



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, June 6, 2019

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall

PLANNING BOARD

AGENDA FOR REGULAR MEETING

June 6, 2019

6:00 PM TOWN HALL

Call to Order.

Identify voting members

Approval of the agenda

Approval of the minutes for May 2, 2019

New Business

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

Old Business

Town Council Minutes for February 21, 2019

Administrative Actions report

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

Adjournment

**Draft
Town of Smithfield
Planning Board Minutes
Thursday, May 2, 2019
6:00 P.M., Town Hall, Council Chambers**

Members Present:

Chairman Stephen Upton
Oliver Johnson
Ashley Spain
Leslie Lazarus
Michael Johnson
Teresa Daughtry

Members Absent:

Vice Chairman Mark Lane
Alisa Bizzell

Staff Present:

Mark Helmer, Senior Planner
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

Chairman Stephen Upton asked each board member to acknowledge themselves.

APPROVAL OF MINUTES from March 7, 2019

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

APPROVAL OF THE AGENDA

Ashley Spain made a motion, seconded by Michael Johnson. Unanimously approved

NEW BUSINESS

RZ-19-02 Town of Smithfield:

Mr. Helmer stated that the Planning Department is requesting an amendment to the UDO Article 6, Section 6.5 Table of Uses and Activities to allow food trucks in the O/I (Office/Institutional), B-1 (Business), and B-2 (Business) zoning districts and Article 7, Section 7.25 Food Trucks to revise the supplemental standards. Currently, food trucks are only permitted in the B-3 zoning district with supplementary standards. Food Trucks have currently been operating in Town parks and other commercial districts with special use events. In 2016 the revised UDO had added the food truck ordinance. Prior to that, we had a food cart vending ordinance which allowed food carts on sidewalks and in major shopping centers, but no food trucks in the parking lots.

The Article 7, Section 7.25 Supplementary Standard for Food Trucks is proposed to be amended with the following changes:

- Amended to clarify exceptions to the supplementary standards
- 7.25.1, Food trucks to be permitted to operate from Town property or closed public right of way during a Town-sponsored civic event or Town Council approved special event.

- 7.25.2, Amending the duration of a food truck zoning permit from 20 days, three individual weekend events, to 90 days per calendar year. The change will be easier to monitor for Staff and would provide an opportunity for seasonal food trucks in some locations.
- 7.25.3, Added to location for food trucks that they must be at least 100 feet from the front door of a restaurant or dining area during business hours and changed the text to allow within 5' of a public sidewalk.
- 7.25.4, With the zoning permit, the Town will require a Johnston County Application for a Mobile Food Unit when applicable, NC Sales and Use Certificate, NC Department of Agriculture Permit when applicable, location of approved grease disposal facility, proof of food truck storage location and a copy of the vehicle or trailer registration.
- 7.25.7, Allowing a small sandwich board sign for food trucks, similar to what is allowed for other businesses in town. Food trucks often have the menu on such signs.
- 7.25.8, Increased the area in which food trucks must keep the property clean.
- 7.25.9.1, Created an exception for food trucks operating at the flea market. The Town has currently been allowing such food trucks to operate under the zoning permit of the flea market like other vendors utilizing the same hours of operation.
- 7.25.9.2, Created an exception on the number of food trucks and location of food trucks operating under a Town-sponsored civic event or Town Council approved special event.

Mr. Helmer said that the zoning text amendment as proposed is 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.

Planning Staff recommends the Planning Board recommend approval of the zoning text amendment ZA-19-02 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.

Mrs. Daughtry had a question concerning 7.25 and 7.25.9.2. She would like to know how the event put on by local attorneys each year would fall under this revised ordinance. It isn't a civic group, just citizens holding on event.

Mr. Helmer said there are three classes. One would be food trucks parked in a shopping center parking lot, then you have town sponsored events such as Ham and Yam or an event held at Smithfield Community Park. The third class would be a gentleman that wants to throw a party and have a food truck on private property. That's a special event, probably used in connection with live music; in that case special events aren't permitted to have food trucks in the public right-of-way.

Mr. Oliver Johnson referenced 7.25.4 and asked when a Johnston County Application for a Mobile Food Unit wouldn't be applicable.

Mr. Helmer said food trucks that use prepared foods such as a taco truck, are regulated by Johnston County Environmental Health and held to a similar standard such as a restaurant. They have to be associated with a commissary and have somewhere to go to clean their equipment. There is an inspection process similar to the way restaurants have to comply. There

are cases where Johnston County doesn't issue a permit, but the sale of the product is regulated through the Department of Agriculture. Packaged foods wouldn't be regulated by Johnston County Environmental Health.

Mr. Oliver Johnson asked if food trucks are allowed to sell beer and wine.

Mr. Helmer said they are allowed but he doesn't know under what restrictions or guidelines. He will look into it and report back to the board.

Mr. Upton said the ABC Commission of NC would have to issue a permit for beer or wine.

Mrs. Daughtry asked if an applicant would have to show their permit to sell beer or wine to the Town.

Mr. Helmer answered yes they would. At the end of the day it is like a restaurant on wheels and we're trying to get the ordinance changed so that uses involving alcohol may be easier to get approved.

Mr. Spain asked if a food truck applicant would be required to have a certain amount of seating.

Mr. Helmer said no, it isn't required they would be allowed to have some seating.

Teresa Daughtry made a motion to recommend the Town Council approve ZA-19-02, amending Article 6, Section 6.5, and Article 7, Section 7.25., 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, seconded by Oliver Johnson. Unanimously approved.

Old Business

Mr. Upton brought up the meeting between the Planning Board and the Town Council that took place on February 21st about the UDO. He would like an update on the Planning Board holding public hearings again.

Mr. Helmer stated it was a complicated request. We have a couple ideas and we're trying to evaluate the approach that we should take. We need to be mindful that we chose a process that will actually be used. Right now staff isn't clear how we could move forward with another process that would put quasi-judicial hearings in front of Planning Board.

Mr. Upton stated there are other towns that hold these public hearings and are doing it legally; therefore it is hard for him personally to understand why the decision is taking so long. You either do it or you don't, it's as simple as that.

Mr. Helmer stated the Town is exploring its options. He said if we went with the conditional use districts as in the past, we have to ask why people didn't take advantage of it.

Mr. Upton stated that applicants have a choice, they can come to a public hearing or not. The choice belongs to them.

Mrs. Daughtry said she doesn't see what's so hard in saying we're going to do it or not. She said we always seem to never get a clear answer and things are muddled around.

Mr. Upton asked Mr. Helmer if he would discuss this with the Town Manager or the Planning Department and let us know by email before our next meeting if possible.

Mr. Helmer said I know you mentioned about other towns using this process but when staff went back and reviewed the towns' ordinances it didn't seem to staff it was the best route to take.

Mr. Upton asked if Mr. Helmer could give reasons for the statements he was bringing before everyone so they will better understand. We as a board have heard nothing.

Mr. Helmer said we just need a process that will be beneficial to all parties and we will expedite all these reviews. We don't want a process that adds additional time without getting a better product in the end.

Mr. Upton said you're talking about additional time and this board here gives their time which is commendable to the Town of Smithfield. If the public doesn't come then they just don't but if they do they deserve our time to receive more info and input on the situation before them.

Mr. Helmer said legislative type decisions are a straightforward change we could make right away. As far as quasi-judicial we still have that question of ex parte communication.

Mr. Upton said just because they come here and give their opinions doesn't mean we give them recommendations; we give those to the Town Council.

Mrs. Daughtry said I see growth all over and if this process didn't work in other Towns they wouldn't be doing it. Smithfield must get on the bandwagon and make it easier for the public and developers.

Mr. Helmer mentioned the site plan for American Pride Express Carwash. He stated it was an administrative site plan approval, comments have been sent out. We're now waiting for the applicant to respond. The applicant is talking about tearing down the existing self wash and adding in a tunnel.

Mrs. Lazarus mentioned at the last Planning Board meeting John Whitley's rezoning passed at the most recent Town Council meeting. She wanted to point out that the Planning Board votes came up at the meeting that night. She said even though she voted against it, the votes did matter. She said what we do here as a board might not make a big difference but it does matter. We need to look at what the UDO says now not previously before it was amended. We need to follow that so we don't have mishmash and hinder growth.

Adjournment

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

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist

The Smithfield Town Council met in special session on Tuesday, February 21, 2019 at 6:30 p.m. in the Council Chambers of the Smithfield Town Hall, Mayor M. Andy Moore presided.

Councilmen Present:

Travis Scott, Mayor Pro-Tem
David Stevens, District 2
Dr. David Barbour, District 4
Emery Ashley, At-Large
John A. Dunn, At-Large
Stephen Rabil, At-Large

Councilmen Absent

Marlon Lee, District 1
Emery Ashley, At-Large

Administrative Staff Present

Michael Scott, Town Manager
Stephen Wensman, Planning Director
Mark Helmer, Senior Planner
Julie Edmonds, Administrative Support Specialist

Present:

Bob Spence, Town Attorney

Administrative Staff Absent

Shannan Parrish, Town Clerk

CALL TO ORDER

Mayor Moore called the meeting to order at 6:30 pm.

INVOCATION

The invocation was given by Mayor Pro-Tem Scott followed by the Pledge of Allegiance

APPROVAL OF AGENDA:

Mayor Pro-Tem Scott made a motion, seconded by Councilman Stevens, to approve the agenda as submitted. Unanimously approved

PUBLIC HEARINGS:

1. **ZA-18-06 Town of Smithfield:** The Smithfield Planning Department was requesting an amendment to the Unified Development Ordinance (UDO), Article 5, to update the development review process to include adding a required public notice prior to preliminary subdivision approval.

Councilman Barbour made a motion, seconded by Mayor Pro-Tem Scott, to open the public hearing. Unanimously approved

Planning Director Steven Wensman addressed the Council on a request by the Planning to amend article 5 of the UDO. Mr. Wensman explained January 2, 2018 – The Town of Smithfield approved an ordinance amendment to allow for administrative approval by the UDO Administrator when major site plans and final plats are found to meet or exceed minimum development standards. Since that time, staff encountered a situation whereby it was uncertain if a public hearing was required. This proposed amendment was brought before a Planning Board subcommittee for review and recommendation was made to the full Planning Board. While the Planning Board was generally acceptant of the amendment, they found issue with the Planning Board no longer conducting public hearings. Mr. Wensman reminded the Council that prior to the UDO update, the Planning Board held public hearings for legislative and quasi-judicial matters. The Planning Board has made it clear they desire more public comments at their meetings.

Mr. Wensman questioned the Council's preference for whether or not they wanted the Planning Board to go back to conducting public hearings. He further explained the School of Government did not recommend holding two quasi-judicial public hearings because the minutes from the Planning Board could be considered as ex-parte communication for the Town Council. Also, the Town is burdening the developer with multiple notices, multiple hearings, multiple expenses and a longer approval process.

Mayor Pro-Tem Scott stated the Council should support the Planning Board and they should conduct the public hearings first. He stressed the importance of notifying adjacent property owners for all public hearings.

Councilman Barbour questioned if the Planning Board allowed public comments. Mrs. Wensman responded the Board does take public comments, but there was no prior notification other than the meeting was posted on the Town's website. Councilman Barbour stated it was important to hear the public's opinion and it was important for a developer to hear any concerns.

Mayor Moore questioned if in Article 5, the Council was specifically considering amendments to preliminary plats. Mr. Wensman responded in the affirmative, but he explained it also pertained to other articles that need to be amended. Mr. Wensman stated the ordinance could be drafted to include two public hearings (one at the Planning Board and one at the Town Council) or it could be drafted to have the official hearing heard by the Planning Board or the Town Council.

Senior Planner Mark Helmer explained the Planning Board was currently reviewing text amendments and map amendments. The adjacent property owners are being notified in accordance with North Carolina general statutes. The Planning Board was no longer reviewing special use permits or major site plans. Staff reviews major site plans and special use permits are only heard by the Town Council. All legal notifications and adjacent property notifications for the special use permit application and public hearing are still being done in accordance with the law. The Planning Board was no longer reviewing special use permit applications and conducting a quasi-judicial public hearing as it had done in the past.

Town Manager Michael Scott stated it was his understanding that with special use permit requests and rezonings, the UDO had not changed much from previous versions. Although not required, the former Planning Director made a decision to conduct public hearings at the Planning Board meetings. The UDO did not require that public hearing, but the practice changed.

Councilman Barbour questioned if the Planning Board desired to have public comments and public hearings. Mr. Helmer responded in the affirmative. Councilman Barbour further questioned if the Planning Board felt that holding public hearings and hearing public comments was necessary for them to make good decisions for the Town. Mr. Wensman responded in the affirmative.

Councilman Scott questioned if the Planning Board could conduct the quasi-judicial hearing and the Council then make a final decision without conducting another public hearing. Town Attorney Bob Spence responded most Town Councils do not want a final decision being made by the Planning Board. The Town Manager further responded he was unsure if a quasi-judicial hearing could be held in North Carolina without conducting a public hearing.

Mr. Spence stated one issue was there was not a lot of opportunity for conversation between surrounding property owners and the developers. In the event of an adversarial quasi-judicial hearing, the Town doesn't have a process where there is open dialogue between a developer and the surrounding property owners affected by the development. Mr. Spence suggested allowing the Planning Board meeting to be more of an informal discussion between the two sides. The Planning Board could essentially act as mediators and all adjacent property owners would be notified.

Mayor Moore stated it appeared one of the major issues was the notification to the adjacent property owners. Mayor Moore questioned if the Planning Board heard quasi-judicial hearings. Mr. Wensman responded it was dependent on the case. The Planning Board used to conduct quasi-judicial hearings for special use permit requests. Town Manager Michael Scott clarified that the Planning Board conducted every public hearing prior to the Council conducting the same public hearing. Thus making a duplication in the process.

Since it was the request before the Council, Mayor Moore questioned the preliminary plat process. Mr. Wensman responded preliminary plats were neither quasi-judicial nor legislative. Preliminary plats do not even require a public hearing and it could be all staff approved. Mr.

Wensman further explained that currently, an applicant meets with Planning Staff with a plan. It is then taken to the Planning Board for review and then to the Town Council for public hearing and final approval. The purpose of conducting the public hearing is to allow citizen input even though it is not required. Staff was seeking guidance as to where the Town Council wished to hold the public hearing. He questioned if the public hearing should be conducted at the Planning Board level, the Town Council level or both. The Planning Board's recommendation was to conduct two public hearings as had been done in the past

Councilman Barbour questioned if there were any public hearings being conducted by the Planning Board stating he was not in favor of removing the quasi-judicial hearings from the Planning Board because they should have the ability to hear public comments and the adjacent property owners should be notified. Mr. Wensman responded the issue with the Planning Board conducting the quasi-judicial hearing was the Planning Board minutes, which are included in the Town Council agenda packets, could be considered ex-parte communication because the Council has prior knowledge of the testimony they are about to receive. Mayor Pro-Tem Scott stated that point was invalid because any member of Council could attend the Planning Board meeting as a private citizen. Mr. Spence advised against members of the Town Council attending a quasi-judicial hearing held at the Planning Board. The Town Manager further responded if a member of the Town Council attends the Planning Board meeting, the Councilmember may have to recuse himself when the matter comes to the Council for a final decision. Mr. Spence explained for quasi-judicial hearings, the Town Council must act as impartial judges and therefore should be kept away from any conversation about the particular case. Mayor Pro-Tem Scott suggested staff not include the Planning Board minutes in the Town Council agenda packets.

Councilman Barbour stated that part of the process was the Planning Board reports to the Council. Information provided to the Council from the Planning Board is a part of the Council's decision making process. Mr. Spence responded the Planning Board could play a role in quasi-judicial hearings by holding more informal discussions. The Planning Board hearing could be more of a mediation and less like a formal quasi-judicial hearing since all quasi-judicial hearings must be based on evidentiary facts.

Mark Lane, Vice Chairman of the Planning Board, explained to the Council that the Planning Board members know they can only base their ruling on facts in a quasi-judicial hearing. Mr. Lane further explained the process worked in the past.

Mr. Wensman stated for all quasi-judicial, preliminary plats and legislative decisions an informal meeting could be held at the Planning Board with final approval coming before the Council. Mr. Spence responded there was a major trend for municipalities to eliminate quasi-judicial hearings and use conditional use zoning districts.

Mayor Moore stated if the Planning Board conducted the quasi-judicial public hearing and listened to the testimony provided, the Town Council at its hearing could hear the concerns of its citizens that would not be allowable at the Planning Board because it was not considered as expert testimony. Mr. Spence responded the Town must make the process as fair as possible and eventually the Council may want to consider conditional zoning districts.

Stephen Upton, Chairman of the Planning Board, explained that public hearing held at the Planning Board level brought the community together. It was a process which worked well in the past. People attend the Planning Board meetings because they feel they can express their opinions.

Mark Lane stated that allowing the Planning Board to conduct the public hearing was beneficial for the Town Council. Problems that arose at the Planning Board meeting were normally solved before the case was heard by the Town Council

Mayor Moore stated it appeared the direction of the board was the Planning Board would hear legal testimony and make a recommendation to the Town Council.

Emma Gemmel of 207 Hancock Street in Smithfield stated the Planning Board needs the time where the community can come together and discuss important items.

Mayor Moore stated there were times when the Town Council did not agree with the recommendation made by the Planning Board. He questioned if the Council would still have the authority to overturn a ruling made by the Planning Board. Mr. Spence responded in the affirmative.

Mayor Pro-Tem Scott made a motion, seconded by Councilman Barbour, to close the Public Hearing. Unanimously approved

Mayor Pro-Tem Scott made a motion, seconded by Councilman Barbour, to table this item.

2. **ZA-18-08 Town of Smithfield:** The Smithfield Planning Department was requesting an amendment to the Unified Development Ordinance (UDO) to amend and incorporate the Town of Smithfield Code of Ordinances, Chapter 15, Planning, Article III, Historic Properties Commission into the Unified Development Ordinance, Article 3, and to make certain amendments to other sections as they pertain to the UDO Administrator's duties, the Board of Adjustments, the Planning Board, and the Town Council.

Councilman Barbour made a motion, seconded by Mayor Pro-Tem to open the public hearing. Unanimously approved.

Councilman Barbour questioned why this amendment was coming before the Council. Planning Director Stephen Wensman responded that in his review of the UDO, it was discovered that the Historic Properties Commission was covered under the Town's administrative code and not the UDO. The purpose of this amendment was to simply move it out of the administrative code and add it to the UDO.

Other changes include the following: 1) Changing the name from Historic Properties Commission to Historic Preservation Commission. 2) Clarification of staff driven changes and commission driven changes.

Mr. Wensman reminded the Council that the Downtown Historic Property District only applies to approximately thirty property owners. Councilman Barbour questioned if staff had informed the property owners of the proposed changes. Mr. Wensman responded it was legally advertised in the newspaper as required by statute, but individual property owners were not notified. Councilman Barbour stated if the Town was going to make changes that affected property owners, they should be notified.

Dr. Oliver Johnson, a member of the Historic Properties Commission and the Planning Board, explained these changes were important because it provided guidance to the members of the Commission. It also assisted with the placement of historical markers in Town.

Emma Gemmel of 207 Hancock Street in Smithfield stated in the small community of Smithfield, property owners should be notified by the Town and not simply place an advertisement in the newspaper.

Councilman Barbour made a motion, seconded by Councilman Rabil to close the public hearing. Unanimously approved.

Mayor Pro-Tem Scott made a motion, seconded by Councilman Barbour, to table the request pending further revisions. Unanimously approved.

Business Items:

1. Discussion Concerning adoption of an Annexation Policy

Planning Director Stephen Wensman addressed the Council on a request to consider adopting an

annexation policy for new subdivision. Mr. Wensman explained the policy would provide clear expectations to potential developers and staff.

Key provisions of the policy are as follows:

- All request for Town utilities shall first be accompanied by a request for annexation.
- If utilities are provided without annexation, the party will enter into a binding agreement to petition for annexation in the future when the property meets the requirements for satellite annexation; the property becomes continuous to the Town limits, or the Town requests annexation.
- If residential structure or subdivision is within 350 feet of Town water and or sewer, connection is required.
- Annexed subdivisions are required to be in conformance with the Town of Smithfield UDO.

Mr. Wensman did inform the Council that he and the Town Attorney would have to amend the policy in regards to the second bullet point.

Councilman Barbour stated there should be different requirements for contiguous annexation then there are for noncontiguous annexation. Councilman Barbour stated the Council needed to decide what they were willing to accept because if the Council puts more requirements on developers than those placed on them by the County, they won't want to annex into the Town.

Mayor Pro-Tem Scott made a motion, seconded by Councilman Barbour, to table this request until staff revised the policy. Unanimously approved.

2. Hurricane Matthew Home Acquisitions and Elevations

Town Manager Michael Scott informed the Council that currently there are seven home acquisitions (buy-out) and one potential home elevation as a result of Hurricane Matthew. The only way affected citizens can benefit from this federal program is if the municipality participates. The Town Council approved the hiring of a third party to assist staff with this project. As staff began to move forward, it became apparent that the state had changed how reimbursements would be issued. Local governments could no longer submit a contractor's invoice to the state for reimbursement. The local government must now pay the invoice before the state will reimburse the Town. With potentially eight home buy-outs, the cost for everything associated with the acquisitions estimated to cost \$1.75 million. The state sent the Town information about a zero interest revolving loan, but the application only applies to homes damaged in Hurricanes Florence and Michael. The hope was that this revolving loan would be accepted for Hurricane Matthew victims as well. The Town Manager stated there were three options: 1) apply for the loan 2) the Town use its own money to front the project or 3) completely withdraw from the program. If the Town withdrew from the program, none of the affected property owners would be assisted.

Councilman Barbour questioned if the funds for these buy-out were guaranteed. The Town Manager responded the federal government had already sent the funds to the state.

Councilman Barbour further questioned if the land acquired through these buy-outs could be used as greenspace for parks. The Town Manager responded that staff had already looked at that option and while it was a great idea, it was not viable at this time.

It was the general consensus of the Council to allow the Town Manager to apply for the zero interest revolving loan.

In another matter, Mayor Pro-Tem Scott asked that all PowerPoint presentations be included in the minutes and provided to Council in paper form at the meeting. The Town Manager explained that all PowerPoint presentation are archived with the amended agenda.

Adjourn

Being no further business, Mayor Pro-Tem Scott made a motion, seconded by Councilman Barbour, to adjourn the meeting. The meeting adjourned at approximately 8:14pm.

ATTEST:

M. Andy Moore, Mayor

Shannan L. Parrish, Town Clerk



Planning Department Development Report

Wednesday, May 29, 2019

Project Name: **Johnston Regional Airport FBO**

Request: FBO Hanger Addition

Location: 3149 Swift Creek Road

Tax ID#: 15079017D PIN#: 168500-12-1015

Project Status In First Review

Notes:

Site Plan 2019-04

Submittal Date: 5/22/2019

Hearing Date:

Approval Date:

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

Notes:

Special Use 2019-09

Submittal Date: 5/22/2019

Hearing Date: 7/9/2019

Approval Date:

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 In First Review

Notes:

Special Use 2019-08

Submittal Date: 5/15/2019

Hearing Date: 7/9/2019

Approval Date:

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 First Review Complete

Notes:

Site Plan 2019-03

Submittal Date: 5/6/2019

Hearing Date:

Approval Date:

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: First Review Complete
Notes:

Site Plan 2019-02	
Submittal Date:	5/1/2019
Hearing Date:	
Approval Date:	
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:

Site Plan 2019-01	
Submittal Date:	4/27/2019
Hearing Date:	
Approval Date:	
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 reccomended approval on 5/2/2019

Text Amendment 2019-02	
Submittal Date:	4/15/2019
Hearing Date:	6/4/2019
Approval Date:	
Report To Manager?	Yes

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

Subdivision 2019-01	
Submittal Date:	4/5/2019
Hearing Date:	
Approval Date:	
Report To Manager?	Yes

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

Subdivision 2019-02	
Submittal Date:	4/5/2019
Hearing Date:	
Approval Date:	

Project Status: **First Review Complete**
Notes:

Report To Manager? **Yes**

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

Site Plan 2018-16	
Submittal Date:	12/17/2018
Hearing Date:	
Approval Date:	3/21/2019

Project Status: **Approved**
Notes: Under Construction

Report To Manager? **Yes**

Project Name: **Grace Homemade**
Request: Unknown
Location: 619 East Market Street
Tax ID#: 15O21033 PIN#: 169419-51-9082

Site Plan 2018-15	
Submittal Date:	12/3/2018
Hearing Date:	
Approval Date:	

Project Status
Notes: Complimentary Review

Report To Manager? **Yes**

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

Site Plan 2018-14	
Submittal Date:	11/2/2018
Hearing Date:	
Approval Date:	

Project Status: **Third Review Complete**
Notes:

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:

Site Plan 2018-13	
Submittal Date:	10/23/2018
Hearing Date:	
Approval Date:	
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

Site Plan 2018-11	
Submittal Date:	8/19/2018
Hearing Date:	
Approval Date:	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

Site Plan 2018-10	
Submittal Date:	8/9/2018
Hearing Date:	
Approval Date:	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

Subdivision 2018-01	
Submittal Date:	7/9/2018
Hearing Date:	
Approval Date:	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:

Approval Date:

Report To Manager?

Yes

FBO SITE DEVELOPMENT AND PARKING LOT EXPANSION

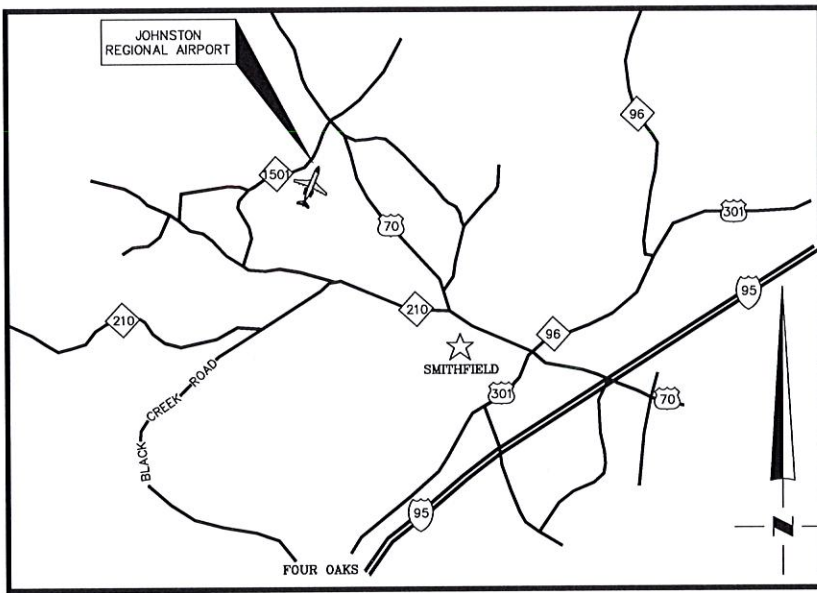
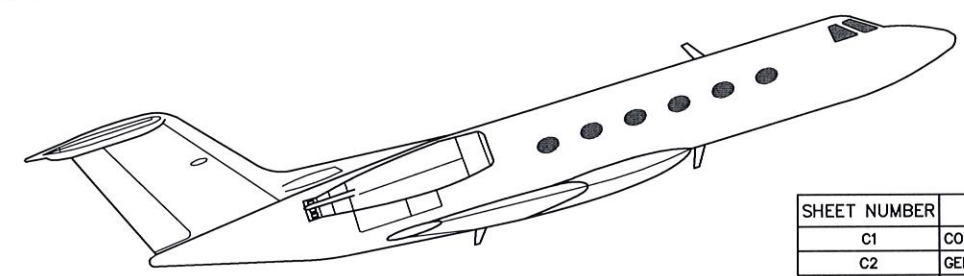
FOR JOHNSTON REGIONAL AIRPORT

SMITHFIELD, NORTH CAROLINA

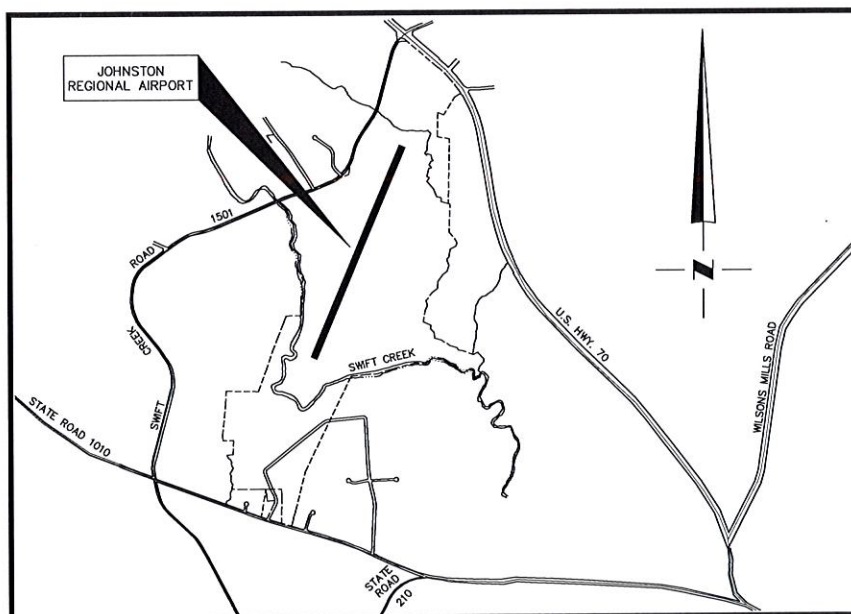
MAY 2019

WK DICKSON PROJ. NO. 20180257.01.RA
NCDOA GRANT #: 36244.40.6.1

90% DRAFT DESIGN - DO NOT USE FOR CONSTRUCTION



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

JOHNSTON COUNTY AIRPORT
3149 SWIFT CREEK ROAD
SMITHFIELD, NC 27577
NC PIN: 168500-12-1015
DBV: 769 PAGE 783



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REVISION RECORD			
NO.	DATE	DESCRIPTION	BY

ISSUED RECORD:			NC DEQ# JOHNS-2017-009
BY	DATE	DESCRIPTION	

DRAWING STATUS - 90% DRAFT DESIGN - DO NOT USE FOR CONSTRUCTION

PROJECT NAME: FBO SITE DEVELOPMENT AND PARKING LOT EXPANSION
DRAWING NUMBER: C1
PLOT DATE: 5/20/2019
DRAWING TITLE: COVER SHEET

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