

TOWN OF SMITHFIELD BOARD OF ADJUSTMENT AGENDA PACKET



Chairman:

Vice-Chairman: Stephen Upton

Sarah Edwards

Mark Lane

David Johnson

Doris Wallace

Martin Lazarus

Stephen Wensman, AICP, RLA, Planning Director

Mark Helmer AICP, CZO, Senior Planner

Julie Edmonds, Administrative Assistant

Meeting Date: Thursday, September 26, 2019

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall

**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
SEPTEMBER 26, 2019
MEETING TIME: 6:00 PM
TOWN HALL**

Call to Order.

Approval of the minutes for January 31, 2019

Swearing in of new member

Voting of new Chairperson

Public Hearing

BA-19-02 Johnston County Board of Education: The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Article 10, Section 10.23.2 to allow for an increase in the maximum sign height on property located within an OI (Office-Institutional) zoning district. The property considered for a variance is located on the southeast side of the intersection of Booker Dairy Road and Kellie Drive and further identified as Johnston County Tax ID#14075033.

Old Business.

New Business.

Adjournment.

DRAFT
Smithfield Board of Adjustment
Minutes
Thursday, January 31, 2019
6:00 P.M., Town Hall, Council Chambers

Members Present:

Stephen Upton, Vice Chairman
Sarah Edwards
Mark Lane
David Johnson
Doris Wallace

Members Absent:

Paul Worley, Chairman

Staff Present:

Mark Helmer, Senior Planner
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

SWEARING IN OF DORIS WALLACE

Vice Chairman Stephen Upton swore in new member, Doris Wallace.

APPROVAL OF MINUTES FROM July 26, 2018

David Johnson made a motion, seconded by Mark Lane to approve the minutes as written.
Unanimous

APPROVAL OF 2019 MEETING SCHEDULE

Doris Wallace made a motion, seconded by Mark Lane to approve the 2019 meeting schedule.
Unanimous

After all persons giving testimony were duly sworn, Vice Chairman Stephen Upton opened the public hearing.

OPEN PUBLIC HEARING

Sarah Edwards made a motion, seconded by Doris Wallace to open the public hearing.
Unanimous

Mr. Helmer pointed out in order for a decision to pass it would require four-fifths of the board and there is a missing member tonight. You would need a unanimous vote by this board tonight to approve the request in front of you. If there is an issue that can't be approved tonight, the board can request that it be tabled until the following month.

BA-19-01 First Missionary Baptist Church:

Mr. Helmer stated the applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Article 8, Section 8.3.1 to allow for a reduction to the minimum lot size and a reduction to minimum building setback on property located within an R-8 (Residential) zoning district. The property considered for a variance is located on the east side of North Fourth Street approximately 157 feet north of its intersection with Caswell Street and further identified as Johnston County Tax ID# 15013053.

First Missionary Baptist Church is requesting the following variances:

- 6' 9" variance from a 10' side yard setback.
- 5' 8" variance from a 10' side yard setback
- 1,888 square foot variance from the 8000 square foot minimum lot size

The variances are needed in order to subdivide the property and to transfer ownership from First Missionary Baptist Church to the Historic Smithfield Foundation.

The applicant is seeking a variance necessary to subdivide the historic Freedman Schoolhouse from its parent parcel which contains one additional single family dwelling. The Historic Smithfield Foundation is proposing to purchase the historic Freedman Schoolhouse property but will require the historic structure be on its own lot of record. The subject property currently contains two single family dwellings, and is currently nonconforming because it does not conform to Article 2, Section 2.13 which states that..."in no case shall there be more than one principle building and its customary accessory buildings on the lot except in the case of a designed complex". This proposed division of land will lessen the nonconformity but in doing so will create the need for a variance to the required side yard setbacks and minimum lot size. The following Unified Development Ordinance section highlights the dimensional requirements for lots located within the R-8 (Residential) zoning district.

As part of a complete variance application, the applicant has submitted a surveyed subdivision plat documenting the location of all existing structures on the property considered for a variance. According to this plat, the applicant is requesting a five (5) foot eight (8) inch variance from the required ten (10) foot side yard width for tract labeled #1. The applicant is also requesting a six (6) foot nine (9) inch variance from the required ten (10) foot side yard width and a 1,888 square foot variance from the required 8,000 square foot minimum lot size for tract labeled #2. Both proposed lots can meet the minimum of two (2) off-street parking spaces. Any future non-residential land use of the property will likely need to secure alternate off-street parking accommodations.

Mr. Lane asked if that was a factor tonight.

Mr. Helmer said no, the lot as it is proposed doesn't have adequate space for a required parking lot. They would need an arrangement for off-site parking.

Mr. Upton asked if that would be a requirement.

Mr. Helmer said for any future land use other than residential, yes it would.

Ms. Edwards asked if it would be acceptable for them to have an arrangement with the church and if so is the church willing to provide that.

Mr. Helmer stated there is a provision in the ordinance that does allow for annex type parking facilities.

4.10.2.2.1. Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable

use can be made of the property. **Unnecessary hardship will occur, because without the variance, subdividing the land cannot occur. Multiple single family dwellings on a single lot will remain, making purchasing, financing, insuring one single family dwelling much more difficult.**

4.10.2.2.2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. **The existing property contains two single family dwellings on a single lot which is uncommon and normally not permitted with modern zoning regulations. The two existing single family dwellings were constructed unusually close together rendering each structure unable to meet current building setback standards. Granting the variance will allow for a division of land that will serve to create a more conforming situation by ensuring that the standard of one principle structure per lot is maintained.**

4.10.2.2.3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. **The hardship was not created by the applicant since both single family dwellings were constructed prior to modern zoning regulations and current construction standards.**

4.10.2.2.4. The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured and substantial justice is achieved. **The variance is in keeping with the spirit, purpose, and intent of the Ordinance. The variance will serve to protect and preserve the fabric and history of the district in which the dwellings are located.**

Planning Staff recommend the Board of Adjustments approve variance BA-19-01 to allow for a 6' 9" variance from the 10' side yard setback, a 5' 8" variance to the side yard setback and a 1,888 square foot variance to the minimum lot size.

Todd Johnson from 415 E. Davis Street came forward to answer any questions.

Mr. Lane stated that he knew this was the old schoolhouse. Explain to us what is going to happen with this property.

Mr. Todd Johnson said the plan is for the Historic Smithfield Foundation to purchase this property and restore it to the 1869 appearance it once had and create a museum. It could also serve as a small meeting space.

Mr. Lane asked if the house beside this property in question currently occupied.

Mr. Johnson said yes it is. It would continue to be owned and operated by the church.

Mr. Lane stated that he was glad to see that the house would be occupied; otherwise it would become a fire hazard.

Ms. Edwards asked if the church would agree to allow their lot for parking.

Mr. Todd Johnson stated it was his understanding when the church didn't need to use the parking facilities it would be available to them should they have a tour group or meeting. He feels most of the parking needs can take place street side and not require church parking facilities.

David Johnson made a motion to close BA-19-01, seconded by Sarah Edwards. Unanimous

Mr. Lane made a motion based upon satisfactory compliance with the above stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative, I move to recommend to approve variance BA-19-01, seconded by Doris Wallace. Unanimous

Mr. Upton stated BA-19-01 is approved.

Sarah Edwards made a motion to adjourn, seconded by David Johnson. Unanimous

Submitted this 1st day of February, 2019

Julie Edmonds

Julie Edmonds
Administrative Support Specialist
Town of Smithfield Planning Department



Request for Board of Adjustment Action

Agenda
Item: BA-19-02
Date: 9/26/19

Subject: Variance
Department: Planning
Presented by: Mark Helmer
Presentation: Yes

Issue Statement

Smithfield – Selma High School is requesting a 2 foot variance from the 6 foot maximum height for the construction of a sign located within an OI (Office-Institutional) zoning district.

Financial Impact

None

Action Needed

To hold a public hearing, and review the variance application to approve or deny.

Recommendation

Planning Staff recommends approval of variance BA-19-02.

Approved: Town Manager Town Attorney

Attachments:

- Staff Report BA-19-02
- Application
- Map
- Photos
- Abutting property owner's list



Staff Report

Agenda Item:	BA-19-02
Date:	9/26/19

Application Number:	BA-19-02
Applicant/Owner:	Smithfield-Selma High School
Agents:	none
TAX ID number:	15013053
Town Limits/ETJ:	City

PROJECT LOCATION: 700 Booker Dairy Road

REQUEST:

The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Article 10, Section, 10.23.2 to allow for a 2 foot increase to the maximum 6 foot sign height on property located within an OI (Office-Institutional) zoning district. The property considered for a variance is located on the southeast side of the intersection of Booker Dairy Road and Kellie Drive and further identified as Johnston County Tax ID#14075033.

SITE DATA:

Acreage:	35.88 acres
Present Zoning:	OI (Office-Institutional)
Proposed Zoning:	N/A
Existing Use:	N/A
Water Service:	Town of Smithfield
Sewer Service:	Town of Smithfield
Electrical Service:	Town of Smithfield

ADJACENT ZONING AND LAND USES:

	Zoning	Existing Use
North	OI (Office-Institutional)	Medical Office /Institutional
South:	R-10 Residential	Residential / Woodlands
West:	OI (Office-Institutional)	Smithfield Community Park
East:	R-10 Residential	Residential

PETITION DESCRIPTION:

Planning staff issued a sign permit to Advance Signs & Service, Inc. on May 23, 2019 for the construction a six foot tall monument sign to be located at Smithfield-Selma High School. The approved sign was partially constructed when it was noticed that the visibility of the sign will be limited due to the increase in elevation of the newly constructed Booker Dairy Road. The new roadway is approximately two feet above the ground elevation near the subject sign. Therefore, the applicant is requesting to add an additional two feet in height of the base of the sign. No additional sign area is requested at this time. The existing monument sign is to be removed as a condition of approval of the original sign permit.

10.23.2. Business District Signs When Site Plan is Not Required (O/I, B-1, B-2, and B-3).

FREESTANDING				
Permitted Sign Type(s)	Specific Applicability	Maximum Area ¹	Maximum Height	Maximum Number
Monument or Ground Mounted ⁵	Nonresidential	Primary street: 75 sq ft Secondary street: 40 sq ft	6 ft	1
Pole ⁵	Refer to Section 10.23.8	9 sq ft (B-1 district)	8 ft (B-1 district)	
Temporary ⁶		8 sq ft	6 ft	1

FINDINGS OF VARIANCE APPROVAL:

In order to approval a variance, the Board of Adjustments shall find all of the following provisions must be met (Staff's findings are in ***bold/italic***):

4.10.2.2.1. Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. ***Unnecessary hardship will occur, because without the variance, the subject signs will not be viewable from the public right-of-way of Booker Dairy Road.***

4.10.2.2.2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. ***Recent changes to the elevation of Booker Dairy Road is creating a unique situation were the subject property is below the adjacent grade of the right-of-way.***

4.10.2.2.3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the

granting of a variance shall not be regarded as a self-created hardship. ***The hardship is created by NCDOT roadway improvements to Booker Dairy Road and not the result of actions taken by the applicant.***

4.10.2.2.4. The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured and substantial justice is achieved. ***The variance is in keeping with the spirit, purpose, and intent of the Ordinance. The variance will serve to protect and preserve the fabric and history of the district in which the dwellings are located.***

RECOMMENDATION:

- Planning Staff recommends the Board of Adjustment approve variance BA-19-02 to allow for a 2' variance from the 6' maximum sign height with the condition that the existing monument sign is removed before energizing the new sign.

RECOMMENDED MOTION:

Planning Staff recommends the Planning Board approve the variance with the following motion:

“Move to approve variance BA-19-02 based on the finding of fact found in the staff report to allow for a two foot variance to the maximum sign height with the condition that the existing monument sign is removed prior to energizing the new sign.”

**Town of Smithfield
Variance Application
Finding of Fact / Approval Criteria**

Application Number: BA-19-02 **Name:** Johnston County Board of Education

Request: Applicant seeks a variance for the maximum sign height.

In accordance with **Article 4, Sections 4.10.2.2.1 - 4.10.2.2.4** of the Town of Smithfield Unified Development Ordinance (UDO), when unnecessary hardships would result from carrying out the strict letter of the UDO, the Board of Adjustment shall vary any of the provisions of the Ordinance upon a showing of having met all of Article 4, Sections 4.10.2.2.1 - 4.10.2.2.4.

The Board of Adjustments may impose appropriate conditions and safeguards upon the approval as long as they are related to the variance. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the Board of Adjustments.

The Board of Adjustments shall include in its comments a statement as to the application having met all of Article 4, Sections 4.10.2.2.1 - 4.10.2.2.4. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which the below requires.

The Board of Adjustment shall vary any of the provisions of the Ordinance as it pertains to this property upon a showing of having met all of Article 4, Sections 4.10.2.2.1 - 4.10.2.2.4 listed below through a quasi-judicial process:

4.10.2.2.1. Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

4.10.2.2.2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

4.10.2.2.3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

4.10.2.2.4. The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured and substantial justice is achieved

Once all findings have been decided one of the two following motions must be made:

Motion to Approve: *Based upon satisfactory compliance with the above stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative, I move to approve variance # BA-19-02 with the following condition(s):*

1. None

Motion to Deny: *Based upon failure to meet all of the above stated findings and for reasons stated therein, I move to deny variance # BA-19-02 for the following stated reason:*

Record of Decision:

Based on a motion and majority vote of the Town of Smithfield Board of Adjustments for the Variance Application Number BA-19-02 is hereby:

_____ **approved upon acceptance and conformity with the following conditions:**

1. The existing sign must be removed prior to energizing the new sign.

_____ **denied for the noted reasons.**

Decision made this __ day of __, 2019 while in regular session.

Chair of the Board of Adjustments

ATTEST:

Julie Edmonds, Administrative Support Specialist



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

VARIANCE APPLICATION

Pursuant to Article 4, of the Town of Smithfield Unified Development Ordinance, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Board of Adjustment for relief from a requirement of the Unified Development Ordinance and to permit construction in a manner otherwise prohibited by this Ordinance where specific enforcement would result in unnecessary hardship.

In granting variances, the Board of Adjustment may impose such reasonable conditions as will insure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties.

Variance applications must be accompanied by nine (9) sets of the complete application, nine (9) sets of required plans, an Owner's Consent Form (attached) and the application fee.

SITE INFORMATION:

Name of Project: Smithfield School H.S. Acreage of property: 35.88
 Parcel ID Number: 260405-08-9280 Tax ID: 14075033
 Deed Book: 05002 Deed Page(s): 0189
 Address: 700 E. Booker Dairy Rd
 Location: front of school

Existing Use: school Proposed Use: same

Existing Zoning District: OZ

Requested Zoning District _____

Is project within a Planned Development: Yes No

Planned Development District (if applicable): _____

Variance Request (List Unified Development Code sections and paragraph numbers)
Article 10 - 10.23.2 Monument Sign - 6' Maximum Height

FOR OFFICE USE ONLY

File Number: BA-19-02 Date Received: 9/3/19 Amount Paid: 0

OWNER INFORMATION:

Name: Johnston County BOE / Smithfield Belma H.S
Mailing Address: PO Box 1336, Smithfield, NC
Phone Number: _____ Fax: _____
Email Address: _____

APPLICANT INFORMATION:

Applicant: Advance Signs & Service, Inc
Mailing Address: PO Box 1090, Angier, NC 27501
Phone Number: 919-639-4666 Fax: 919-639-0794
Contact Person: Michael Atkins
Email Address: michael.atkins@advance-sign-service.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a variance application. This information is required to be present on all plans, except where otherwise noted:

- All required plans (please see the plan requirements checklist).
- Owner Consent form
- A Statement of Justification.
- Required Finding of Fact.
- Other Applicable Documentation: _____

STATEMENT OF JUSTIFICATION

Please provide detailed information concerning all requests. Attach additional sheets if necessary.
See Word Document & Exhibits A+B

REQUIRED FINDINGS OF FACT

Article 4, Section 4.10.2.2 of the Town of Smithfield Unified Development Ordinance requires applications for a variance 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.

4.10.2.2.1 Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

See word Document

4.10.2.2.2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

See word Document

4.10.2.2.3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

See word document

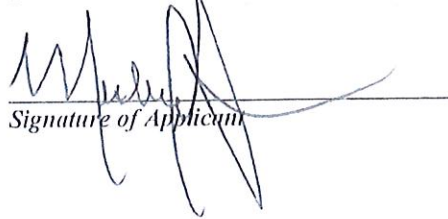
4.10.2.2.4. The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured and substantial justice is achieved.

see word document

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Board of Adjustment of the Town of Smithfield to approve the subject Variance request. 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.

Michael Akins
Print Name


Signature of Applicant

9/3/19
Date



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

OWNER'S CONSENT FORM

Name of Project: Smithfield Selma High School Submittal Date: _____

OWNERS AUTHORIZATION

I hereby give CONSENT to Michael Akins, Advance Signs & Service, Inc. (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

* _____ * * _____ * * _____ *
Signature of Owner *Print Name* *Date*

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

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

Michael Akins Michael Akins 9/3/19
Signature of Owner/Applicant *Print Name* *Date*

FOR OFFICE USE ONLY

File Number: BA-19-02 Date Received: 9/3/19 Parcel ID Number: 14075033

Statement of Justification

As a result of the recent construction on Booker Dairy Rd. the frontage of the property sits approximately 2' below street grade from the center of the road. Per Smithfield UDO and the zoning of the property, the maximum sign height allowed is 6'. In this particular case by adhering to the 6' maximum height allowance, the lower half of the sign will be difficult to read for passing motorists as it will be street below grade. We are requesting the 6' overall height allowance be considered from street grade at the center of the road.

Prior to recent construction on Booker Dairy Rd – the front of the property was nearly level with street grade.

Required Findings of Facts

4.10.2.2.1

The school is investing in excess of \$20,000 in the new sign to keep the student body and community informed on current events. Having the location of the sign below street grade will negatively impact visibility and be a detriment to the effectiveness message.

4.10.2.2.2

The hardship is a direct result of the topography of the property. The frontage of the parcel sits approximately 2' below street grade from the center of the road as a result of recent road work.

4.10.2.2.3

The hardship was not caused by the applicant or property owner. The hardship is a result of recent road improvements. Prior to these road improvements the front of the property was nearly level with street grade.

4.10.2.2.4

The requested variance is asking for the 6' maximum sign height allowance to be considered from the point of street grade at the center of the road instead of natural grade at the sign location.

A - LED internally illuminated sign cabinet with Lexan face and 3M first surface vinyl graphics - logo to be digital print with UV Laminate

B - Watchfire W16mm Full Color Electronic Message Center
 3' x 7' Active LED Area
 5 Year Watchfire Warranty
 Lifetime Cellular Communications

Sign Area: 6'-0" x 10'-0" = 60 SQ FT Proposed (72 Sq. Ft Allowed)
 Electronic Sign Active Area: 3'-0" x 7'-0" = 21 SQ FT (30 Sq. Ft Allowed)
 Sign to be setback 10' from property line

Existing Monument Sign To Be Removed



**TOWN OF SMITHFIELD
 PLAN APPROVED**
 By *Julie Gdmonds*
 Date: *5-23-19*

A
**ADVANCE
 SIGNS & SERVICE**

596 Church St.
 Angier, NC 27501
 919.639.4666

www.advancesignservice.com

All ideas, drawings and plans submitted for consideration by this drawing are the property of Advance Signs & Service, Inc. and shall not be used or developed for use in connection with any other project. They are not to be reproduced or copied in whole or in part and shall be returned upon request. None of such letters, designs or plans shall be used by or disclosed to any person, not an employee of the recipient, without the written consent of Advance Signs & Service, Inc. Written consent on these drawings shall have the same force and effect as the original. Consents shall specify and be appended to all dimensions and quantities shown by these drawings and must carry Advance Signs & Service, Inc. of any discrepancies. Shop drawings must be submitted to Advance Signs & Service, Inc. for approval prior to proceeding with fabrication and installation. Copyright © 2018 Advance Signs & Service, Inc.

CLIENT

Smithfield Selma High School

PROJECT

Smithfield Selma High School

PROJECT LOCATION

Smithfield, NC

DESIGNED BY

MICHAEL AKINS
michael@runds.com

COLORS / FINISHES / MATERIAL

Aluminum Fabricated Freestanding Sign. LED internally illuminated top cabinet and Watchfire 16mm RGB EMC
 Brick Base and Columns

DATE DESCRIPTION

DATE	DESCRIPTION
2/26	Concept Drawing
2/26	Brick Work Added

CLIENT APPROVAL DATE

596 Church St.
Angier, NC 27501
919.639.4666

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CLIENT

Smithfield Selma High School

PROJECT

Smithfield Selma High School

PROJECT LOCATION

Smithfield, NC

DESIGNED BY

MICHAEL AKINS
michael.akers@advancesignservice.com

COLORS / FINISHES / MATERIAL

DATE DESCRIPTION

DATE	DESCRIPTION

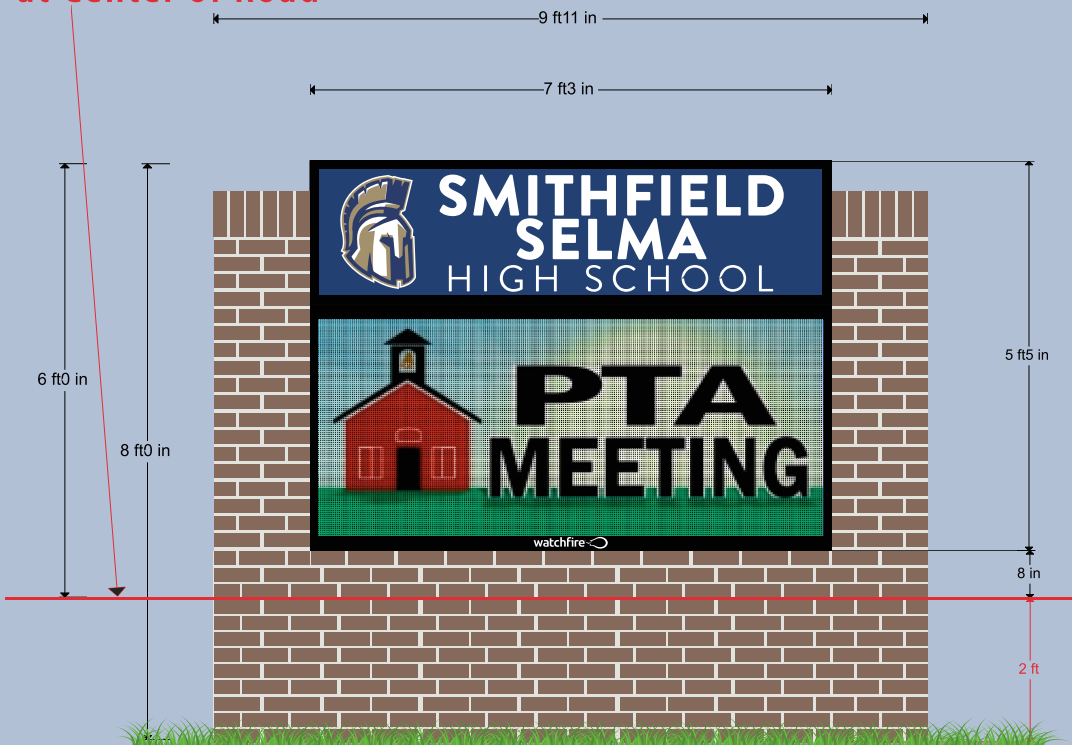
CLIENT APPROVAL DATE

Proposed Changes
Brick Base Raised by 2'-0"
6'-0" Overall Height Considered from street grade at center of the road

Sign Area Square Footage To Remain as Originally Permitted

Grade Level
at Center of Road

Permitted Sign





A ADVANCE SIGNS & SERVICE

596 Church St.
Angier, NC 27501
919.639.4666

www.advancesignservice.com

All ideas, designs and plans portrayed are represented by this drawing per the authority of Advance Signs & Service, Inc. and were created and developed for use in connection with the Client. All projects, drawings and plans are to be used in accordance with the Client and shall be subject to the Client's review and approval. Advance Signs & Service, Inc. shall not be responsible for any projects, drawings or plans that are not approved by the Client. Advance Signs & Service, Inc. shall not be responsible for any projects, drawings or plans that are not approved by the Client. Advance Signs & Service, Inc. shall not be responsible for any projects, drawings or plans that are not approved by the Client. Advance Signs & Service, Inc. shall not be responsible for any projects, drawings or plans that are not approved by the Client. Advance Signs & Service, Inc. shall not be responsible for any projects, drawings or plans that are not approved by the Client.

CLIENT

Smithfield Selma High School

PROJECT

Smithfield Selma High School

PROJECT LOCATION

Smithfield, NC

DESIGNED BY

MICHAEL AKINS
michael@advancesignservice.com

COLORS / FINISHES / MATERIAL

DATE	DESCRIPTION

CLIENT APPROVAL DATE

700 Block of Booker Dairy Road



Project Name:
Smithfield-Selma
Highschool
Sign Variance

File Number:
BA-19-02

Property Owner:
Johnston County
Board of Education

Applicant:
Smithfield-Selma
Highschool

Location:
700 Booker
Dairy Road

Tax ID#
14075033

Zoning District:
OI (Office-Institution)

Map created by the
Mark E. Helmer, AICP
Senior Planner,
GIS Specialist
on 9/16/2019



1 inch = 50 feet

Adjacent Property Owners of
BOA-19-02

TAG	PIN	NAME1	ADDRESS1	CITY	STATE
14075033	260405-08-9280	JOHNSTON COUNTY BOARD OF	PO BOX 1336	SMITHFIELD	NC
14075033B	260405-08-1690	TOWN OF SMITHFIELD	PO BOX 761	SMITHFIELD	NC
14075033A	260405-08-0652	TOWN OF SMITHFIELD	PO BOX 761	SMITHFIELD	NC
14057154N	260409-17-3433	BEGEAL, JEFFREY PAUL	62 WHITE OAK DR	SMITHFIELD	NC
14075030E	169408-98-6035	TOWN OF SMITHFIELD	PO BOX 761	SMITHFIELD	NC
14075021A	260405-18-9122	JOHNSTON COUNTY BOARD OF	P O BOX 1336	SMITHFIELD	NC
14057154M	260409-17-4413	HAGINS, HARRIETT DIANE	P O BOX 1533	SMITHFIELD	NC
14A03005	260412-06-3801	MARKET STREET #235 LIMITED PARTNERSHIP	235 E MARKET ST	SMITHFIELD	NC
14057154K	260409-17-5399	SHEEHAN, BARBARA F.	54 WHITE OAK DR	SMITHFIELD	NC
14057154L	260409-17-4399	SNEAD, LEVI	58 WHITE OAK DR	SMITHFIELD	NC




PLANNING DEPARTMENT

Mark E. Helmer, AICP, Senior Planner

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, BOA-19-02, were notified by First Class Mail on 9-11-19.

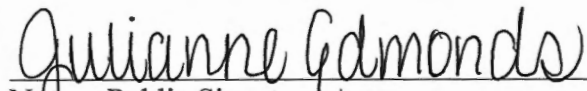


Signature

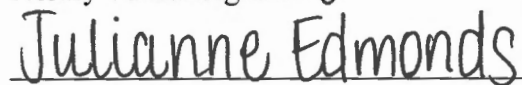
Johnston County, North Carolina

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

11th day of September 2019



Notary Public Signature



Notary Public Name

My Commission expires on January 15, 2023
(Seal)





PLANNING DEPARTMENT

Mark E. Helmer, AICP, Senior Planner

Notice Of Public Hearing

Notice is hereby given that a public hearing will be held before the Board of Adjustment of the Town of Smithfield, N.C., on Thursday, September 26, 2019 at 6:00 p.m. in the Town Hall Council Chambers located at 350 East Market Street to consider the following request:

BA-19-02 Johnston County Board of Education: The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Article 10, Section 10.23.2 to allow for an increase in the maximum sign height on property located within an OI (Office-Institutional) zoning district. The property considered for a variance is located on the southeast side of the intersection of Booker Dairy Road and Kellie Drive and further identified as Johnston County Tax ID#14075033.

You have been identified as a property owner in the area specified above and are being advised of this meeting as you may have interest in this matter. You are welcome to attend; however, you are not required to in order for the Board to act on this request. Additional information may be obtained by contacting the Town of Smithfield Planning Department at 919-934-2116.



PLANNING DEPARTMENT

Mark E. Helmer, AICP, Senior Planner

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All interested persons will be given an opportunity to be heard on this request. To accommodate disabilities and to comply with ADA regulations, please contact the town office if you need assistance. Further inquiry regarding this matter may be directed to the Smithfield Planning Department at 919-934-2116 or online at www.smithfield-nc.com.

Run Legal ad in the Johnstonian News on September 11, 2019 and September 18, 2019.