

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

Oliver Johnson (Alt)

Stephen Wensman, AICP, ALA, Planning Director

Mark Helmer, AICP, CZO, Senior Planner

Julie Edmonds, Administrative Assistant

Meeting Date: *Thursday, May 3, 2018*

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

Meeting Place: *Council Chambers, Smithfield Town Hall*

**AGENDA
PLANNING BOARD
REGULAR MEETING
MAY 3, 2018
MEETING TIME: 6:00 PM
TOWN HALL**

Call to Order.

Identify voting members

Approval of the agenda.

Approval of the minutes for April 5, 2018

New Business

RZ-18-05 Landis Bullock: The applicant is requesting to rezone a 1.43 acre portion of a 2.91 acre tract of land from the HI (Heavy Industrial) zoning district to the B-3 (Highway Entrance Business) zoning district. The property considered for rezoning is located on the southwest side of West Market Street approximately 180 feet southwest of its intersection with Whitley Drive. The property is further identified as a portion of Johnston County Tax ID# 15044023A.

RZ-18-06 W. Frank Lee: The applicant is requesting to rezone four tracts of land totaling approximately 2.26 acres from the R-20A (Residential-Agricultural) zoning district to the PUD (Planned Unit Development) zoning district. The properties considered for rezoning are located on the east side of Buffalo Road approximately 160 feet south of its intersection with Booker Dairy Road and further identified as Johnston County Tax ID# 14075030G, 14075030F, 14075027 and 14075028.

Items for discussion

Old Business

Administrative Actions report

Land Use Permit Report for March, 2018
Board Actions Report for March, 2018

Adjournment

Draft
Smithfield Planning Board Minutes
Thursday, April 5, 2018
6:00 P.M., Town Hall, Council Chambers

Members Present:

Chairman Stephen Upton
Vice Chairman-Daniel Sanders
Oliver Johnson
Michael Taylor
Eddie Foy
Teresa Daughtry
Ashley Spain

Members Absent:

Mark Lane

Staff Present:

Mark Helmer, Senior Planner
Stephen Wensman, Planning Director
Julie Edmonds, Administrative Assistant

Staff Absent:

CALL TO ORDER

Mr. Upton identified the Planning Board members as well as, Planning Department staff.

AMENDMENTS TO THE AGENDA

None

APPROVAL OF MINUTES from March 1, 2018

Ashley Spain made a motion, seconded by Eddie Foy to approve the minutes as written.

Unanimous

New Business

Article 9 of the Unified Development Ordinance:

Article 9 of the Unified Development Ordinance (UDO) regulates nonconforming situations. Nonconforming situations are those which legally exist but fail to comply with the current provisions of the UDO. Structures, lots and uses can be nonconforming.

The stated intent of Article 9 is to permit to continue until they are removed, discontinued, or destroyed, but not to encourage such continued use, and to prohibit the expansion of any nonconformance.

The current Article 9 is problematic from staff's perspective. It is overly complicated, subjective, and allows for authorizations or permits by the Board of Adjustments (BOA) that is not within their listed powers in Article 3. In several places, Article 9 states that the Board of Adjustments (BOA) is allowed to "authorize" or "issue permits" to allow nonconforming situations, while Article 3 of the UDO does not specifically grant these powers to the BOA. Also, Article 9 does

not distinguish what type of permit the BOA should grant, and in practice, the Town of Smithfield BOA only issues variances and appeals.

The current UDO Article 9 allows the BOA to issue permits under the following sections:

- In Section 9.2.3.6 the BOA can issue a permit to allow major renovation of nonconformities.
- In Section 9.2.3.9 the BOA can issue a permit to rebuild a structure that is destroyed if the work exceeds 10 percent of the appraised value if the work will not be more incompatible than the original.
- In Section 9.5.4, the BOA can issue a permit authorizing a change from a nonconforming use to a lesser nonconforming use.
- In Section 9.6.2, the BOA can issue a permit to a nonconforming use that has been discontinued for more than 180 consecutive days with findings.

The current UDO Article 9 allows the BOA to authorize nonconforming situations, but it is unclear whether this is by permit or variance:

- In section 9.3.2, a nonconforming structure can be enlarged, extended, reconstruct, moved or altered if it will be used for a conforming use after authorization of the BOA.

In Section 9.6.1 and 9.6.3 the BOA is to consider “intent” of the applicant in making its decision. It is difficult to regulate intent and often the intent of a property owner is difficult to know. Section 9.5.3.2 allows the UDO Administrator to waive requirements of the UDO when compliance is not reasonably possible. This is a very subjective criterion. Within Article 10, there are several sections that address nonconformities such as 10.32, 10.91.4.7, 10.93.9.2. These sections should be reviewed to determine whether the regulations belong in Article 9.

UDO UPDATE:

Article 9 of the UDO was updated on August 2, 2017 with the overhaul of the entire UDO. Since its codification, Staff has found a number of issues with the UDO and has brought them to the attention of Dale Holland, the UDO Consultant who has agreed to review and make some limited revisions to the Code. One section he will be reviewing is Article 9. Because of the complexity of this Article and because of its potential impact on property owners with nonconforming property, of which there are many in the Town, Staff felt it should begin the discussion with the Planning Board about the need for revisions in order to prepare for a future zoning text amendment.

Mr. Stephen Wensman stated we had an example in the office today. Someone wanted to go from being an automotive repair to used car sales. It is just a building sitting on a lot without any landscaping and they're encroaching in the right-of-way. There are probably other nonconforming situations as well. If you read section 9, they need to comply with the UDO for us to issue a permit. However if you read section 10.8.2 it states in 10.8.2.2. when there is a change from an existing use to a new use, which requires additional parking, then the new use requires ten (10) or more parking spaces.

I've asked Dale Holland to take a look at several parts of our code that I think are incomplete. He agreed to do it; I don't know what he will come up with. He will focus on Article 9 in particular. He stated it was compliant with legislation, but it doesn't mean it complies with the rest of our code.

Teresa Daughtry asked if it were correct that changes could be made to the UDO, but once legislation makes decisions then we have to move forward in what they put in place.

Mr. Wensman said legislation does allow the Board of Adjustments to issue permits, but it doesn't mean ours has to.

Mr. Foy asked if the older UDO mentioned the Board of Adjustments issuing permits.

Mr. Helmer said there were some typos still in the older version, so yes it did.

Mr. Upton suggested the Planning Staff pursue this topic in question with Mr. Holland and get back to the board.

Mr. Wensman said where he is from in Minnesota, you aren't allowed to issue use variances. Our UDO has a section that allows you to issue a permit. You can go from one nonconforming use to another nonconforming use with only a permit. An example of this would be a residential district with an auto repair shop; instead someone wants to put in a retail store. It is less nonconforming because it isn't as intrusive. However in our UDO, instead of calling it a variance they call it a permit that the Board of Adjustment is supposed to issue. Dale Holland said it is allowed by the legislation. Mr. Wensman said to him that is whole other section. It is a use variance by another name and he thinks it would be thrown out of court. It doesn't mean our UDO has to allow it. How do you phase out nonconforming if you continue to allow them to persist? If the use goes away in a stipulated amount of time, it should just go away. I have talked to the Town Manager about this and I don't know how this will sit with the Town Council. It would be a big change if we suddenly got tough on nonconformities because there are a lot of them out there.

Mrs. Daughtry reminded everyone that the reason the UDO study was more detailed than others, was because we wanted to raise the bar on the Town's appearance and the future of the town. At one time you could pretty much do whatever you wanted, so that is why we felt the need to raise the bar.

Mr. Sanders asked if this change would create a conflict with this board, Board of Adjustment and Town Council, somewhere down the line.

Mr. Wensman said if Planning Board decided to get tough on nonconformities yet the Council doesn't want to take away people rights, then yes because they are the ones getting the phone calls.

Mr. Johnson stated that raising the bar is a worthy goal; I think it is also incumbent on us to make sure there are no inconsistencies or conflicts that are part of raising the bar.

Article 10, Part IX, Section 10.91:

This section contains the performance standards for properties within the Entry Corridor Overlay District. The overlay district purpose and standards should be reviewed to determine whether the purposes are still relevant and make sense. Also whether the standards reinforce the overlay's intended purpose.

Mr. Wensman stated we have what you call an entry corridor overlay district. I thought it was mandatory but it appears to be optional. I don't understand who would ever use it unless it worked in their favor. I think what would happen; we would end up on corridor variable setbacks. You would have those that took advantage of it and built up to the street; creating a downtown look. Then the next guy who doesn't want to take advantage of entry corridor will decide, I'll put the parking in front. We then would have a mixed look on any corridor. I don't think we are creating the vision of any corridor. Which corridor are we trying to emulate or what look are we looking for? The corridor extends from Market Street over the river from downtown all the way down pass the outlet mall and then both ways on Hwy 301. That is not a uniformed looking corridor. We have one overlay district stipulating some alternatives. Essentially a developer can utilize this to create a look that is different from any parts of the corridor that exist right now. What are we trying to achieve for that corridor? You would want it to be uniformed in setback. I don't know that I would tackle this issue until after the update is done on the Comprehensive Plan.

Mrs. Daughtry asked if we were going to be developing a new Comp Plan soon. She thought it was going to be done before the UDO was updated, but it didn't happen in that order.

Mr. Wensman said yes, usually you update the Comp Plan then codify the UDO afterwards. We need to come up with a vision for our corridors. How would we want them to look? What setbacks or features would be want in the zoning code to make sure it gets built that way? If the setbacks are optional, then you're not really achieving any specific corridor.

Mrs. Daughtry asked how long it would take to make a new Comp Plan.

Mr. Wensman said it was a 14 month process.

Mrs. Daughtry asked if someone presented a plan that didn't meet the current Comp Plan and we knew it didn't meet what our goals are for the future, where would it leave us legally if we denied that plan.

Mr. Wensman said well right now our current Comp Plan is all we have. It is recommended but not required in this state.

Connectivity Report:

The Town of Smithfield Planning Board is requested to review the document and supporting information as it pertains to street connectivity and to provide direction on any needed changes in the Town plans or ordinances.

Mark Helmer said the subject of connectivity and sidewalks are components of a larger concept called Complete Streets and are one of the most studied topics in the Urban Planning profession. Complete Streets can be thought of as streets that are for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk to various local destinations.

The term “street connectivity” suggests a system of streets with multiple routes and connections serving the same origins and destinations. Connectivity not only relates to the number of intersections along a segment of street, but how an entire area is connected by the transportation system. A well-designed, highly-connected network helps reduce the volume of traffic and traffic delays on major streets (arterials and major collectors), and ultimately improves livability in communities by providing parallel routes and alternative route choices. By increasing the number of street connections or local street intersections in communities, bicycle and pedestrian travel also is enhanced. A well-planned, connected network of collector roadways allows a transit system to operate more efficiently.

Local street connectivity provides for both intra- and inter-neighborhood connections to knit developments together, rather than forming barriers between them. The street configuration within each parcel must contribute to the street system of the neighborhood. Research has shown that high roadway connectivity can result in:

- Reduction in travel distance (VMT) for drivers**
- Reduction in travel times for drivers;**
- Better and redundant emergency vehicle access;**
- More efficient public services access (mail, garbage, transit)**
- Improved bicycle and pedestrian routes and accessibility.**
- Higher percentage mode share for transit, bicycling and walking**
- Safer roads**

Mr. Helmer said the whole concept of street connectivity through complete streets was embraced by N.C. Department of Transportation in July 2009 as well as our Comprehensive Plan and Unified Development Ordinance. The method Town of Smithfield uses for connectivity particularly with stub streets to adjoin properties is a link and node ratio. Ours is set at 1.45 and if you meet that ratio it will almost always include a stub street to adjacent properties. If you come up short on your ratio, it's because you don't have a stub. You can also have that ratio higher, just a stub may or may not satisfy this ratio.

Mr. Helmer provided a separate handout showing the various communities connectivity requirements such as Smithfield, Clayton, Knightdale, Wendell, and Fuquay-Farina.

Mrs. Daughtry said Fuquay-Varina and Wendell are two of the fastest growing areas. Fuquay-Varina says they may be required, whereas Wendell says new development shall connect so it's giving that developer the option. If you build a subdivision and you have an \$80,000 dollar home at the end of that subdivision where the stub out is, and someone comes in and says they want to build \$150,000 dollar or more homes, I imagine you will have someone unhappy to be sitting beside that. A commercial project is totally different than a residential. If Belk's and Wal-Mart weren't connected it would be a disaster. When you take a subdivision in the county that is coming up in 5 or 6 phases and these streets have to connect, the people who bought in the first, second or third phase are going to lose out. We need to be careful how we word this so it isn't mandatory.

Mr. Helmer said some ordinances are wishy washy and say if the way you stub out and connect cause more traffic, then your subdivision was developed poorly.

Mr. Wensman said the Town Council waived these requirements for the upcoming PUD development on Buffalo Rd. The Comp Plan is loaded with information about it; we have an appendix that talks about street connectivity to our Comp Plan. It's definitely going to be a topic area for our new Comp Plan. We need to step back and present this to the community and get community input and revalidate what we have in our Comp Plan or strike it from our Comp Plan if the community feels otherwise. The UDO is a tool to implement the vision of the community which is the Comp Plan and in this instance the UDO is right on. It's doing what it is supposed to do to implement our Comp Plan. We need to use the community, process the next 14 months to raise this issue before the public and ask how you feel about this. If people like the idea, we either need to leave it in the Comp Plan or make it clearer. If people don't like it then it shouldn't be in the Comp Plan.

Mr. Upton asked if the public really knows how to make this kind of determination.

Mr. Wensman said they don't know but we are going to do as much as possible in this public participation process to reach out to people we don't normally meet. There will be visual preference surveys, those would be ways to find out what people like and don't like.

Mr. Wensman stated that the Comprehensive Planning process will be a 14 month process. We will have a steering committee as part of the public engagement piece. The steering committee will be made up of various stakeholders and one of them would be a representative of the Planning Board. The Steering Committee will meet 8 times over the 14 month process.

Mr. Upton said personally he didn't feel that he would be qualified to serve on the Steering Committee on behalf of the Planning Board.

Mrs. Daughtry asked what would be expected of the person who represented the Planning Board.

Mr. Wensman said we hired a consulting team for both Comprehensive and Transportation Planning. They're teaming up and working together and we decided to have a joint steering committee. They will have exercises with the committees to gather feedback. Also as they reach out to the communities for ideas then bounce those off the Steering Committee. They will help the Steering Committee come up with a vision statement, setting goals and guiding principles and all the implementation items.

Mrs. Daughtry agreed to serve on the Steering Committee on behalf of the Planning Board.

Old Business

Administrative Actions report

Land Use Permit Report for February, 2018

Board Actions Report for February, 2018

Adjournment

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

Submitted this 6th day of April, 2018

Julie Edmonds
Administrative Assistant
Planning Department



Request for Planning Board Action

**Application
for Zoning
Presentations: Map
Amendment
RZ-18-05
Date: (05/03/18)**

Subject: Zoning Map Amendment
Department: Planning
Presented by: Stephen Wensman, Planning Director
Presentation: Business Item

Issue Statement

Landis Bullock is requesting approval of a zoning map amendment to rezone approximately 1.4 acres of land from the HI (Heavy Industrial) zoning district to B-3 (Highway Entrance Business) zoning district.

Financial Impact

There will be no financial impact to the Town.

Action Needed

To review the application for rezoning, and make a recommendation to the Town Council.

Recommendation

The Planning Department recommends approval of the zoning map amendment; and recommend that the Planning Board approve a consistency statement declaring the request to be consistent with the Town of Smithfield plans and policies and that the request is reasonable and in the public interest.

Approved: City Manager City Attorney

Attachments:

1. Staff Report
2. Planning Application
3. Consistency Statement



Staff Report

Application
for Zoning
Map
Amendment
RZ-18-05

Application Number: RZ-18-05
Project Name: Landis Bullock Rezoning
TAX ID numbers: A portion of 15044023A
Town Limits / ETJ: Town Limits
Applicant: Landis Bullock
Owners: Keener Lumber Co.,Inc.
Agents: none
Neighborhood Meeting: none

PROJECT LOCATION: The property is located southwest side of West Market Street approximately 180 feet southwest of its intersection with Whitley Drive.

REQUEST: The applicant is requesting to rezone approximately a 1.4 acre portion of a 2.91 acre tract of land from the HI (Heavy Industrial) zoning district to B-3 (Business) zoning district.

SITE DATA:

Total Acreage: 2.91 acres

<i>Tax ID</i>	<i>NC Pin</i>	<i>Acreage</i>
15044023A	168412-97-0266	2.91

Present Zoning: HI (Heavy Industrial)
Proposed Zoning: B-3 (Highway Entrance Business)
Existing Use: Storage
Proposed Use: N/A
School Impacts: NA
Fire District: Town of Smithfield
Water and Sewer Provider: Town of Smithfield
Electric Provider: Duke-Progress Energy

ENVIRONMENTAL: The property is not located within a floodplain and no delineated wetlands appear to exist on or near property considered for rezoning. There is a stream running through the property and located along the proposed zoning line. The North Carolina Division of Water Quality has made a determination that this stream is a buffered stream requiring a fifty-foot riparian buffer.

ADJACENT ZONING AND LAND USES:

	Zoning	Existing Land Use
North:	B-3 (Highway Entrance Business)	Hinson Printing Retail Center
South:	HI (Heavy Industrial)	Keener Lumber Company
East:	B-3 (Highway Entrance Business)	Home Master Termite & Pest Control
West:	B-3 (Highway Entrance Business)	Bullock Brothers Equipment

STAFF ANALYSIS AND COMMENTARY:

The portion of property considered for rezoning has approximately 130 feet of road frontage on West Market Street. Town of Smithfield water and sewer services are available within the right-of-way of West Market Street. An existing 3,900 square foot open sided barn structure is located on the property.

Some of the permitted uses in the requested B-3 (Highway Entrance Business) zoning districts as identified by Article 6 of the Town of Smithfield Unified Development Ordinance include; convenience stores, automobile sales, hardware stores, and restaurants.

All future development proposals will require a subdivision or a recombination of land and be required to meet or exceed all minimum development standards of the Unified Development Ordinance to include parking, landscaping and buffer requirements.

CONSISTENCY STATEMENT (STAFF FINDINGS):

- **Consistency with the Strategic Growth Management Plan**

The rezoning request is consistent with the Town of Smithfield Future Land Use Plan which has identified this property as being suitable for commercial endeavors.

- **Consistency with the Unified Development Code**

The rezoning request will be consistent with the Town of Smithfield Unified Development Ordinance as all proposed future land uses and site specific development

plans must meet the minimum development standards of the Town of Smithfield Unified Development Ordinance.

- o **Compatibility with Surrounding Land Uses**

The property considered for a rezoning is located on the West Market Street entry corridor. The majority of land uses within this corridor are commercial in nature. Rezoning the property to a commercial zoning district will not create compatibilities issues with the adjacent land uses.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends approval of the zoning map amendment; and recommend that the approval of a consistency statement declaring the request to be consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

PLANNING BOARD RECOMMENDED ACTION:

The Planning Board is respectfully requested to review the petition and make a recommendation to the Town Council whether to approve or deny the rezoning of approximately 1.4 acres of land from HI (Heavy Industrial) zoning district to the B-3 (Highway Entrance Business) zoning district and to adopt a statement indicating how the rezoning is consistent with the town's plans and policies.

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD TOWN COUNCIL
RZ-18-05**

Whereas the Smithfield Town Council, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160A-383, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

Whereas the Smithfield Town Council, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160A-383, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

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

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

That the final action regarding zoning map amendment RZ-18-05 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Town Council and information provided at the public hearing; and

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

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

That the final action regarding zoning map amendment RZ-18-05 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

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



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

REZONING APPLICATION

Pursuant to Article 4, Section 4-1 of the Unified Development Ordinance, proposed amendments may be initiated by the Town Council, Planning Board, Board of Adjustment, members of the public, or by one or more interested parties. Rezoning applications must be accompanied by 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 for a rezoning to a Standard District.

Name of Project: Landis Bullock Acreage of Property: 1.443
Parcel ID Number: a portion of 15044023A Tax ID: a portion of 15044023A
Deed Book: 824 Deed Page(s): 337
Address: Keener Lumber Co., Hwy 70 West, Smithfield
Location: Hwy 70 West, Smithfield; SEE ATTACHED MAPS

Existing Use: Storage lean-to Proposed Use: B-3 lot
Existing Zoning District: Industrial
Requested Zoning District: B-3
Is project within a Planned Development: Yes No
Planned Development District (if applicable): N/A
Is project within an Overlay District: Yes No
Overlay District (if applicable): N/A

FOR OFFICE USE ONLY

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

Name: Keener Lumber Co., Inc.

Mailing Address: PO Box 2323

Phone Number: (919) 934-1087 Fax:

Email Address: JRAF7@AOL.com

APPLICANT INFORMATION:

Applicant: Landis Bullock

Mailing Address: 1201 Chestnut Drive, Smithfield, NC 27577

Phone Number: 919-965-7331 Fax:

Contact Person: Landis Bullock

Email Address: landis@bullockbrothers.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:

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

STATEMENT OF JUSTIFICATION

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

This 1.443 acres lot currently appears annexed to the much larger Keener Lumber tract on GIS, but not in the source deeds. Between this 1.443 acres and the other Keener Lumber property is a large ditch that supposedly drains the town park on the east side of Hwy 70. Actually, the water in the ditch is backup from the 4.626 acres pond behind this property to the west and owned by others. The 1.443 acres is separate from the remaining Keener Lumber property both by elevation, the ditch and the deeds. The highest and best use of the lot would be a commercial lot like the Jondis Inc./Bullock Brothers lot to its north. Furthermore, the ditch separates it from the Keener lot and makes it difficult to use in concert with that lot.

REQUIRED FINDINGS OF FACT

Article 13, Section 13-17 of the Town of Smithfield Unified Development Ordinance requires applications for zoning map amendment 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. *The zoning petition is in compliance with all applicable plans and policies of the Town of Smithfield:*

This is a 135.35 front feet lot. In a B-3 district, the frontage requirement is only a 125 feet with 15 feet side set backs, so even if NCDEHHR decides the ditch should be buffered, there is about 70 feet for the front elevation of a building.

- 2. *The zoning petition is compatible with established neighborhood patterns of the surrounding area:*

The adjacent Jondis Inc. lot to the north is B-3 commercial and a similar size and shape to the 1.443 acres. B-3 is the natural zoning pattern for this lot.

- 3. *The rezoning petition is compatible with the changing neighborhood conditions that might warrant a rezoning:*

This is a growing commercial area at the entrance to the town, without current industrial use, though the Keener Lumber lot "planes" some lumber and has commercial storage.

- 4. *The rezoning request is in the community interest:*

The use is compatible with the highway business and would be a prime business lot rather than just a storage lot for a lumber company.

- 5. *The request does not constitute "Spot Zoning":*

It is consistent with existing adjacent highway businesses.

6. *Present regulations deny or restrict the economic use of the property:*

The County Soil Map shows a 50 foot buffer for the ditch. Applicant believes this is a mistake, as the ditch only drains the small town park. However, in a B-3 zone, there would be enough front footage and the foundation could be located 51 feet into the property from the Keener lot line at the ditch, so that it was 51 feet from one line and 85 feet from the other, so the building could easily be within the 15 foot setback of B-3. Furthermore, 20 feet of the buffer could be used for fill or landscape to support the buffer.

7. *The availability of public services allows consideration of this rezoning request:*

8. *Physical characteristics of the site prohibit development under present regulations:*

APPLICANT AFFIDAVIT

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

W. Landis Bullock
Print Name

W. Landis Bullock
Signature of Applicant

3-21-2018
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: Landis Bullock

Submittal Date: _____

OWNERS AUTHORIZATION

I hereby give CONSENT to Landis Bullock (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.

Ralph Stewart Ralph Stewart 3-15-18
 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.

Ralph Stewart Ralph Stewart 3-15-18
 Signature of Owner/Applicant Print Name Date

FOR OFFICE USE ONLY

File Number:

Date Received:

Parcel ID Number:

1300 Block of West Market Street



Project Name: Landis Bullock Rezoning

File Number: RZ-18-05

Existing Zoning: Heavy Industrial

Proposed Zoning: B-3 (Business)

Property Owner: Keener Lumber

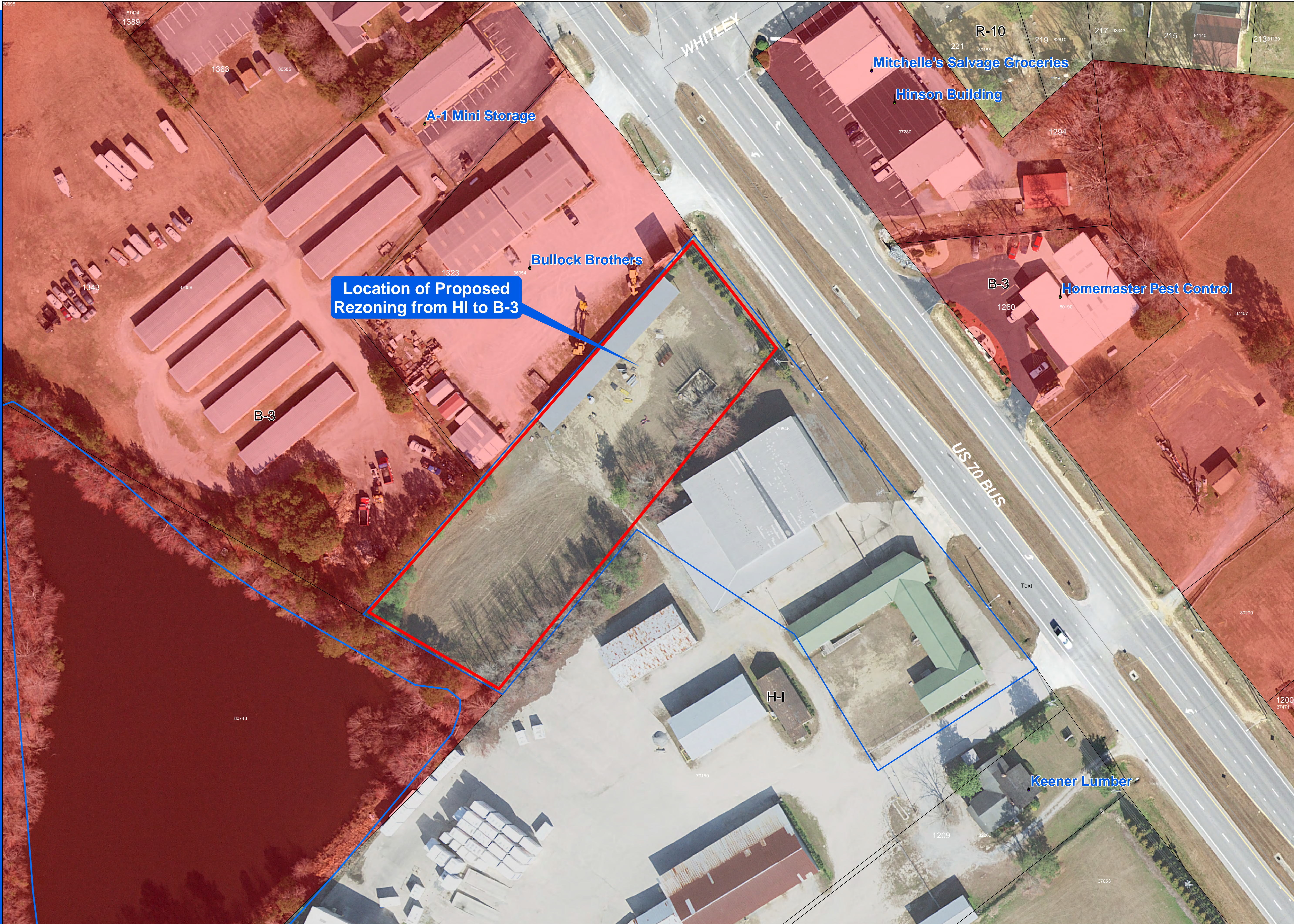
Applicant: Landis Bullock

Location: W. Market St.

Tax ID#
A portion of
15044023A

Map created by the
Mark E. Helmer, AICP
Senior Planner,
GIS Specialist
on 4/23/2018

1 inch = 39 feet





Request for Planning Board Action

**Application
for Zoning
Map
Amendment
RZ-18-06
Date: (05/03/18)**

Subject: Zoning Map Amendment
Department: Planning
Presented by: Stephen Wensman, Planning Director
Presentation: Business Item

Issue Statement

Frank Lee is requesting approval of a zoning map amendment to rezone approximately 6.8 acres of land from R20A Residential-Agricultural to Planned Unit Development (PUD).

Financial Impact

There will be no financial impact to the Town.

Action Needed

To review the application for rezoning, and make a recommendation to the Town Council.

Recommendation

The Planning Department recommends approval of the Zoning Map Amendment; and recommend that the Planning Board approve a consistency statement declaring the request to be consistent with the Town of Smithfield Plans and Policies and that the request is reasonable and not in the public interest.

Approved: City Manager City Attorney

Attachments:

1. Staff Report
2. Planning Application
3. Applicant's narrative
4. PUD Master Plan (Cover Sheet, Existing Cond., Site Plan, Grading Plan, Utilities Plan, Lighting Plan, Landscape Plan, and Architectural Examples Plan)



Staff Report

(Application for Zoning Map Amendment RZ-18-06 Presentations)

Application Number: RZ-18-06
Project Name: Buffalo Road PUD Rezoning
TAX ID numbers: 14075030G, 14075030F, 14075027 and 14075028
Town Limits / ETJ: Town Limits
Applicant: Frank Lee
Owners: Mable Wallace Hamilton, Brian Thomas Grant and Todd Hamilton Grant
Agents: Paul Emblar, Landscape Architect
Neighborhood Meeting: none

PROJECT LOCATION: The property is located approximately 160 feet southeast of the intersection of Buffalo Road and Booker Dairy Road.

REQUEST: The applicant is requesting to rezone approximately 6.80 acres of land from R20A Residential-Agricultural to Planned Unit Development (PUD).

SITE DATA:

Total Acreage: 6.815 acres

<i>Tax ID</i>	<i>NC Pin</i>	<i>Acreage</i>
14075030G	169408-88-7663	2.26
14075030F	169408-88-6292	2.78
14075027	169408-88-4278	.892
14075028	169408-88-4124	.883

Present Zoning: R20A Residential-Agricultural
Proposed Zoning: Planned Unit Development (PUD)
Existing Use: Residential/Agricultural
Proposed Use: Mixed Use- Residential and Commercial.
School Impacts: NA
Parks and Recreation: Adjacent to SRAC and park
Fire District: Town of Smithfield
Water and Sewer Provider: Town of Smithfield
Electric Provider: Town of Smithfield

ENVIRONMENTAL: The property is not located within a floodplain and no delineated wetlands exist on or near property considered for rezoning.

ADJACENT ZONING AND LAND USES:

	Zoning	Existing Land Use
North:	R20-A Residential-Agriculture District	Undeveloped (NCDoT prop.) and Single Family Residential
South:	O/I Office/Institutional District	Undeveloped and Single Family Residential
East:	O/I Office/Institutional District	Town Park Property
West:	R20-A Residential-Agriculture and O/I Office/Institutional Districts	Agriculture and the Johnston County Board of Education Office

STAFF ANALYSIS AND COMMENTARY:

Comprehensive Plan Guide- Commercial Service Node. The Future Land Use Map guides this property and the surrounding properties as a Commercial Service Node. In the Comprehensive Growth Management Plan, a Commercial Service Node is envisioned as a mixed use - limited commercial focus area to service the neighborhood. The Town has no “mixed use district”, but does allow PUD zoning to allow for mixed use development (a form of conditional zoning). In order to ensure consistency with the Comprehensive Growth Management Plan, only a mixed use PUD rezoning with a master plan should be approved for these nodes.

The Growth Management Plan guides these Commercial Service Nodes as follows:

- Are intended to be buffered from surrounding areas by office/institutional/high density residential land uses. The exact size of the required buffer should be determined when the ultimate extent of the commercial node is known.
- Shall have Pedestrian connections developed between sites within.
- Shall be compatible in size and scale with surrounding development.
- Shall encourage shared vehicular access between adjacent commercial businesses.
- Shall have specific area development plans prepared prior to the initiation of development.

The proposed master plan appears to meet the requirements for a mixed use commercial service node. The master plan buffers the commercial with residential and the office institutional land uses are already in place. The uses appear to be of a neighborhood scale. Pedestrian connections are abundant in the plan. The private street will provide a shared internal access to all the lots and uses in the site.

State Right-of-Way Dedication. The master plan takes into consideration the future widening of Buffalo Road. The master plan shows an additional +/- 35 feet of right-of-way consistent with the width of the right-of-way at the Booker Dairy Road/Buffalo Road intersection. Actual right-of-way dedication will be determined with the future platting of the subdivision.

Mixed Use. The submitted master plan shows a mix of uses comprised of retail shops or offices with apartments above, residential apartments and a commercial convenience center with gas pumps, all consistent with the comprehensive plan guidance for the property. The commercial convenience center, labeled C, is around 63,00 square feet in area and includes convenience grocery/household retail, a carwash and fuel pumps with a canopy, and drive-thru food pickup. The 6 retail/office/2nd story apartments, labeled A are 2,200 square feet each on the ground floor. Access to the retail/office is off the private street and the apartments are accessed from stairs located in the rear of the structures by the parking lot. Within each building are three apartments for a total of 18 apartments. The 2 story - 3 apartment buildings, labeled B, are around 7200 sq. feet each and each contains a mix of 1, 2 and 3 bedroom units with a total of 24 apartments.

Architecture. No architectural plans have been provided, however an Plan Sheet P1 shows images of the same structures found elsewhere.

Subdivision Lots. The master plan identifies three individual lots, one for the convenience commercial, one for the retail/offices with residential apartments above, and one for the apartments, and a shared private road. The commercial convenience center and the apartments have road frontage on Buffalo Road. The retail/office/second floor apartments have no frontage on a public road.

Access-Private Street. A shared private street connecting Booker Dairy Road and Buffalo Road will provide access to the subdivision lots and will provide internal circulation. The road connections to Booker Dairy and Buffalo Road will need NCDOT approval because they are both State roads. The private street will also cross a NCDOT owned property to the north of the development site. It is highly likely that both entrances to the development will be restricted to right-in, right-out. The UDO permits private streets as long as they comply with Article 10, Section 10.108.2, and meet NCDOT Standards for construction and maintenance. The private street will need to be owned and maintained by a homeowners' association.

PUD Street Connectivity. UDO Article 10, Section 10.108.19 requires PUDs to have a more enhanced street and pedestrian network. The master plan shows sidewalks along Buffalo Road, along the private street and along the parking lots, all connecting to the Town's Community Park. The master plan meets this requirement.

Stormwater Management. The master plan identifies three areas for stormwater management, one for each of the proposed lots, labeled F on the master plan. The locations of the BMPs appear to be in suitable locations for gravity flow, although the BMP in the northwest of the site may be too linear and narrow to function appropriately. No details have been provided.

Parking. There is adequate parking for the uses shown on the site plan. The site plan identifies on-street parking (private street) and parking lots with handicap parking stalls. The parking is as follows:

	Required Stalls	Provided Stalls
Commercial Convenience	30	44
Mixed Use-Commercial/Office	67	75
Mixed Use - Residential	32	32
Multi-Family Residential	42	42
Total	171	193

Tree Preservation. There are a few trees on site around the existing residence and along the rear property line. No survey has been provided. Tree replacement if required will need to be addressed when the site develops

Landscaping and Buffering. The applicant has provided a schematic landscape plan that shows the locations of overstory trees, ornamental trees and shrubs. Although, no specific plant materials have been selected, the plans demonstrate that site can accommodate the required landscaping as designed and that the applicant intends to comply with the landscaping requirements.

Site Lighting. A schematic lighting plan has been provided. The lighting plan illustrates that the developer is planning a common lighting theme and will comply with the UDO.

Site Grading. The applicant has provided a schematic drainage plan indicating the high spots on the site and generally how the site will drain after development.

Utilities. The applicant has provided a schematic utility plan that illustrates the developer's general compliance with town requirements.

Signs. The master plan identifies locations for proposed ground signs, labeled L, for each proposed subdivision lot. Signs will most likely be a combination of ground signs and wall signs. A separate sign permit is required prior to installation of any signs.

CONSISTENCY STATEMENT (STAFF FINDINGS):

○ **Consistency with the Strategic Growth Management Plan**

The rezoning will be consistent with the Town of Smithfield Strategic Growth Management Plan. The Plan calls for a commercial service node type development and the submitted master plan complies with this land use guidance.

○ **Consistency with the Unified Development Code**

The rezoning will be consistent with the Town of Smithfield Unified Development Ordinance as all proposed future land uses and site specific development plans must meet the minimum development standards of the Town of Smithfield Unified Development Ordinance.

- **Compatibility with Surrounding Land Uses**

The property considered for a rezoning is adjacent to a low density residentially zoned property to the north. A commercial property exists to the northeast of Booker Dairy Road which is physically disconnected from the proposed commercial site. Without the buffers and access control as guided by the Comprehensive Plan, there may be compatibility issues.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends approval of the Zoning Map Amendment; and recommend that the approval of a consistency statement declaring the request to be consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

PLANNING BOARD RECOMMENDED ACTION:

The Planning Board is respectfully requested to review the petition and make a recommendation to the Town Council whether to approve or deny the rezoning of approximately 6.8 acres from R20A Residential-Agricultural to Planned Unit Development and to adopt a statement indicating how the rezoning is consistent with the town's plans and policies.

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD PLANNING BOARD
RZ-18-06**

Whereas the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160A-383, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

Whereas the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160A-383, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD PLANNING BOARD AS APPROPRIATE:

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

That the final action regarding zoning map amendment RZ-18-06 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Planning Board and information provided at the public meeting; and

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

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

That the final action regarding zoning map amendment RZ-18-06 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

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

**BUFFALO ROAD
PLANNED UNIT DEVELOPMENT
REZONING**

APRIL 6, 2018

APPLICANT

W. FRANK LEE

OWNERS

MABLE WALLACE HAMILTON

BRIAN THOMAS GRANT

TODD HAMILTON GRANT

NCPIN

169408-88-7663, 169408-88-6292, 169408-88-4278

169408-88-4124



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

REZONING APPLICATION

Pursuant to Article 4, Section 4-1 of the Unified Development Ordinance, proposed amendments may be initiated by the Town Council, Planning Board, Board of Adjustment, members of the public, or by one or more interested parties. Rezoning applications must be accompanied by 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 for a rezoning to a Standard District.

Name of Project: Buffalo Road PUD Rezoning Acreage of Property: 2.26 ac
Parcel ID Number: 169408-88-7663 Tax ID: 14075030G
Deed Book: 01360 Deed Page(s): 0057
Address: 1418 Buffalo Road
Location: Southeast quadrant of the intersection of Buffalo Road and Booker Dairy Road, approx. 300 feet south
Existing Use: farmland Proposed Use: planned unit development
Existing Zoning District: R-20A
Requested Zoning District PUD
Is project within a Planned Development: Yes No
Planned Development District (if applicable): _____
Is project within an Overlay District: Yes No
Overlay District (if applicable): _____

FOR OFFICE USE ONLY

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

Name: Mable Wallace Hamilton

Mailing Address: 1418 Buffalo Road, Smithfield, NC 27577

Phone Number: _____ Fax: _____

Email Address: _____

APPLICANT INFORMATION:

Applicant: W. Frank Lee

Mailing Address: PO Box 148, Smithfield, NC 27577

Phone Number: 919-934-2700 Fax: _____

Contact Person: W. Frank Lee

Email Address: annette@centralcompaniesinc.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:

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

STATEMENT OF JUSTIFICATION

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

See attachment A

REQUIRED FINDINGS OF FACT

Article 13, Section 13-17 of the Town of Smithfield Unified Development Ordinance requires applications for zoning map amendment 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. *The zoning petition is in compliance with all applicable plans and policies of the Town of Smithfield:*

See attachment B

2. *The zoning petition is compatible with established neighborhood patterns of the surrounding area:*

See attachment B

3. *The rezoning petition is compatible with the changing neighborhood conditions that might warrant a rezoning:*

See attachment B

4. *The rezoning request is in the community interest:*

See attachment B

5. *The request does not constitute "Spot Zoning":*

see attachment B

6. Present regulations deny or restrict the economic use of the property:

See attachment B

7. The availability of public services allows consideration of this rezoning request:

See attachment B

8. Physical characteristics of the site prohibit development under present regulations:

See attachment B

APPLICANT AFFIDAVIT

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

W. Frank Lee

Print Name



Signature of Applicant

4/2/18

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: Buffalo Road Rezoning Submittal Date: 1/5/2018

OWNERS AUTHORIZATION

I hereby give CONSENT to W. Frank Lee (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.

Mable Hamilton MABLE HAMILTON 1-3-2018
 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
 Signature of Owner/Applicant Print Name Date

FOR OFFICE USE ONLY

File Number: Date Received: Parcel ID Number: 14075030G



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: Buffalo Road Rezoning

Submittal Date: 4/6/2018

OWNERS AUTHORIZATION

I hereby give CONSENT to n/a (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.

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Signature of Owner: n/a Print Name: n/a Date: n/a

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

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Signature of Owner/Applicant: [Signature] Print Name: W. Frank Lee Date: 4/2/2018

FOR OFFICE USE ONLY

File Number: Date Received: Parcel ID Number:



Town of Smithfield
 Planning Department
 350 E. Market St Smithfield, NC 27577
 P.O. Box 761, Smithfield, NC 27577
 Phone: 919-934-2116
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Name of Project: Buffalo Road PUD Rezoning Acreage of Property: 2.78 ac, .892 ac, .883 ac
 Parcel ID Number: 169408-88-6292, 169408-88-4278, 169408-88-4124 Tax ID: 14075030F, 14075027, 14075028
 Deed Book: 02058, 02057, 02058 Deed Page(s): 0610, 0614, 0614
 Address: 1560 Buffalo Road
 Location: Southeast quadrant of the intersection of Buffalo Road and Booker Dairy Road, approx. 500 feet south
 Existing Use: farmland Proposed Use: planned unit development
 Existing Zoning District: R-20A
 Requested Zoning District: PUD
 Is project within a Planned Development: Yes No
 Planned Development District (if applicable): _____
 Is project within an Overlay District: Yes No
 Overlay District (if applicable): _____

FOR OFFICE USE ONLY

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

Name: Brian Thomas Grant, Todd Hamilton Grant
Mailing Address: 104 meadow Lake Cr. Jarvisburg, NC 27947
Phone Number: _____ Fax: _____
Email Address: _____

APPLICANT INFORMATION:

Applicant: W. Frank Lee
Mailing Address: PO Box 148, Smithfield, NC 27577
Phone Number: 919-934-2700 Fax: _____
Contact Person: W. Frank Lee
Email Address: annette@centralcompaniesinc.com

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STATEMENT OF JUSTIFICATION

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

See attachment A

REQUIRED FINDINGS OF FACT

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1. *The zoning petition is in compliance with all applicable plans and policies of the Town of Smithfield:*

See attachment B

2. *The zoning petition is compatible with established neighborhood patterns of the surrounding area:*

See attachment B

3. *The rezoning petition is compatible with the changing neighborhood conditions that might warrant a rezoning:*

See attachment B

4. *The rezoning request is in the community interest:*

See attachment B

5. *The request does not constitute "Spot Zoning":*

see attachment B

6. *Present regulations deny or restrict the economic use of the property:*

See attachment B

7. *The availability of public services allows consideration of this rezoning request:*

See attachment B

8. *Physical characteristics of the site prohibit development under present regulations:*

See attachment B

APPLICANT AFFIDAVIT

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

W. Frank Lee



4/2/18

Print Name

Signature of Applicant

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: Buffalo Road Rezoning Submittal Date: 1/5/2018

OWNERS AUTHORIZATION

I hereby give CONSENT to W. Frank Lee (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.

J. Grant Brian Grant TOOD GRANT Brian Grant
 Signature of Owner Print Name Date 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
 Signature of Owner/Applicant Print Name Date

FOR OFFICE USE ONLY

File Number: _____ Date Received: _____ Parcel ID Number: _____

Signature Certificate

Document Reference: 5NLIJIJH4IXIY3NVVNVREV

RightSignature
Easy Online Document Signing

Brian Grant
Party ID: R78R28JTLKUE9RX5JVVJLF
IP Address: 209.124.240.64
VERIFIED EMAIL: bnn1218@bellsouth.net

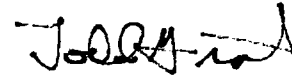


Multi-Factor
Digital Fingerprint Checksum

db6c781e6fe7b1f174e0ccb2f377895fb2742ee8



Todd Grant
Party ID: V9L4N9IWFK6NMNUG3ZH3LT
IP Address: 71.1.28.217
VERIFIED EMAIL: tgrant@seaboardsurveying.com



Multi-Factor
Digital Fingerprint Checksum

c1a5e2e643571da0c4f1dcc4f3eb2150ca520faa



Timestamp

2018-01-03 11:48:53 -0800

2018-01-03 11:48:52 -0800

2018-01-03 11:47:14 -0800

2018-01-03 05:25:04 -0800

2018-01-03 05:21:30 -0800

2018-01-02 15:14:01 -0800

Audit

All parties have signed document. Signed copies sent to: Brian Grant, Todd Grant, and Wayne Strickland.

Document signed by Brian Grant (bnn1218@bellsouth.net) with drawn signature. - 209.124.240.64

Document viewed by Brian Grant (bnn1218@bellsouth.net). - 209.124.240.64

Document signed by Todd Grant (tgrant@seaboardsurveying.com) with drawn signature. - 71.1.28.217

Document viewed by Todd Grant (tgrant@seaboardsurveying.com). - 71.1.28.217

Document created by Wayne Strickland (wstick8725@aol.com). - 96.10.35.214



This signature page provides a record of the online activity executing this contract.



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: Buffalo Road Rezoning Submittal Date: 4/6/2018

OWNERS AUTHORIZATION

I hereby give CONSENT to n/a (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.

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Signature of Owner n/a n/a
Print Name *Date*

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

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

 _____
Signature of Owner/Applicant W. Frank Lee 4/2/2018
Print Name *Date*

FOR OFFICE USE ONLY

File Number: _____ Date Received: _____ Parcel ID Number: _____

Attachment A

Statement of Justification

Buffalo Road Planned Unit Development (PUD) Rezoning

The planned unit development rezoning requests that four parcels of land located in the southeastern quadrant of the intersection of Buffalo Road and Booker Dairy Road be rezoned from R20-A residential/agricultural a Planned Unit Development (PUD). The four parcels of land total approximately 6.815 acres. Three of the parcels have no structures and in the recent past have been tended for agricultural purposes. The remaining parcel has a stick frame single family house with approximately 1300 to 1500 sf heated area. The house has not been unoccupied for a number of years and the condition of the house is unknown.

The Town's Comprehensive Land Use Plan adopted in 2003 designates the general area associated with the intersection of Buffalo Road and Booker Dairy Road as a Commercial Service Node. According to the Land Use plan the Node should contain uses and zoning that would support the development of commercial, office/institutional and high density residential developments. By rezoning to PUD the property can be developed as a mixed-use development as envisioned in the Comprehensive Land Use Plan. By the Town Council granting the rezoning request the Council will be fulfilling the planning put forth some 15 years ago in the Comprehensive Land Use Plan. A previous Council approved the rezoning of the northeast quadrant of the intersection of Buffalo and Booker Dairy Roads with the resulting development being the State Employees Credit Union. Other recent re-zonings in the area have resulted in the development of a doctor's office, a church and the Charter School. Additional development proposals that Town staff have already received include another medical office building, an assisted living facility and a residential development.

The Unified Development Ordinance calls for any PUD rezoning to provide a plan that shows how the property is to be development. The plan(s) submitted as part of the rezoning request show a mixed-use development of commercial, office and high density residential. The commercial use will be in two components...the first will be a stand-alone convenience center that will have dining (sit down/drive thru), limited grocery and household items, fuel sales and well as a convenience carwash,the second will be street level shops and offices (total of six buildings) offering neighborhood services. On the second floor above the shops and offices will be apartments that will be rear entry directly from the parking lot. A total of eighteen apartments are proposed above the shops (three per building). The final mixed-use component will be three multi-family apartment buildings that will have a total of eight apartments per building for a total of 24 units.

The existing rezoning and development that has already occurred can be directly attributed to the construction of Phase 1 Booker Dairy Road (the Durwood Stephenson Highway) and the 2003 Comprehensive Land Use Plan. Now the second phase of the Booker Dairy Road Extension (from the SECU to US 301 at Wal-Mart) will begin by NCDOT letting the bid in February 2018. The Town Council needs to continue working at the implementation of the Comprehensive Land Use Plan as additional properties are

rezoned, entitlements obtained and positioned for development. These new developments will need the Commercial Service Node, as proposed in the PUD rezoning, to provide those businesses and services that will support the office/institution and residential growth.

In addition, US 70 has been designated as Future Interstate 42, the only interchange that Smithfield will have on I-42 is Buffalo Road. NCDOT, in the recently adopted County Transportation Plan, designated Buffalo Road to be up graded to a four-lane roadway with a median. With the upgrading of Buffalo Road and the completion of Phase 2 Booker Dairy Road Extension the proposed Commercial Service Node needs to be put into play by the Town Council approving the rezoning request.

Attachment B

Finding of Fact

Buffalo Road Planned Unit Development Rezoning

The zoning petition is in compliance with all applicable plans and policies of the Town of Smithfield:

The rezoning to PUD if granted will bring the zoning and use into compliance with the Town of Smithfield Comprehensive Land Use Plan adopted in 2003 by enabling the establishment of a Commercial Service Node at the intersection of Booker Dairy Road and Buffalo Road via the PUD rezoning.

The proposed PUD will be constructed in accordance with the attached plan documents if approved by the Town. The development will be a mixed use of commercial, office and high density residential. All site development, will be in accordance with the approved PUD plans and the Town of Smithfield technical specifications. It is proposed that all streets, drives/parking, signs, landscaping and site amenities (mail center) within the PUD be privately held by the Property Owners Association (POA)

The zoning petition is compatible with established neighborhood patterns of the surrounding area:

Historically, the land use and zoning in the general vicinity of the Buffalo Road/Booker Dairy Road intersection has been residential/ agricultural with two exceptions, SSS High School and Smithfield Middle School. As rezoning petitions and development proposals have been submitted over the last 15 years planning staff used the Comprehensive Land Use Plan adopted in 2003 as a guide for establishing zoning and establishing uses. The office/institution use encompasses more area than originally envisioned due to the development of the Neuse Charter School (which started as a church school which grew dramatically) and the development of an office park adjacent to the charter school. The SECU by locating in the northeast quadrant of the intersection of Booker Dairy and Buffalo Road provided the initial commercial piece of development for the Commercial Service Node that is shown in the Comprehensive Land Use Plan. In general, it can be said that the PUD rezoning and the proposed establishment of land uses will be consistent with the Comprehensive Land Use Plan.

By granting the rezoning the Town Council will move to further establish the Comprehensive Land Use Plan by allowing another piece of the Commercial Service Node be developed via a mixed-use development. The rezoning will enforce and enhance the work started by prior Council by further supporting the establishment of the neighborhood pattern envisioned in 2003.

The rezoning petition is compatible with the changing neighborhood conditions that might warrant a rezoning:

The neighborhood is obviously changing from primarily a residential/agriculture use to an office/institutional use (schools, churches, parks, and offices) with some commercial use (SECU). Since the existing predominate zoning is R20-A residential/agriculture, rezoning will be required in order to facilitate any continued development. R20-A zoning will not support any commercial, office/institution or high density residential development, therefore rezoning will be required for almost any changing neighborhood condition. The PUD rezoning allows the Town to approve the development plan as part and parcel to the rezoning, therefore the Town by approving will actually be able to insure, that the development is compatible with the changing neighborhood conditions.

The rezoning request is in the community interest:

The proposed PUD rezoning will be a benefit to the community by allowing commercial business and offices that can support the nearby homes, schools and businesses with services needed for maintaining the quality of life without having to travel a long distance. The residential component of the PUD rezoning will provide Smithfield with much needed quality multi-family housing. In addition, the PUD rezoning will allow for development that will create jobs, improve the infrastructure and build the tax base of the Town of Smithfield.

The request does not constitute "Spot Zoning":

Planned Unit Development (PUD) zoning is a special zoning district and does not fall under the litmus test for spot zoning. However, there already exist adjacent zoning, B-3 Commercial, which does support businesses, offices and multi-family housing.

Present regulations deny or restrict the economic use of the property:

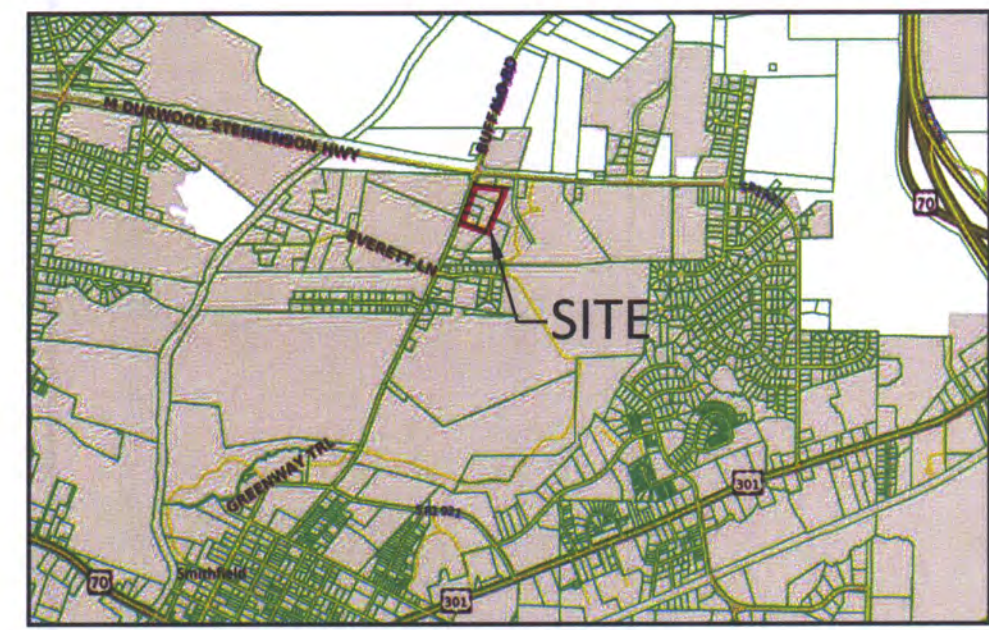
The existing zoning (R20-A) definitely restricts the development of the property for economic gain other than what can be realized from farming and light residential use. The R20-A zoning allows for almost no commercial activities except those normally associated with agriculture.

The availability of public services allows consideration of this rezoning request:

The parcels requesting for rezoning when developed will become Town of Smithfield electric, water and sewer customers. These existing utility lines are located in Buffalo Road and Booker Dairy Road rights of way. Telecommunications are provided by CenturyLink and Spectrum. Access to the property will be provided from Buffalo Road SR 1003 as well as Booker Dairy Road.

Physical characteristics of the site prohibit development under the present regulations:

There are no know physical characteristics (rock outcrops, buffered streams, etc.) that would prohibit the development of the site under the present regulations. The primary limitation associated with the development of the properties is related to the existing zoning not physical or regulatory limitations.



VICINITY MAP
NTS

REZONING & PLANNING DOCUMENTS

FOR

BUFFALO ROAD PLANNED UNIT DEVELOPMENT (PUD)

IN

TOWN OF SMITHFIELD, NC

SHEET INDEX

<u>SHEET TITLE</u>	<u>SHEET No.</u>
EXISTING CONDITIONS.....	EC-1
SITE PLAN.....	SP-1
LANDUSE/CONSTRAINTS PLAN.....	LU-1
SCHEMATIC GRADING PLAN.....	GP-1
SCHEMATIC UTILITY PLAN.....	UP-1
SCHEMATIC LIGHTING PLAN.....	LP-1
SCHEMATIC LANDSCAPING PLAN.....	L-1
PROJECT EXAMPLES.....	P-1

APPLICANT

W. FRANK LEE
P.O. BOX 148
SMITHFIELD, NC 27577
PHONE: 919-934-2700

TERRAEDEN LANDSCAPE & DESIGN, LLC

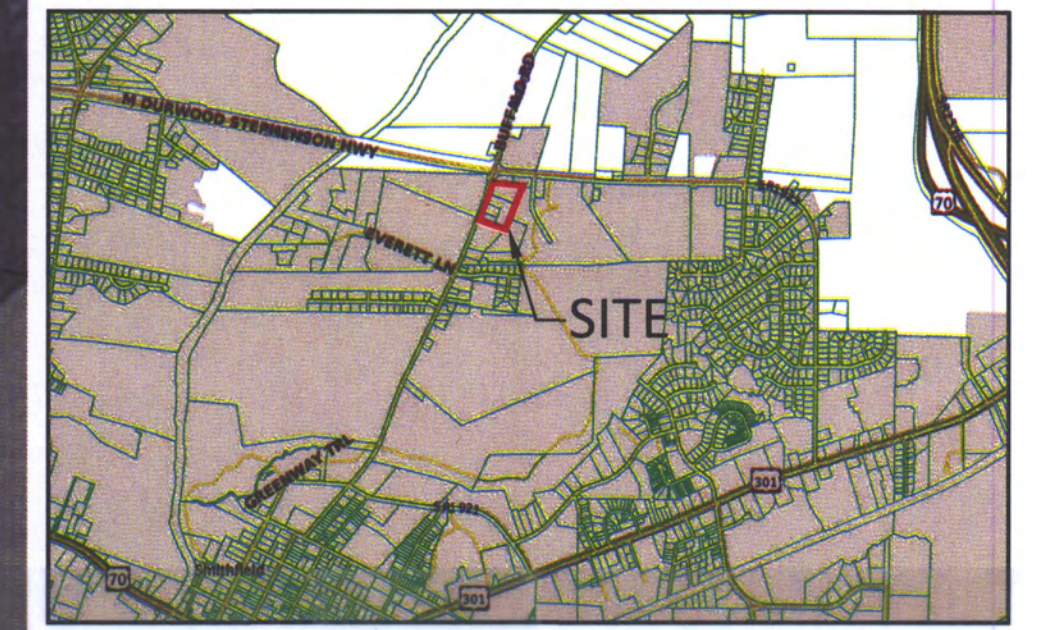
11 KENTWOOD DRIVE
SMITHFIELD, NC 27577
919-219-3410

pembler@embarqmail.com

APRIL 6, 2018



NOTE:
 1. THERE ARE NO WATERCOURSES, PONDS, FLOOD ZONES, WATER SUPPLY WATERSHED AREAS, OR RIPARIAN BUFFERS LOCATED ON SUBJECT PROPERTIES.
 2. THERE ARE NO KNOWN 404 WETLANDS ON SUBJECT PROPERTIES.



SITE DATA:

PROPERTY OWNERS:

Mable Wallace Hamilton
 Brian Thomas Grant
 Todd Hamilton Grant

PARCEL IDENTIFICATION NUMBERS:

169408-88-7663	2.26 AC
169408-88-6292	2.78 AC
169408-88-4278	.892 AC
169408-88-4124	.883 AC
TOTAL	6.815 AC

BOOK AND PAGE REFERENCE:

Book 01360 Page 0057
 Book 02058 Page 0614
 Book 02057 Page 0614
 Book 02058 Page 0614

EXISTING ZONING:

R-20A RESIDENTIAL/AGRICULTURAL

PROPOSED ZONING:

PLANNED UNIT DEVELOPMENT (PUD)

PROPOSED LAND USES:

COMMERCIAL (THREE BUILDINGS; CONVENIENCE CENTER, GAS PUMPS, AND CARWASH)

MIXED USE (SIX BUILDINGS, WITH UP TO 18 GROUND FLOOR COMMERCIAL/OFFICE UNITS, SECOND AND THIRD FLOORS ARE PROPOSED FOR 18 RESIDENTIAL UNITS)

MULTI-FAMILY HOUSING (THREE BUILDINGS, WITH 8 UNITS PER BUILDING, MIX OF ONE, TWO AND THREE BEDROOM UNITS)

ACREAGE BY PROPOSED LAND USE:

PROPOSED COMMERCIAL	1.8138 AC	(26.6%)
PROPOSED MIXED-USE	1.8922 AC	(27.8%)
PROPOSED MULTI-FAMILY	1.9694 AC	(28.9%)
PROPOSED STREET R/W	0.6821 AC	(10%)
NCDOT R/W RESERVATION	0.4575 AC	(6.7%)
TOTAL AREA	6.815 AC	(100%)

NOTE: THE CALCULATIONS DO NOT INCLUDE THE ACREAGE OF THE PROPOSED ROAD EXTENSION TO BOOKER DAIRY ROAD, SINCE THE PROPERTY IS OWNED BY NCDOT AND IS CONSIDERED RIGHT OF WAY.

ACREAGE BY PROPOSED DEVELOPMENT AREA:

IMPERVIOUS AREA		
STRUCTURES	0.6501 AC	(9.5%)
STREETS/SIDEWALKS	0.6821 AC	(10%)
DRIVES/PARKING	1.9611 AC	(28.9%)
WALKS	0.4306 AC	(6.3%)
TOTAL	3.7239 AC	(54.7%)

AREA OF STORM WATER MANAGEMENT FACILITIES

TOTAL OF THREE FACILITIES	0.1882 AC	(2.7%)
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AREA OF NCDOT RIGHT OF WAY RESERVATION

BUFFALO ROAD	0.4575 AC	(6.7%)
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PERVIOUS AREA

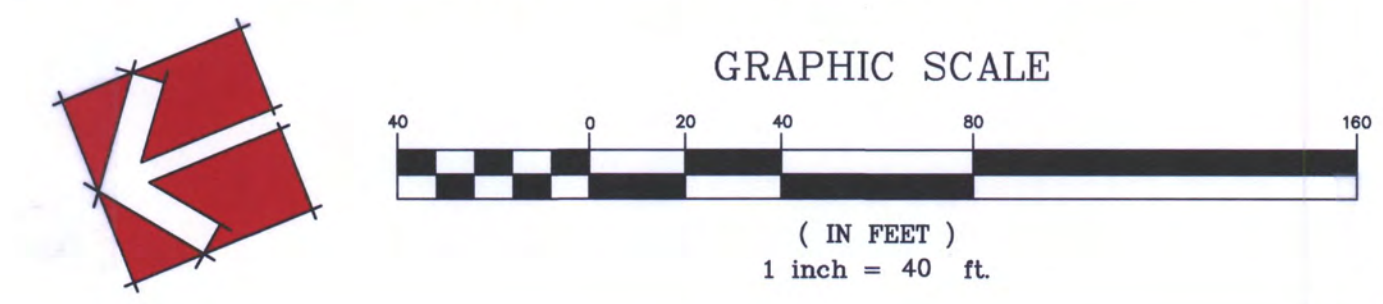
GRASS/LANDSCAPING	2.4454 AC	(35.9%)
TOTAL	6.815 AC	(100%)

SETBACK AND BUFFERS:

SEE THE LAND USE AND CONSTRAINTS PLAN FOR PROPOSED SETBACKS AND BUFFERS:

PARKING REQUIREMENTS:

USE	REQ'D	PROV'D
MIXED USE		
COMM./OFFICE	67 SPACES	75 SPACES
RESIDENTIAL	32 SPACES	32 SPACES
MULTI-FAMILY HOUSING	42 SPACES	42 SPACES
COMMERCIAL	30 SPACES	44 SPACES
TOTAL	171 SPACES	193 SPACES

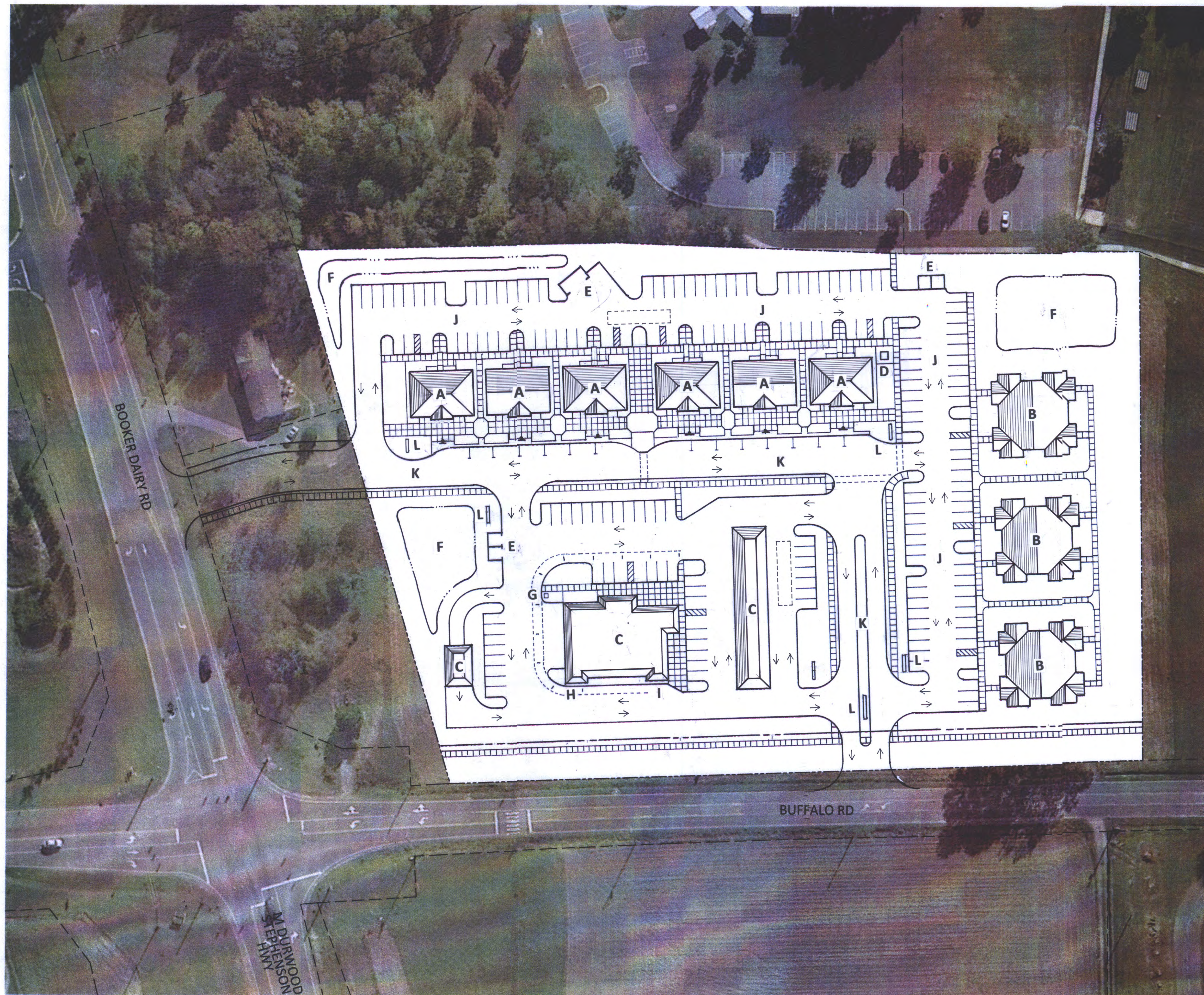


TERRAEDEN LANDSCAPE & DESIGN, LLC
 11 KENTWOOD DRIVE
 SMITHFIELD, NC 27577
 919-219-3410

BUFFALO ROAD PUD
 APPLICANT - W. FRANK LEE
 PO BOX 148
 SMITHFIELD, NORTH CAROLINA 27577

EXISTING CONDITIONS

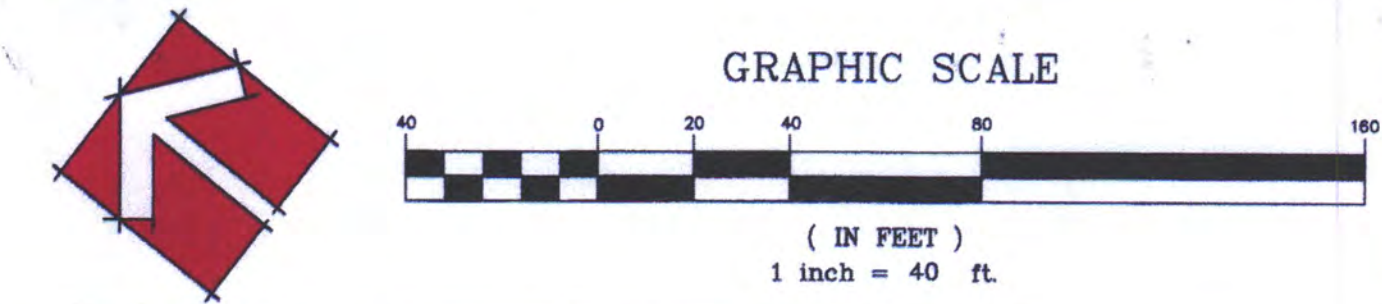
DESIGN PE
 DRAWN KCB
 CHECKED PE
 HORIZONTAL SCALE SEE GRAPHIC SCALE
 VERTICAL SCALE N/A
 DATE 4/6/2018
 JOB NO. AH-
 SHEET EC-1

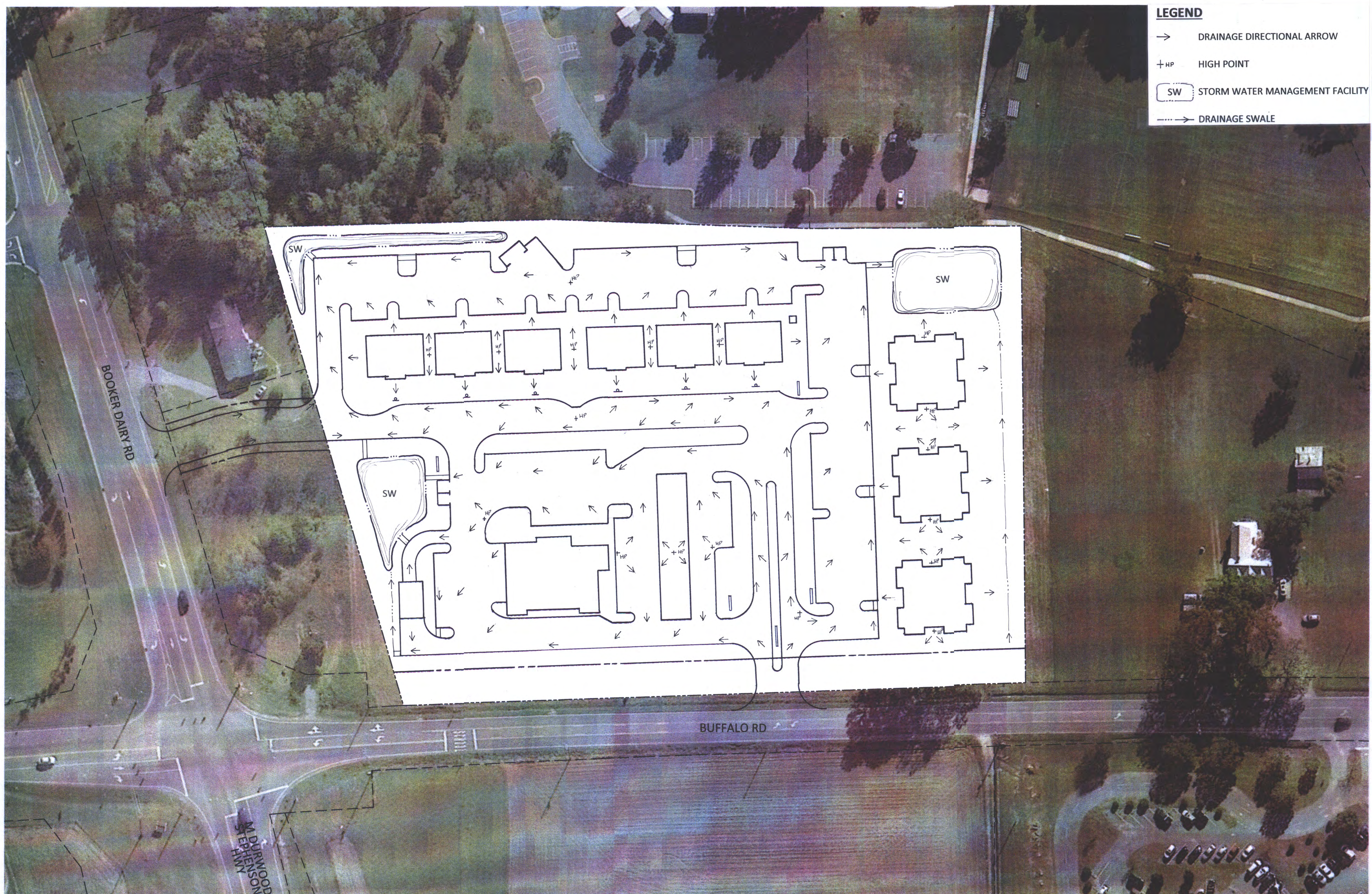


LEGEND

A	MIXED-USE DEVELOPMENT
	18 SHOPS AND/OR OFFICES
	18 APARTMENTS ABOVE SHOPS
B	MULTI-FAMILY RESIDENTIAL
	24 APARTMENTS (MIX OF 1,2 & 3 BEDROOMS)
C	COMMERCIAL CONVENIENCE CENTER
	DINE IN/DRIVE THRU FOOD
	LIMITED GROCERY/HOUSEHOLD
	FUEL PUMPS
	CONVENIENCE CARWASH
D	POSTAL BOXES
E	TRASH CORRAL
F	STORM WATER MANAGEMENT FACILITY
G	DRIVE THRU ORDER STATION
H	DRIVE THRU PAY WINDOW
I	DRIVE THRU PICK-UP WINDOW
J	COMMON PARKING AREA
K	PRIVATE STREET
L	SIGN

- NOTES:**
- There are no known watercourses, ponds, flood zones, water supply watershed areas or riparian buffers located on the property.
 - There are a few existing deciduous trees that are 8" or larger in the vicinity of the abandon house located on the property. All of the trees adjacent to the house will need to be removed for the construction of the multi-family housing. There is a narrow strip of trees located in the northeast corner of the property adjacent to the property line with the Community Park. The trees in the strip are a mix of sweet gum, maple, tulip poplar and loblolly pine. All of these trees will need to be removed in order to construct the storm water management facility and landscape buffer located to the rear of the mixed-use development.
 - All roads, drives, walks, parking and storm drainage will be constructed in accordance with the Town of Smithfield Standard Detail and Specifications Manual (9/1/2008).
 - Roads, drives and parking are proposed to be constructed of asphalt pavement with a crushed aggregate base. Curb and gutter sidewalks, walks, and miscellaneous paved areas will be constructed utilizing 3000 psi concrete. All construction will be in accordance with the Town of Smithfield Standard Detail and Specifications Manual (9/1/2008).
 - The entrances to the property from Buffalo Road and Booker Dairy road will be constructed to NCDOT standards. Final design configuration will be determined by NCDOT at the time of permitting the drive way and the encroachments.
 - The property when developed will become a Town of Smithfield water, sewer and electrical customer. The sewer will connect to the County sewer line in Buffalo Road. Therefore, in addition to obtaining approval of the sewer design from the Town of Smithfield it will also require approval from the Johnston County Department of Public Utilities and the State of North Carolina. The water line will require approval from the Town of Smithfield and the State of North Carolina. The electrical distribution will be designed and installed by the Town of Smithfield. All water and sewer will be constructed in accordance with the Town of Smithfield Standard Detail and Specifications Manual (9/1/2008).
 - Telecommunication, internet and cable services are provided by CenturyLink and Spectrum. All extensions of the respective services will be coordinated with the individual providers.
 - The loop road with its associated walks, street lights, area lighting, signage and landscaping will be common to the Commercial, Mixed-Use and Multi-family developments. The Mixed Use and the Multi-family development will have common walks, drives, parking, trash corrals, signage, storm water management facilities, signage and landscaping.
 - There are no planned recreational areas. Fee in lieu of recreational facilities is proposed due to the close proximity of the Town of Smithfield Community Park.
 - Two development (subdivision) signs are proposed, one adjacent to Buffalo Road and the other adjacent to the proposed drive to Booker Dairy Road. Two signs identifying the multi-family housing are proposed, one at each entrance to the multi-family parking. In addition, six pole signs are proposed to be attached to the ornamental street lights poles located in front of each mixed-use building. All signs will meet the dimensional requirements in Article 10, Part III.
 - Refuse disposal will be by private contractor via three trash corrals located generally to the rear of each of the various building groups.
 - Street and area lighting will be constructed in accordance with Area Lighting Article 10, Part IV, landscaping will be in accordance with Landscape Requirements Article 10, Part II, signs will be in constructed in accordance with the Sign Regulations Article 10, Part III (except for signs mounted on street light poles in the mixed use development) and storm water facilities will be constructed in accordance with Storm Water Management Article 10, Part VI of the Unified Development Ordinance.





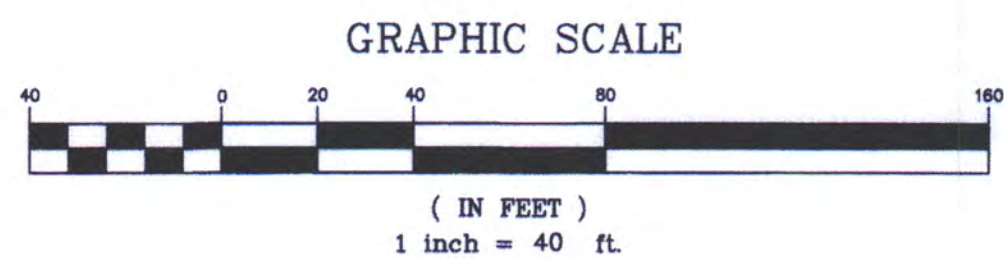
LEGEND

- DRAINAGE DIRECTIONAL ARROW
- +HP HIGH POINT
- SW STORM WATER MANAGEMENT FACILITY
- DRAINAGE SWALE

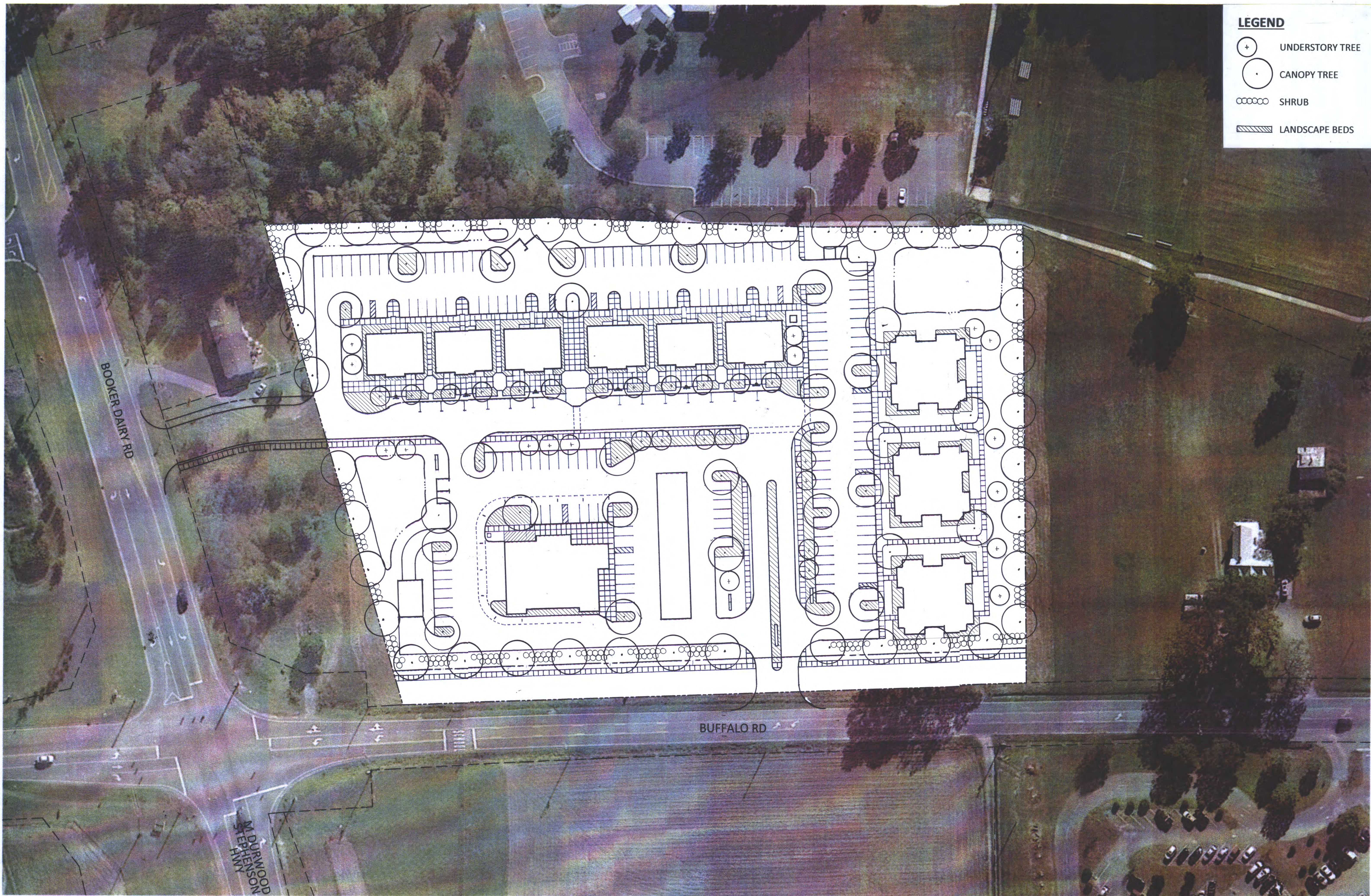
BOOKER DAIRY RD

BUFFALO RD




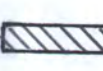
M. DURISON
STEPHENS
HWY



<p>REVISIONS:</p>	<p>TERRADEN LANDSCAPE & DESIGN, LLC 11 KENTWOOD DRIVE SMITHFIELD, NC 27577 919-219-3410</p>
<p>BUFFALO ROAD PUD APPLICANT - W. FRANK LEE PO BOX 148 SMITHFIELD, NORTH CAROLINA 27577</p>	
<p>SCHEMATIC GRADING PLAN</p>	
<p>DESIGN PE</p> <p>DRAWN KCB</p> <p>CHECKED PE</p> <p>HORIZONTAL SCALE 1" = 40'</p> <p>VERTICAL SCALE N/A</p> <p>DATE 4/6/2018</p> <p>JOB NO. AH</p> <p>SHEET</p>	<p>GP-1</p>



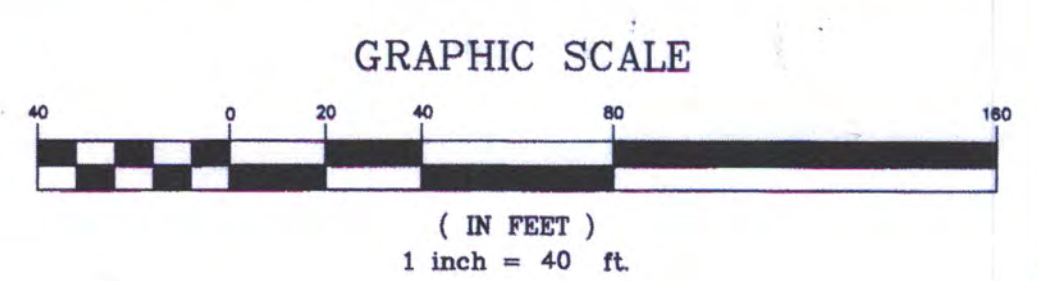
LEGEND

-  UNDERSTORY TREE
-  CANOPY TREE
-  SHRUB
-  LANDSCAPE BEDS

BOOKER DAIRY RD

BUFFALO RD

M. DURBINSON
STEPHEN HWY

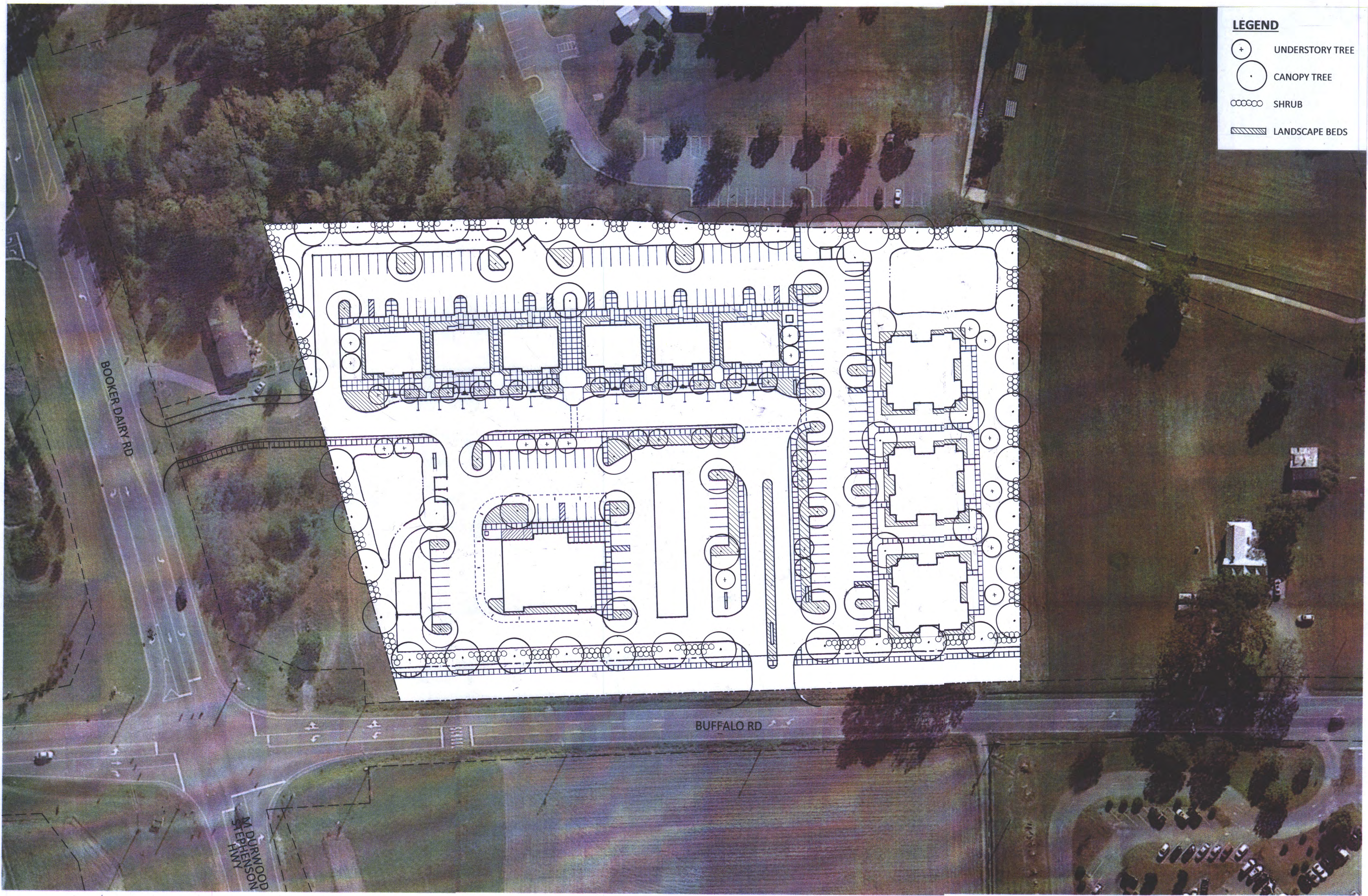


TERRAEDEN LANDSCAPE & DESIGN, LLC
11 KENTWOOD DRIVE
SMITHFIELD, NC 27577
919-219-3410

BUFFALO ROAD PUD
APPLICANT- W. FRANK LEE
PO BOX 148
SMITHFIELD, NORTH CAROLINA 27577

SCHEMATIC LANDSCAPE PLAN

DESIGN: PE
DRAWN: KCB
CHECKED: PE
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 4/6/2018
JOB NO: AN-
SHEET



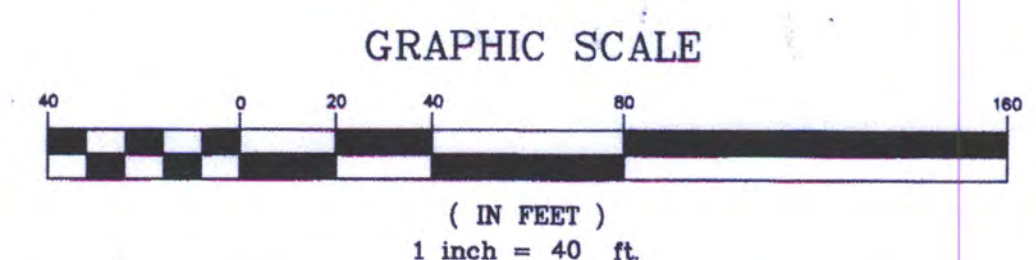
LEGEND

-  UNDERSTORY TREE
-  CANOPY TREE
-  SHRUB
-  LANDSCAPE BEDS

BOOKER DAIRY RD

M. DURBINSON
STEPHENSON
HWY

BUFFALO RD



SCHEMATIC LANDSCAPE PLAN

DESIGN	PE
DRAWN	KCB
CHECKED	PE
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	03/19/2018
JOB NO.	44-
SHEET	

BUFFALO ROAD PUD
 APPLICANT - W. FRANK LEE
 PO BOX 148
 SMITHFIELD, NORTH CAROLINA 27577

TERRAEDEN LANDSCAPE & DESIGN, LLC
 11 KENTWOOD DRIVE
 SMITHFIELD, NC 27577
 919-219-3410

REVISIONS:



EXAMPLE OF MIXED-USE



EXAMPLE OF MULTI-FAMILY



EXAMPLE OF CONVENIENCE CENTER



REVISIONS:

TERRAEDEN LANDSCAPE & DESIGN, LLC
 11 KENTWOOD DRIVE
 SMITHFIELD, NC 27577
 919-219-3410

BUFFALO RD
 JOHNSTON COUNTY, NORTH CAROLINA

PROJECT EXAMPLES

DESIGN PE
 DRAWN KCB
 CHECKED PE
 HORIZONTAL SCALE
 SEE GRAPHIC SCALE
 VERTICAL SCALE
 N/A
 DATE 4/6/2018
 JOB NO. AH-
 SHEET

1600 Block of Buffalo Road



Project Name: Buffalo Road Rezoning

File Number: RZ-18-06

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

Proposed Zoning: PUD (Planned Unit Development)

Property Owner: Mable Wallace Hamilton

Applicant: W. Frank Lee

Location: Buffalo Road

Tax ID# 14075030G, 14075030F, 14075027, 14075028

Map created by the Mark E. Helmer, AICP Senior Planner, GIS Specialist on 4/23/2018

1 inch = 100 feet





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

Permit Issued for March 2018

				Permit Fees	Permits Issued
	Site Plan	Major Site Plan		200.00	2
	Zoning			\$25.00	1
	Zoning	Land Use		\$950.00	11
	Zoning	Sign		\$300.00	6
Total:				\$1,475.00	20
Fiscal YTD Total:				\$12,525.00	178
SP18-000003	Site Plan	Major Site Plan	Penn Compression Moulding	309 Components Drive	
Z18-000036	Zoning	Land Use	Pumpkin's Jewelry and Products	415 North Fifth Street	
Z18-000037	Zoning	Land Use	J & C New and Used Tires	515 South Brightleaf Blvd	
Z18-000022	Zoning	Land Use	Austin Manor Apartments	129 South Third Street	
Z18-000038	Zoning	Sign	Timberland	1025 Outlet Center Dr	
Z18-000039	Zoning	Land Use	Davis Floor Designs LLC	332 North Brightleaf Blvd	
Z18-000041	Zoning	Land Use	Driveway & Curb Reconstruction	506 South Seventh Street	
Z18-000043	Zoning	Land Use	Verizon	836 West Market Street	
Z18-000042	Zoning	Land Use	Johnston County Regional Airport	3149 Swift Creek Road	
Z18-000033	Zoning	Land Use	United Community Bank	128 North Second Street	
SP18-000005	Site Plan	Major Site Plan	Dollar General	429 West Market Street	
Z18-000044	Zoning	Sign	Firehouse Subs	515 Outlet Center Drive	
Z18-000046	Zoning	Sign	Smithfield Sign Design, Inc.	332 North Brightleaf Blvd	
Z18-000047	Zoning	Land Use	Existing SFD 16'x16' Shed Addition	305 Maplewood Drive	
Z18-000049	Zoning	Land Use	Pure Shenanigans Hair Salon	117 North Third Street	
Z18-000048	Zoning	Sign	Partnership for Children Donor Wall	600 Booker Dairy Road	
Z18-000050	Zoning	Sign	J & C New and Used Tires	515 South Brightleaf Blvd	
Z18-000051	Zoning	Sign	Panera Bread	1716 East Market Street	
Z18-000052	Zoning	Land Use	Accessory Structure	407 South Third Street	
Z18-000053	Zoning	Land Use	Detached Garage	216 West Turlington Street	



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

BOARD ACTIONS REPORT - 2018

	March	Calendar Year to date
Town Council		
Zoning Map Ammendments	4	4
Special Use Permit	2	3
Zoning Ordinance Amendments	1	3
Major Subdivisions	0	0
Annexations	0	0
Special Events	1	2
Site Plan	0	0
Planning Board		
Zoning Map Amendments	0	4
Zoning Ordinance Ammendments	2	5
Major Subdivisions	0	0
Board of Adjustment		
Variance	0	0
Admin Appeal	0	0
Historic Properties Commission		
Certificate of Appropriateness	0	0
Historic Landmarks	0	0