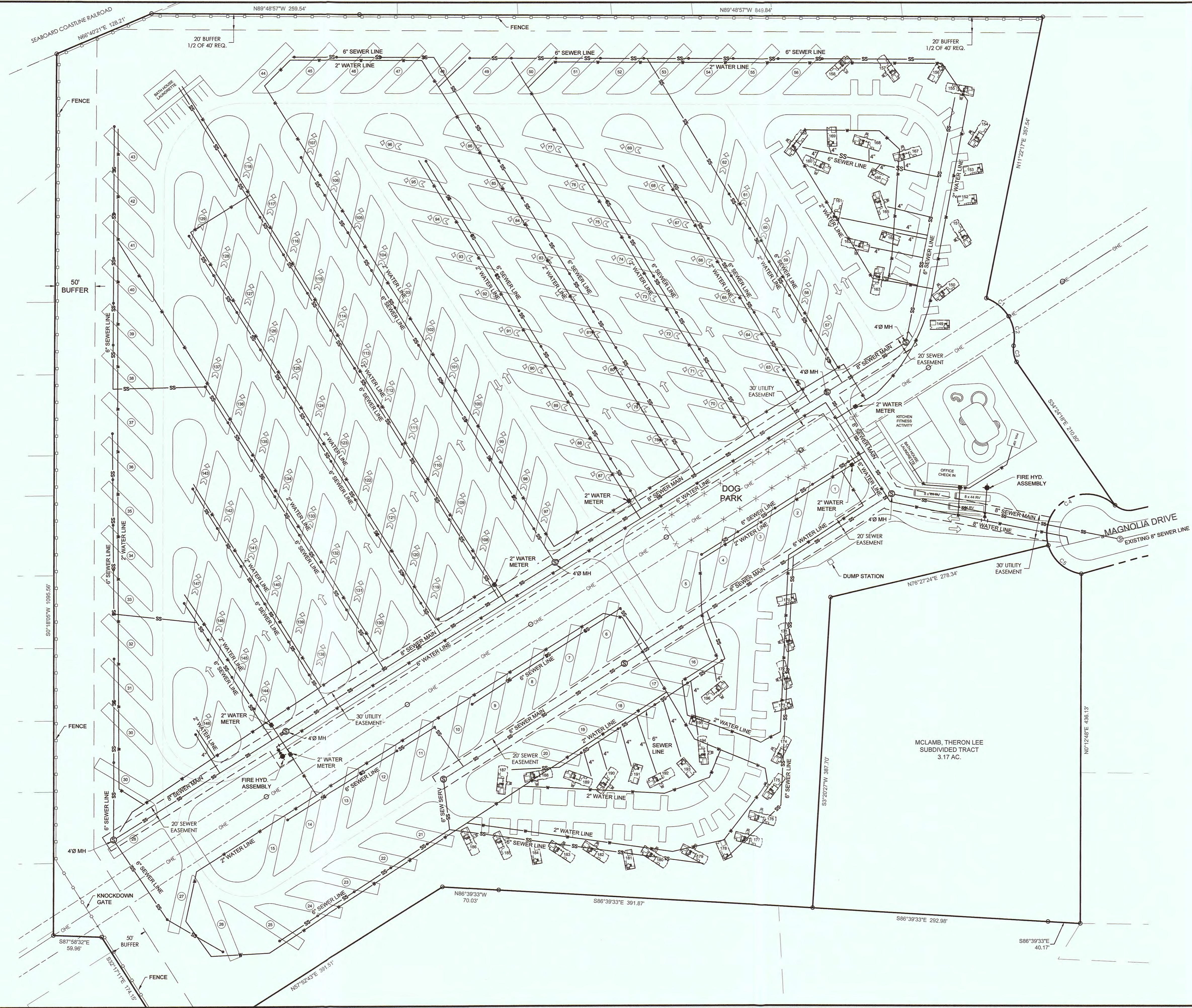
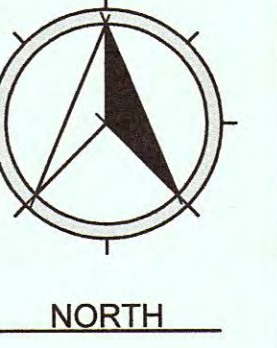
**PRELIMINARY PLAN**  
**SMITHFIELD KOA RV RESORT**  
SITE ADDRESS

**PRELIMINARY SITE LAYOUT**

PRELIMINARY  
NOT RELEASED  
FOR CONSTRUCTION

06/01/2017

SHEET NO.  
**3**  
OF:



DESIGNED:	DCS	PROJECT DATE:	JUNE, 2017
DRAWN:	TAN	PROJECT NO.:	
CHECKED:	ADS	DWG FILE NAME:	4 Util Layout.dwg
PROJ. ENG.:	GBC	REV. NO.:	
		DESCRIPTIONS	
		REVISIONS	



**PRELIMINARY PLAN**  
**SMITHFIELD KOA RV RESORT**  
SITE ADDRESS

**PRELIMINARY UTILITY LAYOUT**



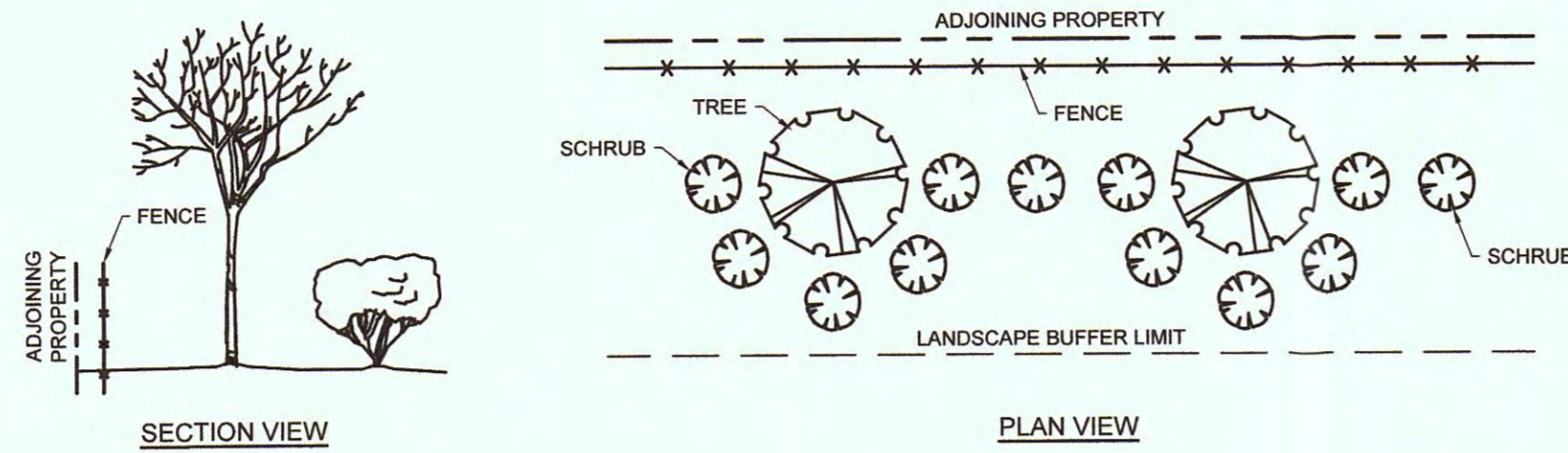
PRELIMINARY  
NOT RELEASED  
FOR CONSTRUCTION  
06/01/2017

SHEET NO.  
**4**  
OF:

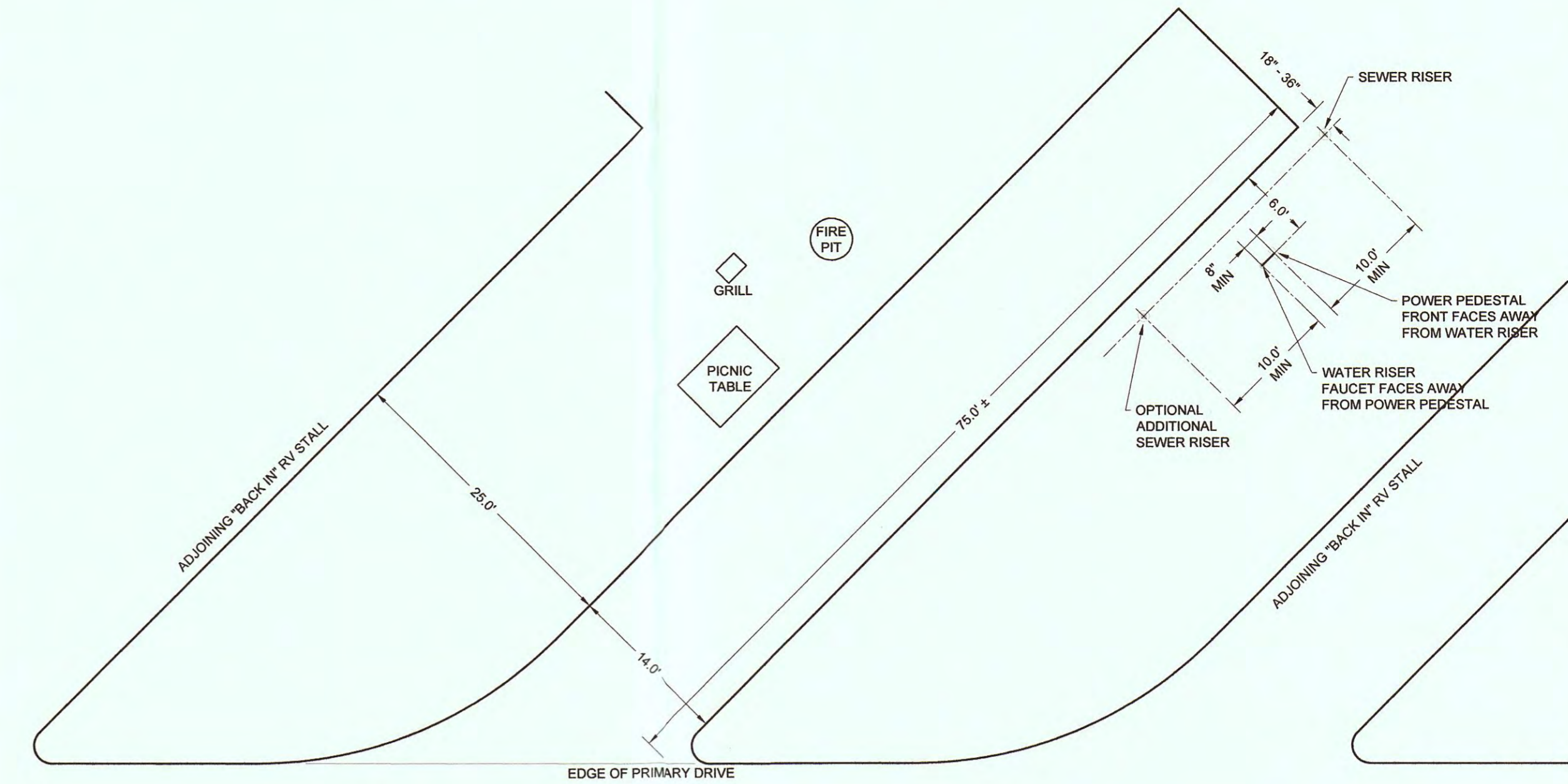
**LANDSCAPE PLANTING REQUIREMENTS**

YARD	LENGTH	REQUIREMENT	No. REQUIRED
NORTH BUFFER (1/2 OF 40')	1,125'	2 TREES / 1000 SF 12 SHRUBS / 1000SF	45 270
WEST BUFFER (BASED ON REQ 40')	1,260'	2 TREES / 1000 SF 12 SHRUBS / 1000SF	101 605

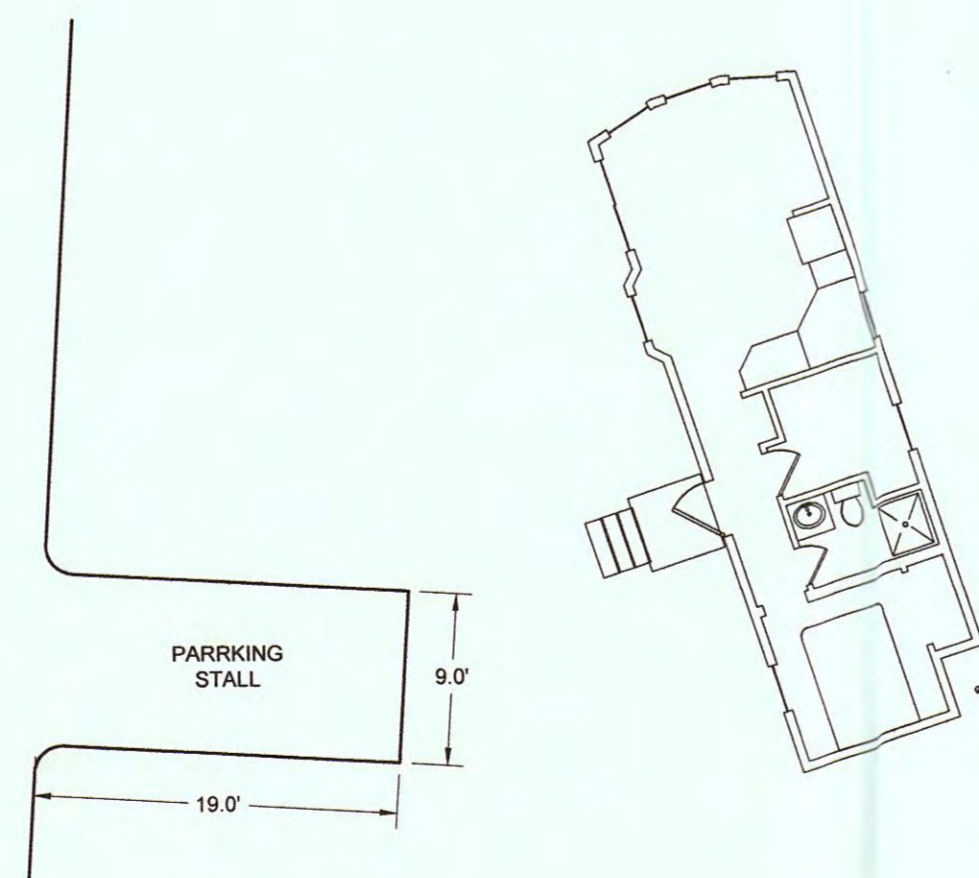
NOTE: SEE LIST OF RECOMMENDED PLANT SPECIES CONTAINED IN THE JOHNSTON COUNTY LAND DEVELOPMENT DESIGN MANUAL, LATEST EDITION.



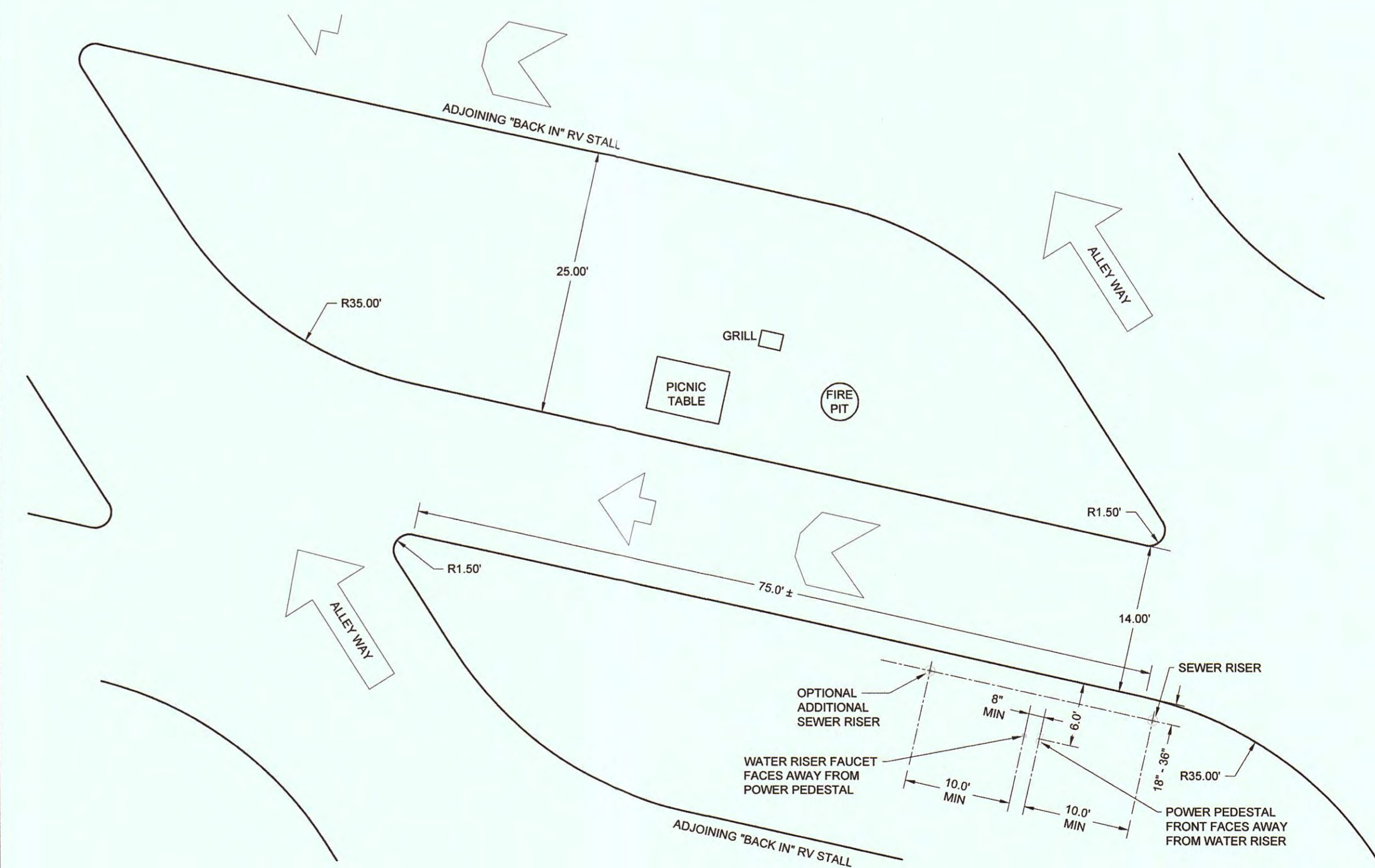
**BUFFER LANDSCAPING DETAIL**  
NOT TO SCALE



**TYPICAL "BACK IN" RV STALL**  
SCALE: 1" = 10'

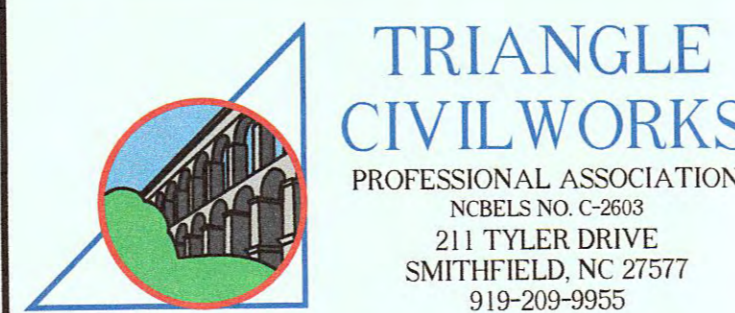


**TYPICAL CABIN LOT STALL**  
SCALE: 1" = 10'



**TYPICAL "PULL THROUGH" RV STALL**  
SCALE: 1" = 10'

DESIGNED: DCS	PROJECT DATE: JUNE, 2017	
DRAWN: TAN	PROJECT NO.	
CHECKED: ADS	DWG FILE NAME: 5 Details.dwg	
PROJ. ENG.: GBC		
REV. NO.	DESCRIPTIONS	
	REVISIONS	



**PRELIMINARY PLAN**  
**SMITHFIELD KOA RV RESORT**

SITE ADDRESS

**DETAILS**

SCALE: AS NOTED

PRELIMINARY  
NOT RELEASED  
FOR CONSTRUCTION

06/01/2017

SHEET NO.

5

OF:





# Smithfield KOA



Project Name:  
Smithfield  
Kampgrounds  
of America

Proposed Use:  
RV Park

File Number:  
CUP-17-08

Property Owner:  
Theron Lee McLamb

Applicant:  
Theron Lee McLamb

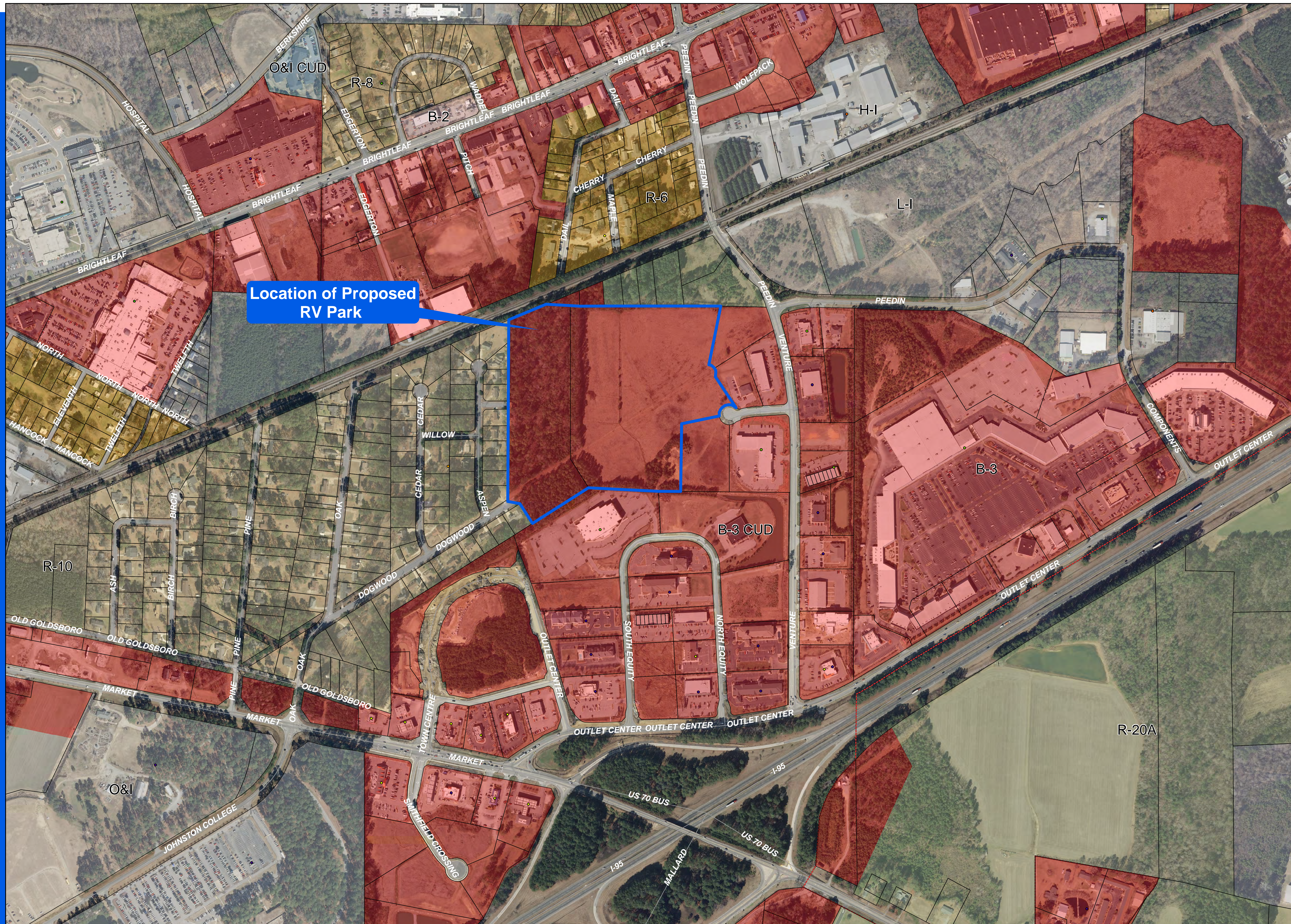
Location:  
Between Magnolia Dr.  
and Dodwood St.

Tax ID#  
15L11008K &  
15O99002H

Zoning District:  
B-3 (Business)

Map created by the  
Mark E. Helmer, AICP  
Senior Planner,  
GIS Specialist  
on 7/3/2017

1 inch = 250 feet





**PLANNING DEPARTMENT**

Steve Medlin  
Interim Planning Director

**ADJOINING PROPERTY OWNERS CERTIFICATION**

**I, Julie Edmonds, hereby certify that the property owner and adjacent property owners of the following petition, CUP-17-08, were notified by First Class Mail on 7-25-17.**

Julie Edmonds  
Signature

Johnston County, North Carolina

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

25 day of July, 2017

[Signature]  
Notary Public Signature

Melissa Rodriguez  
Notary Public Name



My Commission expires on 12/19/2020  
(Seal)

Adjacent Property Owners of  
CUP-17-08

TAX ID#	PIN	NAME1	ADDRESS1	CITY	STATE	ZIPCODE
15008007	260413-12-9625	COMPANY	PO BOX 150	SMITHFIELD	NC	27577-0150
15008045U	260418-21-5330	MOHAMED AND SONS INC	P O BOX 1236	SMITHFIELD	NC	27577-0000
15008046P	260418-20-6807	PARTNERS EQUITY GROUP	P O BOX 1524	SMITHFIELD	NC	27577-0000
15008045G	260417-10-5804	SMITHFIELD CINEMAS LLC	PO BOX 1524	SMITHFIELD	NC	27577-0000
15004003	260417-12-5283	MCCLAMB, NELLIE M HEIRS	201 ELECTRA DR	CARY	NC	27513-5412
15007014	260413-02-8528	JOHNSTON COMMUNITY COLLEGE	P O BOX 2350	SMITHFIELD	NC	27577-2350
15008052	260417-00-8799	JACKSON, PEARLINA	334 DOGWOOD ST	SMITHFIELD	NC	27577-0000
15008055	260417-01-8789	COLE, WELDON JR	18 ASPEN CIRCLE	SMITHFIELD	NC	27577-0000
15008056	260417-01-8366	STROUD, EARLENE W	10 ASPEN DR	SMITHFIELD	NC	27577-5047
15008050	260417-00-8713	RICHARDSON, EURA LEE	332 DOGWOOD STREET	SMITHFIELD	NC	27577-0000
15008008	260417-22-1477	MCLAMB, THERON LEE	111 MARIAH DR	FOUR OAKS	NC	27524-0000
15008010I	260417-01-6178	BLACKMON, EDWARD JR	7 ASPEN DR	SMITHFIELD	NC	27577-0000
15008010J	260417-01-6671	ATKINSON, AVA JOYCE	721 SECOND AVE	SMITHFIELD	NC	27577-0000
15008004	260413-12-6661	SMITHFIELD HOUSING AUTHORITY	801 S 5TH ST	SMITHFIELD	NC	27577-0000
15008011	260417-12-7286	IDEAL OIL CO INC	P O BOX 329	SMITHFIELD	NC	27577-0000
15008012	260417-12-6294	WILLIAMS, WASH EDWARD	46 E PEEDIN ROAD	SMITHFIELD	NC	27577-4737
15008016	260417-12-9208	1953 COMPANY LLC	PO BOX 150	SMITHFIELD	NC	27577-0150
15008018	260417-12-3147	MCLAMB, THERON LEE	111 MARIAH DR	FOUR OAKS	NC	27524-0000
15008010A	260417-01-6771	BYRDS WHOLESALE INC	3777 HWY 70 BUS W	CLAYTON	NC	27520-0000
15008010H	260417-01-6572	ATKINSON, LAFAYETTE	48 SOUTH RD	WHITE PLAINS	NY	10603-2813
15008015	260417-12-4179	MCLAMB, THERON LEE	111 MARIAH DR	FOUR OAKS	NC	27524-0000
15K10153F	260417-01-8672	NORFLEET, MILDRED	14 ASPEN DRIVE	SMITHFIELD	NC	27577-0000
15K10153B	260417-01-6277	GATTA, JUANITA R	221 E EVANS RD	PRINCETON	NC	27569-7025
15K10153C	260417-01-6473	ATKINSON, LAFAYETTE	48 SOUTH RD	WHITE PLAINS	NY	10603-2813
15K10153D	260417-01-8942	EVERETTE, JAMES KING	20 ASPEN DRIVE	SMITHFIELD	NC	27577-0000
15K10153H	260417-00-8969	EASON, ALLEN W JR	2 ASPEN DR	SMITHFIELD	NC	27577-0000
15K10153K	260417-10-0805	GRANTHAM, FLORA HULL	400 DOGWOOD ST	SMITHFIELD	NC	27577-0000
15L11008X	260417-21-3637	JADO LAKE POINT LLC	640 S MURPHY RD	CLAYTON	NC	27527-0000

Adjacent Property Owners of  
CUP-17-08

15O99002H	260417-11-1631	MCLAMB, THERON LEE	111 MARIAH DR	FOUR OAKS	NC	27524-0000
15008054	260417-01-6860	MSJJ PROPERTIES LLC	1212 CHESNUT DR	SMITHFIELD	NC	27577-0000
15008045A	260417-00-9221	SMITHFIELD CROSSING LLC	105 CASHWELL DR	GOLDSBORO	NC	27534-7521
15L11008Y	260417-21-3949	MCLAMB, THERON LEE	111 MARIAH DR	FOUR OAKS	NC	27524-0000
15K10153E	260417-01-8771	GRAHAM, JOSY A	16 ASPEN DRIVE	SMITHFIELD	NC	27577-0000
15K10153G	260417-01-8267	JENKINS, BERTHA	8 ASPEN DR	SMITHFIELD	NC	27577-0000
15008057	260417-01-8169	INGRAM, SHIRLEY	6 ASPEN DR	SMITHFIELD	NC	27577-5047
15K10199E	260417-00-7628	LOWE, JAMES C	322 DOGWOOD STREET	SMITHFIELD	NC	27577-0000
15K10153A	260417-01-6073	COHEN, SHIRLEY O	3 ASPEN DR	SMITHFIELD	NC	27577
15004005	260418-22-6341	S T WOOTEN CORPORATION VENDOR 25600	PO BOX 2408	WILSON	NC	27893-0000
15L11008W	260417-21-4850	VENTURE PLACE LLC	PO BOX 105	SMITHFIELD	NC	27577-0000
15L11008K	260417-11-8665	MCLAMB, THERON LEE	111 MARIAH DR	FOUR OAKS	NC	27524-0000
15K10153I	260417-01-8069	COLEMAN, TORANIQUE	PO BOX 27892	RALEIGH	NC	27611-7892
15008003	260413-12-4545	SMITHFIELD HOUSING AUTHORITY	801 S 5TH ST	SMITHFIELD	NC	27577-0000
15008051	260417-01-8476	CHANCE, CHRISTINE LIFE ESTATE	12 ASPEN DR	SMITHFIELD	NC	27577-5047
15008053	260417-01-7818	IH2 PROPERTY TRS 2 LP	901 MAIN ST STE 4700	DALLAS	TX	75202-3733
15008045C	260417-20-2951	STUART SIMON PROPERTIES LLC	836 SOUTH THIRD ST	SMITHFIELD	NC	27577-0000
15008002	260413-12-1582	SMITHFIELD HOUSING AUTHORITY	801 S 5TH ST	SMITHFIELD	NC	27577-0000



**PLANNING DEPARTMENT**

Steve Medlin

Interim Planning Director

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**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, August 10, 2017 at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following request:

**CUP-17-08 Theron Lee McLamb:** The applicant is requesting a Conditional Use Permit to construct and operate a recreation vehicle park that will accommodate 148 RV spaces and 48 rental cabins on 30.15 acres of land located within a B-3 (Business) zoning district. The properties considered for approval are generally bound to the north by CSX Railway, south by Equity Park Subdivision, east by Magnolia Drive and west by Pine Acres Subdivision. The properties are further identified as Johnston County Tax ID# 15L11008K and 15O99002H

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](http://www.smithfield-nc.com).

**Run "Legal Ad" in the Smithfield Herald on 7/30/17 and 8/6/17**



**PLANNING DEPARTMENT**

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