

# TOWN OF SMITHFIELD BOARD OF ADJUSTMENT AGENDA PACKET



Chairman: Stephen Upton  
Vice-Chairman: Mark Lane

Sarah Edwards  
Keith Dimsdale  
Jeremy Pearce  
Richard Upton  
Monique Austin

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

**Meeting Date: Thursday, April 28, 2022**

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

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

**AGENDA**  
**BOARD OF ADJUSTMENT**  
**REGULAR MEETING**  
**APRIL 28, 2022**  
**MEETING TIME: 6:00 PM**  
**TOWN HALL**

**Call to Order.**

Approval of the minutes for February 24, 2022

**Public Hearing.**

**BA-22-02 Bonnie Godwin:** The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Article 8, Section 8.8 to allow for a decrease in minimum lot area, minimum lot frontage, corner side building setbacks, side building setbacks and rear building setbacks on property located within a B-2 (Business) zoning district. The property considered for a variance is located on the west side of the intersection of East Market Street and South Ninth Street and further identified as Johnston County Tax ID# 15027026.

**Old Business.**

**New Business.**

**Adjournment.**

**Draft  
Smithfield  
Board of Adjustment Minutes  
Thursday, February 24, 2022  
6:02 P.M.,  
Town Hall, Conference Room**

Members Present:

Stephen Upton, Chairman  
Mark Lane, Vice Chairman  
Sarah Edwards  
Richard Upton  
Jeremy Pearce  
Keith Dimsdale  
Monique Austin

Members Absent:

Staff Present:

Mark Helmer, Senior Planner  
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

**Approval of minutes from November 30, 2021**

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

**Open Public Hearing**

Keith Dimsdale made a motion, seconded by Richard Upton to open the public hearing.

**BA-22-01 Jancuska Construction Company:** The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Article 8, Section 8.3 to allow for a decrease in front building setbacks, rear building setbacks and a decrease in minimum lot size for the construction of a two-family dwelling on property located within an R-8 (Residential) zoning district. The property considered for a variance is located on the east side of South Fifth Street approximately 290 feet south of its intersection with East Market Street and further identified as Johnston County Tax ID#15026019.

Mark Helmer stated the applicant Tom Jancuska is requesting a variance from Article 8, Section 8.3 to allow for a reduction to the minimum front and rear building setbacks and for a reduction to the minimum lot size for the construction of a two-family dwelling. The subject property is approximately 133 linear feet wide and varies in depth from 69.2 feet and 78.11 feet. After subtracting out the required front and rear required yards, only a 14.62 linear foot deep building envelope remains. Granting a variance to the required front and rear building setback will allow the lot to be built upon. Without a variance, the lot would be considered by most builders as undevelopable. The subject property is approximately 9,650 square feet in area. The applicant is requesting a 350-foot variance to the minimum lot size for the construction of a two-family

dwelling which is a permitted use by right within the R-8 zoning district. The following chart documents the required yards as published in the Town of Smithfield Unified Development Ordinance.

**STAFF FINDINGS OF FACT:**

In order to approve a variance, the Board of Adjustments shall find all of the following provisions can 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. **Without the variance, the property would unlikely ever be built upon given the shallow depth of this existing lot.**

**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 lots within the 100 block of South Fifth Street are uncommonly shallow even for the R-8 zoning district. The subject property is considered legal non-conforming and was platted prior to modern zoning and standardized setbacks.**

**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 had no control over the platting of this property which was done years before modern zoning 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 consistent with the spirit, purpose, and intent of the Ordinance and will allow for the development of an uncommonly small lot which might otherwise go undeveloped.**

Keith Dimsdale questioned the 14.62 linear foot deep building envelope that was left after subtracting out the required front and rear yards. He asked for a better perspective.

Mark Helmer said essentially if you look at the chart for the requirements which would be a front yard of 30 feet and a rear yard of 25 feet, you subtract that from what they have which is 69 feet. That only leaves 14.62 linear feet.

Keith Dimsdale asked if the purpose of a 30-foot front and 25-foot rear was established just for esthetics.

Mark Helmer said no, you don't want structures too close to the public right-of-way. Future development could bring on the need to widen streets and you don't want to create more expense for the public.

Sarah Edwards asked if the applicant was meeting the parking requirements?

Mark Helmer said yes, they are showing two 15-foot concrete driveways. It's more than what the ordinance requires.

Keith Dimsdale asked if this property required a sidewalk in front of it?

Mark Helmer stated no, it doesn't.

Sarah Edwards made a motion to close BA-21-04, seconded by Keith Dimsdale. Unanimously approved.

Keith Dimsdale made a motion to approve variance BA-22-01, based on the finding of fact found in the staff report, seconded by Sarah Edwards. Unanimously approved.

Old Business

None

New Business

None

Sarah Edwards made a motion to adjourn, seconded by Keith Dimsdale. Unanimously Approved

Julie Edmonds

A handwritten signature in cursive script that reads "Julie Edmonds".

Administrative Support Specialist  
Town of Smithfield Planning Department



# Request for Board of Adjustment Action

Agenda BA-22-  
Item: 02  
Date: 4/28/22

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**Subject:** 810 & 812 Market Street Variance  
**Department:** Planning  
**Presented by:** Mark Helmer  
**Presentation:** Yes

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## Issue Statement

Bonnie Godwin is requesting the following variances from the Unified Development Ordinance (UDO) to facilitate a subdivision of the property identified with the Johnston County Tax ID# 15027026 into two lots:

B-2 Zoning District	810 Market Street	812 Market Street
Minimum Lot Area	+/-8,956 sq. ft	+/-1970 sq. ft.
Minimum Lot Frontage	+/-90 ft.	+/-9.62
Corner Side Yard Setback	N/A	10.9 ft.
Side Yard Setback	+/- 3 ft & 0 ft.	4.8 ft
Rear Yard Setback	N/A	+/- 10 ft.

## 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-22-02 based on finding of fact with one condition:

1. That an easement for access and parking be provided on 810 East Market Street (mixed use building) to accommodate 2 parking spaces for 812 East Market Street (Single-family residential building).

Approved:  Town Manager  Town Attorney

## Attachments:

- Staff Report
- Application
- Site Plan/Survey



# Staff Report

Agenda Item: BA-22-02  
Date: 4/28/22

**REQUEST:**

The applicant is requesting the following variances from the B-2 Zoning District lot standards to facilitate the subdivision of the property:

B-2 Zoning District	810 Market Street	812 Market Street
Minimum Lot Area	+/-8,956 sq. ft	+/-1970 sq. ft.
Minimum Lot Frontage	+/-90 ft.	+/-9.62
Corner Side Yard Setback	N/A	10.9 ft.
Side Yard Setback	+/- 3 ft & 0 ft.	4.8 ft
Rear Yard Setback	N/A	+/- 10 ft.

**PROJECT LOCATION:**

The property considered for a variance is located at the corner of East Market Street and 9<sup>th</sup> Street (South side of E. Market Street).

**CASE DATA:**

Applicant/Owner: Bonnie Godwin  
 Tax ID#: 15027026  
 Town/ETJ: Town  
 Acreage: 0.23 acres  
 Present Zoning: R-8  
 Existing Use: Vacant  
 Water Service: Town of Smithfield  
 Sewer Service: Town of Smithfield  
 Electrical Service: Town of Smithfield

**ADJACENT ZONING AND LAND USE:**

	Zoning	Existing Use
North	B-2	Commercial
South:	R-8 Residential	Residential
West:	B-2	Commercial
East:	N/A	N/A

**STAFF ANALYSIS:**

The subject property is a non-conforming lot in the B-2 Zoning District, lacking required minimum lot area and street frontage. There are two structures on the property, a single-family residential house and a mixed-use building with office/commercial on the ground floor and residential above. The property and structures were created prior to current zoning and neither meet current setback requirements.

The applicant intends to split the lot and create an access and parking easement on the mixed use lot to provide the required parking for the single-family lot.

**SECTION 8.8 B-2 GENERAL BUSINESS DISTRICT.**

**8.8.1. Dimensional Requirements.**

(A) Minimum Lot Area	
• Single-family dwelling	6,000 sq ft
• Two-family dwelling	9,000 sq ft
• Multi-family dwelling*	9,000 sq ft
• Major shopping center	12,000 sq ft
• Minor shopping center	12,000 sq ft
• Other building or use	12,000 sq ft
(B) Minimum Lot Frontage	
• Single-family dwelling	60 ft
• Two-family dwelling	60 ft
• Multi-family dwelling*	
• Major shopping center	200 ft
• Minor shopping center	125 ft
• Other building or use	125 ft

(C) Front Yard Setback	
• Single-family dwelling	25 ft
• Two-family dwelling	25 ft
• Multi-family dwelling*	
• Major shopping center	100/50 ft (see Sec 8.8.2.1)
• Minor shopping center	50/35 ft (see Sec 8.8.2.2)
• Other building or use	20 ft
(D) Side Yard Width	
• Single-family dwelling	8 ft
• Two-family dwelling	8 ft
• Multi-family dwelling*	
• Major shopping center	50 ft
• Minor shopping center	15 ft (see Sec 8.8.2.3)
• Other building or use	8 ft (see Sec 8.8.2.3)
(E) Rear Yard Depth	
• Single-family dwelling	15 ft
• Two-family dwelling	15 ft
• Multi-family dwelling*	
• Major shopping center	50 ft
• Minor shopping center	25 ft
• Other building or use	15 ft
(F) Maximum Building Height	40 ft
(G) Accessory Buildings	10 ft (see Note 8.13.2)

**SUMMARY OF VARIANCE REQUEST:**

	810 Market Street (mixed use bldg.)			812 Market Street (residential)		
	<b>B-2 Zoning</b>	<b>Proposed</b>	<b>Variance</b>	<b>B-2 Zoning</b>	<b>Proposed</b>	<b>Variance</b>
Minimum Lot Area	12,000 sq. ft.	3,044 sq. ft.	+/-8,956 sq. ft.	6000 sq. ft.	*/- 4,030 sq. ft.	+/-1970 sq. ft.
Minimum Lot Frontage	125'	35'	+/-90 ft.	60'	50.38'	+/-9.62



Corner Side Yard Setback	N/A	N/A	N/A	12.5	1.6'	10.9 ft.
Side Yard Setback	8'	+/- 5'	+/- 3' / 0'	8'	3.2'	4.8 ft
Rear Yard Setback	15'	N/A	N/A	15'	5'	+/- 10 ft.

**STAFF FINDING OF FACT:**

In order to approve a variance, the Board of Adjustments shall find all of the following provisions can be met (Staff's finding 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. *Without the variance, the property cannot be subdivided.*

**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 property and structures existed prior to current zoning which has created the hardship.*

**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 property and structures existed prior to current zoning which has created the 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. *The variance is consistent with the spirit, purpose, and intent of the Ordinance. The mixed use building and single-family home are uses that are land uses that are best separated and are typically separated under the UDO.*

**RECOMMENDATION:**

Planning Staff recommends the Board of Adjustment approve the variance, BA-22-02, based on the finding of fact with one condition:

- That an easement for access and parking be provided on 810 East Market Street (mixed use building) to accommodate 2 parking spaces for 812 East Market Street (Single-family residential building).

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**RECOMMENDED MOTION:**

Planning Staff recommends approval with the following motion:

*“Move to approve variance BA-22-02 based on the finding of fact found in the staff report with one condition:*

- *That an easement for access and parking be provided on 810 East Market Street (mixed use building) to accommodate 2 parking spaces for 812 East Market Street (Single-family residential building).*



Name: BONNIE C. GODWIN  
Mailing Address: PO Box 815 SELMA N.C.  
Phone Number: 919 320 7146 Fax: 919-202-5149  
Email Address: bonniegodwin1@gmail.com

**APPLICANT INFORMATION:**

Applicant: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**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.*

Splitting mixed use building from  
Residential

**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 PROPERTY IS DIFFICULT TO SELL WITH  
TWO BUILDINGS ON IT.

**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 PROPERTY AND BUILDINGS WERE  
CREATED PRIOR TO CURRENT ZONING

**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.

APPLICANT DID NOT CREATE THE  
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.

THE INTENT IS TO SEPARATE THE  
DIFFERENT NONCONFORMING USES & LESSEN  
THE DEGREE OF NON-CONFORMITY.

**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.*

Donnie C. Godwin  
Print Name

Donnie C. Godwin  
Signature of Applicant

3-30-22  
Date

# 100 Block of South Ninth Street

File Number:  
BA-22-02

Project Name:  
South Ninth St  
Residential

Request:  
Variance to  
Front and Rear, Corner  
Side Setbacks &  
Minimum Lot Frontage

Existing Zoning:  
B-2 (Business)

Existing Land Use:  
Commercial and  
Residential

Tax ID#  
15027026

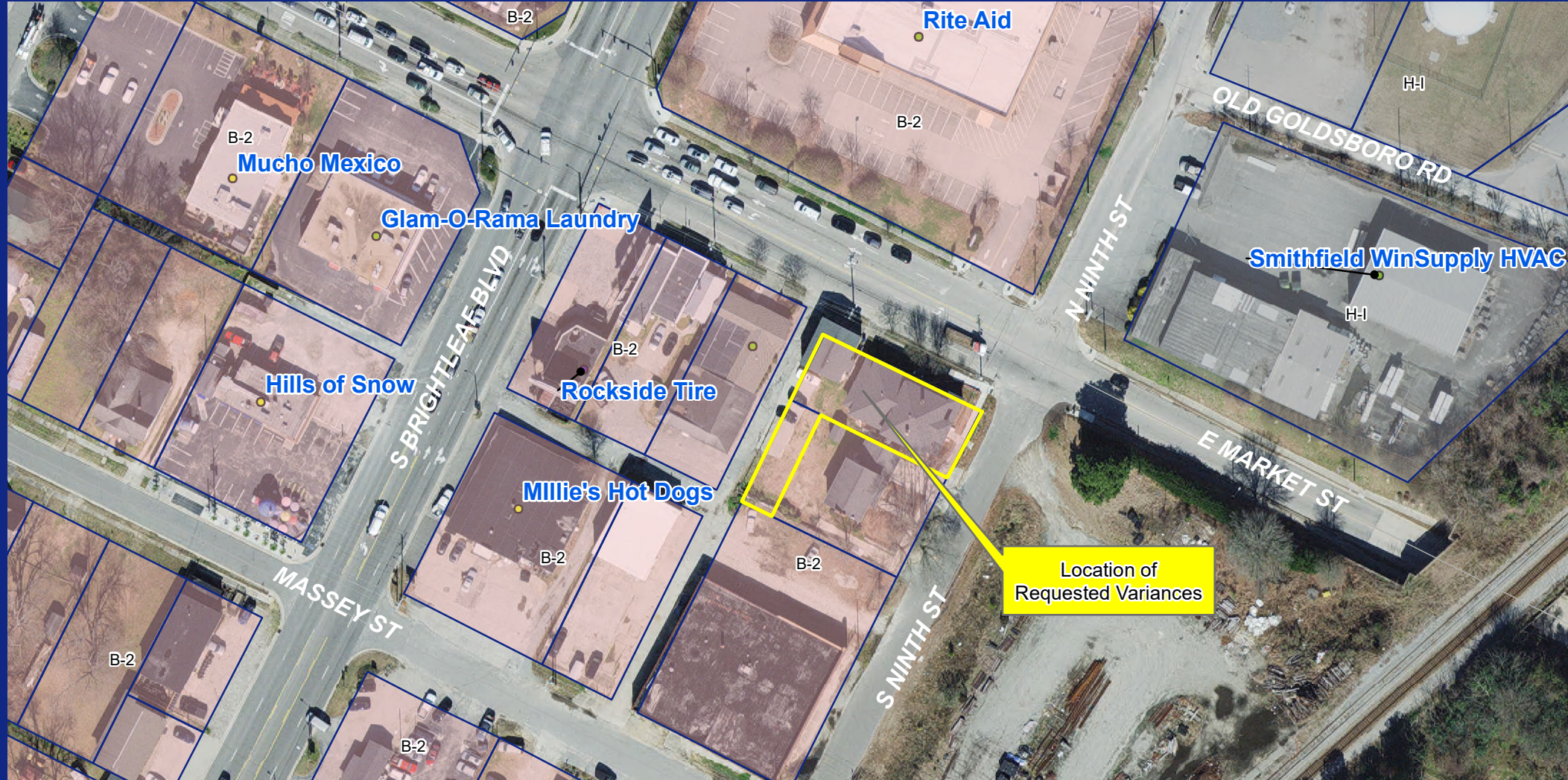
Owner:  
Bonnie Mac LLC

Applicant:  
Bonnie Mac LLC



1 in = 100 ft

Map created by the Mark E. Helmer, AICP  
Senior Planner, GIS Specialist on 4/12/2022



PLANNING DEPARTMENT CERTIFICATE

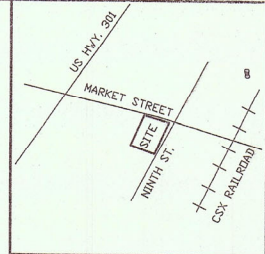
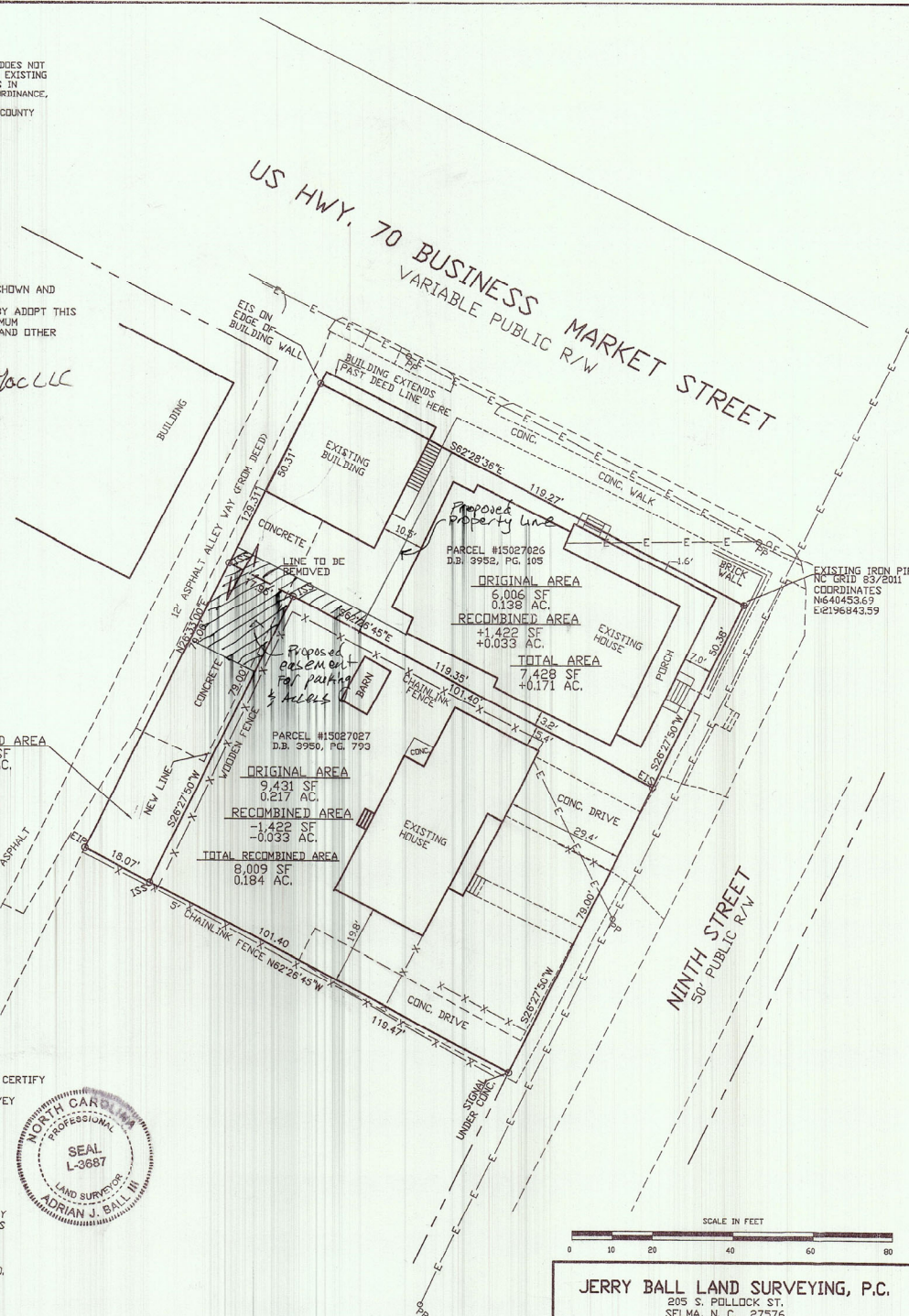
I HEREBY CERTIFY THAT THE RECOMBINATION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE TOWN OF SMITHFIELD UNIFIED DEVELOPMENT ORDINANCE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE UDD ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE JOHNSTON COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW

UDD ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF SMITHFIELD AND THAT I HEREBY ADOPT THIS RECOMBINATION PLAT WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

10-11-21 Bonnie Mac LLC Bonnie Mac LLC  
 DATE OWNER



LEGEND  
 EBN EXISTING MAG NAIL  
 FIP EXISTING IRON PIPE  
 STS EXISTING IRON STAKE  
 CL IRON PIPE SET  
 CL RIGHT-OF-WAY CENTERLINE

AREAS ARE COMPUTED BY COORDINATE METHOD, UNLESS OTHERWISE NOTED ALL DISTANCES SHOWN ARE GROUND HORIZONTAL DISTANCES. NO MONUMENTS FOUND WITHIN 2000 FEET.

NOTE: BEING A RECOMBINATION OF THE PROPERTY DESCRIBED IN D.B. 3950, PG. 793 AND THE PROPERTY DESCRIBED IN D.B. 3952, PG. 105 OF THE JOHNSTON COUNTY REGISTER OF DEEDS OFFICE.  
 PLAT REFERENCE: PLAT BOOK 76, PG. 81  
 PLAT BOOK 60, PG. 469  
 ONLY VISIBLE UTILITIES LOCATED AS A PART OF THIS SURVEY.

THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED; HOWEVER A NORTH CAROLINA LICENSED ATTORNEY SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH AND LOCATION OF ANY EASEMENTS, ANY CEMETERIES, OR FAMILY BURIAL GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THIS SURVEYOR BY THE RECENT OWNERS AT THE TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY NATURE IS ASSUMED BY THIS SURVEYOR FOR ANY CONDITIONS WHICH MAY EXIST BUT ARE UNKNOWN, SUCH AS: CEMETERIES, FAMILY BURIAL GROUNDS, TOXIC OR HAZARDOUS WASTE MATERIAL, UNDERGROUND TANKS, ETC.

THIS IS TO CERTIFY THAT I HAVE CONSULTED FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 17202804001 DATED 04-30-14 AND FOUND THAT NO PART OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.

ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687

I, ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687, CERTIFY THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687



I, ADRIAN J. BALL III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN EXISTING RECORDS AS NOTED; THAT THE RATION OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 25TH DAY OF AUGUST 2021 AD.

ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687

STATE OF NORTH CAROLINA COUNTY OF JOHNSTON  
 I, \_\_\_\_\_ REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 DATE \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_

STATE OF NORTH CAROLINA, JOHNSTON COUNTY  
 FILED FOR REGISTRATION AT \_\_\_\_\_ M. \_\_\_\_\_  
 OF DEEDS OFFICE, \_\_\_\_\_ 20 \_\_\_\_\_ IN THE REGISTER  
 RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 CRAIG OLIVE  
 REGISTER OF DEEDS  
 BY: \_\_\_\_\_

OWNER: BONNIE MAC, LLC  
 POB 815  
 SELMA, NC 27576

CORPORATION C-3000

SCALE IN FEET  
 0 10 20 40 60 80  
**JERRY BALL LAND SURVEYING, P.C.**  
 205 S. POLLOCK ST.  
 SELMA, N.C. 27576  
 (919) 965-0077

**SURVEY FOR BONNIE MAC, LLC.**  
 SMITHFIELD JOHNSTON COUNTY TOWNSHIP  
 SCALE: 1" = 20' NORTH CAROLINA DWN. BY: AJB  
 08-25-21  
 G09V18BNN02VINTST






**PLANNING DEPARTMENT**  
Mark E. Helmer, AICP, Senior Planner

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**ADJOINING PROPERTY OWNERS CERTIFICATION**

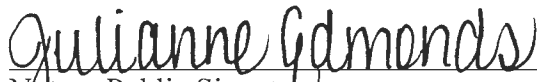
I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, BA-22-02, were notified by First Class Mail on 4-12-22.


  
\_\_\_\_\_  
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 April, 2022

  
\_\_\_\_\_  
Notary Public Signature

  
\_\_\_\_\_  
Notary Public Name

My Commission expires on January 15, 2023  
(Seal)



Adjacent Property Owners of  
BA-22-02

TAG	PIN	NAME	ADDRESS	CITY	STATE	ZIPCODE
15027026	169419-60-7485	BONNIE MAC LLC	PO BOX 815	SELMA	NC	27576-0000
15022025	169419-60-7632	STANCIL OIL COMPANY, INC.	212 N RAIFORD ST	SELMA	NC	27576-2835
15027022	169419-60-5398	SANDERS, MYRTLE P	303 PINE ST	SMITHFIELD	NC	27577-0000
15027030	169419-60-6210	SANDERS, MYRTLE	806 E MARKET ST	SMITHFIELD	NC	27577-4616
15027025	169419-60-5224	SANDERS, MYRTLE	806 E MARKET ST	SMITHFIELD	NC	27577-4616
15027027	169419-60-7359	DUNCAN, VYNETTE GREGORY	104 S 9TH ST	SMITHFIELD	NC	27577-4666
15023016	169419-70-1520	NOLAND PROPERTIES INC	PO BOX 54786	LEXINGTON	KY	40555-4786



## PLANNING DEPARTMENT

Mark E. Helmer, AICP, Senior Planner

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### **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, April 28, 2022 at 6:00 p.m. in the Town Hall Conference Room located at 350 East Market Street to consider the following request:

**BA-22-02 Bonnie Godwin:** The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinance, Article 8, Section 8.8 to allow for a decrease in minimum lot area, minimum lot frontage, corner side building setbacks, side building setbacks and rear building setbacks on property located within a B-2 (Business) zoning district. The property considered for a variance is located on the west side of the intersection of East Market Street and South Ninth Street and further identified as Johnston County Tax ID# 15027026.

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.