

TOWN OF SMITHFIELD BOARD OF ADJUSTMENT AGENDA PACKET



Chairman: Stephen Upton
Vice-Chairman: Mark Lane

Sarah Edwards
David Johnson

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

Meeting Date: Thursday, February 27, 2020

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall

AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
FEBRUARY 27, 2020
MEETING TIME: 6:00 PM
TOWN HALL

Call to Order.

Approval of the minutes for January 30, 2020

Public Hearing

BA-20-02 Johnston Regional Airport Authority: The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Article 10, Section 10.23.3 to allow for an increase in the maximum sign height and sign area on property located within a HI (Heavy Industrial) zoning district. The property considered for a variance is located on the southeast side of the intersection of US Highway 70 Business West and Swift Creek Road. The property is further identified as Johnston County Tax ID# 15079001.

Old Business.

New Business.

Adjournment.

**Draft
Smithfield Board of Adjustment
Minutes
Thursday, January 30, 2020
6:00 P.M., Town Hall, Council Chambers**

Members Present:

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

Members Absent:

Staff Present:

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

Staff Absent:

CALL TO ORDER

Approval of minutes from October 30, 2019

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

Approval of the 2020 Meeting Schedule

Mark Lane made a motion, seconded by Sarah Edwards. Unanimous

Mr. Upton swore in the gentleman that came to represent the applicant.

Mr. Helmer pointed out to approve a variance it requires four-fifths vote, which in this case is a majority vote. If for some reason things aren't going in the applicants favor, we need to give him the opportunity to have the case tabled or possibly withdrawn.

Public Hearing

BA-20-01 Christopher White: The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Article 8, Section 8.21.1 to allow for a reduction to the minimum lot width for property located within an R-10 (Residential) zoning district. The property considered for a variance are located on the north side of Stancil Street approximately 100 feet west of its intersection with Coats Drive and further identified as Johnston County Tax ID# 15088023.

Mr. Helmer stated that the applicant is seeking to divide a .52-acre tract of land into two separate parcels. The property considered for a variance is located within an R-10 (Residential) zoning district. In accordance with the Town of Smithfield Unified Development Ordinance, Article 8, Sections 8.2, R-10 Single-Family Residential District 8.2.1. Dimensional Requirements, all newly created lots require a minimum of 75 feet of lot frontage. The applicant is proposing a .254-acre tract of land with approximately 73.40 linear feet of lot frontage along Stancil Street. Therefor the applicant will require a 1.6 linear foot variance to the minimum lot width.

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 result from the strict application of the Ordinance and the resulting lot created by the variance is generally consistent with other lots in the area in terms of lot width and lot area.**

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 is approximately 148 linear feet in width and is a peculiar size when compared to the majority of lots in the area. Granting the variance will produce a lot that is more in keeping with traditional lot size, width and density offered by the R-10 (Residential) zoning district.**

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. **Land records suggest that the hardship is most likely created by limitations and inaccuracies of past surveys 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. **Granting the variance will produce two (2) developable lots that are nearly consistent with the minimum lot standards of the R-10 (Residential) zoning district and will be in keeping with the spirit, purpose, and intent of the Ordinance. The variance will not impact public safety, and in is in the best interests of the public at large.**

RECOMMENDATION:

Planning Staff recommends the Board of Adjustment approve variance BA-20-01 based on the finding of fact:

Mr. Lane asked if there had been any opposition from adjoining property owners.

Mr. Helmer said no, he isn't aware of any.

Mr. Upton said he would like to combine the finding of fact with the motion to approve BA-20-01.

Sarah Edwards stated 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-20-01; seconded by David Johnson. Unanimous

Old Business
None

New Business
None

Annual Board of Adjustment Training

Board Training Outline

1. Quasi-Judicial
2. Qualified Evidence
3. Finding of Fact
4. Conditions
5. Voting Requirements
6. Conflict of Interest
7. Ex Parte Communications
8. Ethics

Town Attorney, Bob Spence presented the training session.

Quasi-Judicial should never be discussed with anyone prior to the hearing. It is set up for everyone to follow strict standards for everyone to meet the ordinance requirements. If you have a variance you must show hardship. Talking about the case prior to the hearing can disqualify it. You're supposed to present evidence to the fact that you have a hardship and the nature of the hardship.

Qualified Evidence is substantial, competent evidence. It must be within someone's knowledge or special expertise.

Findings of Fact are based on qualified evidence that supposedly show there's a competent basis in the record that we could find certain facts; namely that this was a minor variance of a distance of 1 foot to create these two lots. Findings of fact that are not competent would be if the distance would have an adverse effect in the neighborhood and you have no experts.

Conditions are allowed if based on standard in ordinance.

Mr. Wensman asked if you could condition a variance such as if you're going to grant a setback variance for fuel pumps against a property line and we request it is landscaped.

Mr. Spence yes, as long as it is rational.

Voting Requirements would require four-fifths of a vote and you must have a quorum.

Conflict of Interest is mostly financial and that a board member has a financial interest in the said project.

Ms. Edwards asked if it was a matter that was downtown related, because that could get financial for her as being the director of Downtown Development.

Mr. Spence said he thinks she should vote.

Ex Parte Communication means Board of Adjustments members are not allowed to discuss the case or gather evidence outside of the hearing. Only facts presented to the full board at the hearing may be considered.

Ethics is the principles of conduct governing an individual or group. Ethical behavior is not always easy to achieve.

Ms. Edwards asked if a decision the BOA makes is appealed it then goes to superior court?

Mr. Spence said yes.

Sarah Edwards made a motion to adjourn, seconded by Mark Lane. Unanimously Approved

The next Board of Adjustment will be February 27th at 6:00 pm.

Julie Edmonds

Julie Edmonds
Administrative Support Specialist
Town of Smithfield Planning Department



Request for Board of Adjustment Action

Agenda BA-20-
Item: 01
Date: 2/27/20

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

Issue Statement

Johnston County Regional Airport is requesting the following variances for a sign on the airport property:

1. 19-foot variance from maximum height for a ground sign;
2. 82.19 sq. ft. variance from the maximum monument sign area;
3. Variance from the maximum number of ground signs;
4. 59.44 sq. ft. variance from the maximum electronic sign area; and
5. 87.44 sq. ft variance from the maximum sq. ft. of all signs.

Financial Impact

None

Action Needed

To review the variance application, conduct a quasi-judicial public hearing and render a decision.

Recommendation

Planning Staff recommends approval of variance BA-20-02.

Approved: Town Manager Town Attorney

Attachments:

- Staff Report
- Finding of fact
- Draft BOA order
- Application

- Land records



Staff Report

Agenda Item:	BA-20-02
Date:	2/27/20

Application Number:	BA-20-02
Applicant/Owner:	Johnston County Regional Airport
Agents:	Ben Bothel, WK Dickson & Co., Inc.
TAX ID number:	15079001
Town Limits/ETJ:	ETJ

Project Location: 3149 Swift Creek Road (Corner of Swift Creek Road and US 70 Business Highway West)

Request:

Johnston County Regional Airport is requesting the following variances for a new sign on the airport property:

1. 19-foot variance from maximum height for a ground sign;
2. 82.19 sq. ft. variance from the maximum monument sign area;
3. Variance from the maximum number of ground signs;
4. 59.44 sq. ft. variance from the maximum electronic sign area; and
5. 87.44 sq. ft variance from the maximum sq. ft. of all signs.

Site Data:

Acreage.	673.43 acres
Present Zoning.	HI -Heavy Industrial
Proposed Zoning.	N/A
Existing Use.	Johnston County Regional Airport
Proposed Use.	Add an additional Sign
Water Service.	Town of Smithfield
Sewer Service.	Town of Smithfield
Electrical Service:	Town of Smithfield

Petition Description:

The applicant is requesting an additional ground mounted/monument sign for the airport near the intersection of Swift Creek Road and US 70 Business Highway West. In order to construct the sign, the applicant needs the following variances from the Town's sign regulations:

1. Variance from the maximum number of ground signs;
 2. 19-foot variance from maximum height for a ground sign;
 3. 82.19 sq. ft. variance from the maximum monument sign area;
 4. 59.44 sq. ft. variance from the maximum electronic sign area; and
 5. 87.44 sq. ft. variance from the maximum sq. ft. for all signs.
-

Existing Signs:

The Johnston County Regional Airport currently has one ground sign and two wall signs. The 6' tall x 8' wide ground sign is located at the terminal building parking lot entrance and has a sign area of 36 sq. ft. There are two wall signs located on the front façade of the terminal building with the 35.25 sq. ft. and 34 sq. ft. each. Currently, there is 105.25 sq. ft. of sign area utilized by the airport.

Proposed Sign Description:

The proposed ground mounted sign would be 25 feet tall with a sign area of 182.19 sq. ft. The sign area would be comprised of two signs, one displaying the airport name, "Johnston County Regional Airport" that has a sign area of 92.75 sq. ft, and below it an electronic messaging sign with a sign area of 89.44 sq. ft.

The sign would be located near the intersection of Swift Creek Road and US 70 Business Highway West, ten feet behind the existing six-foot-high chain link fence on top of the hill.

Summary of Variances Requested:

No. of Ground Signs Allowed. The Town's sign regulations allow for only one ground mounted sign. The proposed sign would result in a second ground mounted sign. A variance from the maximum number of ground-mounted or monument signs is requested.

Maximum Height of Ground Signs. The Town's sign regulations limit ground mounted signs to a maximum height of 6-feet. The proposed sign is 25 feet high; therefore a 19-foot variance from the maximum ground mounted/monument sign height is requested (75% increase in height).

Maximum Ground Sign Area. The Town's sign regulations allow ground mounted signs with a maximum sign area of 100 sq. ft. The proposed ground mounted sign would have a sign area of 182.19 sq. ft; therefore an 82.19 variance from the maximum ground sign - sign area is requested (82% increase in sign area).

Maximum Sign Area for Electronic Signs. The Town’s sign regulations allow electronic messaging signs with a maximum sign area of 30 sq. ft. The proposed sign would have an electronic messaging component with a sign area of 89.44 sq. ft.; therefore, a 59.44 sq. ft. variance from the maximum sign area for electronic messaging signs is requested (198% increase in sign area)

Maximum Sign Area for All Signs. The Town’s sign regulations allow for a maximum of 200 sq. ft. for all signs, both the ground mounted and wall signs. In total, with the proposed new sign, the airport would have a total sign area of 287.44 sq. ft; therefore an 87.44 sq. ft. variance from the maximum area for all signs is requested (44% increase in sign area).

Applicable Sign Regulations:

10.23.3. Industrial District Signs (LI and HI).

Permitted Sign Type(s)	Specific Applicability	Maximum Area ¹	Maximum Height	Maximum Number
BUILDING MOUNTED				
Wall ²	Front facades	1.5 sq ft for each linear foot of wall frontage <u>or</u> 5% of wall whichever is greater	N/A	N/A
Wall ²	Secondary to primary signage	1 sq ft for each linear foot of building facing side street	N/A	N/A
Window	Businesses	25% of first floor total building front facade window and/or door area	N/A	N/A
Projecting ^{3,4}	Businesses (excluding home occupations)	12 sq ft (total of 24 sq ft)	8 ft	1
Canopy or Awning ^{3,4}	Businesses (excluding home occupations)	Copy area of the sign is limited to the drip flap. Logos may be placed on the awning itself.	---	1
FREESTANDING				
Monument or Ground Mounted ⁵	Nonresidential	100 sq ft	6 ft	1
Pole ⁵	For signs in the HI district, refer to Section 10.23.7	200 sq ft	25 ft	1
Temporary ⁶		8 sq ft	6 ft	1

¹ Combined square footage of all signs shall not exceed 200 square feet. Only one side of a double frontage sign shall be used to calculate the sign’s square footage.

² Wall signs may project a maximum of 12” from the wall to which it is mounted.

³ Sign may not protrude above soffit, parapet, eave line, or third story of the building to which it is attached.

Analysis:

Staff believes the Johnston County Regional Airport is unique given its size and the variety of uses and events that occur at the airport. The airport has evolved and will continue to evolve with a variety of uses such as those associated with the Blue Line Aviation expansion (restaurant, training school, meeting rooms). Because of this, there may be merit for a second ground mounted sign that was not conceived of when the sign code was created in order to advertise to the public the various events and activities at the airport.

Staff believes the extra sign height is warranted given the need to raise the sign above the existing eight-foot-high chain link fence in order to be seen; however, Staff believes the requested 19-foot variances is potentially more than what is really needed. If the sign were shorter, the proposed sign lower sign would still likely be unobstructed by the chain link fence. Remember, the entire proposed sign would be located on top of the existing hill. Another option for the applicant is to move the fence such that the sign would be located on the outside of the fence, allowing for a shorter sign.

Staff does not believe the amount of variance for the electronic messaging sign is warranted. Electronic signs are more visible at greater distances than traditional signs.

Although Staff believes the sign has merit, the size and number of variances is concerning. Generally, when a variance is requested, the least amount of needed variance should be requested. In this case, Staff believes the sign is taller than is needed and the electronic message board is larger than needed. Additional information is needed to verify staff's perception of the need for the variance.

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 result from the strict application of the Ordinance. The Johnston County Regional Airport has evolved with a variety of land uses including restaurant, office space, meeting rooms, training center and without a second sign it will be hardship not to convey this type of information, events and activities, to be communicated to the traveling public.

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 is zoned Heavy Industrial, yet it is unlike any other property in the zoning district given its size, 673 acres, and being located on two major thoroughfares, Swift Creek and US 70 Business West and the variety of uses and activities that occur on the property that may be of interest to the public.***

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 due to having the airport within the Heavy Industrial zoning district and the large size of the property and being on two major thoroughfares have been in existence. This uniqueness has only be accentuated by the growth of the airport to meet the needs of the region.***

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. ***Granting the variances are consistent with the spirit, purpose and intent of the Ordinance; however, the degree of variance being requested is in excess of the actual need based on existing conditions.***

RECOMMENDATION:

Planning Staff recommends the Board of Adjustment consider the options after holding the public hearing and review of variance BA-20-02 based on the finding of fact with the following conditions:

- Deny the variances requested citing that the degree of variance being requested is in excess of the actual need based on existing conditions;
- Approve the variances requested and provide specific justification as to how the variances meet each of the findings of fact; or
- Table the variances requested to enable the applicant additional time to provide justification for the variances.



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: FBO Site Development Acreage of property: 673.43
 Parcel ID Number: 168510-26-7218 Tax ID: 15079001
 Deed Book: 01243 Deed Page(s): 0192
 Address: 3149 Swift Creek Road, Smithfield, NC 27577
 Location: Johnston Regional Airport

Existing Use: Airport Proposed Use: Airport
 Existing Zoning District: H1
 Requested Zoning District _____
 Is project within a Planned Development: Yes No X
 Planned Development District (if applicable): _____

Variance Request (List Unified Development Code sections and paragraph numbers)
Article 10, Section 10.23, Paragraph 10.23.1.4
 This variance request is being sought to go above the minimum limits regarding number of signs, sign size and sign height.

FOR OFFICE USE ONLY

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

OWNER INFORMATION:

Name: Johnston Regional Airport Authority
Mailing Address: 3149 Swift Creek Road, Smithfield, NC 27577
Phone Number: 919-934-0992 **Fax:** 919-934-1214
Email Address: phil.lanier@jnxairport.com

APPLICANT INFORMATION:

Applicant: Phil Lanier, Airport Director - Johnston Regional Airport
Mailing Address: 3149 Swift Creek Road, Smithfield, NC 27577
Phone Number: 919-934-0992 **Fax:** 919-934-1214
Contact Person: Phil Lanier
Email Address: phil.lanier@jnxairport.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: Zoning Map & Exhibit Drawings

STATEMENT OF JUSTIFICATION

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

Request to have more than one sign on property.
Request to go beyond the maximum area of 100 sq. ft.
Request to go beyond the maximum height of 6'

The Johnston Regional Airport is a growing General Aviation Airport. Placing a ground-mounted monument sign that conforms to the Ordinance will prohibit visibility from passersby on SR 70 because the proposed location would put the sign behind an existing 8' tall chain-link fence. A larger/taller sign, by being more visible, will provide the Airport the opportunity to communicate dynamic information to the general public about upcoming community events (i.e. Skyfest). There is currently a monument sign along Swift Creek Road in front of the existing terminal building. The property, as reported above, that is owned by the Airport is over 670 acres. Only allowing one sign will limit the Airport's ability of community outreach. Additionally, the existing monument sign is located on Swift Creek Road in front of the terminal building, while the proposed sign will be located on US 70 Business.

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.

The Johnston Regional Airport is a growing General Aviation Airport. Placing a ground-mounted monument sign that conforms to the Ordinance will prohibit visibility from passersby on SR 70 because the proposed location would put the sign behind an existing 8' tall chain-link fence. A larger/taller sign, by being more visible, will provide the Airport the opportunity to communicate dynamic information to the general public about upcoming community events (i.e. Skyfest). Lastly, a larger size will provide higher visibility for passengers along US 70 Business considering the posted speed limit. Passengers would not be able to read a smaller sign traveling at the posted speed limit.

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 resulting hardship is a direct result peculiar to this property. There is currently a monument sign along Swift Creek Road in front of the existing terminal building. The property, as reported above, that is owned by the Airport is over 670 acres. Only allowing one sign will limit the Airport's ability of community outreach. As stated above, a sign along 70 will allow the Airport to provide the general public with dynamic information of upcoming community events.

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 limits of Ordinance regarding sign regulations did not result from actions taken by the applicant or the property owner.

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 sign will be located in Airport property behind the existing chain link fence. Public safety will not be hindered as a result of sign placement.

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.

Ben Bothell

Print Name



Signature of Applicant

02/07/20

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: FBO Site Development Submittal Date: February 7, 2020

OWNERS AUTHORIZATION

I hereby give CONSENT to Ben Bothell, P.E. (W.K. Dickson & Co, 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.

Ben Bothell BENJAMIN BOTHELL 2/7/2020
Signature of Owner/Applicant *Print Name* *Date*



FOR OFFICE USE ONLY


File Number:	Date Received:	Parcel ID Number:
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JNX - Airport

Proposed Sign Location

Legend

-  OPW Fueling Containment Systems
-  Proposed Sign Location

 Proposed Sign Location

Google Earth

© 2018 Google

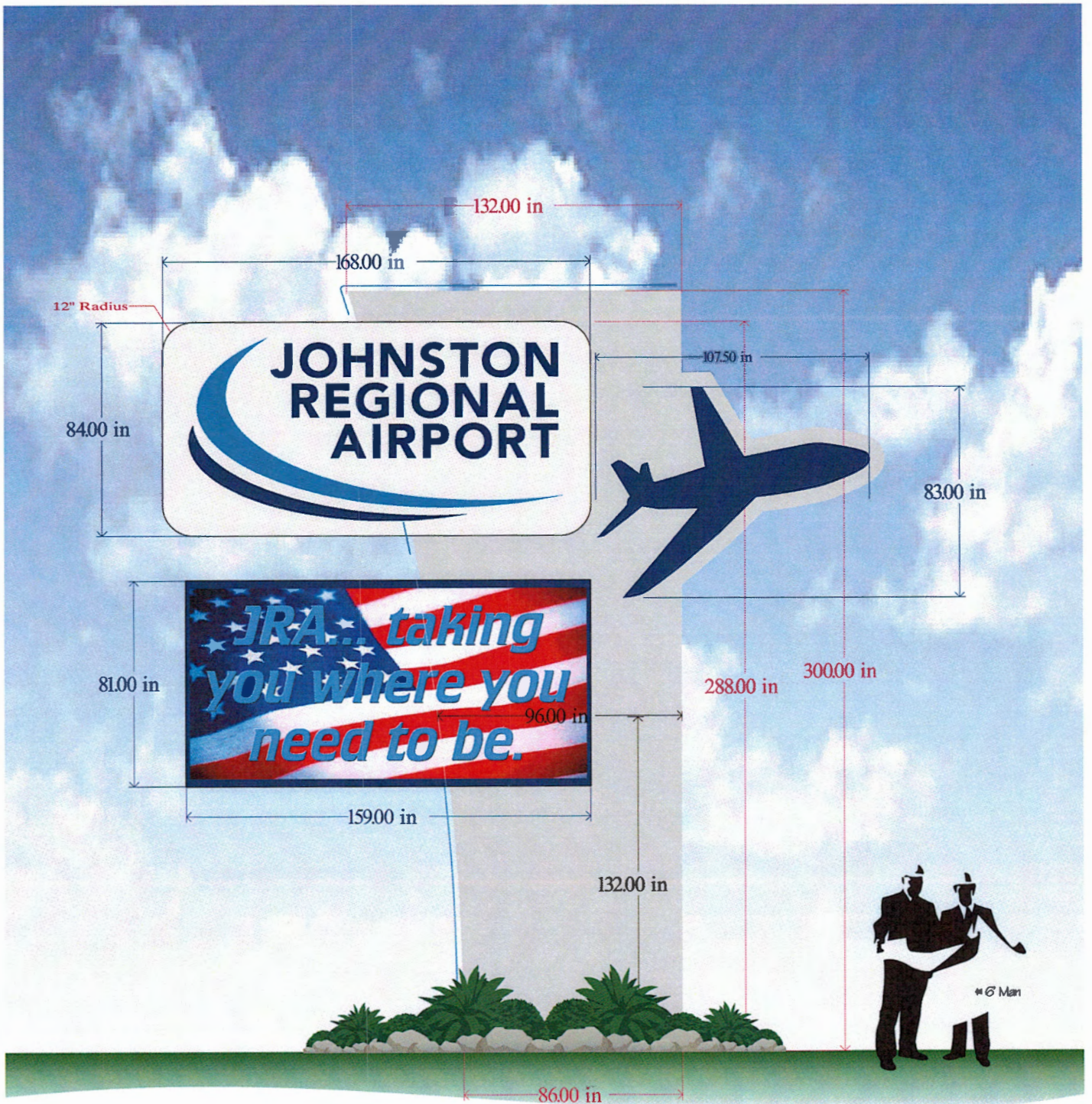
Swift Creek Rd

US 70



600 ft

Side A



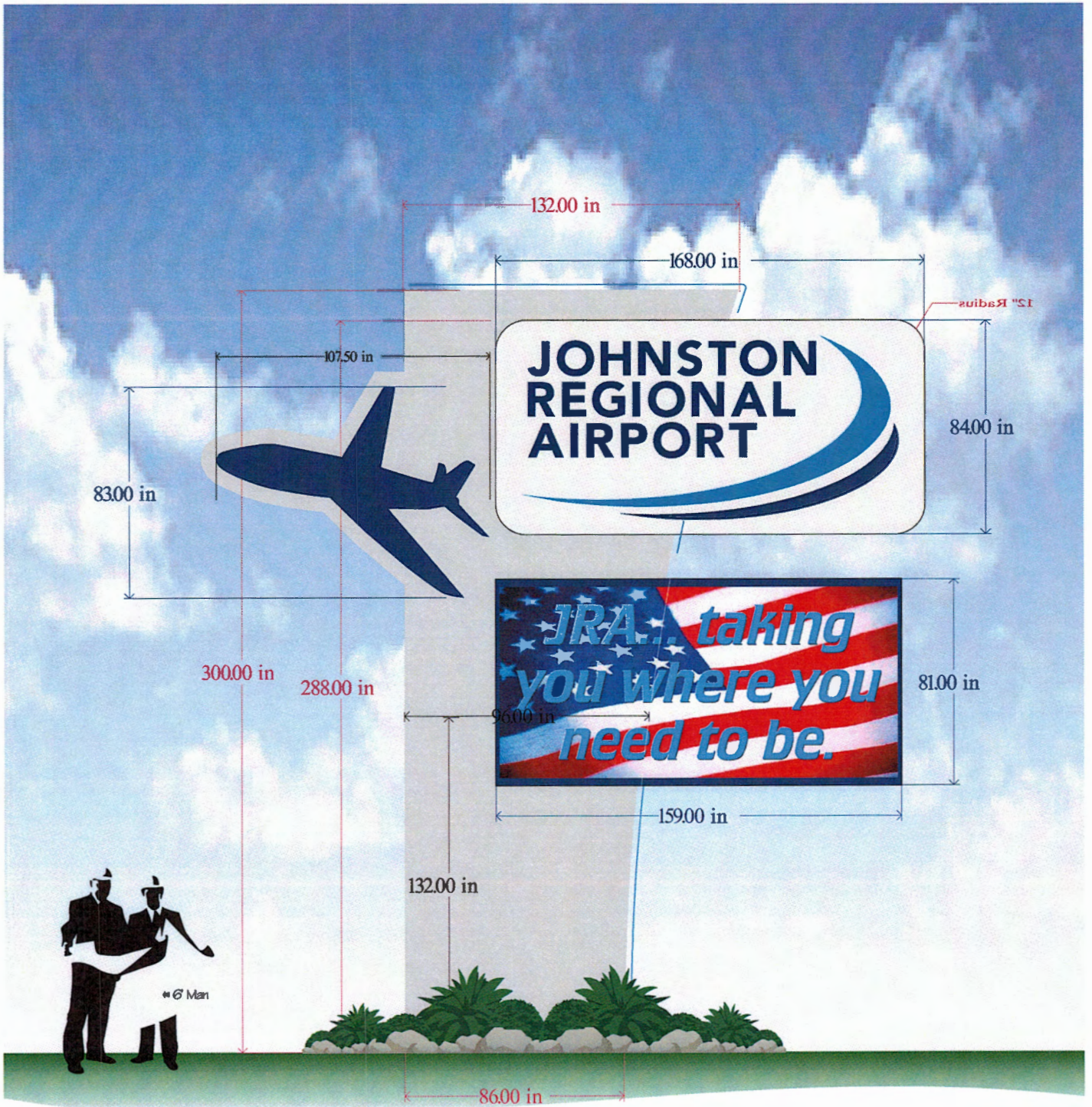
JOHNSTON REG. AIRPORT

84" x 168" ID Sign with 81" x 159" LED (15.85MM)

SIGN & AWNING SYSTEMS, INC.

2785 US Hwy 301 N. Dunn NC 28334
PH 910.892.5900 FX 910.892.2140

Side B



JOHNSTON REG. AIRPORT

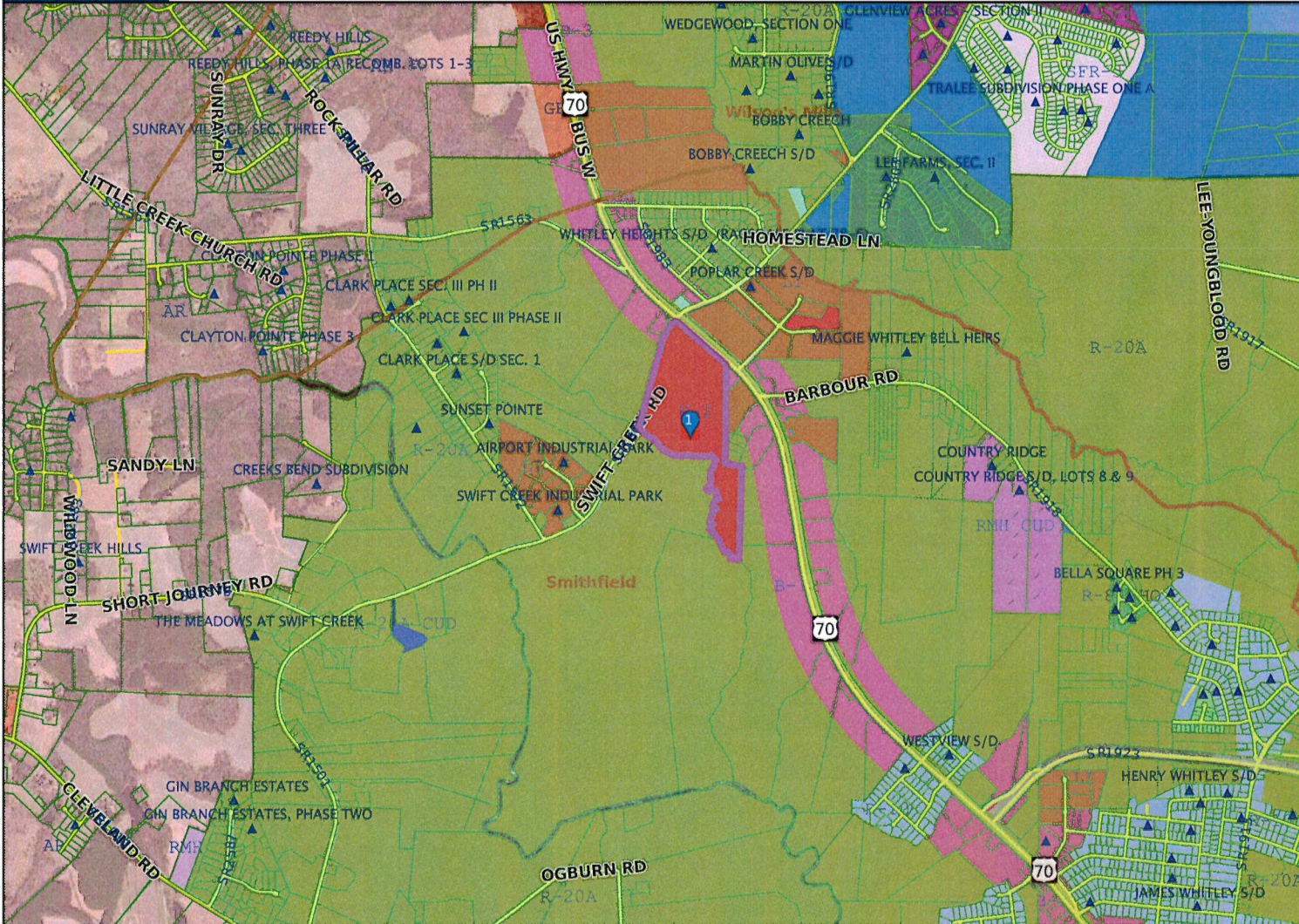
84" x 168" ID Sign with 81" x 159" LED (15.85MM)

SIGN & AWNING SYSTEMS, INC.

2785 US Hwy 301 N. Dunn NC 28334
PH 910.892.5900 FX 910.892.2140

*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Result 1

id:	15079001
Tag:	15079001
NCPin:	168510-26-7218
Mapsheet No:	168510
Owner Name 1:	JOHNSTON COUNTY AIRPORT AUTH
Owner Name 2:	
Mail Address 1:	3146 SWIFT CREEK RD
Mail Address 2:	
Mail Address 3:	SMITHFIELD, NC 27577-9803
Site Address 1:	
Site Address 2:	
Book:	01243
Page:	0192
Market Value:	1018130
Assessed Acreage:	73.470
Calc. Acreage:	70.500
Sales Price:	0
Sale Date:	1993-02-03



Scale: 1:20903 - 1 in. = 1741.94 feet

(The scale is only accurate when printed landscape on a 11 x 17 size sheet with no page scaling.)



PLANNING DEPARTMENT
Mark E. Helmer, AICP, Senior Planner

ABUTTING PROPERTY OWNERS CERTIFICATION

I, **Mark E. Helmer**, hereby certify that the property owner and adjacent property owners of the following petition, **BA-20-02**, were notified by First Class Mail on **2-14-20**.



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

14th day of February, 2020



Notary Public Signature

Julianne Edmonds

Notary Public Name

My Commission expires on 1-15-2023
(Seal)



Adjacent Property Owners of
BA-20-02

TAG	PIN	NAME1	ADDRESS1	CITY	STATE	ZIPCODE
15079014	168500-41-0730	BATTEN, ELIZABETH G	87 WATER ST	AURORA	NC	27806-9223
15079001	168510-26-7218	JOHNSTON COUNTY AIRPORT AUTH	3146 SWIFT CREEK RD	SMITHFIELD	NC	27577-9803
15079003	168510-36-3467	JOHNSTON COUNTY AIRPORT AUTH	3146 SWIFT CREEK RD	SMITHFIELD	NC	27577-9803
15079012D	168510-35-3438	JOHNSTON COUNTY AIRPORT AUTH	3146 SWIFT CREEK RD	SMITHFIELD	NC	27577-9803
15079011	168510-35-7343	GOWER, STEVEN H	516 SOUTH 4th ST	SMITHFIELD	NC	27577
15079015	168500-22-7443	JOHNSTON COUNTY AIRPORT AUTH	3146 SWIFT CREEK RD	SMITHFIELD	NC	27577-9803
15079012C	168510-35-3588	JOHNSTON COUNTY AIRPORT AUTH	3146 SWIFT CREEK RD	SMITHFIELD	NC	27577-9803
15078019A	168500-34-9527	JOHNSON, KIMBERLY GOWER	516 S 4TH ST	SMITHFIELD	NC	27577-4454
15079005	168510-36-5188	JOHNSTON COUNTY AIRPORT AUTH	3146 SWIFT CREEK RD	SMITHFIELD	NC	27577-9803
15079012	168510-35-3135	HARE, GREGORY T	PO BOX 2841	SMITHFIELD	NC	27577-0000
15079012A	168510-35-5531	HARE, GREGORY T	PO BOX 2841	SMITHFIELD	NC	27577-2841
15079012B	168510-35-4470	JOHNSON, KIMBERLY GOWER	516 S 4TH ST	SMITHFIELD	NC	27577-4454
15079017D	168500-12-1015	JOHNSTON COUNTY AIRPORT AUTH	3146 SWIFT CREEK RD	SMITHFIELD	NC	27577-9803



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, February 27, 2020 at 6:00 p.m. in the Town Hall Council Chambers located at 350 East Market Street to consider the following request:

BA-20-02 Johnston Regional Airport Authority: The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Article 10, Section 10.23.3 to allow for an increase in the maximum sign height and sign area on property located within a HI (Heavy Industrial) zoning district. The property considered for a variance is located on the southeast side of the intersection of US Highway 70 Business West and Swift Creek Road. The property is further identified as Johnston County Tax ID# 15079001.

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 February 19, 2020