



## **PLANNING BOARD AGENDA**

### ***Members:***

***Chairman: Stephen Upton (Town)***

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

***Teresa Daughtry (Town)***

***Ashley Spain (ETJ)***

***Oliver Johnson (Town)***

***Leslie Lazarus (Town)***

***Michael Johnson (Town)***

***Alisa Bizzell (Town Alt)***

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

***Mark Helmer, AICP, CZO, Senior Planner***

***Julie Edmonds, Administrative Assistant***

***Meeting Date: Thursday, July 11, 2019***

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

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

# **PLANNING BOARD**

## **AGENDA FOR REGULAR MEETING**

**July 11, 2019**

**6:00 PM TOWN HALL**

**Call to Order.**

**Identify voting members**

**Approval of the agenda**

**Approval of the minutes for June 6, 2019**

### **New Business**

**ZA-19-03 Town of Smithfield:** The Planning Department is requesting an amendment to the Town of Smithfield Unified Development Ordinance (UDO), Article 10, Section 10.15.4. (Encroachment into Setbacks), striking the section from the UDO.

**Smithfield Town Plan:** The Planning Department is requesting the Planning Board review the draft Town Plan and make a recommendation to the Town Council.

### **Old Business**

Town Council Minutes for June 4, 2019

### **Administrative Actions report**

Planning Department Development Report  
Site plan for Johnston County Waste Water Treatment Plant

### **Adjournment**

**Draft  
Town of Smithfield  
Planning Board Minutes  
Thursday, June 6, 2019  
6:00 P.M., Town Hall, Council Chambers**

**Members Present:**

Chairman Stephen Upton  
Oliver Johnson  
Ashley Spain  
Michael Johnson  
Teresa Daughtry  
Alisa Bizzell

**Members Absent:**

Vice Chairman Mark Lane  
Leslie Lazarus

**Staff Present:**

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

**Staff Absent:**

**CALL TO ORDER**

Chairman Stephen Upton asked each board member to acknowledge themselves.

**APPROVAL OF MINUTES from May 2, 2019**

Oliver Johnson made a motion, seconded by Teresa Daughtry, to approve the minutes as written.  
Unanimously approved

**APPROVAL OF THE AGENDA**

Teresa Daughtry made a motion, seconded by Michael Johnson. Unanimously approved

**NEW BUSINESS**

**Smithfield Town Plan:** Kimley-Horn & Associates and Stewart Engineering presentation of the Smithfield Town Plan.

Mr. Wensman introduced the Town Plan consultants, Jake Petrosky from Stewart Engineering Inc. and Allison Fluitt from Kimley-Horn and Associates, Inc. They will present their presentation which will be recorded and added to the Town website. It will give everyone an overview of the Town Plan. Next week we will have the full three volume plan to review and Mr. Wensman asked everyone to provide comments back to him. This will allow the Planning Board time before the next meeting on July 11<sup>th</sup>.

Mr. Upton asked if these three volumes encompass the UDO material.

Mr. Wensman said no this is entirely about land use.

Allison Fluitt came before the board to give the framework of the three volumes that compose the Town Plan. The first volume is introductory, the second volume is for the Comprehensive Growth Management Plan and the third is for transportation. She stated that this had been a community driven planning process. The Town Plan will help guide the decision making for this group and a Town as a whole in the future.

The initiation phase is where we started to show what we were doing and receive some initial feedback and vision from the public. This also allowed us to familiarize ourselves with the Town as well. We now have a greater idea of what the existing conditions are and what tools are available from a data and previous planning standpoint. We now can establish the vision and goals of what the Town is hoping to achieve with the Town Plan. We ultimately translate all the data collected from the community and formulate them into obtainable goals, objectives, policy recommendations and implementation strategies.

Some of the key milestones from this planning effort include the future land use map and a transportation plan with recommendations. We are now in the final process of this planning effort, and present to you a draft of the plan that has been compiled and available for your review.

Ms. Fluitt said the study area includes the entire Town corporate limits as well as its Extra Territorial Jurisdiction. It's been important for us to work with our agency partners such as NCDOT, Rural Planning Organization that the Town belongs to and all other groups and departments within the Town. We came to the public with both the Comprehensive Growth Management Plan and the Transportation Plan gathering feedback in a unified and consistent way. We had six focus groups as part of our Stakeholder interview process. This provided sit downs to learn more information about particular topics. We were present at the Ham and Yam festival in 2018 which provided great feedback from citizens given their vision for the Town. The first public workshop had 70 attendees. It was complimented by a survey that was run at the same time. It asked similar questions and obtained information from people. There were 189 participants which added up to 1200 data points. The second public workshop was held in February 2019 where 40 attendees showed up to review recommendations and draft findings. A second online survey came online about the same time with 175 participants.

Mr. Upton asked if there were many repeat participants.

Ms. Fluitt said yes there were some people that stuck with them through the process, as well as new faces too.

Jake Petrosky came forward to discuss the Comprehensive Growth Management Plan. Smithfield will be a place of opportunity for everyone. It will grow in ways that are true to its history, character and charm by investing in a vibrant downtown in connections to the river, balancing growth and creating safe and healthy neighborhoods. From that vision there is a little more detail in the goals in the plan. There are five goals you will read about in the plan. They are Balanced Growth, Vibrant Downtown, Healthy Neighborhoods, Community Character and Move and Connect. A big part of this plan is the future land use plan. The Future Land Use Map displays a different color and these represent each character area. It explains the kind of uses allowed and the scale of development and intensity and should change between each character area. As you read this document you will see there are particular policies that are related to individual character areas. The map is meant to provide guidance for rezoning decisions. It will also help guide where Town services should be and where growth can and should go.

In looking at the Land Use Map we wanted to balance land uses. We wanted to make sure we had enough land for industrial and employment growth. Those areas are in purple on the map. The office and higher density residential areas are in blue as well as commercial and mixed use where we would like to encourage commercial growth. They treated the Downtown differently by identifying a core and supportive area. From a residential perspective they wanted to distinguish where medium density or smaller lot subdivisions should go as well as more traditional larger lots should go. Economic development is another area we wanted to focus on. Encouraging a diverse tax base is critical. Studies have shown a lot of residential doesn't really pay for the services it needs such as police, fire or schools. We want to make sure the commercial areas that we have are healthy and there isn't an oversupply or under-utilized land. We're documenting where we want to support rezoning's in those nonresidential and mixed use areas on the Future Land Use Map. We point out where we would like to discourage commercial rezoning's, due to a bad access or underutilized property. One economic opportunity Smithfield has is the vacant shopping centers on the west side of Town. We encourage the redevelopment of those vacant shopping centers. We could see these mixed use centers transition from unutilized commercial to some commercial with a mix of housing as well. The northern gateway area by Buffalo Road over to Booker Dairy Road is another area we see opportunity for economic development. Up near Hwy 70 we're recommending a mixed use center such as office or light manufacturing or industrial if it's designed appropriately. We feel that roadway connections are critical at Buffalo and Booker Dairy. We also would like to make sure there is compatible development adjacent to Johnston Regional Airport. It's a great resource and it'll only continue to grow. We would like to coordinate with Johnston County Public Schools and make sure the Town has an open dialog with them and support their mission.

In balancing growth, you look at balancing the type of residential that the Town would receive. In one of the surveys done, there were a lot of different types of residential options currently available in the market. 51% wanted a house with a large yard, even if it isn't near shopping or services. 45% said they preferred a low maintenance patio home or townhouse near shopping and services would be of interest. 43% said a house with a small yard and within walking distance of a school or park. We have a lot of recommendations in the design of these type homes that are more medium density products because design is important when you allow for higher density stuff. Another important factor to balanced growth is environmental protection. Respecting areas historically impacted by floods is a big one. Everyone knows the damage done from Hurricane Matthew. Thinking about it proactively and limiting uses and density, especially in undeveloped areas, restricting fill and considering additional structure elevation to limit property value damage because this is tax based. One of the big things that we wanted to recommend and encourage is active uses on the ground floor frontages on downtown. We're recommending new overlay or zoning to encourage different kinds of development that can be allowed. New market rate housing within walking distance to downtown would be encouraged; there is a demand for it.

One recommendation is to complete the mountain to sea trail through Smithfield and consider some connections from the main trail. They would like to recommend ideas for maintaining and improving parks. The Towns gateway corridors were a big topic of interest at previous meetings. Primarily these would consist of Market Street and Hwy 301. Smithfield has a commercial corridor overlay district but it's not customized for Market Street and Hwy 301. That makes it hard for the Planning Department to make recommendations on how different sites should happen on those. As a board everyone here can decide what kind of modifications to the UDO is appropriate in order to accomplish the things recommended in this plan.

Ms. Fluitt discussed the transportation plan and how congestion and safety were major concerns among survey applicants. We heard a lot of feedback about the safety for pedestrians. We created a street typology. The intent is to help us look at what Jake and his group have been helping to define in terms of our proposed land uses. We focused on a few corridors or spot locations in the Growth Management Plan. The US 70 Business/ East Market Street Railroad Bridge are intended to act as a gateway into Downtown Smithfield. This corridor is recommended to have a phased approach to improvements, with access management and operational improvements as a first phase and capacity addition in the second phase. Improvements would include:

- Widening to four-lanes with a grass median and dedicated turn lanes from US 301 to I-95. □
- The Southeast Area Study recommended bicycle lanes going in both directions in addition to sidewalks. As a part of the Town Plan, this recommendation was updated to a sidewalk running along the northern section and a shared-use path running along the southern portion of the corridor. This modification provides a greater separation for bicycle and pedestrian traffic than unbuffered bicycle lanes.
- Additionally, the railroad bridge and lines are recommended to be raised to allow for sufficient clearance for trucks and other large vehicles. The bridge would also need to be widened to accommodate the additional travel lanes and bicycle and pedestrian facilities.

Another focus area is North Brightleaf Blvd. The recommendations for the corridor include:

- A four-lane divided roadway with a landscaped median
- A multi-use path along one side and a sidewalk on the other.

The number one complaint they have received in terms of safety and citizens just not happy is the Outlet Center Drive Roundabout. In asking concerned citizens what changes they would like to see to the current roundabout, most answered they didn't care what was done just so it didn't remain the same as it is now. Several alternatives were proposed and studied, including modifications of the roundabout and neighboring intersections as well as eliminating the roundabout and replacing it with a traffic signal. A modified roundabout configuration was identified as the likely preferred scenario. The modified roundabout scenario would be the most cost-effective solution, since it retains most of the existing infrastructure. This scenario also greatly reduces the possibility of a traffic backup onto I-95 since traffic would never experience a full stop condition.

Ms. Fluitt spoke on pedestrians and how the extension of the Greenway will be beneficial. She stated that the Town already has standards in place for new or redevelopment of sidewalks being constructed. What the Town has in place is doing well and should continue. She and Jake would like to identify particular areas of importance to focus on pedestrian accommodations. It could mean the tradeoff of space or what should go and what should stay. Another possibility is to look at a sidewalk and a side path. We need to be mindful of pedestrians and connections to downtown Smithfield, JCC, Johnston Health, SRAC and parks. We currently have sidewalks in the Downtown and Market Street area. However a concern for many is crossings. Crossing times, ease of crossings and safety.

Mr. Upton asked how the Town was connected to Downtown Development.

Mr. Wensman said we work closely with them but they have their own board. They get a lot of their funding from the Town. Director, Sarah Edwards is on our Steering Committee and she has worked closely with the Town on this project.

Mrs. Daughtry asked if the NCDOT Bicycle and Pedestrian Grant could be done now instead of having to wait until later.

Ms. Fluitt said yes, that's why we try to have a blend of facility recommendations. The Town would be a good candidate for this grant.

Mrs. Daughtry asked if the consultants could give a list of grants the Town could begin working on.

Mr. Petrosky said there is an action plan that identifies some things that are more short term. There are ongoing tasks and some that are short and long-term. As you read through the Transportation Plan you will find some tasks that can be done sooner than later. Give your feedback to Stephen about these projects.

Mr. Wensman mentioned to the Planning Board that they would receive the three volume set of the Town Plan for their review. He asked that each member mark them up how they wanted and provide as much feedback as possible. He would gladly accept emails or a hardcopy of the Town Plan with markups.

Mr. Upton asked when the Planning Board needed to have their comments and suggestions to Mr. Wensman.

Mr. Wensman said he would like all comments back within two weeks of receiving the Town Plan. He stated this was one of the most important roles for the board members. He offered to sit down one on one with anyone that would like to and answer any questions they may have.

### **Old Business**

Town Council Minutes for February 21, 2019

Mr. Upton asked Mr. Wensman for an update about the Public Hearings.

Mr. Wensman said we have just reviewed several articles yesterday in the UDO Sub-Committee Meeting. They were about introducing conditional zoning to the Town. We actually have Conditional Zoning through the PUD process. Instead of Special Use Permits in the use table in some cases those Special Use Permits would now say Conditional Zoning. You would have to rezone to a conditional district in order to do those uses.

Mr. Upton asked if the Planning Board could have a say so but not a hearing about the public coming in and expressing their opinions.

Mr. Wensman said it isn't recommended that you have two hearings for a Special Use Permit. The problem is the quasi-judicial nature of the Special Use Permit is difficult for the public to provide meaningful comment.

Mrs. Daughtry stated that she didn't want us to get ourselves into cases where nothing but opinions was brought up.

Mr. Wensman stated that he understood that Mrs. Daughtry wanted cases to stay somewhat factual but the problem is the people impacted by these decisions don't have expert witnesses nor the means to pull one together to stand up to a developer. Whereas a legislative process evens the playing field and provides a say.

Mr. Wensman said the board needs to identify which land uses should remain quasi-judicial SUP and go to Town Council like they do now. Then which ones would benefit from a plan and a legislative process where you guys have a hearing and make a recommendation to Council.

**Administrative Actions report**

Planning Department Development Report  
Site plan for Johnston County Regional Airport FBO

**Adjournment**

Being no further business, Ashley Spain made a motion seconded by Teresa Daughtry to adjourn the meeting. Unanimous approved.

Respectfully Submitted,



Julie Edmonds  
Administrative Support Specialist



# Request for Planning Board Action

Agenda  
Item: ZA-19-03  
Date: 7/11/2019

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

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## Issue Statement

The Planning Department is requesting an amendment to the UDO Article 10, Section 10.15.4, striking the exemption from the UDO.

## Financial Impact

None.

## Action Needed

Planning Board is respectfully requested to review the zoning text amendment and to make a decision whether to recommend approval, approval with changes, or to recommend denial of the request.

## Recommendation

Planning Staff recommend approval of the zoning text amendment ZA-19-03 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

Approved:  Town Manager  Town Attorney

## Attachments:

1. Staff report
2. Draft Zoning Text Amendment
2. Consistency Statement
3. Application





# Staff Report

Agenda ZA-19-  
Item: 03

## REQUEST:

The Planning Department is requesting an amendment to the Town of Smithfield Unified Development Ordinance (UDO) 10, Section 10.15.4 (Encroachment into Setbacks), striking the section from the UDO.

## ANALYSIS:

Recently, Staff reviewed a proposed redevelopment in which the existing structure was demolished and a new building is proposed to be constructed. The demolition and reconstruction triggered full compliance with Article 10, Part I in accordance with Section 10.8.2.5:

10.8.2.5. Reconstruction of Structure. When there is damage or destruction to an existing structure beyond 50% of its assessed value, the reconstruction must conform to the new construction standards of this section.

The applicant proposed to reuse the existing site stormwater infrastructure, parking lot, curbs and driveways which do not conform to the new construction standards. The applicant justified the reuse of the infrastructure based on Section 10.15.4 and the definition of structure. The definition of structure is:

### Structure

Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, manufactured homes, fences, signs, swimming pools, and tennis courts.

Section 10.15.4 is in direct conflict with Section 10.8.2.5 and makes it difficult for staff to hold any redevelopment project, or reuse of a property to current standards and therefore would allow nonconformities to persist indefinitely.

If there is a real hardship that requires exemptions to the streetyard or bufferyard requirements, then an applicant can always apply for a variance which will be reviewed by the Board of Adjustment.

## PROPOSED AMENDMENT:

The Article 10, Section 10.15.4 is proposed to be amended to read as follows:

### ***10.15.4. Encroachment into Setbacks.***

~~10.15.4.1. If an existing structure is located within a setback where the implementation of the Streetyard and/or Bufferyard requirements are physically impossible and the encroachment into the yard (streetyard or bufferyard) allows for a minimum of three (3) feet of planting area, only the required shrubs shall be planted.~~

~~**10.15.4.2.** If an encroachment into the yard (streetyard or bufferyard) allows for less than three (3) feet of planting area, no planting shall be required in that yard.~~

**CONSISTENCY STATEMENT:**

The zoning text amendment as proposed is consistency with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.

**RECOMMENDATION:**

Planning Staff recommend approval of the zoning text amendment ZA-19-03 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest

**RECOMMENDED MOTION:**

Staff recommends the following motion:

*“move to recommend approval of zoning text amendment ZA-19-03, striking Section 10.15.4 from the UDO finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”*

**DRAFT ORDINANCE # ZA-19-03**  
**AN ORDINANCE TO AMEND THE TOWN OF SMITHFIELD**  
**UNIFIED DEVELOPMENT ORDINANCE**  
**ARTICLE 10, SECTION 10.15.4**

**WHEREAS**, the Smithfield Town Council wishes to amend certain provisions in the Unified Development Ordinance by making changes to the Town of Smithfield Unified Development Ordinance to remove an exemption to streetyard or bufferyard requirements.

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

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

[Revise Article 10, Section 10.15.4, to strike exemptions to streetyard or bufferyard standards]

**PART 1**

**~~10.15.4. Encroachment into Setbacks.~~**

~~**10.15.4.1.** If an existing structure is located within a setback where the implementation of the Streetyard and/or Bufferyard requirements are physically impossible and the encroachment into the yard (streetyard or bufferyard) allows for a minimum of three (3) feet of planting area, only the required shrubs shall be planted.~~

~~**10.15.4.2.** If an encroachment into the yard (streetyard or bufferyard) allows for less than three (3) feet of planting area, no planting shall be required in that yard.~~

**PART 2**

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

**PART 3**

That these amendments of the Unified Development Ordinance shall become effective upon adoption.

Duly adopted this the \_\_\_\_ day of \_\_\_\_\_, 2019.

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M. Andy Moore, Mayor

ATTEST

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Shannan L. Parrish, Town Clerk



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

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

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

**APPLICANT INFORMATION:**

<b>Planning Department</b>	<b>350 East Market Street</b>
_____ Petitioner's Name	_____ Address or PO Box
<b>Smithfield, NC 27577</b>	<b>919-934-2116</b>
_____ City, State, Zip Code	_____ Telephone

Proposed amendment to the Town of Smithfield Unified Development Ordinance:

**Strike Section 10.15.4**

(Attach additional sheets as necessary)

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

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

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

Stephen Weir \_\_\_\_\_ 6/11/19 \_\_\_\_\_  
 Signature of Petitioner Date

**FOR OFFICE USE ONLY**

File Number: ZTA-19-03 Date Received: 6/11/19 Amount Paid: N/A



# Request for Planning Board Action

**Agenda Item:** Town Plan  
**Date:** 7/11/19

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**Subject:** Town Plan  
**Department:** Planning  
**Presented by:** Stephen Wensman  
**Presentation:** N/A

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## Issue Statement

The Planning Department requests the Planning Board review the draft Town Plan, comprehensive growth management plan and transportation plan and make a recommendation to the Town Council.

## Financial Impact

N/A

## Action Needed

Review the Town plan and make a recommendation to approve, approve with changes, or to continue the item.

## Recommendation

Staff recommends the Planning Board review the Town Plan, and make an affirmative recommendation to the Town Council.

Approved:  Town Manager  Town Attorney

Attachments:

1. Staff report
2. Town Plan



# Staff Report

Agenda Town  
Item: Plan

The Town of Smithfield hired Stewart to prepare the comprehensive growth management plan update and Kimley-Horn to prepare an update to the transportation plan update in early 2018. The Town facilitated a combined planning and public engagement process with Stewart and Kimley Horn to prepare the updates of the combined, "Town Plan".

The public engagement process included stakeholder interviews, two surveys, two public open house meetings, public engagement at the Ham and Yam festivals and the Smithfield-Selma Strong events. The Plan was guided by a citizen Town Plan Steering Committee comprised of a diversity of stakeholders including business owners, citizens, youth, education officials, real estate/development professionals, historians, etc. The Steering Committee met eight times during the planning process to provide input and guidance on the plan preparation.

## **Town Plan:**

The Town Plan is the Town's 20 year vision for future growth for both land use and transportation. The Plan identifies planning goals, policies and planning actions to achieve the vision. In support of the Plan vision: "Smithfield will be a place of opportunity for everyone. It will grow in ways that are true to its history, character and charm by investing in a vibrant downtown and connections to the river, balancing growth, and creating safe, healthy neighborhoods, " the following five goals have been identified:

- Balanced growth
- Vibrant downtown
- Healthy neighborhoods
- Community character, and
- Move and Connect.

The first four goals are focused primarily on land use and the fifth, transportation. The Town Plan is comprised of the following sections:

1. Introduction – this section provides a plan overview of the combined planning process including the background and analysis and community engagement that informed the preparation of both plans.
2. Comprehensive Growth Management Plan- this section is focused on future landuse.
3. Transportation Plan –this section focused on future transportation infrastructure to support the future landuse plan.
4. Appendix- this section contains all the background documents from the public engagement process.

## **Comprehensive Growth Management Plan.**

The updated plan identifies a diversity of objectives and policy directives to achieve the goals that address:

- Mixed use areas (commercial, residential, and office).
- Economic development.
- Enhanced Town gateways.
- New housing addressing the “missing middle”, housing options lacking and needed in the Town.
- Protection and enhancement of existing neighborhoods.
- Balance of growth and environmental protection.
- Economic development opportunities.
- Strengthen and support Downtown.
- Parks, recreation and trails.

## **Transportation Plan.**

The updated transportation plans goal, “move and connect”, updates the Town’s functional class system for roads, and provides road right-of-way recommendations that include:

- Corridor improvements – Access and operations, capacity and mobility, and modernization.
- Intersection/interchange improvements – realignment, driveway consolidation, signalization, improved crossings, round-a-bout, turn lanes, signage, and restricted crossing U-turn intersection.
- Roadway Maintenance
- Specific outlet center drive round-a-bout
- US 70 Business/E. Market Street rail bridge
- US 301 Gateway
- Bicycle and Pedestrian Recommendations.

The Plan also identifies transportation funding opportunities and an Action Plan, with short to long term actions to achieve the goal of Move and Connect.



# Planning Department Development Report

Thursday, June 27, 2019

**Project Name: East River PUD**  
 Request: Voluntary Annexation into Town limits  
 Location: Buffalo Road  
 Tax ID#: 14075013 PIN#: 169520-80-0490  
 Project Status In First Review  
 Notes: **TC first review on 8/6/2019**

<b>Annexation 2019-01</b>	
Submittal Date:	6/19/2019
Hearing Date:	
3rd Review Commen	
Report To Manager?	Yes

**Project Name: Amends Art 10.15.4**  
 Request: Deletes Art 10.15.4  
 Location:  
 Tax ID#: PIN#:   
 Project Status In First Review  
 Notes: **PB Review on 7/11/2019**

<b>Text Amendment 2019-03</b>	
Submittal Date:	6/7/2019
Hearing Date:	8/6/2019
3rd Review Commen	
Report To Manager?	Yes

**Project Name: Wastewater Treatment Plant**  
 Request: Flood Mitigation  
 Location: 1000 East Huntley Street  
 Tax ID#: 15099006 PIN#: 168307-67-4850  
 Project Status First Review Complete  
 Notes: **Project elevates top of dike to 129.5 ft above MSL**

<b>Site Plan 2019-06</b>	
Submittal Date:	6/6/2019
Hearing Date:	
3rd Review Commen	
Report To Manager?	Yes

**Project Name: TIMA, LLC Hemp Facility**  
 Request: Agriculture in a B-3  
 Location: 1219 South Brightleaf Boulevard  
 Tax ID#: 15060025 PIN#: 169309-15-9306  
 Project Status Scheduled for Public Hearing  
 Notes: **12/19/17 - building and site vacant and previous CUP Void**

<b>Special Use 2019-08</b>	
Submittal Date:	6/4/2019
Hearing Date:	7/9/2019
3rd Review Commen	
Report To Manager?	Yes



Project Name: **East Edgerton Warehouse Complex**  
Request: Parking Lot expansion  
Location: 36 East Edgerton Street  
Tax ID#: 15006015 PIN#: 260417-02-2237

Project Status First Review Complete

Notes:

<b>Site Plan 2019-05</b>	
Submittal Date:	5/31/2019
Hearing Date:	
3rd Review Commen	

Report To Manager? Yes

Project Name: **Johnston Regional Airport FBO**  
Request: FBO Hanger Addition  
Location: 3149 Swift Creek Road  
Tax ID#: 15079017D PIN#: 168500-12-1015

Project Status First Review Complete

Notes:

<b>Site Plan 2019-04</b>	
Submittal Date:	5/22/2019
Hearing Date:	
3rd Review Commen	

Report To Manager? Yes

Project Name: **Bonnie Godwin**  
Request: Multi-Family in B-2  
Location: 812 East Market Street  
Tax ID#: 15027026 PIN#: 169419-60-7485

Project Status Scheduled for Public Hearing

Notes: **TC review on 7/9/2019**

<b>Special Use 2019-09</b>	
Submittal Date:	5/22/2019
Hearing Date:	7/9/2019
3rd Review Commen	

Report To Manager? Yes

Project Name: **Tattoo Parlor**  
Request: Tattoo Parlor  
Location: 527 South Brightleaf Boulevard  
Tax ID#: 15069004 PIN#: 169307-58-4613

Project Status Withdrawn

Notes: **Withdrawn**

<b>Special Use 2019-10</b>	
Submittal Date:	5/15/2019
Hearing Date:	
3rd Review Commen	

Report To Manager? Yes

Project Name: **The Wash House**  
Request: Coin Laundry  
Location: 1131 North Brightleaf Boulevard  
Tax ID#: 14L10010B PIN#: 260411-65-5790  
Project Status: **Approved**  
Notes:

<b>Site Plan 2019-03</b>	
Submittal Date:	5/6/2019
Hearing Date:	
3rd Review Commen	
Report To Manager?	Yes

Project Name: **Faith Miracle Ministries**  
Request: Place of Worship  
Location: Blount Street  
Tax ID#: 15069013 PIN#: 169307-57-3947  
Project Status: **In Second Review**  
Notes:

<b>Site Plan 2019-02</b>	
Submittal Date:	5/1/2019
Hearing Date:	
3rd Review Commen	
Report To Manager?	Yes

Project Name: **American Pride Carwash**  
Request: Auto Wash  
Location: 1205 North Brightleaf Boulevard  
Tax ID#: 14074001 PIN#: 260414-34-8508  
Project Status: **First Review Complete**  
Notes: **NCDOT approval required**

<b>Site Plan 2019-01</b>	
Submittal Date:	4/27/2019
Hearing Date:	
3rd Review Commen	
Report To Manager?	Yes

Project Name: **Food Truck Amendment**  
Request: To permit in OI, B-1 & B-2  
Location:  
Tax ID#: PIN#:   
Project Status  
Notes: **PB recommended approval on 5/2/2019-TC hearing held on 6/4/2019-TC Tabled untill 7/9/2019**

<b>Text Amendment 2019-02</b>	
Submittal Date:	4/15/2019
Hearing Date:	6/4/2019
3rd Review Commen	
Report To Manager?	Yes

Project Name: **Twin Creeks**  
Request: 28 Lot Subdivision  
Location: Gailee Road  
Tax ID#: 15I09011B PIN#: 167300-56-5565

<b>Subdivision 2019-01</b>	
Submittal Date:	4/5/2019
Hearing Date:	
3rd Review Commen	

Project Status

Report To Manager? Yes

Notes: **Complimenatry Review**

Project Name: **Kamdon Ranch**  
Request: 110 Lot Division  
Location: Swift Creek Road  
Tax ID#: 15I08020 PIN#: 167400-55-9495

<b>Subdivision 2019-02</b>	
Submittal Date:	4/5/2019
Hearing Date:	
3rd Review Commen	

Project Status Second Review Complete

Report To Manager? Yes

Notes:

Project Name: **Tesla Super Charger**  
Request: EV Super Charger  
Location: 1704 East Market Street  
Tax ID#: 15L11001 PIN#: 260305-09-6278

<b>Site Plan 2018-16</b>	
Submittal Date:	12/17/2018
Hearing Date:	
3rd Review Commen	3/21/2019

Project Status Approved

Report To Manager? Yes

Notes: **Under Construction**

Project Name: **Grace Homemade**  
Request: Unknown  
Location: 619 East Market Street  
Tax ID#: 15021033 PIN#: 169419-51-9082

<b>Site Plan 2018-15</b>	
Submittal Date:	12/3/2018
Hearing Date:	
3rd Review Commen	

Project Status

Report To Manager? Yes

Notes: **Complimentary Review**

Project Name: **Hargis Warehouse**  
Request: Warehousing  
Location: 3900 US 70 Highway  
Tax ID#: 17J08001D PIN#: 168617-20-4947

Project Status **Third Review Complete**

Notes:

<b>Site Plan 2018-14</b>	
Submittal Date:	11/2/2018
Hearing Date:	
3rd Review Commen	

Report To Manager? **Yes**

Project Name: **Lee Warehouse Complex**  
Request: Warehousing  
Location: Brogden Drive  
Tax ID#: 15K11012C PIN#: 169310-35-5200

Project Status **Third Review Complete**

Notes:

<b>Site Plan 2018-13</b>	
Submittal Date:	10/23/2018
Hearing Date:	
3rd Review Commen	

Report To Manager? **Yes**

Project Name: **O'Reilly's Automotive**  
Request: Retail Expansion  
Location: 816 North Brightleaf Boulevard  
Tax ID#: 15006013A PIN#: 260413-02-4939

Project Status **Approved**

Notes: **Under Construction**

<b>Site Plan 2018-11</b>	
Submittal Date:	8/19/2018
Hearing Date:	
3rd Review Commen	11/28/2019

Report To Manager? **Yes**

Project Name: **College Plaza**  
Request: Retail Center  
Location: 1547 East Market Street  
Tax ID#: 15K10023L PIN#: 169308-99-5886

Project Status **Approved**

Notes: **Under Construction**

<b>Site Plan 2018-10</b>	
Submittal Date:	8/9/2018
Hearing Date:	
3rd Review Commen	2/6/2019

Report To Manager? **Yes**

Project Name: **East River Phase 1**

Request: 40 Lot

Location: 1899 Buffalo Road

Tax ID#: 14075013 PIN#: 169520-80-0490

Project Status **Approved**

Notes: **Construction Plans Approved-Pre construction meeting held on 6/3/2019**

**Subdivision 2018-01**

Submittal Date: 7/9/2018

Hearing Date:

3rd Review Commen 2/19/2019

Report To Manager? Yes

Project Name: **Hampton Inn**

Request: Free Standing Hotel

Location: 160 Towne Centre Place

Tax ID#: 15L11001G PIN#: 260305-08-5727

Project Status **Approved**

Notes: **Under Construction**

**Site Plan 2018-08**

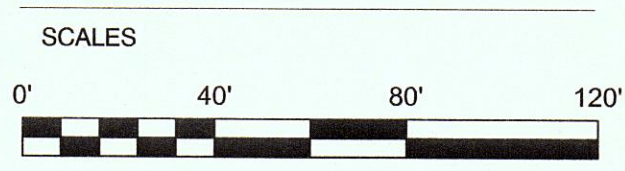
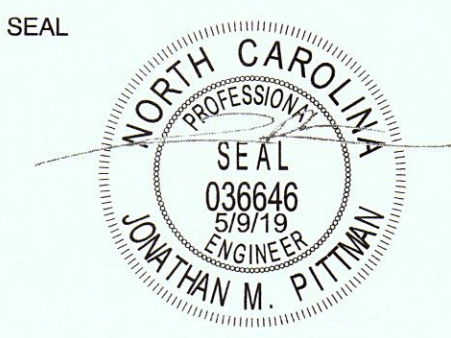
Submittal Date:

Hearing Date:

3rd Review Commen

Report To Manager? Yes





No.	DATE	BY	Description
0	5/1/19	JMP	FOR BID

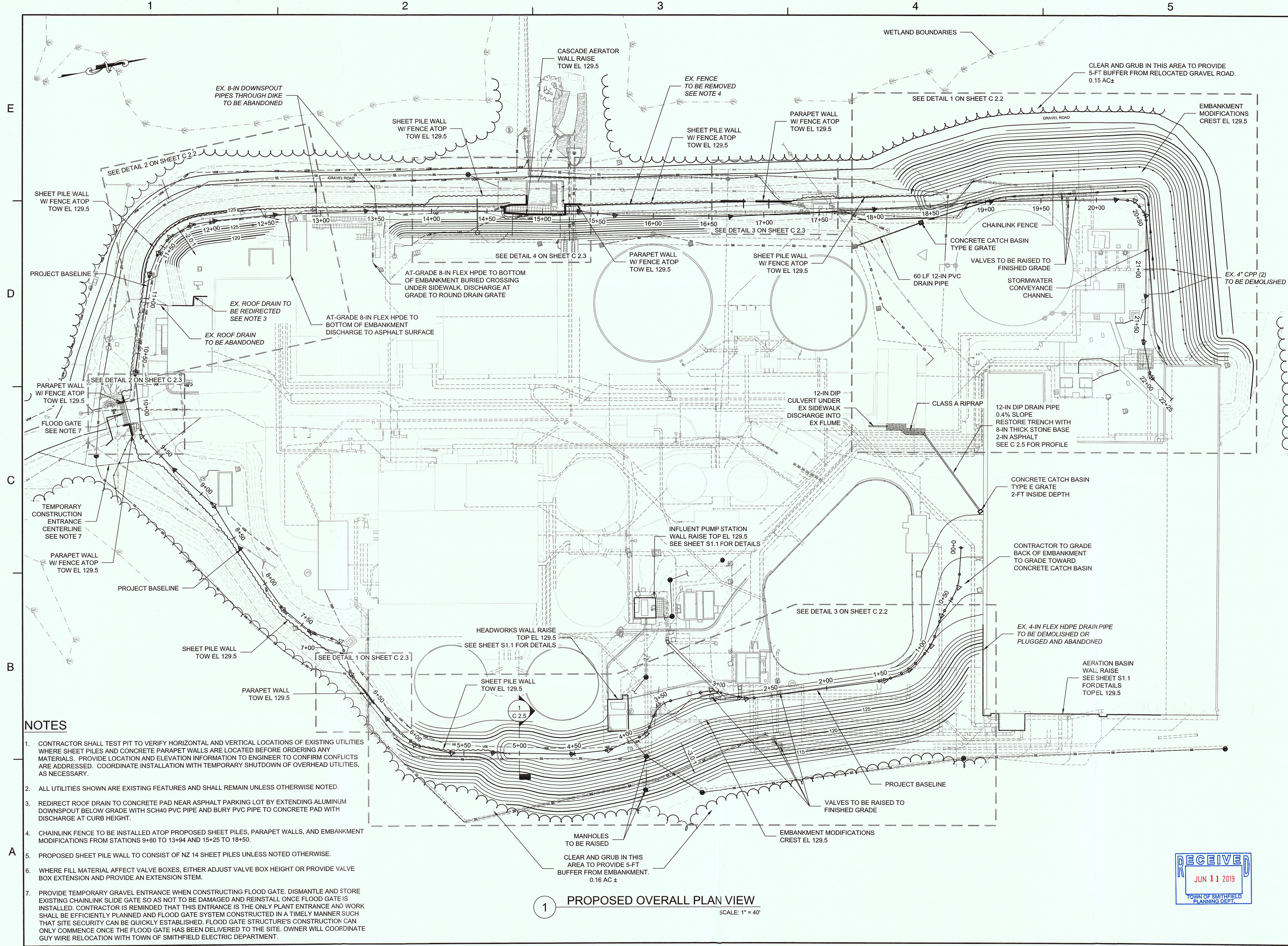
REVISIONS

DRAWN BY	NAM
APPROVED BY	JMP
CHECKED BY	LWC
DATE	MAY 2019

**PROPOSED OVERALL  
 SITE PLAN**

PROJECT NO. 50104793

**C 2.1**



- NOTES**
- CONTRACTOR SHALL TEST PIT TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES WHERE SHEET PILES AND CONCRETE PARAPET WALLS ARE LOCATED BEFORE ORDERING ANY MATERIALS. PROVIDE LOCATION AND ELEVATION INFORMATION TO ENGINEER TO CONFIRM CONFLICTS ARE ADDRESSED. COORDINATE INSTALLATION WITH TEMPORARY SHUTDOWN OF OVERHEAD UTILITIES, AS NECESSARY.
  - ALL UTILITIES SHOWN ARE EXISTING FEATURES AND SHALL REMAIN UNLESS OTHERWISE NOTED.
  - REDIRECT ROOF DRAIN TO CONCRETE PAD NEAR ASPHALT PARKING LOT BY EXTENDING ALUMINUM DOWNSPOUT BELOW GRADE WITH SCH40 PVC PIPE AND BURY PVC PIPE TO CONCRETE PAD WITH DISCHARGE AT CURB HEIGHT.
  - CHAINLINK FENCE TO BE INSTALLED ATOP PROPOSED SHEET PILES, PARAPET WALLS, AND EMBANKMENT MODIFICATIONS FROM STATIONS 9+80 TO 13+94 AND 15+25 TO 18+50.
  - PROPOSED SHEET PILE WALL TO CONSIST OF NZ 14 SHEET PILES UNLESS NOTED OTHERWISE.
  - WHERE FILL MATERIAL AFFECT VALVE BOXES, EITHER ADJUST VALVE BOX HEIGHT OR PROVIDE VALVE BOX EXTENSION AND PROVIDE AN EXTENSION STEM.
  - PROVIDE TEMPORARY GRAVEL ENTRANCE WHEN CONSTRUCTING FLOOD GATE. DISMANTLE AND STORE EXISTING CHAINLINK SLIDE GATE SO AS NOT TO BE DAMAGED AND REINSTALL ONCE FLOOD GATE IS INSTALLED. CONTRACTOR IS REMINDED THAT THIS ENTRANCE IS THE ONLY PLANT ENTRANCE AND WORK SHALL BE EFFICIENTLY PLANNED AND FLOOD GATE SYSTEM CONSTRUCTED IN A TIMELY MANNER SUCH THAT SITE SECURITY CAN BE QUICKLY ESTABLISHED. FLOOD GATE STRUCTURE'S CONSTRUCTION CAN ONLY COMMENCE ONCE THE FLOOD GATE HAS BEEN DELIVERED TO THE SITE. OWNER WILL COORDINATE GUY WIRE RELOCATION WITH TOWN OF SMITHFIELD ELECTRIC DEPARTMENT.

**1 PROPOSED OVERALL PLAN VIEW**  
 SCALE: 1" = 40'