

TOWN OF SMITHFIELD BOARD OF ADJUSTMENT AGENDA PACKET



Chairman: Stephen Upton
Vice-Chairman: Mark Lane

Sarah Edwards
Keith Dimsdale
Jeremy Pearce
Richard Upton

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

Meeting Date: Thursday, July 29, 2021

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall

AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
JULY 29, 2021
MEETING TIME: 6:00 PM
TOWN HALL

Call to Order.

Approval of the minutes for June 24, 2021

Public Hearings.

BA-21-03 Scooter's Coffee Drive-Thru: The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Part III, Sign Regulations, Sections 10.23.4 to allow for an additional 17.8 square feet of wall sign area to be located on a freestanding building within an existing shopping center and located within a B-3 (Business) zoning district. The property considered for a variance is located on the northeast side of the intersection on Hospital Road and North Brightleaf Boulevard and further identified as Johnston County Tax ID# 15004024C.

Old Business.

New Business.

Adjournment.

**Town of Smithfield
Board of Adjustment
Minutes
Thursday, June 24, 2021
6:00 P.M.,
Town Hall, Council Chambers**

Members Present:

Stephen Upton, Chairman
Mark Lane, Vice Chairman
Sarah Edwards
Richard Upton
Jeremy Pearce

Members Absent:

Keith Dimsdale

Staff Present:

Mark Helmer, Senior Planner
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

Approval of minutes from April 29th, 2021

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

Open Public Hearing

Sarah Edwards made a motion, seconded by Jeremy Pearce to open the public hearing.

Mark Helmer stated that he supplied everyone with an updated summary showing planning staff had recommended approval of BA-21-03 as well as corrections to the sign area to 66 sq. feet instead of the 68.62 sq. feet as shown in the agenda.

BA-21-03 Scooter's Coffee Drive-Thru: The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Part III, Sign Regulations, Sections 10.23.4 to allow for an additional 66 square feet of wall sign area to be located on a freestanding building within an existing shopping center and located within a B-3 (Business) zoning district. The property considered for a variance is located on the northeast side of the intersection on Hospital Road and North Brightleaf Boulevard and further identified as Johnston County Tax ID# 15004024C.

Scooter's Coffee Drive-Thru is a privately held franchise restaurant specializing in coffee drinks and breakfast menu items. Scooter's Coffee current business model appears to favor small kiosk style outlets within outparcels and parking lots of existing retail centers. Scooter's Coffee primarily caters to drive-thru consumer traffic, and in most locations, appear to offer no indoor or outdoor seating. Town of Smithfield Planning Department issued Scooters Coffee site plan approval on May 21, 2021. The plan included a 559 square foot kiosk, associated parking,

automobile drive thru stacking and landscaping. The project does not qualify for a ground mounted sign and if requested must be located on the Pine Needles Shopping Center pylon sign.

According to the sign ordinance, the applicant will be allowed (2) wall mounted signs on two facades. They have chosen the west façade for a wall mounted sign and on the eastern side of the building they chose the second wall mounted sign. There will not be a sign on the front of the building that faces Brightleaf Blvd. The applicant will have a channel letter back lit sign that says Scooters Coffee Drive Thru, measuring 35.61 sq. feet. They also are requesting to have (3) advertising signs which total 25.2 sq. feet. They'll mirror the other side of the building with the same signage and square feet. The sign code allows for 1 sq. foot per linear wall. On the other wall would get half of that square footage. They're allowed 36 sq. feet, the requested sign is 60 sq. feet, therefore they would need a 24 sq. foot variance on the Hospital Road side. The other side would only receive ½ sq. foot per linear wall, allowing 18 sq. feet and they're asking for 60 sq. feet which would result in a 42 sq. foot variance. Adding those together gives us 66 sq. feet. The purpose of the sign code is to not only limit signage but to get appropriate signage that's in scale with the wall.

Planning Staff recommends the Board of Adjustment approve the variance, BA-21-03, since granting the variance will be consistent with the spirit, purpose, and intent of the Ordinance.

STAFF FINDINGS OF FACT:

In order to deny a variance, the Board of Adjustments shall find all of the following provisions cannot 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. ***The maximum sign area permitted by the Town of Smithfield Regulations for Signs creates a hardship when very small freestanding walls are involved.***

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 peculiar size of the wall creates an unusual situation that merits 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. ***The applicant has not created the hardship. The hardship is the result of a sign ordinance not specially tailored to accommodate very small walls.***

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 consistent with the spirit, purpose, and intent of the ordinance. Granting the variance will afford Scooter's Coffee with the visibility needed to be successful at the proposed location.***

Richard Upton asked Mr. Helmer what the square footage of the Scooters Coffee sign would be.

Mr. Helmer said both walls will have a total of 66 sq. feet.

Mr. Richard Upton asked what the sq. footage of the Scooters Coffee sign would be.

Mr. Helmer said 35.61 sq. feet

Shawn Pearce of 7710 NC 39 Hwy, Zebulon, NC came forward as owner of Scooters Coffee. He stated they wanted to make sure that not only was the Scooters Coffee sign was seen but also the Drive Thru coffee sign was seen.

Mark Lane asked the applicant how important it was to him to have a decision tonight? Mr. Lane is having a hard time making a decision tonight.

Shawn Pearce said he doesn't require a decision tonight but once he gets the ok, he can text his sign person and begin the process.

Mark Helmer asked Mark Lane if he felt this way because of the change or because of the amount?

Mr. Lane said because of the amount.

Sarah Edwards said in reality the request is for the (3) small advertising signs.

Stephen Upton reminded the board to refer to the Finding of Fact. He would like to have comments on this section if anyone is in denial.

Richard Upton asked Mr. Helmer to show him the Scooters Coffee Drive Thru sign illustration in the agenda packet. He couldn't find it and wants to know the square footage of this sign.

Mr. Helmer showed him the sign and said it was 35.61 sq. feet.

Sarah Edwards asked Mr. Pearce if the (3) advertising signs would change periodically?

Mr. Pearce said yes, every quarter they would change to different drinks.

Sarah Edwards said the (3) small signs are more advertising than identification. She struggles to grant the request.

Stephen Upton asked if this request were to be denied, would the applicant have to come back and start all over again?

Mark Helmer said if denied the applicant would need submit a new drawing that meets code.

Sarah Edwards asked if the request was denied, could the applicant submit an application for a variance that's different?

Mark Helmer said if there are significant differences in the two applications then he doesn't see why not.

Richard Upton said in the previous meeting he said no to the variance, because it was over the allowed square footage. The board was told to look at these cases as law. As a business owner himself, he wants to do what is fair.

Mark Helmer stated if any board member says no to any of the four finding of facts, that's your no vote for the case.

Sarah Edwards asked if we were to compromise on a lesser variance, would it need to happen before we go through the finding of fact?

Mark Helmer suggested the board table the request and allow them to work with the applicant to bring something more reasonable to them.

Stephen Upton asked the board if they would rather read the finding of fact and deny the request or table it and allow the applicant to work with planning staff?

Jeremy Pearce made a motion to table BA-21-03, seconded by Mark Lane. Unanimously approved

Stephen Upton said the applicant will now work with planning staff and bring back a revised drawing for consideration.

Old Business

None

New Business

None

Sarah Edwards made a motion to adjourn, seconded by Jeremy Pearce. Unanimously Approved

Julie Edmonds



Administrative Support Specialist
Town of Smithfield Planning Department



**Request for
Board of Adjustment
Action**

**Agenda
Item: BA-21-03
Date: 7/29/21**

Subject: 701 North Brightleaf Boulevard
Department: Planning
Presented by: Mark Helmer
Presentation: Yes

Issue Statement

The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Article 10, Section 10.23.4 to allow for an 18 square foot increase over the maximum permitted sign area.

Financial Impact

None.

Action Needed

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

Recommendation

Planning Staff recommends approval of variance BA-21-03.

Approved: Town Manager Town Attorney

Attachments:

- Staff Report BA-21-03
- Application
- Proposed sign package



Staff Report

Agenda
Item: BA-21-03
Date: 7/29/21

APPLICATION NUMBER: BA-21-03
APPLICANT/OWNER: Scooter's Coffee Drive-Thru / Shawn Pearce
AGENTS: Omaha Neon Sign Co., Inc.
TAX ID NUMBER: 15004024C
TOWN LIMITS/ETJ: Corporate Limits

PROJECT LOCATION: 701 North Brightleaf Boulevard

REQUEST:

The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Article 10, Section 10.23.4, Commercial Major Site Plans and Developments (OI, B-1, B-2 and B-3) to allow for an additional 18 square feet increase over the maximum permitted sign area for multiple signs located on two sperate façades. The signs considered for a variance will be located at 701 North Brightleaf Boulevard and within the Pine Needles Shopping Center.

SITE DATA:

Acreage: 10.73 acres
Present Zoning: B-3
Existing Use: Retail Shopping Center
Water Service: Town of Smithfield
Sewer Service: Town of Smithfield
Electrical Service: Town of Smithfield

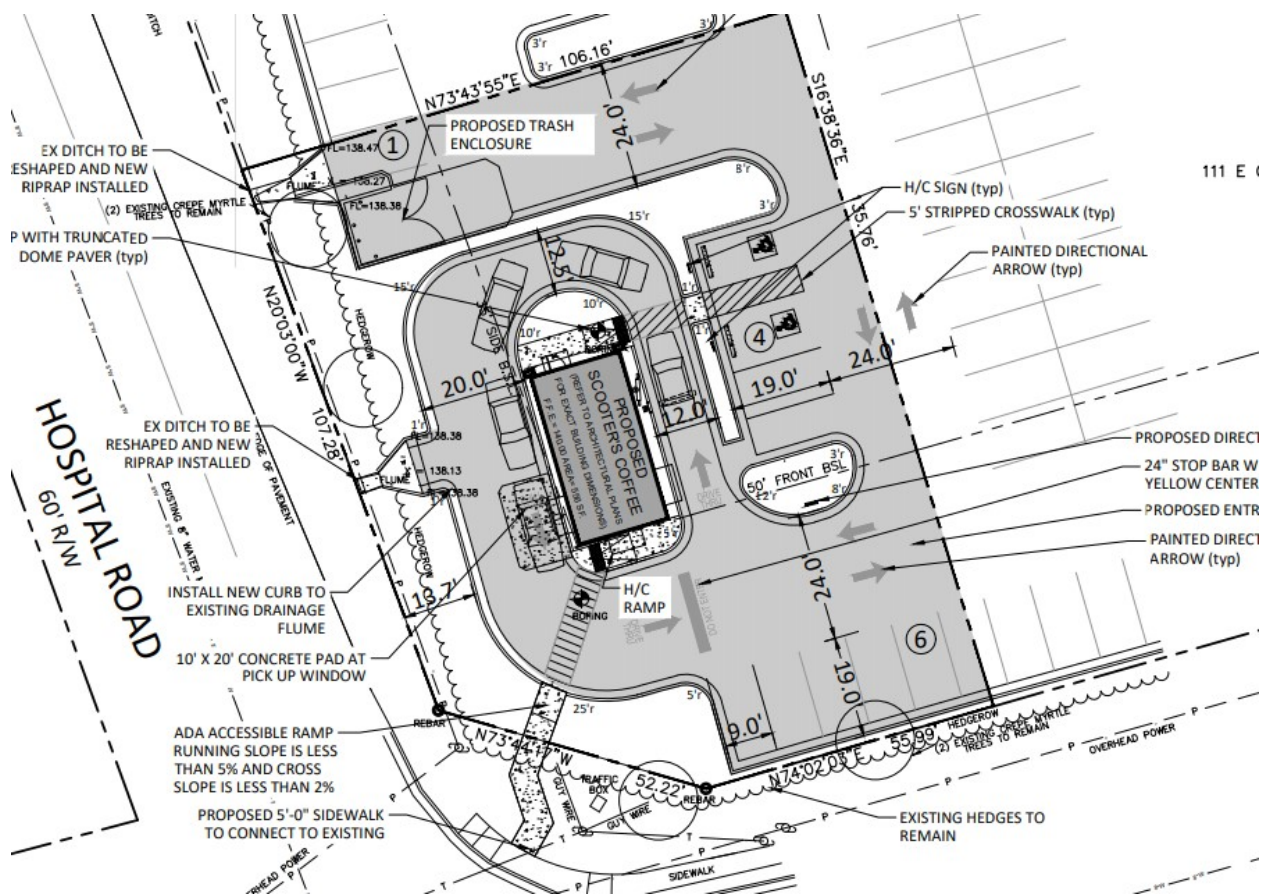
ADJACENT ZONING AND LAND USE:

	Zoning	Existing Use
North	OI Office-Institutional	Senior Living Facility
South:	B-3 Commercial	Mini-Storage, Restaurant,
West:	OI Office-Institutional	Hospital-Open Space
East:	R-10 Residential	Single Family Dwellings

BACKGROUND AND HISTORY:

Scooter's Coffee Drive-Thru is a privately held franchise restaurant specializing in coffee drinks and breakfast menu items. Scooter's Coffee current business model appears to favor small kiosk style outlets within outparcels and parking lots of existing retail centers. Scooter's Coffee primarily caters to drive-thru consumer traffic, and in most locations, appear to offer no indoor or outdoor seating.

Town of Smithfield Planning Department issued Scooters Coffee site plan approval on May 21, 2021. The plan included a 559 square foot kiosk, associated parking, automobile drive thru stacking and landscaping. The project does not qualify for a ground mounted sign and if requested must be located on the Pine Needles Shopping Center pylon sign.



EXISTING CONDITIONS:

The proposed Scooter's Coffee will be located on the southwest corner of the Pine Needles Shopping Center immediately adjacent to the right-of-way of Hospital Road and North Brightleaf Boulevard. Planning Staff has requested that the existing landscape yard along North Brightleaf Boulevard and Hospital Road be retained as part of the development with only slight modifications approved to bring the yards in compliance with

existing landscape standards. The existing street trees along North Brightleaf Boulevard are of a low and compact variety of Creep Myrtle and was not planted with outparcel development in mind.

STAFF ANALYSIS:

The Town of Smithfield Unified Development Ordinance, Article 10, Performance Standards, Part III Regulations for Signs, 10.23.4 Commercial Major Site Plan Developments (O/I, B-1, B-2, and B-3) provides standards which include the maximum sign area for wall mounted signs on all qualifying walls within a multi-tenant Development.

Permitted Sign Type(s)	Specific Applicability	Maximum Area ¹	Maximum Height	Maximum Number
BUILDING MOUNTED				
Wall ²	Front facades	1 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	½ sq ft for each linear foot of building facing side street and/or interior area of a planned building group	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

The applicant has submitted a rendered sign drawing showing 32.8 square feet all-new wall mounted signs on the east and west building elevations. The following is the permitted sign area and the variance required based on the above standards.

Façade	Area Permitted	Area Requested	Variance needed
Western front wall	36 sq ft	36 sq ft	0 sq ft
Eastern interior wall (secondary)	18 sq ft	36 sq ft	18 sq ft
Total	54 sq ft	72 sq ft	18 sq ft

Since the proposed wall sign area exceeds the maximum permitted by Section 10.23.4, the proposed sign application will require an 18.0 square foot variance to be approved as submitted.

Planning staff is of the belief that the existing sign code dose not scale well to very small walls, particularly when addressing free standing buildings. The sign code makes every attempt to match the scale of the sign with the size of the wall it is to be mounted on. However, when very small walls are involved, and in the absence of a ground mounted sign, it can be argued that opportunities for affective advertising is limited. There are no provisions in the UDO for the transfer of unused ground mounted sign area to a qualifying wall sign.

RECOMMENDATION:

Planning Staff recommends the Board of Adjustment approve the variance, BA-21-03, since granting the variance will be consistent with the spirit, purpose, and intent of the Ordinance.

STAFF FINDINGS OF FACT:

In order to deny a variance, the Board of Adjustments shall find all of the following provisions cannot 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. ***The maximum sign area permitted by the Town of Smithfield Regulations for Signs creates a hardship when very small freestanding walls are involved.***

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 peculiar size of the wall creates an unusual situation that merits 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. ***The applicant has not created the hardship. The hardship is the result of a sign ordinance not specially tailored to accommodate very small walls.***

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 consistent with the spirit, purpose, and intent of the ordinance. Granting the variance will afford Scooter’s Coffee with the visibility needed to be successful at the proposed location.***

RECOMMENDED MOTION:

Planning Staff recommends approval with the following motion:

“Move to approve BA-21-03 for meeting all the required finding of fact for a variance to Town of Smithfield Unified Development Ordinance, Article 10, Section 10.23.4, Commercial Major Site Plans and Developments (OI, B-1, B-2 and B-3) to allow for an additional 18 square feet increase over the maximum permitted sign area for the secondary wall sign located on the eastern interior façade.



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: Scooter's Coffee Drive-Thru Submittal Date: 6/3/21

OWNERS AUTHORIZATION

I hereby give CONSENT to _____ (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.

 [Signature] Shawn Pearce 6/2/21
Signature of Owner/Applicant *Print Name* *Date*

FOR OFFICE USE ONLY

File Number: _____ Date Received: 6-3-2021 Parcel ID Number: _____

Name: Shawn Pearce
Mailing Address: 7710 NC 39 Hwy Zebulon, NC 27597
Phone Number: 9198189184 **Fax:**
Email Address: spearce191@gmail.com

APPLICANT INFORMATION:

Applicant: Shawn Pearce
Mailing Address: 7710 NC 39 Hwy Zebulon, NC 27597
Phone Number: 9198189184 **Fax:**
Contact Person: Shawn
Email Address: spearcef191@gmail.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.
We are requesting a variance on our drive thru kiosk due to the small nature of the building and the setback of the location. With the building set back and visibility from the street and the way the code reads, we are struggling to brand the building with readable wording. We are seeking a varaince to increase the allowable square footage on the west elevation to 61.81SF for "Scooters Coffee Drive Thru" and 3 snap frames to advertise changeable specials. We are seeking a varaince to allow signage on the East elevation with a maximum square footage of 61.81SF to install the building sign reading "Scooters Coffee Drive-Thru" and 3 snap frames to advertise changable specials.

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.

Ordinance does not allow a monument sign to be installed on the lot as it is a shared lot and due to the small size of the primary elevation currently, its not adequate to build and install a branded sign for the building.

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 condition of the property and the small nature of the drive thru kiosk defers visibility from the road to be seen prior to passing it. We are unable to install a monument sign as well on the property due to being on a combined lot with no additional room for ground signage.

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.

We pride ourselves in a clean & safe small drive thru kiosk that is exceptionally maintained. Being new to Smithfield, we need to provide the public adequate signage to show that we are a Coffee Drive Thru kiosk as well.

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.

Shawn Pearce

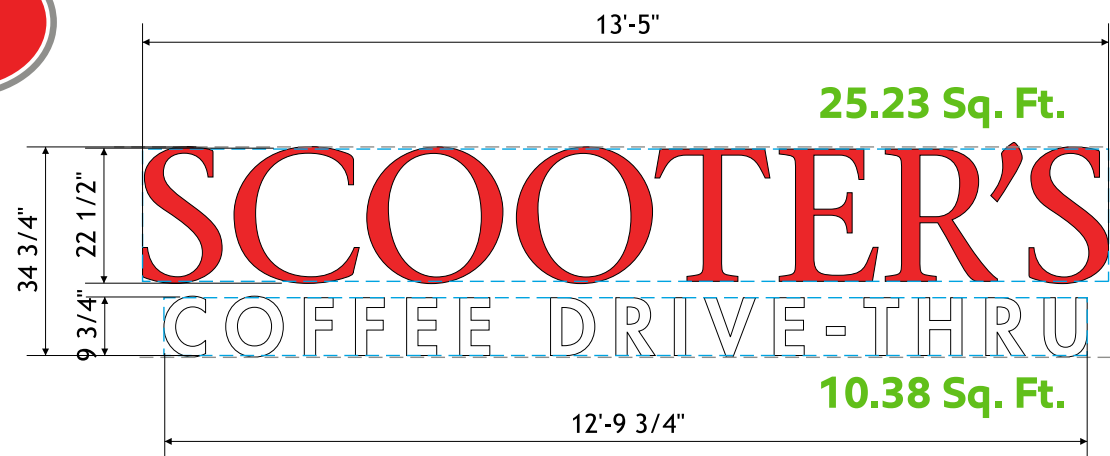
Print Name



Signature of Applicant

6/2/21

Date



Total: 35.61 Sq. Ft.

NOTE:
ALUMINUM REVERSE RACEWAY
LOCATED ON ROOF BEHIND
PARAPET WALL.

NOTE:
POWER TO EXIT AT TOP AREA OF
"SCOOTER'S"

NOTE:
POWER TO EXIT AT LOWEST POINT
OF "COFFEE DRIVE-THRU"

NOTE:
POWER TO EXIT LOWER
LETTERS AND ENTER STORE.



FLUSH MOUNTED CHANNEL LETTERS
SCALE: 3/8" = 1'-0"

SCOOTER'S	
RETURNS:	3 Inch Deep .040 Blk. Pre-Finished Aluminum
BACKS:	.063 White Pre-Finished Aluminum
FACES:	.1875 White Acrylic
VINYL:	230-43 Tomato Red - Translucent
TRIM-CAP:	1 Inch Black
ILLUMINATION:	Red Hanley LED's
COFFEE DRIVE-THRU	
RETURNS:	3 Inch Deep .040 Blk. Pre-Finished Aluminum
BACKS:	.063 White Pre-Finished Aluminum
FACES:	.1875 White Acrylic
TRIM-CAP:	1 Inch Black
ILLUMINATION:	White Hanley LED's





NOTE:
ALUMINUM REVERSE RACEWAY
LOCATED ON ROOF BEHIND
PARAPET WALL.

NOTE:
POWER TO EXIT AT TOP AREA OF
"SCOOTER'S"

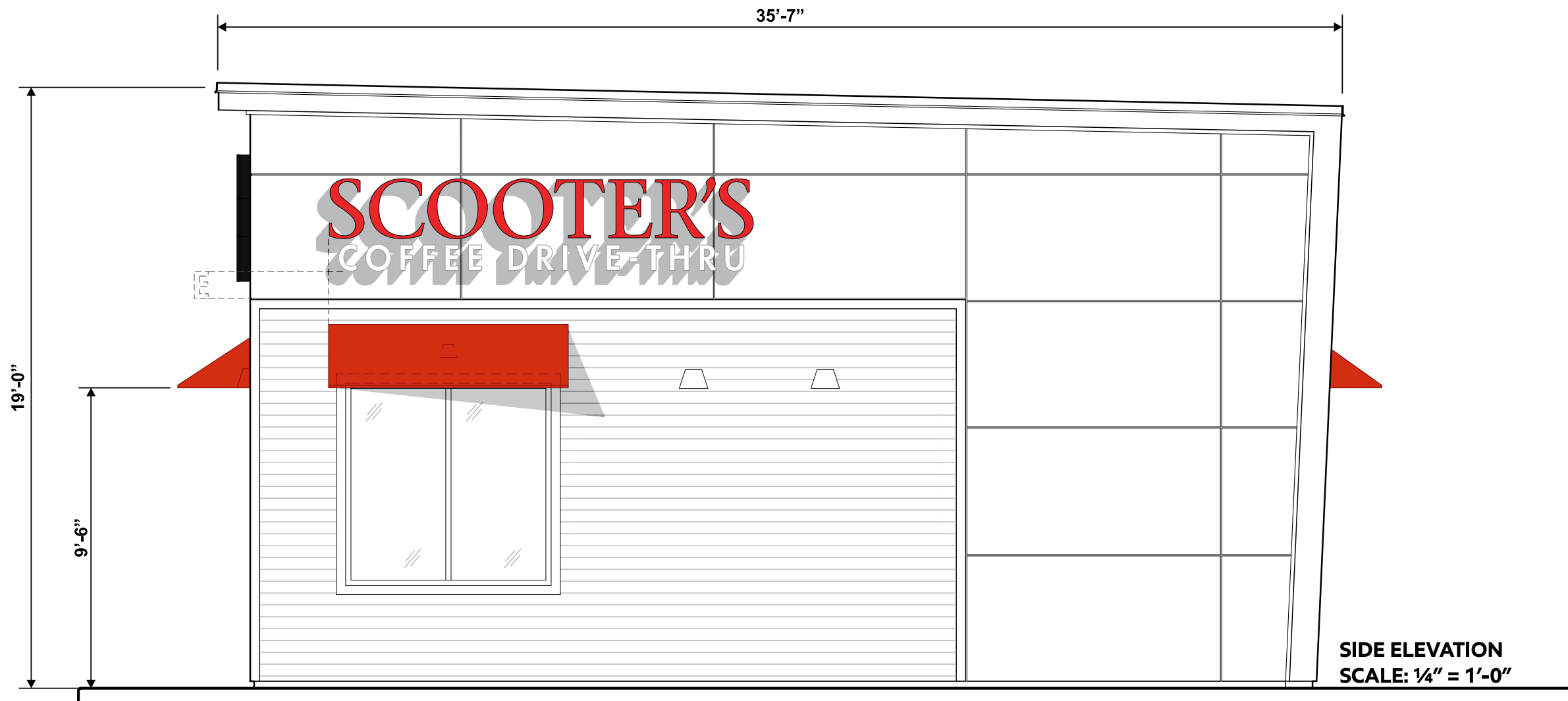
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BACKS:	.063 White Pre-Finished Aluminum
FACES:	.1875 White Acrylic
TRIM-CAP:	1 Inch Black
ILLUMINATION:	White Hanley LED's



700 Block of North Brightleaf Boulevard

Project Name:
Scooter's Coffee
Sign Variance

File Number:
BA-21-03

Existing Zoning:
B-3 (Highway
Entrance Business)

Property Owner:
Patando II, LLC

Applicant:
Scooters Coffee, LLC

Location:
Pine Needles
Shopping Center



1 in = 100 ft

Map created by the Mark E. Helmer, AICP
Senior Planner, GIS Specialist on 5/8/2021

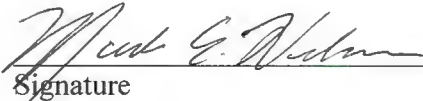




PLANNING DEPARTMENT
Mark E. Helmer, AICP, Senior Planner

ADJOINING PROPERTY OWNERS CERTIFICATION

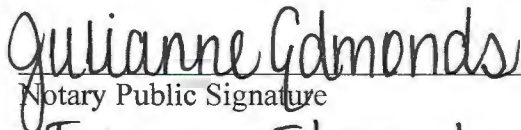
I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, BA-21-03, were notified by First Class Mail on 7-12-21.


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

12th day of July, 2021


Notary Public Signature

Julianne Edmonds
Notary Public Name

My Commission expires on January 15, 2023



Adjacent Property Owners of
BA-21-03

TAG	PIN	NAME1	ADDRESS1	CITY	STATE	ZIPCODE
15005006	169416-93-8365	CONTRACTING LLC	108 CARROLL DRIVE	FOUR OAKS	NC	27524-0000
15005005	169416-93-8278	CONTRACTING LLC	108 CARROLL DRIVE	FOUR OAKS	NC	27524-0000
15005004	169416-93-9212	NARRON RESIDENTIALS LLC	151 NATIONAL DR	CLAYTON	NC	27527-5114
15006001	169416-92-3527	STANCIL 1995 FAMILY LTD PTNRP	PO BOX 188	SELMA	NC	27576-0188
15004024C	169416-93-4124	PATANDO II, LLC	101 S RAIFORD ST STE 200	SELMA	NC	27576-3154
15004020	169416-83-9404	7 BERKSHIRE ASSOCIATES, LLC	101 S RAIFORD ST STE 200	SELMA	NC	27576-3154
15004021	169416-93-0426	CARPENTER, SALLY L	PO BOX 570	SMITHFIELD	NC	27577-0000
15018001	169420-82-6066	COUNTY OF JOHNSTON	PO BOX 1049	SMITHFIELD	NC	27577-0000
15004021G	169416-93-4883	FAIRFIELD DEVELOPMENT CO	PO BOX 150	SMITHFIELD	NC	27577-0000
15006002	169416-92-5692	MOHAMED AND SONS INC	P O BOX 1236	SMITHFIELD	NC	27577-0000
15006006	169416-92-9618	STANLEY, ROGER E	732 N BRIGHTLEAF BLVD	SMITHFIELD	NC	27577-0000
15010058	169416-82-0969	HOSPT	PO BOX 1376	SMITHFIELD	NC	27577-1376
15006003	169416-92-7780	MOHAMED & SONS, INC.	713 E MARKET ST	SMITHFIELD	NC	27577-4039
15005001	169416-93-8084	WORLEY, JEAN CREECH	733 N BRIGHTLEAF BLVD	SMITHFIELD	NC	27577-4329
		Shawn Pierce	7710 NC 39 Hwy	Zebulon	NC	27597
15004016J	169416-93-1534	MCCLENNY, ROBERT	554 ALMON RD	NEWTON GROVE	NC	28366-0000
15004018C	169416-93-2548	MCCLENNY, ROBERT	554 ALMON RD	NEWTON GROVE	NC	28366-0000
15004024E	169416-93-6596	PROPERTIES III	550 HERITAGE DR STE 200	JUPITER	FL	33458-3030



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, July 29, 2021 at 6:00 p.m. in the Town Hall Council Chambers located at 350 East Market Street to consider the following request:

BA-21-03 Scooter's Coffee Drive-Thru: The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Part III, Sign Regulations, Sections 10.23.4 to allow for an additional 17.8 square feet of wall sign area to be located on a freestanding building within an existing shopping center and located within a B-3 (Business) zoning district. The property considered for a variance is located on the northeast side of the intersection on Hospital Road and North Brightleaf Boulevard and further identified as Johnston County Tax ID# 15004024C.

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.