



## **PLANNING BOARD AGENDA**

### ***Members:***

***Chairman: Mark Lane (ETJ)***

***Vice-Chairman: Debbie Howard (Town)***

***Doris Wallace (Town)***

***Ashley Spain (ETJ)***

***Bryan Stanley (Town)***

***Alisa Bizzell (Town)***

***Wiley Narron (Alternate)***

***Stephen Wensman, AICP, ALA, Planning Director***

***Mark Helmer, AICP, CFM, Senior Planner***

***Julie Edmonds, Administrative Assistant***

***Meeting Date: Thursday, March 2, 2023***

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

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

# **PLANNING BOARD AGENDA**

**FOR REGULAR MEETING**

**MARCH 2, 2023**

**MEETING TIME: 6:00 PM**

**TOWN HALL COUNCIL CHAMBERS**

**Call to Order.**

**Pledge of Allegiance.**

**Identify voting members.**

**Approval of the agenda.**

**Approval of the minutes for February, 2 2023.**

**New Business.**

**ZA-23-02 Town of Smithfield:** The applicant is requesting an amendment to Unified Development Ordinances, Article 7, Section 7.3 to allow two accessory structures per residential lot.

**CA-23-03 Town of Smithfield:** The applicant is requesting an amendment to the Smithfield Town Plan that adopts a new volume titled Comprehensive Pedestrian Plan.

**Old Business.**

Permit Report of January, 2023

**Adjournment.**

**Town of Smithfield  
Planning Board Minutes  
Thursday, February 2nd, 2023  
Town Hall Council Chambers  
6:00 PM**

Members Present:

Chairman Mark Lane  
Vice-Chairman Debbie Howard  
Debbie Howard  
Wiley Narron  
Ashley Spain  
Brian Stanley  
Doris Wallace

Members Absent:

Alisa Bizzell

Staff Present:

Mark Helmer, Senior Planner  
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA** Doris Wallace made a motion to approve the agenda; seconded by Debbie Howard. Unanimously approved

**APPROVAL OF MINUTES for January 5th, 2023**

Debbie Howard made a motion to approve the minutes, seconded by Doris Wallace. Unanimously approved.

**NEW BUSINESS**

**ZA-22-04 Town of Smithfield:** The applicant is requesting an amendment to Unified Development Ordinances, Article 10, Part VI, Stormwater Management that incorporates revisions mandated by the North Carolina Department of Environmental Quality.

Mark Helmer stated that the North Carolina Department of Environmental Quality (NCDEQ) updates its local program requirements for stormwater management from time to time. This year the Town was required to resubmit its local program to the NCDEQ for review. The local program consists of the following:

- New development plan review and approval
- Stormwater control measure (SCM) maintenance
- Rule enforcement procedures
- Public education
- Storm sewer system mapping
- Illegal discharge removal

As part of the Local Program review, the Town is required to update its stormwater management ordinance. NCDEQ has approved the draft ordinance and the Town has 6- months to adopt the new ordinance (May 1, 2023).

**Current Rules:**

- SF projects that disturb less than one acre are exempt
- MF, Commercial and Industrial that disturb less than ½ acre are exempt

Treatment:

- Developers provide onsite stormwater treatment if the development’s untreated nitrogen export exceeds 6lb/ac/yr. for residential or 10lb/ac/yr. for other land uses
- (No treatment requirements based on project built-upon area (BUA) density)
- Peak flow rate match required for 1yr, 24hr storm

Nutrient Offset

- Reductions not achieved onsite can be covered with nutrient offsets
- Developers fill in a form subsequently developed by DWQ to request local approval of nutrient offsets
- Offsets are obtained in units of pounds of nitrogen

**New Rules:**

Single family and duplex residential and related recreational development and expansion of development that disturbs less than one acre is exempt.

Development of an individual single-family or duplex residential lot that is not part of a larger common plan of development or sale and does not result in greater than five (5) percent built upon area on the lot is exempt from the provisions of this ordinance.

Commercial, industrial, institutional, multifamily residential or local government development that disturbs less than one half acre and does not expand existing structures is exempt.

Commercial, industrial, institutional, multifamily residential or local government development that disturbs less than one half acre and expands existing structures on a parcel but does not

result in a cumulative built-upon area for the parcel exceeding twenty-four (24) percent is exempt.

Development that disturbs less than the above thresholds are not exempt if such activities are part of a larger common plan of development or sale and the larger common plan exceeds the relevant threshold, even though multiple, separate or distinct activities take place at different times on different schedules.

Existing development or redevelopment if built-upon area is not increased is exempt from the provisions of this ordinance.

**Treatment:**

Developers provide onsite stormwater treatment for all cumulative built-upon area (BUA) if the project density > 24% BUA, and meet other low-density, high-density and other stormwater requirements of DEMLR's 02H .1003

Stricter onsite treatment requirements may apply where development falls under DEMLR Water Supply Watershed Rule.

Dedicated offsite regional SCMs may be used for stormwater treatment covering multiple otherwise unrelated projects

Projects meeting the definition of "runoff volume match" do not need to further address nutrient export. (Peak flow rate match not required)

**Nutrient Offset:**

Nutrient reduction needs not achieved following treatment requirements can be covered with nutrient offsets

Projects ≤ 24% BUA may meet nutrient rate targets entirely by nutrient offsets, but must also meet low density stormwater requirements of 02H.1003

Public road/sidewalk expansions may meet nutrient reductions entirely by nutrient offsets

SNAP tool can auto-generate the local government offset approval form

Offsets are obtained in units of pounds per year of nitrogen or phosphorus

**Additional Requirements for HOAs:**

The draft ordinance includes new strengthened language for stormwater operations and maintenance and special requirements for Homeowners Associations (HOAs). HOAs will be required to establish escrow accounts to ensure there are adequate funds for long term maintenance.

Debbie Howard asked for an example since residential and PUDs were excluded.

Mark Helmer said say someone has a 5-acre tract of land and they build a million-dollar house with a swimming pool and a 5-car garage and a ½ mile long driveway at some point they are going to hit that 5% and will trigger stormwater which means retention and nitrogen buydown. Mark Lane asked if he was correct in thinking it would change from 15% to 24%?

Mark Helmer said yes, likely not many subdivisions in the town limits will take advantage of that but most of them will want to do stormwater. You get more bang for your buck when you do stormwater.

Debbie Howard made a motion to recommend approval for ZA-22-04; seconded by Doris Wallace. Unanimously approved.

**ZA-23-01: Town of Smithfield:** The applicant is requesting an amendment to the Unified Development Ordinances, Article 8, Section 8.11 to change the maximum building height from 40 to 80 feet within the Heavy Industrial zoning district.

Staff is requesting the Planning Board recommend approval of the following amendments to the Unified Development Ordinance, Article 8, Section 8.11 to change the maximum building height from 40 to 80 feet in the Heavy Industrial District.

Mark Helmer stated that in 2001, the Town Council approved an amendment to Article 8, Section 8.11 to allow maximum building height of 80 feet in the Light Industrial District. This request was made by the Chris Johnson from Johnston County Economic Development to prepare for light industrial growth. Development needs have changed, and many industrial users are looking for taller buildings, up to 80-feet. At the time the amendment was approved, the town had no undeveloped heavy industrial sites and there was no need to change the heavy industrial height standard. In December 2022, the Town rezoned a parcel on Citation Lane from Light Industrial to Heavy Industrial. As with Light Industrial standards, a greater building height standard is needed. In the past with special use permits, the town could approve building height greater than 40 feet. No special conditions were ever added to such special use permits. Taller buildings have the potential to cast long shadows on adjacent properties and can be an issue for fire protection. The Fire Department is equipped with ladder trucks for fighting fires in tall buildings. The existing 40-foot building height is an impediment to industrial development.

Staff finds the zoning text amendment as proposed consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.

Doris Wallace made a motion to recommend approval of zoning text amendment, ZA-23 -01 , amending Article 8 , Section 8.11 to change the maximum building height to 80 feet in the Heavy

Industrial District finding the amendment consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest; seconded by Ashley Spain. Unanimously approved.

**OLD BUSINESS:** Social Media Policy

Mark Helmer asked that each board member sign a copy of the policy and have a witness sign after them. These policies are to be turned back in to Planning Staff.

Mark Helmer presented each board member with a draft copy of the Comprehensive Pedestrian Plan. He asked they review it and write down any questions they may have. We will bring it back before the board at the March 2, 2023 Planning Board meeting.

Mark Helmer went over the Planning Department Developmental Report.

**Adjournment**

Being no further business, Ashley Spain made a motion seconded by Debbie Howard to adjourn the meeting. Unanimously approved.

Respectfully Submitted,

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

Julie Edmonds  
Administrative Support Specialist



# Request for Planning Board Action

Agenda  
Item: ZA-23-02  
Date: 02/02/2023

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**Subject:** Zoning Text Amendment  
**Department:** Planning  
**Presented by:** Mark Helmer, Senior Planner  
**Presentation:** Business Item

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## Issue Statement

Request to amend the Unified Development Ordinance, Article 7, Section 7.3 Accessory Uses and Structures to allow two accessory structures per residential lot.

## Financial Impact

None.

## Action Needed

Planning Board is respectfully requested to review the zoning text amendment and to make a decision whether to recommend approval, approval with changes, or to recommend denial of the request.

## Recommendation

Planning Staff recommend the Planning Board recommend approval of the zoning text amendment ZA-23-02 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

Approved:  Town Manager  Town Attorney

## Attachments:

1. Staff report
2. Draft Zoning Text Amendment
2. Consistency Statement
3. Application





# Staff Report

Agenda ZA-  
Item: 23-02

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## **REQUEST:**

Staff is requesting the Planning Board recommend approval of an ordinance amendment to allow two accessory structures per residential lot.

## **ANALYSIS:**

In 2001, the Town Council approved allowing 2 accessory structures on lots greater than ½ acre in the R-20A district in conjunction with updates to 160D. Recently, the Council requested staff to consider another amendment for accessory structures to extend the allowance to all residential lots. The opinion of the Council was that many residential properties already have 2 accessory structures and those following the rules were only limited to one. Also, many homes in Smithfield lack a garage leaving homeowners limited storage space. The existing exemption for pool houses not exceeding 150 sq. ft. and granny pods not exceeding 300 sq. ft. will remain. An accessory Dwelling Unit (ADUs) in the R-20A zoning district will be considered one of the two allowed accessory structures if it is a free-standing structure and not included within another.

The number of accessory structures on a lot may be limited because of impervious surface limits on some platted lots, septic system conflicts, or setbacks. All accessory structures will still require a zoning permit from the Town and those over 200 sq. ft. will require a building permit from Johnston County Inspections.

## **CONSISTENCY STATEMENT (STAFF OPINION):**

Staff finds the zoning text amendment as proposed consistency with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.

## **RECOMMENDATION:**

Planning Staff recommend the Planning Board recommend approval of the zoning text amendment ZA-23-02 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

## **STAFF RECOMMENDED MOTION:**

Staff recommends the following motions:

*“move to recommend approval of zoning text amendment, ZA-23-02, amending Section 7.3 to allow 2 accessory structures per residential lot finding the amendment consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”*

**ORDINANCE # ZA-23-02**  
**AN ORDINANCE TO AMEND THE TOWN OF SMITHFIELD**  
**UNIFIED DEVELOPMENT ORDINANCE**  
**ARTICLE 7, SECTION 7.3 ACCESSORY USES AND STRUCTURES TO ALLOW TWO**  
**ACCESSORY STRUCTURES PER RESIDENTIAL LOT.**

**WHEREAS**, the Smithfield Town Council wishes to amend certain provisions in the Town of Smithfield Unified Development Ordinance by making changes to Unified Development Ordinance Article 7, Section 7.3 Accessory Uses and Structures to allow two accessory structures per residential lot.

**WHEREAS**, it is the objective of the Smithfield Town Council to have the UDO promote regulatory efficiency and consistency and the health, safety, and general welfare of the community;

**NOW, THEREFORE**, be it ordained that the following Articles are amended to make the following changes set forth in the deletions (strikethroughs) and additions (double underlining) below:

[Revise Article 7, Section 7.3 to allow two accessory structures per residential lot and reorder moving fence regulations after accessory building regulations and before satellite dish antennas regulations.]

**PART 1**

That the Unified Development Ordinance shall be page numbered and revision dated as necessary to accommodate these changes.

**SECTION 7.3 ACCESSORY USES OR STRUCTURES.**

**7.3.1.** Structures such as storage sheds, garden sheds, and similar structures shall be considered accessory buildings, even though they may be capable of being lifted or disassembled and removed from the property.

**7.3.2.** No tent, mobile home, camper, travel trailer, nor any other temporary, portable, or removable trailer, container, vehicle or structure of any kind may be considered an accessory building, whether or not the wheels, axles, and/or tongue have or has been removed and whether or not the container, structure, or vehicle as described herein has been placed on a foundation, except as hereinafter described.

**7.3.3.** Accessory buildings may occupy 10% of the gross lot area, must be built a minimum of ten (10) feet from any lot line, and except for attached garages, must be built to the rear of the principal building in accordance with Section 8.13.2.

**7.3.5.** Accessory buildings shall not be erected within ten (10) feet of any other accessory building.

**7.3.6.** No accessory building or use may be erected or installed on any lot where a principal building does not exist.

7.3.7. No lot shall have in excess of one two accessory building buildings, except that granny pods not exceeding three hundred (300) square feet and pool houses not exceeding one hundred fifty (150) square feet are permitted. Accessory building numbers limitation on property are exempt if the property is identified as having farm tax identification number. Properties greater than 1/2 acre in size in the R20-A zoning district may have up to two (2) accessory structures with a valid zoning permit. The side and rear setbacks for farm property shall be the same as other accessory buildings.

7.3.8. The accessory structures shall be in accordance with Article 10, Part VI Stormwater Management.

7.3.9. A zoning permit shall be obtained prior to placement or construction of any accessory structures on any lot.

### **7.3.10. Fences**

Fences and walls that meet these requirements are permitted as accessory uses and shall comply with the following:

**7.3.10.1.** For the purposes of this Section of this ordinance, a fence is a barrier composed of wire, wood, metal, plastic, or a similar material and a wall is a barrier composed of brick, stone, rock, concrete block, or a similar masonry material. Electric fences and fences constructed with razor or barbed wire are prohibited except when used to enclose livestock on bona fide farm, for public or quasi-public institutions for public safety or security purposes, or for industrial uses in the Light or Heavy Industrial Zoning District for security purposes.

**7.3.10.2.** No fence or wall more than 48 inches in height, which is more than seventy-five percent (75%) solid, may be placed in the front of a principal structure.

**7.3.10.3.** Fences shall be installed such that exposed framing faces the interior yard and not toward adjacent properties or public rights-of-way.

**7.3.10.4.** Fences and walls may not exceed seven (7) feet in height, except that in commercial and industrial districts, a fence may not exceed ten (10) feet in height. Fences greater than seven (7) feet in height shall be of an open type similar to woven wire or wrought iron. Fences and walls may exceed the height requirements of this Section if required or specifically authorized in another Section of this ordinance or with a special use permit.

**7.3.10.5.** Fences and walls are exempt from the setback requirements of this ordinance.

**7.3.10.6.** No fence or wall shall impede vision as regulated in Section 2.21 of this ordinance.

**7.3.10.7.** Fences and walls approved with a special use permit shall not adversely impede light or airflow to adjoining properties.

**7.3.10.8.** Fences, if replaced, shall meet the requirements of this Section.

**7.3.10.9.** Fences and walls seven (7) feet or less in height meeting the requirements of this ordinance shall not require a zoning permit.

~~**7.3.4.** Accessory buildings may occupy 10% of the gross lot area, must be built a minimum of ten (10) feet from any lot line, and except for attached garages, must be built to the rear of the principal building in accordance with Section 8.13.2.~~

~~**7.3.5.** Accessory buildings shall not be erected within ten (10) feet of any other accessory building.~~

~~**7.3.6.** No accessory building or use may be erected or installed on any lot where a principal building does not exist.~~

~~**7.3.7.** No lot shall have in excess of one accessory building, except that granny pods not exceeding three hundred (300) square feet and pool houses not exceeding one hundred fifty (150) square feet are permitted. Accessory building numbers limitation on property are exempt if the property is identified as having farm tax identification number. Properties greater than 1/2 acre in size in the R20-A zoning district may have up to two (2) accessory structures with a valid zoning permit. The side and rear setbacks for farm property shall be the same as other accessory buildings.~~

### **PART 3**

That these amendments of the Unified Development Ordinance shall become effective upon adoption.

That these amendments of the Unified Development Ordinance shall become effective upon adoption.

Duly adopted this the 4<sup>th</sup> day of April, 2023.

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M. Andy Moore, Mayor

ATTEST

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Shannan L. Parrish, Town Clerk

**THE TOWN OF SMITHFIELD  
UNIFIED DEVELOPMENT ORDINANCE  
AMENDMENT CONSISTENCY STATEMENT  
BY THE SMITHFIELD TOWN COUNCIL  
ZA-23-02**

**Whereas** the Smithfield Town Council, upon acting on a zoning ordinance amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

**Whereas** the Smithfield Town Council, upon acting on a zoning ordinance amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

**NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD TOWN COUNCIL AS APPROPRIATE:**

**IN THE EVENT THAT THE MOTION TO RECOMMEND APPROVAL OF THE ORDINANCE AMENDMENT,**

That the final action regarding zoning ordinance amendment ZA-23-02 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Town Council and information provided at the regularly scheduled meeting of Town Council; and

It is the objective of the Town of Smithfield Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning ordinance amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Town Council at their regularly scheduled meeting. Therefore, the ordinance amendment is reasonable and in the public interest.

**IN THE EVENT THAT THE MOTION TO RECOMMEND APPROVAL OF THE ORDINANCE FAILS,**

That the final action regarding zoning ordinance amendment ZA-23-02 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

It is the objective of the Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning ordinance amendment does not promote this and therefore is neither reasonable nor in the public interest.



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

**Petition for Amendment to the Unified Development Ordinance**

*Pursuant to Article 4 of the Town of Smithfield Unified Development Ordinance, Proposed amendments may be initiated by the Town Council, Planning Board, Board of Adjustment, members of the public, or by one or more interested parties. The application for any amendment shall contain a description of the proposed zoning regulation.*

**APPLICANT INFORMATION:**

**Planning Department**  
 \_\_\_\_\_  
 Petitioner's Name  
**Smithfield**  
 \_\_\_\_\_  
 City, State, Zip Code

**350 E Market Street**  
 \_\_\_\_\_  
 Address or PO Box  
**919-934-2116**  
 \_\_\_\_\_  
 Telephone

Proposed amendment to the Town of Smithfield Unified Development Ordinance:  
 Amend UDO, Section 7.3 Accessory Uses or Structures to allow two accessory structures per lot

(Attach additional sheets as necessary)

This application must be accompanied by a Statement of Justification which addresses the following:

1. How the amendment proposed would serve the public interest or correct an obvious error in the existing ordinance.
2. How the amendment proposed will enhance or promote the purposes and goals of the adopted plans and policies of the governing body.

The undersigned hereby authorizes the filing of this petition and certifies that the information contained herein stands alone based on the merits of this request and is accurate to the best of their knowledge and belief.

*Stephen Wenn*  
 \_\_\_\_\_  
 Signature of Petitioner

**2/8/23**

\_\_\_\_\_  
 Date

**FOR OFFICE USE ONLY**

File Number: \_\_\_\_\_ Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_





# Request for Planning Board Action

**Agenda Item:** Ped Plan Adoption  
**Date:** 03/02/23

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**Subject:** Pedestrian Plan  
**Department:** Planning  
**Presented by:** Mark Helmer, Senior Planner  
**Presentation:** Yes

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## Issue Statement

To recommend the Town Council adopt the Pedestrian Plan.

## Financial Impact

None

## Action Needed

To review the Pedestrian Plan and make a recommendation to Council to adopt the Plan.

## Recommendation

Planning Staff recommends the Planning Board make a recommendation to the Town Council to adopt the Pedestrian Plan.

Approved:  Town Manager  Town Attorney

## Attachments:

1. Staff Report
2. Pedestrian Plan



# Staff Report

Agenda Ped Plan  
Item: Adoption

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## Overview:

The Town Plan, adopted in 2020, included a recommendation that the Town pursue a Pedestrian Plan through the NCDOT Pedestrian Planning Grant Program. The Town Council adopted a Resolution of Support for a grant application on 07/09/2019. NCDOT awarded the Town a grant and assigned AECOM to prepare the plan. The draft plan is the culmination of a planning process to improve pedestrian safety, connectivity, health and wellbeing through recommended infrastructure projects and community policies and programs. This effort was led by the North Carolina Department of Transportation's (NCDOT) Integrated Mobility Division (IMD), AECOM as the project consultant, and the locally appointed Steering Committee. With the adoption of the Pedestrian Plan, the Town will be well positioned to pursue funding opportunities with NCDOT for pedestrian projects. The Plan will also help the Town prioritize its spending on pedestrian facility projects.

## Recommendation:

Staff recommends the Planning Board recommend the Town Council adopt the Pedestrian Plan.

## Recommended Motion:

"Move to recommend the Town Council adopt the Pedestrian Plan.



**PLANNING DEPARTMENT**

Mark E. Helmer, AICP, CFM  
Senior Planner

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**Notice of Public Meeting**

Notice is hereby given that a public meeting will be held before the Planning Board of the Town of Smithfield, N.C., on Thursday, March 2, 2023 at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following requests:

**ZA-23-02 Town of Smithfield:** The applicant is requesting an amendment to Unified Development Ordinances, Article 7, Section 7.3 to allow two accessory structures per residential lot.

**CA-23-03 Town of Smithfield:** The applicant is requesting an amendment to the Smithfield Town Plan that adopts a new volume titled Comprehensive Pedestrian Plan.

All interested persons are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact the town office if you need assistance. Further inquiries regarding this matter may be directed to the Smithfield Planning Department at (919) 934-2116 or online at [www.smithfield-nc.com](http://www.smithfield-nc.com).

Run Legal ad in the Johnstonian on February 15 and February 22, 2023.



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

### Permit Issued for January 2023

		Permit Fees	Permits Issued
Zoning	Land Use	\$800.00	8
Site Plan	Major Site Plan	\$100.00	1
Subdivisions	Major Subdivision	\$250.00	1
Site Plan	Minor Site Plan	\$1,475.00	56
Zoning	Sign	\$150.00	3
Report Period Total:		2775	69
Fiscal YTD Total:		\$14,565.00	\$255.00

SP23-000003	Site Plan	Minor Site Plan	24' x 24' accessory building	2424 NC 210 Hwy
Z19-000042	Zoning	Land Use	Old Time Grill	388-B Venture Dr
Z23-000003	Zoning	Sign	Advancetec	3926 US 70 Bus Hwy
Z23-000009	Zoning	Land Use	Vive La Vida Taco Truck	234 W Market St
Z23-000001	Zoning	Land Use	The Bar Association	447 Venture Dr
Z23-000002	Zoning	Land Use	Magic Tunnel Car Wash	205 S Brightleaf Blvd
SP23-000001	Site Plan	Minor Site Plan	East River Central Park	270 Sandpiper St
SP23-000002	Site Plan	Major Site Plan	UNC Rex Digestive Center	901 Berkshire rd
SP23-000004	Site Plan	Minor Site Plan	OPW Parking Lot Exspansion	Citation Lane
Z23-000004	Zoning	Land Use	Tourlife Collections	1327 N Brightleaf Blvd
SP23-000005	Site Plan	Minor Site Plan	Single Family Dwelling	714 East St
Z23-000005	Zoning	Land Use	La Cocina Mexican Restaurant	1273 N Brightleaf Blvd
SP23-000008	Site Plan	Minor Site Plan	Single Family Dwelling Addition	306 N Sixth St
Z23-000007	Zoning	Sign	The Bar Association	447 Venture Dr
Z23-000008	Zoning	Land Use	Brightleaf Tires and Auto	1335 N Brightleaf Blvd
Z23-000010	Zoning	Sign	Express Employment Pros	312 N Brightleaf Blvd
SP23-000009	Site Plan	Minor Site Plan	Single Family Dwelling	350 Sturgeon St
SP23-000010	Site Plan	Minor Site Plan	Single Family Dwelling	360 Sturgeon St
SP23-000011	Site Plan	Minor Site Plan	Single Family Dwelling	368 Sturgeon St
SP23-000012	Site Plan	Minor Site Plan	Single Family Dwelling	372 Sturgeon St

SP23-000013	Site Plan	Minor Site Plan	Single Family Dwelling	377 Sturgeon St
SP23-000014	Site Plan	Minor Site Plan	Single Family Dwelling	369 Sturgeon St
SP23-000015	Site Plan	Minor Site Plan	Single Family Dwelling	369 Sturgeon St
SP23-000016	Site Plan	Minor Site Plan	Singly Family Dwelling	361 Sturgeon St
SP23-000017	Site Plan	Minor Site Plan	Single Family Dwelling	355 Sturgeon St
SP23-000018	Site Plan	Minor Site Plan	Single Family Dwelling	347 Sturgeon St
Z23-000011	Zoning	Land Use	Joyco Millwork, Inc.	711 East Rose St
SP23-000020	Site Plan	Minor Site Plan	Single Family Dwelling	907 Second Ave
SP23-000021	Site Plan	Minor Site Plan	Single Family Dwelling Attached	219 Spirea Dr
SP23-000022	Site Plan	Minor Site Plan	Single Family Dwelling Attached	225 Spirea Dr
SP23-000023	Site Plan	Minor Site Plan	Single Family Dwelling Attached	227 Spirea Dr
SP23-000024	Site Plan	Minor Site Plan	Single Family Dwelling Attached	231 Spirea Dr
SP23-000025	Site Plan	Minor Site Plan	Single Family Dwelling Attached	233 Spirea Dr
SP23-000026	Site Plan	Minor Site Plan	Single Family Dwelling Attached	239 Spirea Dr
SP23-000027	Site Plan	Minor Site Plan	Single Family Dwelling Attached	253 Spirea Dr
SP23-000028	Site Plan	Minor Site Plan	Single Family Dwelling attached	257 Spirea Dr
SP23-000029	Site Plan	Minor Site Plan	Single Family Dwelling Attached	261 Spirea Dr
SP23-000030	Site Plan	Minor Site Plan	Single Family Dwelling Attached	263 Spirea Dr
SP23-000031	Site Plan	Minor Site Plan	Single Family Dwelling Attached	267 Spirea Dr
SP23-000032	Site Plan	Minor Site Plan	Single Family Dwelling Attached	271 Spirea Dr
SP23-000033	Site Plan	Minor Site Plan	Single Family Dwelling Attached	285 Spirea Dr
SP23-000034	Site Plan	Minor Site Plan	Single Family Dwelling Attached	289 Spirea Dr
SP23-000035	Site Plan	Minor Site Plan	Single Family Dwelling Attached	292 Spirea Dr
SP23-000037	Site Plan	Minor Site Plan	Single Family Dwelling Attached	299 Spirea Dr
SP23-000038	Site Plan	Minor Site Plan	Single Family Dwelling Attached	309 Spirea Dr
SP23-000039	Site Plan	Minor Site Plan	single Family Dwelling Attached	313 Spirea Dr
SP23-000040	Site Plan	Minor Site Plan	Single Family Dwelling Attached	315 Spirea Dr
SP23-000041	Site Plan	Minor Site Plan	Single Family Dwelling Attached	319 Spirea Dr
SP23-000042	Site Plan	Minor Site Plan	Single Family Dwelling Attached	323 Spirea Dr
SP23-000043	Site Plan	Minor Site Plan	Single Family Dwelling Attached	327 Spirea Dr
SP23-000044	Site Plan	Minor Site Plan	Single Family Dwelling Attached	331 Spirea Dr
SP23-000045	Site Plan	Minor Site Plan	Single Family Dwelling Attached	333 Spirea Dr
SP23-000046	Site Plan	Minor Site Plan	Single Family Dwelling Attached	337 Spirea Dr
SP23-000047	Site Plan	Minor Site Plan	Single Family Dwelling Attached	341 Spirea Dr

SP23-000048	Site Plan	Minor Site Plan	Single Family Dwelling Attached	347 Spirea Dr
SP23-000049	Site Plan	Minor Site Plan	Single Family Dwelling Attached	155 Spirea Dr
SP23-000051	Site Plan	Minor Site Plan	Single Family Dwelling Attached	163 Spirea Dr
SP23-000052	Site Plan	Minor Site Plan	Single Family Dwelling Attached	167 Spirea Dr
SP23-000053	Site Plan	Minor Site Plan	Single Family Dwelling Attached	171 Spirea Dr
SP23-000054	Site Plan	Minor Site Plan	Single Family Dwelling Attached	173 Spirea Dr
SP23-000055	Site Plan	Minor Site Plan	Single Family Dwelling Attached	177 Spirea Dr