



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, November 2, 2023

Meeting Time: 6:00 P.M.

Meeting Place: Council Chambers, Smithfield Town Hall

PLANNING BOARD AGENDA

FOR REGULAR MEETING

NOVEMBER 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 September 7, 2023.

New Business.

CZ-23-01 Buffalo Road: The applicant is requesting to rezone a 138.63-acre tract of land from the R-20A, R-10 and R-8 Residential zoning districts to the R-8 Conditional Zoning district with a master plan consisting of 217 single-family residential lots. The property considered for rezoning is located on the east side of Buffalo Road, approximately 300 south of its intersection with Holland Drive and further identified as Johnston County Tax ID# 14A03005.

Old Business.

Adjournment.

**Town of Smithfield
Planning Board Minutes
Thursday, September 7th, 2023
Town Hall Council Chambers
6:00 PM**

Members Present:

Chairman Mark Lane
Vice-Chairman Debbie Howard
Bryan Stanley
Alisa Bizzell
Doris Wallace
Wiley Narron
Ashley Spain

Members Absent:

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 July 13th, 2023

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

NEW BUSINESS

RZ-23-02 Johnson's Tire & Auto: The applicant is requesting to rezone a .53- acre portion of a 1.53-acre tract of land from the R-20A Residential-Agriculture zoning district to the B-3 Highway Entrance Business zoning district. The property considered for rezoning is located on the south side of NC Highway 210, approximately 100 feet west of its intersection with Skyland Drive. The property is further identified as a portion of Johnston County Tax ID# 15076014

Mark Helmer stated that Johnson's Tire is requesting a zoning map amendment to rezone 0.53-acres of their 1.53-acre property, located on the South side of NC Highway 210 about 100 feet west of the intersection of Skyland Drive and NC Highway 210, from R-20A (Residential-Agricultural) to B-3 (Highway Entranceway Business). Johnson's Tire and Auto expanded onto the 0.53 acre parcel a few years ago to use the space for parking. The expansion and use of the land for parking was done prior to site plan approval. The applicant has since received site plan

approval and has been in the process of meeting all the requirements: paving, landscaping, Nitrogen offset payment and rezoning.

The rezoning is consistent with the Comprehensive Plan.

Planning Staff recommends approval of RZ-23-02 with a statement declaring the request 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.

No board members had any questions or comments.

Debbie Howard made a motion to recommend approval of zoning map amendment, RZ-23-02, finding it 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.

ZA-23-10 Town of Smithfield: The applicant is proposing an amendment to the Unified Development Ordinance, Article 7, Section 7.44, Outdoor Vehicle Storage, Sales and Display to allow for automobile sales display areas to be identified with a perimeter area stripe in leu of individual striped parking stalls.

Mark Helmer stated that the Town has been in litigation with Deacon Jones about parking lot striping requirements. To find a compromise solution that meets both the Town's needs and those of Deacon Jones, the attached draft ordinance was created. The Town currently requires cars on car sales lots to be either within a striped parking stall or withing a screened storage yard. One of the purposes of the regulation is to limit the number of cars on the lot to the number that fit within a striped parking lot or screened storage yard. Cars, therefore, cannot be within drive isles, or double parked. This ordinance will create a third option. The ordinance will achieve the following:

- The rectangular display areas will hold proportionally the same number of vehicles as if the parking lot were striped in a traditional manner.
- Vehicles within a display box will need to be parked uniformly within the box as if it were striped.
- The display boxes will afford the dealerships the ability to shift vehicles as needed within the box to perpendicular or angled parking to draw the attention of shoppers. It will allow the dealers to spread cars out or park them closer together but limit the number of vehicles within to the number that would fit if striped traditionally.
- The rectangular display areas will be accessed by a drive isle in a similar manner to traditional striping maintaining clear demarcation of drive isles for safety.
- The number of vehicles allowed within a box will be marked within the rectangle.

- The display areas will be demarcated by a 4" wide white painted line on all sides.
- Prohibits cars being displayed in parking lot driveway, drive isle or landscaped areas.

Bryan Stanley asked if the intent of the amendment was to get emergency services in?

Mark Helmer said yes, that is the intent.

Bryan Stanley asked if it was stated in the UDO how many items or goods a business can keep in their store or lot, because essentially that is what we're doing.

Mark Helmer said we're limiting the intensity of the use based on the size of the property.

Bryan Stanley asked if it would make more sense to strip the areas that are within the path of travel?

Mark Helmer said it's basically the same thing.

Debbie Howard doesn't agree that the Town should require Deacon Jones to stripe the parking lots.

Mark Helmer said well imagine going to Wal-Mart without striped parking stalls.

Mark Lane said that is different, Wal-Mart is a parking lot and this is a sales area.

Mark Helmer this is also a parking lot that we're referencing. We have dimensional requirements for parking. Each use has a certain amount of parking they must have. That number is identified through striping.

Debbie Howard said we're getting so technical that we will deter the ones that are grandfathered in that have gravel parking lots, from asphaltting their parking lots and I wouldn't because I have to stripe them. Or deter the ones that remodel the front of their building to make it look nicer because then I'll be required to spend even more money.

Bryan Stanley asked if Deacon Jones had a certain allotted amount of parking spaces for customers and employees?

Mark Helmer said yes, they have requirements for customer and staff parking.

Ashley Spain said these newer dealerships have their cars parked uniformed and the fronts of the vehicles are even. Out of the square footage of the parking lot, how many cars can legally be parked there without a stripe?

Mark Helmer stated if people know where the line is, they are less likely to cross it. By delineating parking people will work with that area that is designated.

Mark Lane asked how the Town came up with this concept?

Mark Helmer stated they looked at existing codes, the way our code reads is if you're parking a car on it then it's a parking spot. If it doesn't meet the standards for a parking spot meaning it isn't striped then it's non-compliant. Our intent is to apply that across the board to all surfaces that are parking cars.

Bryan Stanley understands where the Town is going with this and there isn't a one size fits all approach against a Deacon Jones versus a used car lot that only has 8 cars.

Mark Helmer said the board will be recommending to Town Council the approval of this or recommend some other proposal and Town Council will take that into consideration.

Mark Lane made a motion to remove all striping from this ordinance, access must be available for emergency vehicles and uniformity in the way they are displayed. Customer and employee parking must be striped., seconded by Ashley Spain. Unanimously approved.

ZA-23-11 Town of Smithfield: The applicant is proposing an amendment to the Unified Development Ordinance, Article 7, Section 7.30.1, Special Events that will remove the requirement for a temporary use permit for events held in town parks except when there is a planned street closure, or amplified sound after 9PM and 10 PM when associated with the Town Commons Amphitheater.

Mrk Helmer said Parks and Planning Staff are requesting the Planning Board recommend approval of the following amendments to the Unified Development Ordinance, Article 7, Section 7.30.1 to exempt special events in Town parks from temporary use permits except when there is a street closure or amplified sound after 9 PM (10 PM if associated with the Amphitheater).

Temporary use permits are currently required when special events:

- Have amplified sound.
- Have one hundred (100) people or more in attendance.
- Requires closure or blockage of town streets.
- Have food trucks on private property in accordance with Section 7.25.1
- have a likelihood of damage to public or private property, injury to persons, public disturbances or nuisances, unsafe impediments to pedestrian or vehicular travel, or other significant adverse effects upon the public health, safety, or welfare as determined by the Planning Director.

For special events in parks, the organizer already needs approval from the Parks Department to use the facilities and parks by nature are intended for gathering of people, loud noises. The draft ordinance would allow the Parks Department to approve all events within parks, exempting the requirement for a temporary use permit unless the event were to require a street closure or amplified sound after 9PM (10 PM for the Amphitheater).

Planning Staff recommend the Planning Board recommend approval of the zoning text amendment ZA-23-11 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.

Doris Wallace made a motion to recommend approval of zoning text amendment, ZA-23-11, amending Article 7, Section 7.30.1, exempting special events in parks from temporary use permits unless they require street closures or amplified sound after 9 PM (10 PM for the Amphitheater), 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: None

Adjournment

Being no further business, Alisa Bizzell made a motion to adjourn; seconded by Debbie Howard.

Unanimously approved

Respectfully Submitted,



Julie Edmonds

Administrative Support Specialist

DRAFT



Request for Planning Board Action

Agenda CZ-23-
Item: 01
Date: 10/2/23

Subject: Buffalo Road Subdivision- Conditional Zoning Map
Amendment

Department: Planning

Presented by: Steve Wensman, Planning Director

Presentation: Public Meeting

Issue Statement

Adams and Hodge Engineering, PC, is requesting a conditional rezoning of 138.63 - acres of land from R-8 and R-20A to R8-CZ with a master plan for a planned development consisting of 217 single family lots.

Financial Impact

If constructed, the development will add to the town's tax base.

Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the conditional rezoning request and to decide whether to recommend approval, approval with conditions, or denial.

Recommendation

Planning Staff recommends approval of CZ-23-01 with ___ conditions and with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Consistency Statement
3. Application
4. Master Plan
5. Technical Review Committee master plan comments (July 14, 2023)



Staff Report

Agenda CZ-
Item: 23-01

REQUEST:

Adams and Hodge Engineering, PC, is requesting a conditional rezoning of 138.63 - acres of land from R-8 (Single, Two and Multi-family), R-10 (Single Family) and R-20A (Residential-Agriculture) to R8-Conditional Zone with a master plan for a planned development consisting of 217 single-family lots.

PROPERTY LOCATION:

1200 and 1176 Buffalo Road (East side of Buffalo Road approximately 2000 feet north of its intersection with Hospital Road).

APPLICATION DATA:

Applicant:	Adams and Hodge Engineering, PC.
Project Name:	Buffalo Road Subdivision
Parcel ID	14A03005
Property Owners	Guy and Ross Lampe
Acreage	+/- 138.63
Present Zoning:	R-20A/R-8
Proposed Zoning:	R8-CZ
Town/ETJ:	Town
Existing Use:	Mostly woods, wetlands and some former home sites.
Proposed Use:	Single-family residential
Fire District:	Smithfield
School Impacts:	Additional students
Parks and Recreation:	Fee in lieu, connection to Buffalo Creek Greenway
Water and Sewer Provider:	Town of Smithfield
Electric Provider:	Town of Smithfield
New roads:	2,200 linear feet
Public R/W:	9.85 ac.
Development Density:	1.57 d.u.a.
Minimum Proposed Lot Size:	4200 sq. ft. (42' x 100')

ADJACENT ZONING AND LAND USES:

(see attached map)

	Zoning	Existing Land Uses
North	R-10 and O/I	Radio Station and Single-family residential
South	R-20A	Vacant woodland
East	R-10/R-20A	Single family residential
West	R-20A	Residential/Agricultural.

NEIGHBORHOOD MEETING:

The developer held a neighborhood meeting prior to making formal application. The meeting was well attended. The neighbors:

- Are nearly unanimously opposed to the road connection to Parkway Drive.
- Have concerns about the small lots especially up against Bradford Park.
- Wanted more buffer between Bradford Park and the new development.
- Had concerns about drainage and that the development might worsen the already poor drainage in their back yards.
- Had concerns about potential cut through to Buffalo Road through Bradford Park and speeding.
- Have concerns about increased traffic congestion on Buffalo Road and adjacent roadways because of new development.

EXISTING CONDITIONS/ENVIRONMENTAL:

The property consists of woodland and wetland areas, 500-yr and 100-yr floodplain, and a buffered blueline stream.

MASTER PLAN/ANALYSIS:

- **Comprehensive Land Use Plan.** The comprehensive plan guides this property for medium density residential, therefore the R-8 CZ zoning is appropriate.
- **Development Phasing.** No phasing has been proposed at this time, but would be required with a subdivision plat.
- **Site Access and Traffic.** The residential development is proposing two access points to Buffalo Road with approximately 620 feet between them. The nearest intersection is Holland Drive, approximately 415 feet to the north. The development will also connect to the Bradford Park neighborhood as an extension of Parkway Drive.
 - With the future subdivision application, a Traffic Impact Study will be required.
 - Buffalo Road is state maintained roadway and all proposed access points will require NCDOT approval and compliance with state design criteria to include spacing requirements, turn lanes or other traffic controls.
 - The connection to Parkway Drive and to the developable parcel is required per UDO Section 10.111:

Sec. 10.111. Street Connectivity Requirements.

10.111.1. [Interconnected Street System.]

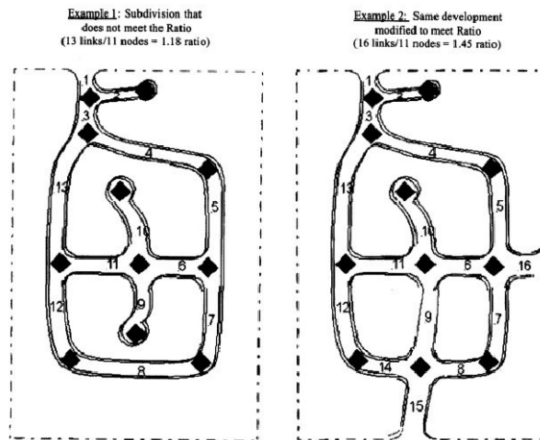
An interconnected street system is necessary in order to protect the public health, safety, and welfare in order to ensure that streets will function in an interdependent manner, to provide adequate access for emergency and service vehicles, to enhance nonvehicular travel such as pedestrians and bicycles, and to provide continuous and comprehensible traffic routes. All proposed new streets shall be platted according to the current town thoroughfare plan. In areas where such plans have not been completed, the streets shall be designated and located in relation to existing and proposed streets, the topography, to natural features such as streams and tree cover, to public safety and convenience, and to the proposed use of land to be served by such streets.

10.111.2. [Continuation and Connectivity.]

All proposed streets shall be continuous and connect to existing or platted streets without offset with the exception of cul-de-sacs as permitted and except as provided below. Whenever practicable, provisions shall be made for the continuation of planned streets into adjoining areas.

10.111.3. [Connectivity Ratio.]

The street network for any subdivision shall achieve a connectivity ratio of not less than one and forty-five hundredths (1.45) (see example below).



- The Bradford Park neighborhood is mostly opposed to the Parkway Drive connection. Staff recommended the developer try to break the direct connection of Parkway Drive to Street A by creating a cul-de-sac at the end of Parkway Drive with an intersection connection to Street A.
- Staff recommended a street connection to the 75-acre parcel to the south, owned by MAC 2008 LLC (Tax ID 14A03007). The developer provided right-of-way, but not a road as required. There exists almost 30-acres of developable area to the south that will be difficult to develop without the road connection. Right-of-way without a road would put an undue burden on the next development and likely result greater resistance from adjacent neighbors when connected to than shown by Bradford Park neighbors.

- **Streets and Right-of-Way Design.**

- The masterplan shows a combination of 60' and 50' wide public rights-of-ways. Staff is recommending a minimum width of 60' wide as proposed in the draft Standard Details and Specifications Manual.
- Streets A & B are proposed to be 31' wide B/B with sidewalks on both sides of the road. Sidewalks are only required on one side. The recommended minimum street standard in the draft Standard Details and Specifications Manual is 27' wide B/B with a sidewalk on one side, so these streets exceed the Town's standards.
- Streets C, D, E, F and G are proposed to be 27' wide B/B with sidewalks on both sides. This follows the draft Standard Details and Specifications Manual but with sidewalks on both sides rather than just one.
- The cul-de-sac bulbs are shown to have a 40' radius, whereas Fire Code and the draft Standard Details require a 48' radius. The cul-de-sac (Street F) exceeds the 750 feet maximum length in the UDO. The length of cul-de-sac's in the UDO was determined by the maximum allowed per Fire Code, however the private HOA parking lot satisfies the Fire Code concerns.
- Parkway Drive is 36' back-to-back and its extension (Street A) is 31' back-to-back. The developer is showing the curb line as tapering from 36' to 31'.
- Staff and the Bradford Park residents have a shared concern about potential speeding on the long stretch of Street A. Staff had recommended the developer install round-a-bouts at the intersections to calm traffic. This is not reflected in the submitted plans. Stop signs are often ignored and speed bumps are not preferred by police and fire services.
- Buffalo Road is currently a rural road design with ditches. Staff recommends the road have curb and gutter with the drainage be piped and the required sidewalk be behind the curb in or near the public right-of-way. The sidewalk along Buffalo Road is consistent with Pedestrian Plan.
- The developer has provided additional right-of-way width at the entrance.

- **Lots and Setbacks.**

- The R-8 minimum lot size is 8,000 sq. ft. (70' wide street frontage). The proposed minimum lot size of 4,200 sq. ft (42' wide street frontage). This represents nearly a 53% reduction in lot area and 60% reduction in lot frontage.
- The R-8 minimum setbacks are: 30' front, 10' side, and 25' rear. The proposed minimum setbacks are: 18' front (garages 25'), 5' side, and 12' rear.
- The proposed 12' rear setback provides limited space for patios or sheds.
- Small lots up against the Bradford Park neighborhood was a concern of the Bradford Park residents. Staff had recommended the developer provide a variety of lot sizes with larger lots near the Bradford Park neighborhood to serve as a transition from the

large lots in Bradford Park to the 4200 sq. ft. lots. This request is not reflected in the submitted plans.

- **Utilities.** Water, Sewer and Electric will be Town of Smithfield. Utilities will not likely be available for the project until spring of 2025.
- **Landscaping and Buffering.**
 - A Standard Street yard, berm with 6' fence are proposed along Buffalo Road in the common open space. The lots are setback 70 feet from the right-of-way. There is ample room to provide a large berm in this area to screen the backs of the future homes and yards. The developer has provided details of each in the plan set. This is consistent with what has been approved for other developments with conditional zoning.
 - Street trees are shown in accordance with the landscape ordinance.
 - Existing trees will provide the buffer adjacent to existing development where applicable. Where additional buffer is needed, a Standard Type A buffer is proposed.
- **HOA/Amenities.**
 - A Homeowner's Association will own and maintain the open space and amenities which include: stormwater ponds, internal trails, parking, pickleball court, mail kiosk and street yard buffers.
 - A proposed trail will connect Buffalo Road to the Buffalo Creek Greenway through the development. The greenway trail is broken at the creek unnecessarily. This is not a buffered stream, and the trail should be revised to be continuous.
 - The mail kiosk is located adjacent to a parking lot that also services the pickleball courts.
- **Parking.**
 - The master plan note indicates there will be 3 parking spaces per dwelling and 98 overflow spaces. This exceeds the required 2 spaces per dwelling unit.
 - Overflow parking is located within 2 overflow parking lots and in street bump-outs dispersed at various locations in the development, more convenient to use for some lots than others.
 - Each lot will provide parking for 2 cars within a driveway and one or two stall garages that will be a minimum of 12' x 20' or 20' x 20', large enough to fit one or two standard sized vehicles.
- **Stormwater Management.** The developer has shown 2 stormwater ponds in the open space that will be maintained by the HOA.
 - The plans call for a maximum impervious of 50% per lot.

- **Subdivision Signs.** The Masterplan shows locations for 2 ground mounted subdivision signs at the entrances from Buffalo Road.
- **Architectural Standards.** The developer has provided example elevations of homes and a standard lot detail. No specific architectural standards for materials or architectural details have been provided other than on corners, the corner sides will have the same standards as the fronts with vinyl siding, shingles, shutters and architectural trim. Staff recommends more detailed architectural standards be provided.
- **Deviations from UDO.** With conditional zoning, there is an opportunity for the developer and the Town to agree to deviations from the R8 Zoning and Subdivision Requirements. The developer is requesting the following deviations:

Standard	R-8 Zoning/Subdivision Requirements.	Proposed
Setbacks	<ul style="list-style-type: none"> • Front=30' • Corner side = 15' • Side=10' • Rear = 25' 	<ul style="list-style-type: none"> • Front Home=18' • Front Garage = 25' • Side = 5' • Rear = 12'
Lot Size	<ul style="list-style-type: none"> • 8,000 sq. ft. 	<ul style="list-style-type: none"> • 4,200 sq. ft.
Lot Frontage	<ul style="list-style-type: none"> • 70 feet 	<ul style="list-style-type: none"> • 42 feet
Cul-de-sac	<ul style="list-style-type: none"> • 750' long 	<ul style="list-style-type: none"> • > 750' long
Lateral Connection	<ul style="list-style-type: none"> • R/W- Road and Sidewalk 	<ul style="list-style-type: none"> • Only R/W
R/W	<ul style="list-style-type: none"> • 60' wide 	<ul style="list-style-type: none"> • 50' and 60' wide

The applicant's narrative also calls out deviations from the collector street standard and interior street tree requirements. Staff does not consider Street A to be a collector street and considers it meeting town standards.

- **Proposed Standards Exceeding UDO Requirements.**

Standard	R-8 Zoning/Subdivision Requirements	Proposed
Sidewalks	<ul style="list-style-type: none"> • One side of subdivision streets 	<ul style="list-style-type: none"> • On both sides of subdivision streets
Streetyard Buffer	<ul style="list-style-type: none"> • Standard 15' Streetyard on Buffalo Road 	<ul style="list-style-type: none"> • Standard 15' Streetyard, berm and fence and +/- 50 feet open space
Site Amenities	<ul style="list-style-type: none"> • None required 	<ul style="list-style-type: none"> • +/- 4728 lin. ft. of trail • Pickleball court
Parking	<ul style="list-style-type: none"> • 2 spaces per lot 	<ul style="list-style-type: none"> • 2 spaces per lot and 1 overflow off site.
Greenway trail	<ul style="list-style-type: none"> • Connection to trail 	<ul style="list-style-type: none"> • Providing trail across the development to Buffalo Road.

Lighting	• No specification	• Providing decorative lighting
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Staff recommends additional standards that exceed requirements be considered if the rezoning is to be approved (added to the conditions of approval):

- Provide detailed architectural standards describing the example elevations provided.
- Provide traffic calming for Street A in the form of traffic circles at key intersections.
- Provide a continuous trail from the Buffalo Creek Greenway to Buffalo Road
- Provide concrete curb and gutter along Buffalo Road (piping the ditch) as allowed by NCDOT.
- Provide a minimum right-of-way width of 60 feet for all lots.
- Modify the road connection to Parkway Drive so that it is not a direct connection to Street A.
- Provide a greater variety of lot widths with larger lots adjacent to the Bradford Park neighborhood.
- Provide street and sidewalk in the lateral road connection to the south.

CONSISTENCY STATEMENT (Staff Opinion):

With the approval of the rezoning, the Town Council is required to adopt a statement describing whether the action is consistent with the adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest. Planning Staff considers the action to be consistent and reasonable:

- **Consistency with the Comprehensive Growth Management Plan** – *the development is consistent with the comprehensive plan.*
- **Consistency with the Unified Development Code** – *the property will be developed in conformance with the UDO conditional zoning provisions that allows a good faith negotiation of development standards.*
- **Compatibility with Surrounding Land Uses** - *The property considered for rezoning will be compatible with the surrounding land uses with the additional conditions of approval.*

RECOMMENDATION:

Planning Staff recommend the Planning Board recommend approval of CZ-23-01 with the following conditions:

1. The driveway aprons to the parking lot and residential lots should conform to the town’s standard details.

2. All public rights-of-way shall be a minimum of 60' wide.
3. Provide lateral street connections to the Johnson Broadcast Ventures LTD (Tax ID 14075035) and MAC 2008 LLC (Tax ID 14A03007) properties that includes the street and sidewalks.
4. Cul-de-sac bulbs shall have a minimum radius of 48 feet.
5. Provide written architectural standards should be provided to match the example elevations provided on the master plan.
6. Provide a continuous trail between Buffalo Creek Greenway and Buffalo Road.
7. Provide concrete curb and gutter along Buffalo Road (piping the ditch) as allowed by NCDOT.
8. Provide traffic calming for Street A in the form of traffic circles at key intersections.
9. Provide a greater variety of lot widths with larger lots adjacent to the Bradford Park neighborhood.
10. Modify the road connection to Parkway Drive so that it is not a direct connection to Street A.

RECOMMENDED MOTION:

“Move to recommend approval of the zoning map amendment, CZ-23-01, with the 10 conditions of approval, finding the rezoning 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.”

1100 Block of Buffalo Road

File Number:
CZ-23-01

Project Name:
Buffalo Road
Subdivision

Existing Zoning:
R-20A, R-10
& R-8 Residential

Proposed Zoning:
R-8 CZ Residential
Conditional Zoning

Existing Land Use:
Woodland

Tax ID#:
14A03005

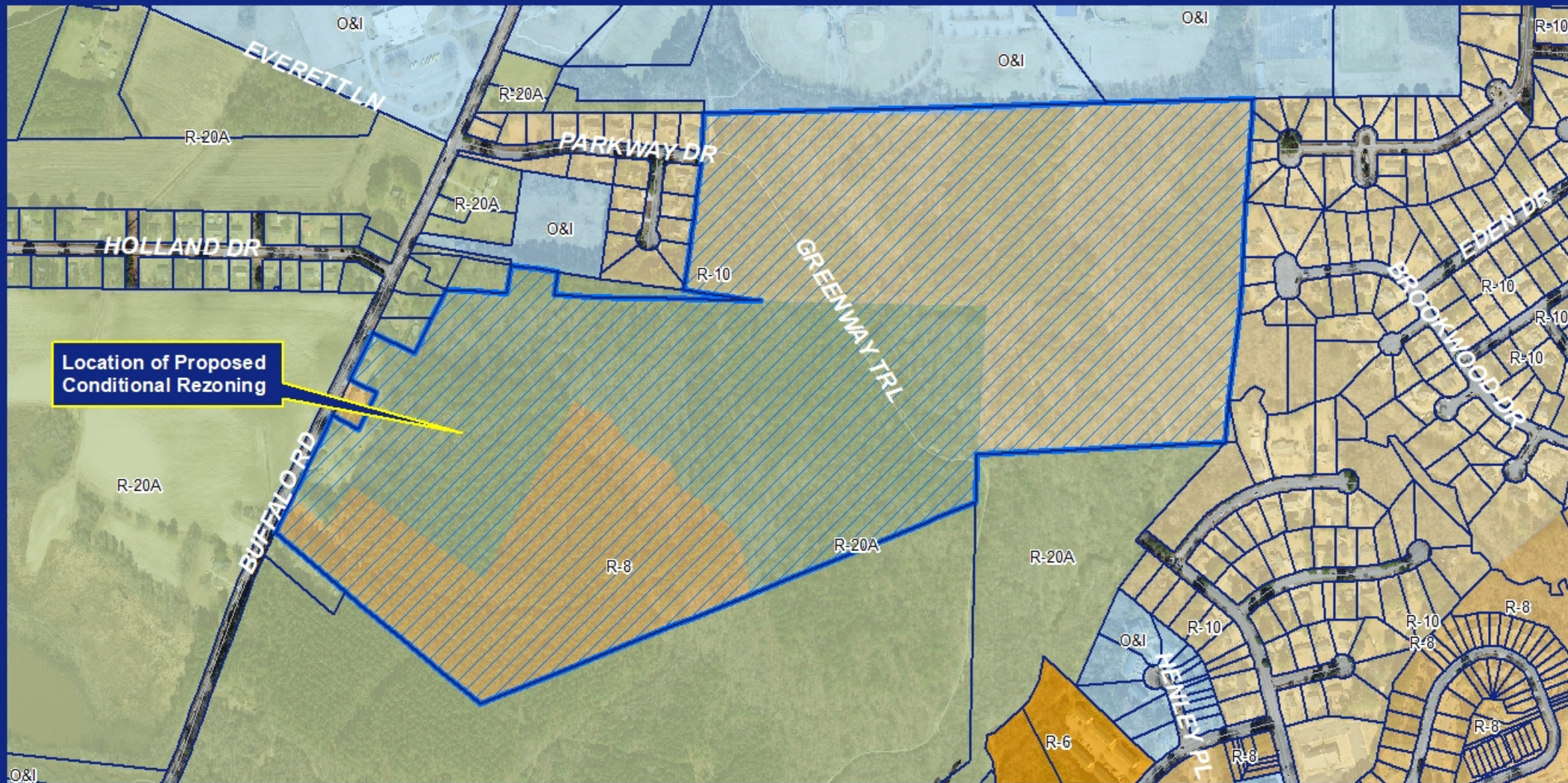
Owner:
Guy & Ross Lampe

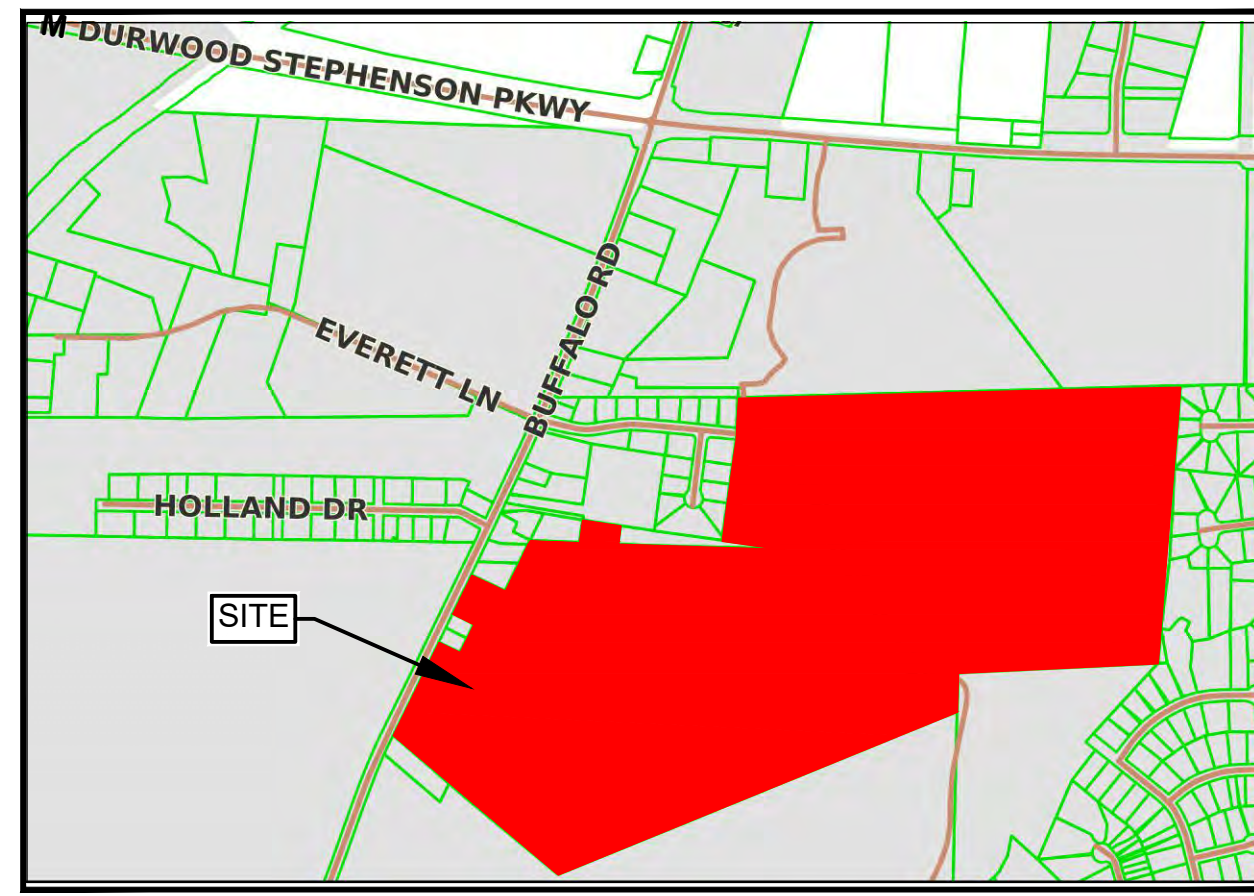
Applicant:
Guy & Ross Lampe



1 in = 600 ft

Map created by the Mark E. Helmer, AICP
Senior Planner, GIS Specialist on 7/26/2023





VICINITY MAP
1"=1000'

CONDITIONAL ZONING

FOR

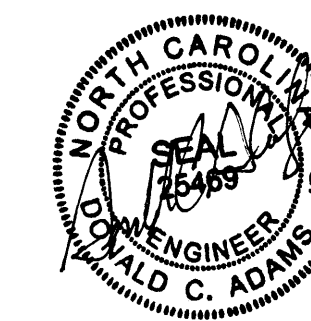
BUFFALO ROAD

IN

TOWN OF SMITHFIELD, JOHNSTON COUNTY, NORTH CAROLINA

SHEET INDEX

SHEET TITLE	SHEET No.
SEALED BOUNDARY	C1.00
EXISTING CONDITIONS.....	C1.01
OVERALL SITE.....	C2.00
MASTER SITE PLAN	C2.01
VEHICULAR & PEDESTRIAN ROUTING.....	C2.02
PRELIMINARY UTILITY PLAN.....	C3.01
PRELIMINARY GRADING & DRAINAGE PLAN.....	C5.01
PRELIMINARY LANDSCAPE PLAN (RENDERING).....	L1.00
PRELIMINARY LANDSCAPE PLAN.....	L1.01
PRELIMINARY LANDSCAPE DETAILS.....	L1.02
REGULATORY STANDARDS.....	DT1.00
AMENITIES.....	DT1.01



REVISED
10/4/2023 9:10 AM

PRELIMINARY

DEVELOPER/APPLICANT:

 VESTA ENTERPRISES, INC.
 PO BOX 1457
 SMITHFIELD, NC 27577

 CONTACT: SAGAN LAMPE, PRESIDENT
 919-631-9524

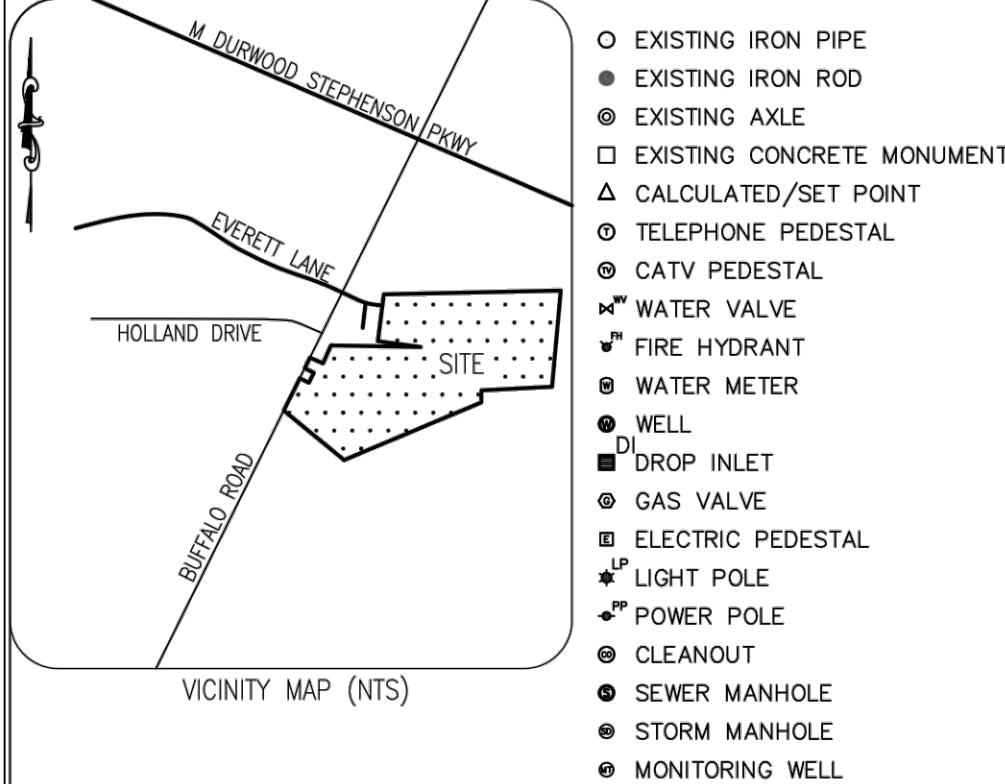
ADAMS & HODGE
ENGINEERING, PC
314 EAST MAIN STREET
 CLAYTON, NC 27520
 919-243-1332 info@adamsandhodge.com
 FIRM # C-4187

BUFFALO ROAD
 TOWN OF SMITHFIELD, JOHNSTON COUNTY, NORTH CAROLINA

JUNE 30, 2023
 OCTOBER 04, TOWN COMMENTS

SOURCES OF INFORMATION:
 1. EXISTING SURVEY OF SITE & TOPO PROVIDED BY STOKES SURVEYING & MAPPING, PLLC, 1425-105B ROCK QUARRY RD, RALEIGH, NC 27610, DATED 12/28/2021
 2. PARCEL INFORMATION OUTSIDE OF SURVEYED BOUNDARY FROM JOHNSTON COUNTY GIS DATED 2023
 3. PRELIMINARY WETLAND INFORMATION PROVIDED BY BROWN'S ENVIRONMENTAL GROUP, INC., 242 BATTEN FARM RD SELMA, NC 27576, DATED 6/23/2020

BOUNDARY A ND TOPOGRAPHICAL SURVEY FOR: ADAMS AND HODGE ENGINEERING PA. OF: THE PROPERTY DESCRIBED IN DEED BOOK 6041 PAGE 987 JOHNSTON COUNTY REGISTRY SMITHFIELD TOWNSHIP, JOHNSTON COUNTY, NORTH CAROLINA



Note 'A'
This property is located in Zone 'X' (minimal flood risk) and is within a Special Flood Hazard Area. FIRM # 3720260400K, 3720169400K Effective Date: 06/20/2018

Note 'B'
This property is currently Zoned 'R-20A, R-10 and R-8'

Note 'C'
All distances are horizontal ground unless otherwise stated

Note 'D'
All areas computed by coordinate method

Note 'E'
The parcel(s) shown hereon are subject to any and all easements, rights of way and restrictions of record

Note 'F'
No evidence of landfill or wetlands was found at the time of survey. There exists a cemetery on the parcel, no deed reference found. Cemetery is contained inside chain link fence shown hereon.

Note 'G'
Underground utilities were not considered on this survey

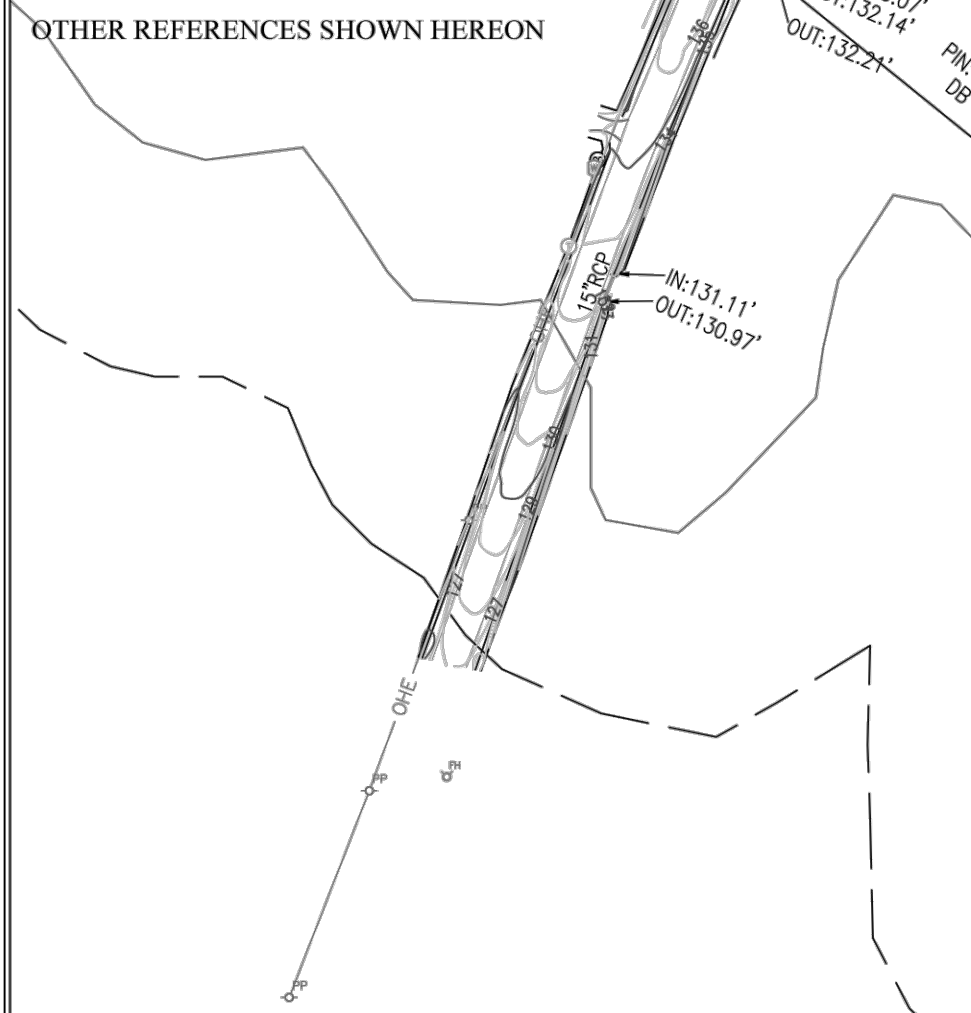
REFERENCES

CURVE	RAIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3883.67 (17.74)	87.03	87.03	N 262°11'4" E	0°00'59"36.29"

LINE	BEARING	DISTANCE
L1	N 26°05'18" E	1480.19
L2	S 82°27'21" E	1723.50
L3	N 62°32'49" E	1166.50
L4	N 53°24'36" W	1124.86
L5	N 62°32'49" E	1166.50
L6	S 82°33'46" E	1187.52
L7	N 62°32'49" E	1166.50
L8	N 53°24'36" W	1124.86
L9	S 82°27'21" E	1723.50
L10	N 26°05'18" E	1480.19
L11	N 07°01'15" E	1137.70
L12	N 01°37'55" E	160.69
L13	S 82°32'59" W	1176.19
L14	N 72°24'54" E	158.73
L15	S 12°15'53" E	164.36

OTHER REFERENCES SHOWN HEREON

LINE	BEARING	DISTANCE
N1	N 135.77°	OUT:135.70'
N2	N 135.21°	OUT:135.17'
N3	OUT:133.54'	
N4	N 133.05°	OUT:133.07'
N5	N 133.55°	OUT:133.57'
N6	N 132.24°	OUT:132.24'
N7	N 131.11°	OUT:130.97'
N8	N 130.70°	OUT:130.70'
N9	N 130.51°	OUT:130.51'
N10	N 140.57°	OUT:140.57'
N11	N 140.60°	OUT:140.60'
N12	N 140.51°	OUT:140.51'
N13	N 140.77°	OUT:140.77'
N14	N 140.31°	OUT:140.31'
N15	N 140.51°	OUT:140.51'
N16	N 140.51°	OUT:140.51'
N17	N 140.51°	OUT:140.51'
N18	N 140.51°	OUT:140.51'
N19	N 140.51°	OUT:140.51'
N20	N 140.51°	OUT:140.51'
N21	N 140.51°	OUT:140.51'
N22	N 140.51°	OUT:140.51'
N23	N 140.51°	OUT:140.51'
N24	N 140.51°	OUT:140.51'
N25	N 140.51°	OUT:140.51'
N26	N 140.51°	OUT:140.51'
N27	N 140.51°	OUT:140.51'
N28	N 140.51°	OUT:140.51'
N29	N 140.51°	OUT:140.51'
N30	N 140.51°	OUT:140.51'
N31	N 140.51°	OUT:140.51'
N32	N 140.51°	OUT:140.51'
N33	N 140.51°	OUT:140.51'
N34	N 140.51°	OUT:140.51'
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N36	N 140.51°	OUT:140.51'
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N56	N 140.51°	OUT:140.51'
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N79	N 140.51°	OUT:140.51'
N80	N 140.51°	OUT:140.51'
N81	N 140.51°	OUT:140.51'
N82	N 140.51°	OUT:140.51'
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N84	N 140.51°	OUT:140.51'
N85	N 140.51°	OUT:140.51'
N86	N 140.51°	OUT:140.51'
N87	N 140.51°	OUT:140.51'
N88	N 140.51°	OUT:140.51'
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N94	N 140.51°	OUT:140.51'
N95	N 140.51°	OUT:140.51'
N96	N 140.51°	OUT:140.51'
N97	N 140.51°	OUT:140.51'
N98	N 140.51°	OUT:140.51'
N99	N 140.51°	OUT:140.51'
N100	N 140.51°	OUT:140.51'



REFERENCES

LINE	BEARING	DISTANCE
N1	N 135.77°	OUT:135.70'
N2	N 135.21°	OUT:135.17'
N3	OUT:133.54'	
N4	N 133.05°	OUT:133.07'
N5	N 133.55°	OUT:133.57'
N6	N 132.24°	OUT:132.24'
N7	N 131.11°	OUT:130.97'
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N97	N 140.51°	OUT:140.51'
N98	N 140.51°	OUT:140.51'
N99	N 140.51°	OUT:140.51'
N100	N 140.51°	OUT:140.51'

OTHER REFERENCES SHOWN HEREON

OTHER REFERENCES SHOWN HEREON



SITE DATA
OWNER: GUY L. LAMPE
ROSS W. LAMPE, JR.
ADDRESS: 1176 BUFFALO ROAD
SMITHFIELD, NC 27577
TAG # 14A03005
PIN # 260412-06-3802
DB 6041 PG 987
ZONING: R-8, R-10 & R-20A
138.63 ACRES +/-

STOKES
SURVEYING & MAPPING, PLLC
Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

BOUNDARY & TOPOGRAPHICAL SURVEY OF:
BUFFALO ROAD TRACT
PREPARED FOR:
ADAMS & HODGE ENGINEERING, PC
COUNTY: JOHNSTON STATE: NORTH CAROLINA
TOWNSHIP: SMITHFIELD PIN: 260412-06-3802
ZONED: SEE SITE DATA DATE: 12-28-2021
CADD FILE: 21231



I, Michael Stokes, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey:

Class of Survey: A
Positional Accuracy: 0.07'
Type of GPS (or GNSS) field procedure: RTN (360 epoch observations)
Date(s) of Survey: 12-23-2021
Datum/Epoch: NAD83/NSRS2011
Published/Fixed Control: RTN broadcast base
Geoid Model: GEOID12B
Units: US Survey Feet
Combined Factor: 0.9998775
Horizontal positions are referenced to NAD83/NSRS(2011)
Vertical positions are referenced to NAVD88 using (GEOID12B)

I, Michael Stokes, Professional Land Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000; that RTN field procedure with GNSS receiver utilizing correction factors broadcast by NCGS from base station was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are ground distances unless otherwise stated. Any Easements, gaps, lappages, or encroachments are shown on this survey; that all areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for design and reference of this lot by the person(s) shown on this map.

Witness my original signature, registration number and seal this 28th day of December, A.D. 2021.
Surveyor: Michael S Stokes
License # L-4996

I, Michael S. Stokes, Professional Land Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000; that RTN field procedure with GNSS receiver utilizing correction factors broadcast by NCGS from base station was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are ground distances unless otherwise stated. Any Easements, gaps, lappages, or encroachments are shown on this survey; that all areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for design and reference of this lot by the person(s) shown on this map.

Witness my original signature, registration number and seal this 28th day of December, A.D. 2021.
Surveyor: Michael S Stokes
License # L-4996

314 EAST MAIN STREET
CLAYTON, NC 27520
mic@asth.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC

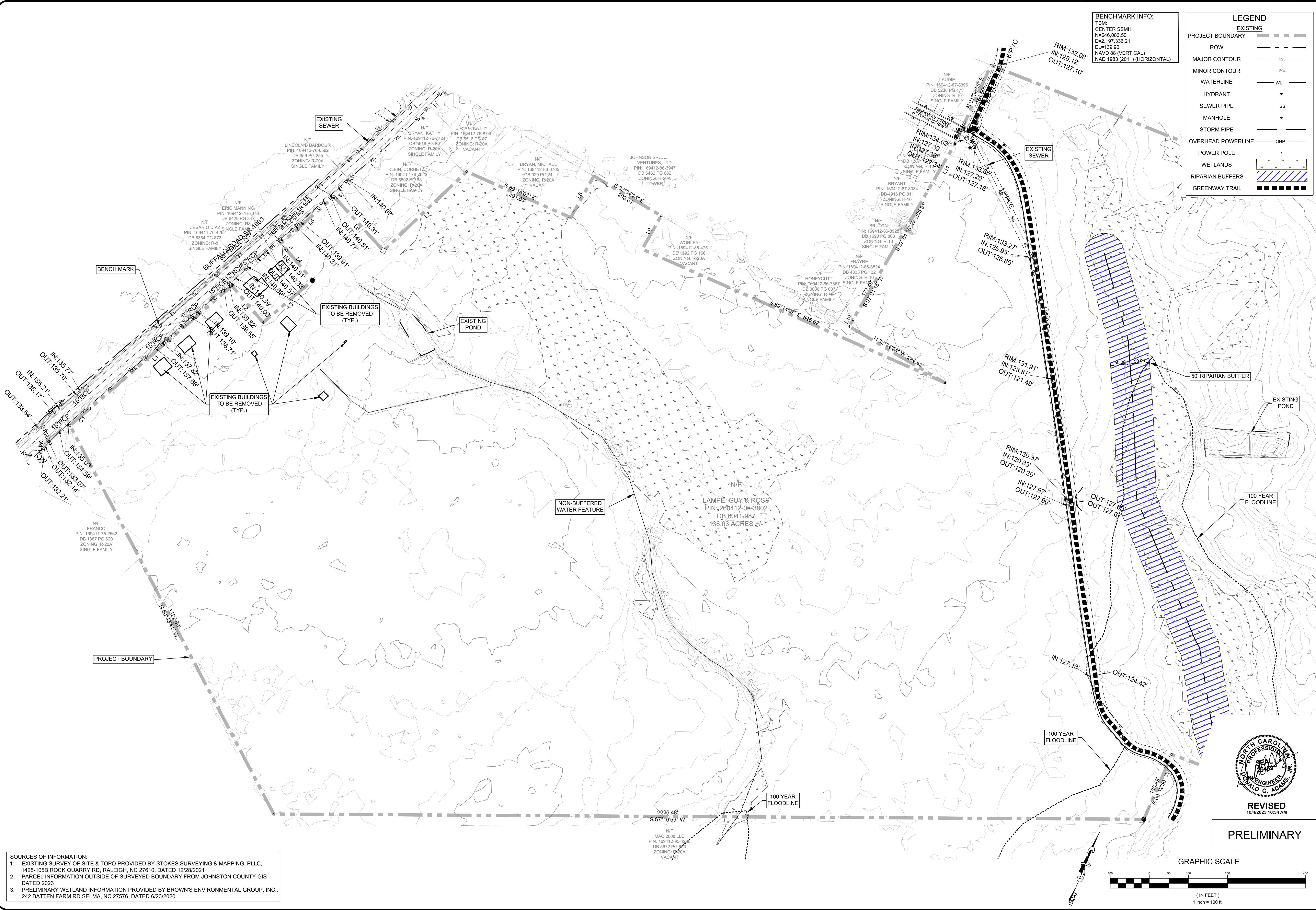
A&H

SMITHFIELD TOWNSHIP, JOHNSTON COUNTY, NORTH CAROLINA

SEALED BOUNDARY

DESIGN: DCA
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 6/30/2023
JOB NO.:
SHEET

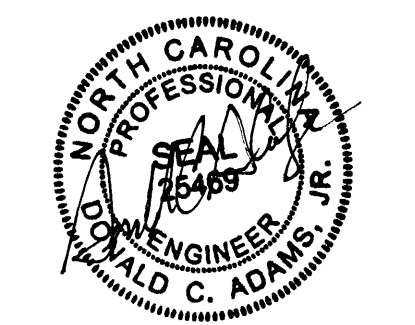
C1.00



BENCHMARK INFO:
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 E=2,197,336.21
 EL=139.90
 NAVD 88 (VERTICAL)
 NAD 1983 (2011) (HORIZONTAL)

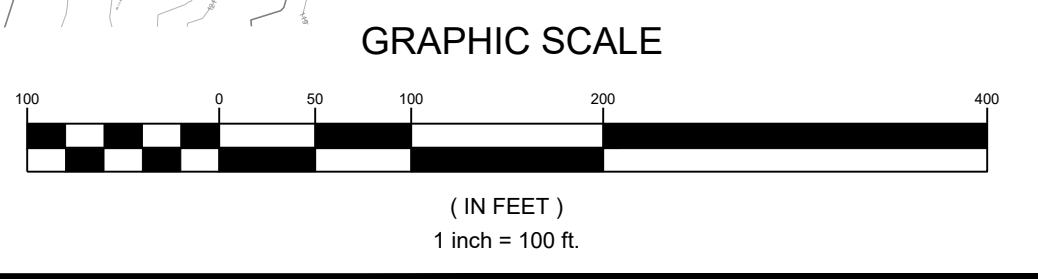
LEGEND	
EXISTING	
PROJECT BOUNDARY	---
ROW	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
WATERLINE	WL
HYDRANT	▼
SEWER PIPE	SS
MANHOLE	•
STORM PIPE	---
OVERHEAD POWERLINE	OHP
POWER POLE	•
WETLANDS	▨
RIPARIAN BUFFERS	▨
GREENWAY TRAIL	▨

- SOURCES OF INFORMATION:**
1. EXISTING SURVEY OF SITE & TOPO PROVIDED BY STOKES SURVEYING & MAPPING, PLLC, 1425-105B ROCK QUARRY RD, RALEIGH, NC 27610, DATED 12/28/2021
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 3. PRELIMINARY WETLAND INFORMATION PROVIDED BY BROWN'S ENVIRONMENTAL GROUP, INC., 242 BATTEN FARM RD SELMA, NC 27576, DATED 6/23/2020



REVISED
 10/4/2023 10:34 AM

PRELIMINARY



314 EAST MAIN STREET
 CLAYTON, NC 27920
 info@ash-engineering.com
 919-243-1332
 FIRM # C-4187

ADAMS & HODGE
 ENGINEERING, PC

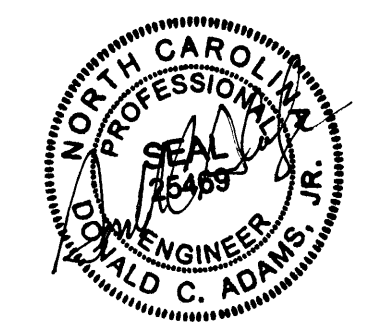
ASH
 BUFFALO ROAD
 JOHNSTON COUNTY, NORTH CAROLINA

EXISTING CONDITIONS
 AND DEMOLITION PLAN

DESIGN: DCA
 DRAWN: ADS
 CHECKED: DCA
 HORIZONTAL SCALE: SEE GRAPHIC SCALE
 VERTICAL SCALE: N/A
 DATE: 6/30/2023
 JOB NO.:
 SHEET: C1.01

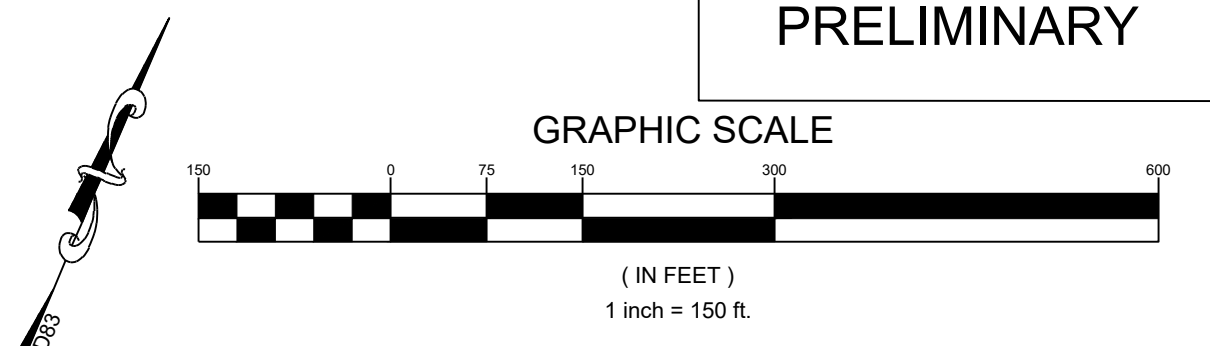


LEGEND	
EXISTING	PROPOSED
---	---
---	---
---	---
N/A	---
N/A	▲
N/A	•
N/A	▲
N/A	■
N/A	■
N/A	■
■	N/A
■	N/A
N/A	■
N/A	■
■	■



REVISED
10/4/2023 9:11 AM

PRELIMINARY



314 EAST MAIN STREET
COLUMBIANA, NC 27220
info@adams-hodge.com
919-243-1332
FIRM # C-4187

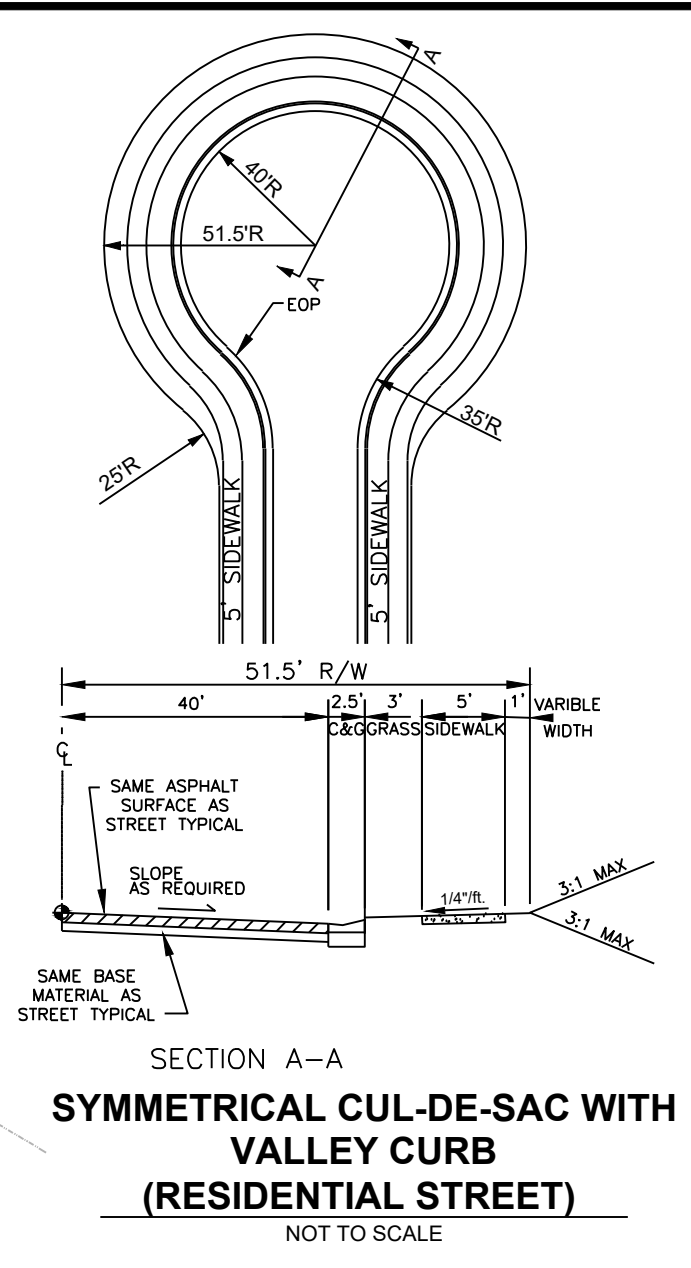
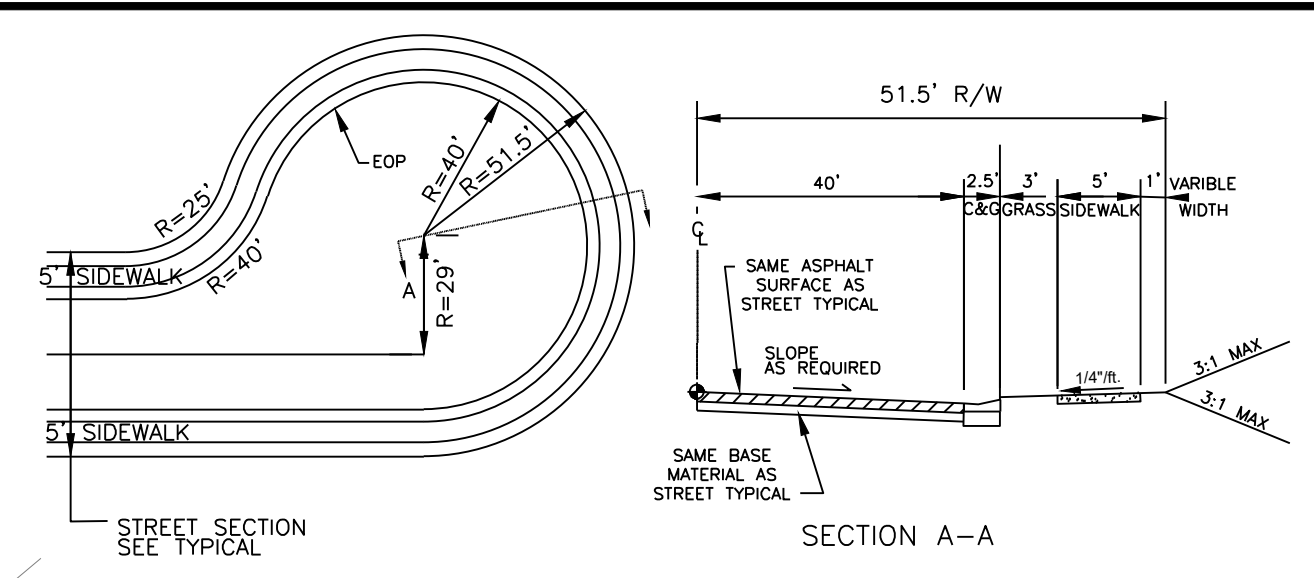
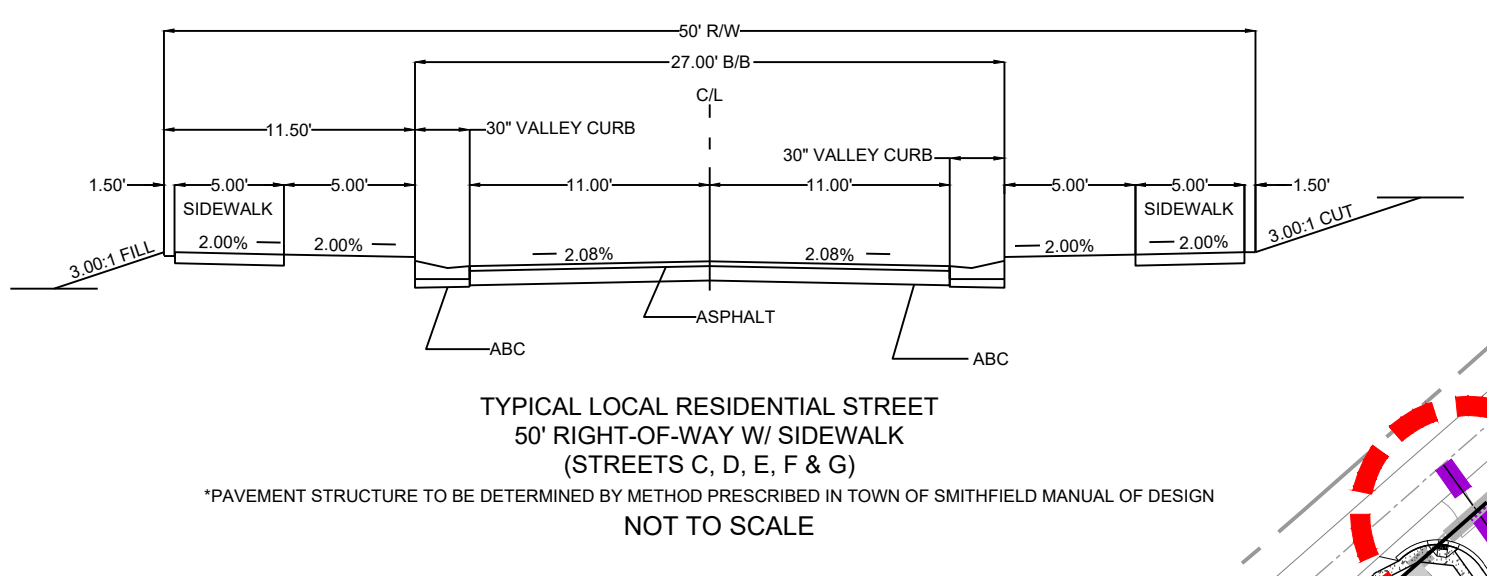
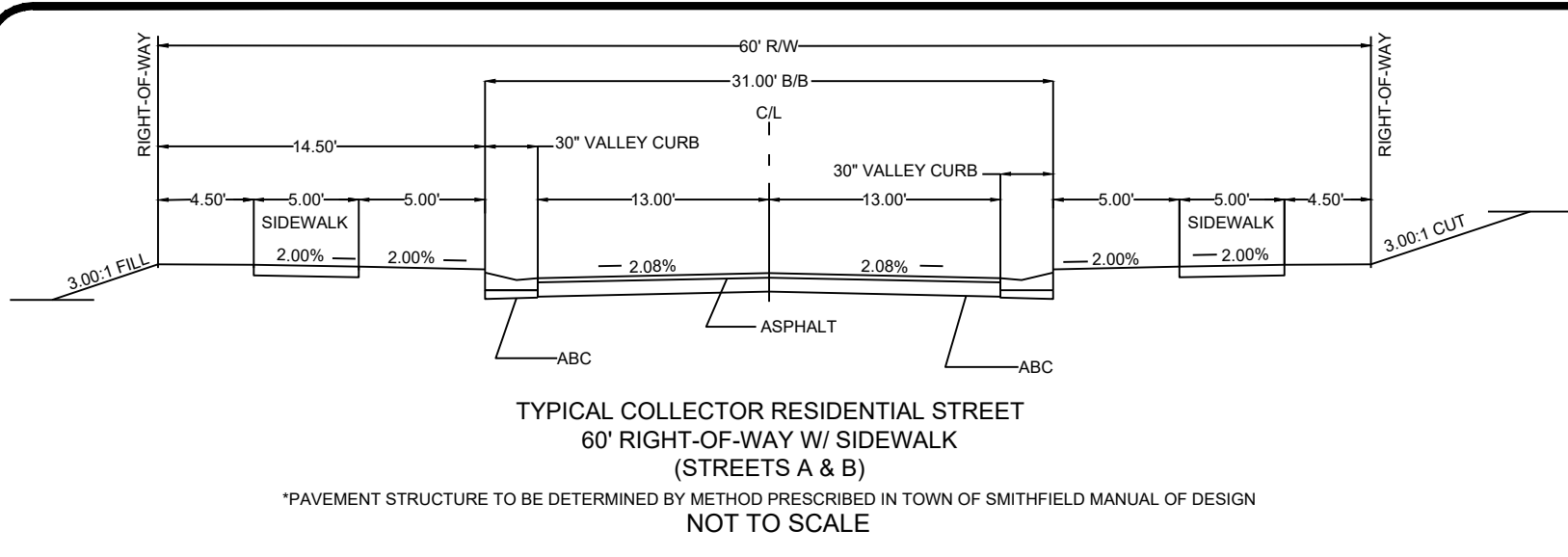
ADAMS & HODGE
ENGINEERING, PC

AD&H
BUFFALO ROAD
JOHNSTON COUNTY, NORTH CAROLINA

OVERALL SITE

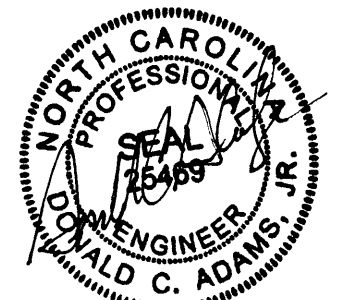
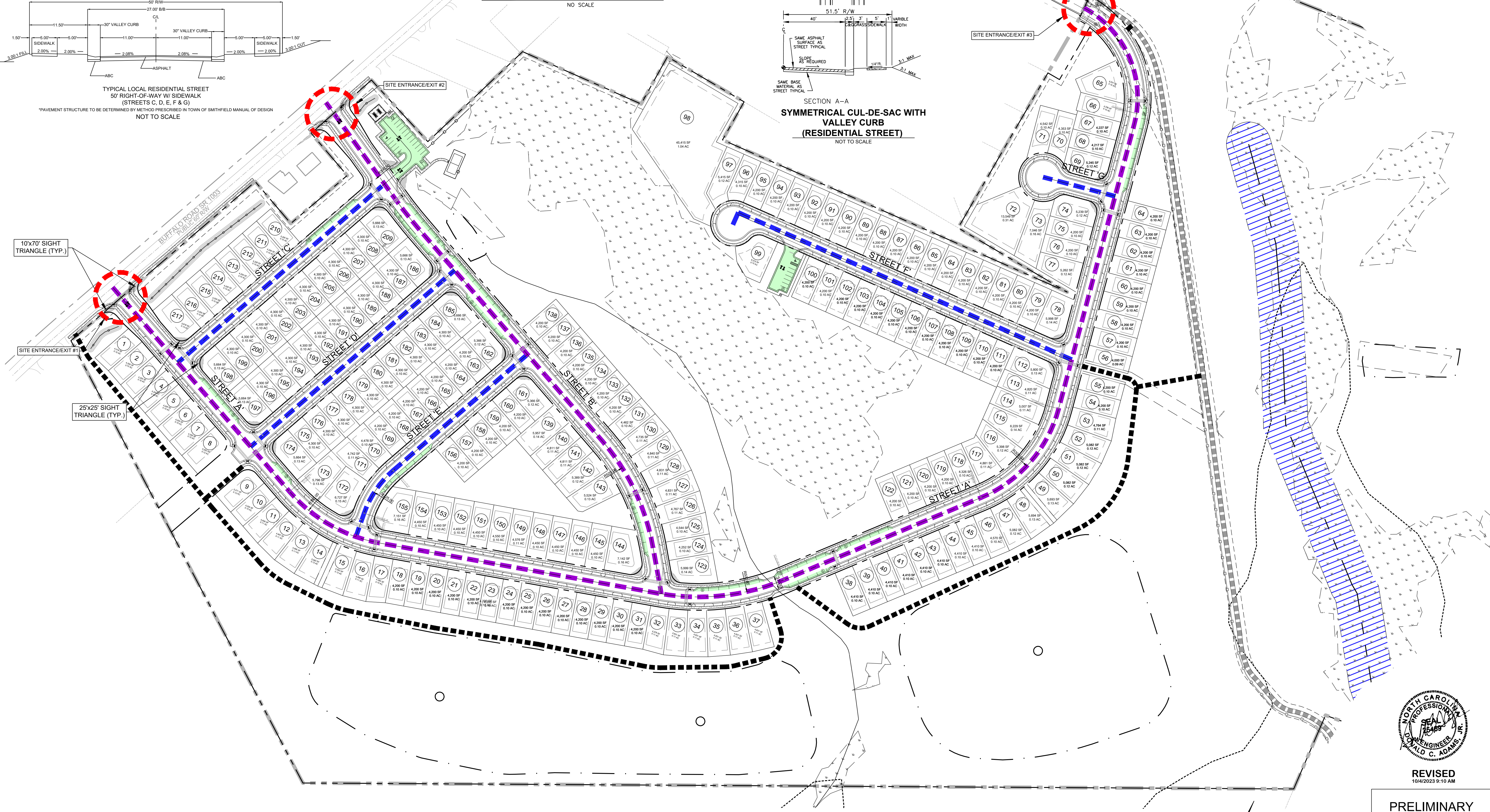
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DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 6/30/2023
JOB NO.:
SHEET:

C2.00



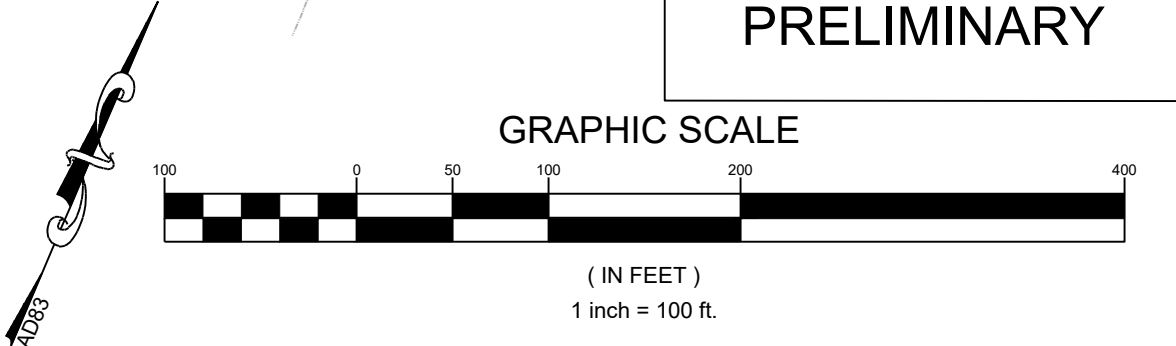
LEGEND

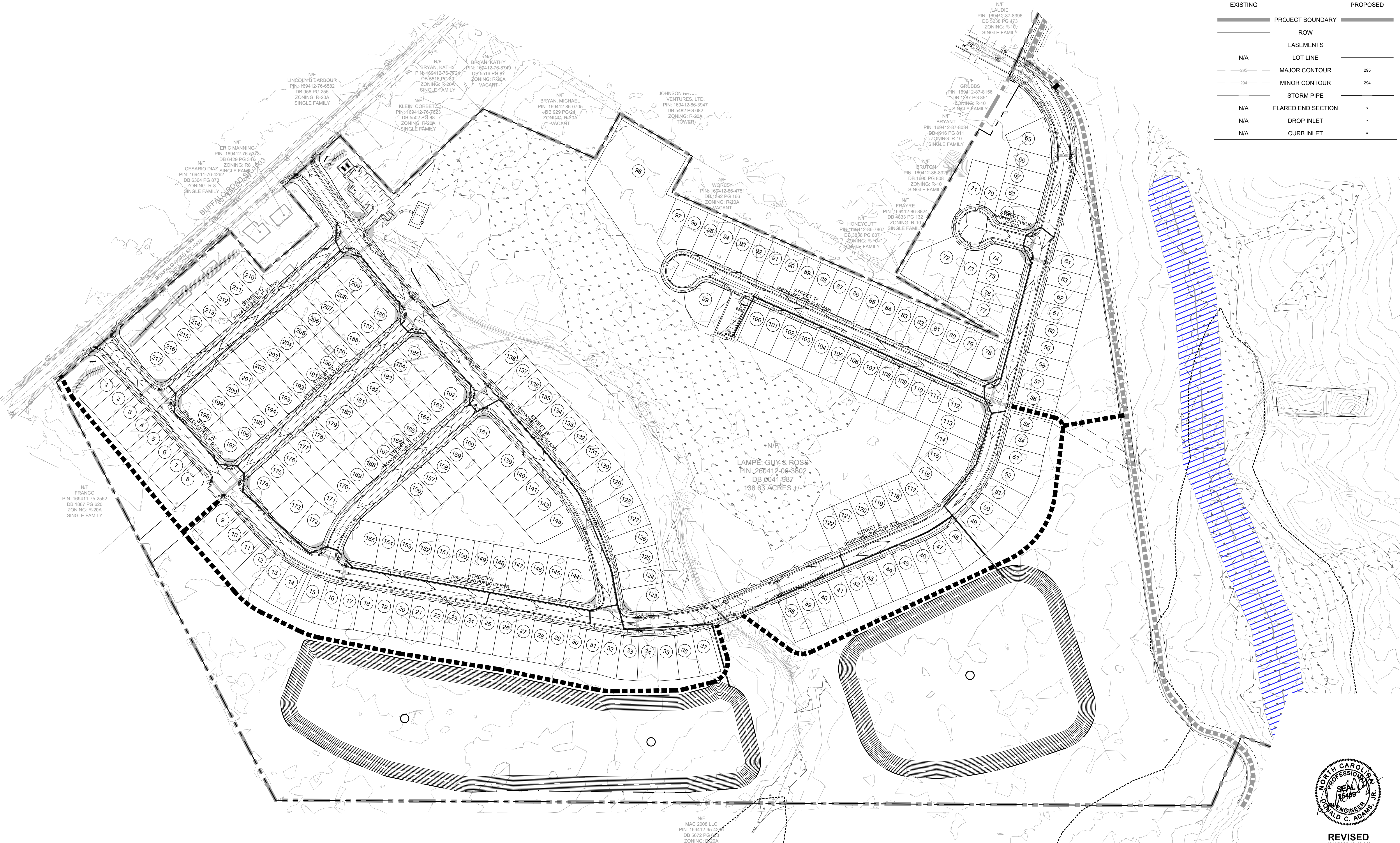
- PARKING AREAS
- LOCAL STREETS
- COLLECTOR STREETS
- PROPOSED 10' WALKING TRAIL
- EXISTING 10' GREENWAY TRAIL



REVISED
10/4/2023 9:10 AM

PRELIMINARY





LEGEND	
EXISTING	PROPOSED
	PROJECT BOUNDARY
	ROW
	EASEMENTS
	LOT LINE
	MAJOR CONTOUR 295
	MINOR CONTOUR 294
	STORM PIPE
	FLARED END SECTION
	DROP INLET
	CURB INLET

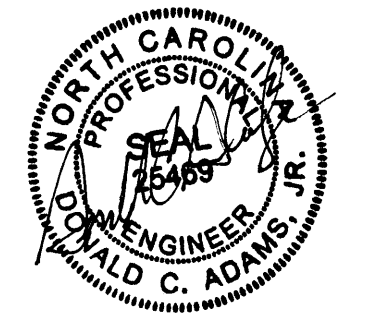
314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamshandhodge.com
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC

BUFFALO ROAD
JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY GRADING
& DRAINAGE PLAN

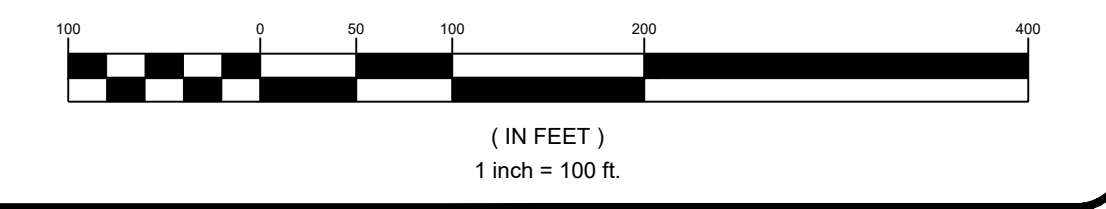
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CHECKED: DCA
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VERTICAL SCALE: N/A
DATE: 6/30/2023
JOB NO.:
SHEET:



REVISED
10/4/2023 10:48 AM

PRELIMINARY

GRAPHIC SCALE



- SOURCES OF INFORMATION:
- EXISTING SURVEY OF SITE & TOPO PROVIDED BY STOKES SURVEYING & MAPPING, PLLC, 1425-105B ROCK QUARRY RD, RALEIGH, NC 27610, DATED 12/28/2021
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 - PRELIMINARY WETLAND INFORMATION PROVIDED BY BROWN'S ENVIRONMENTAL GROUP, INC., 242 BATTEN FARM RD SELMA, NC 27576, DATED 6/23/2020

N/F
FRANCO
PIN: 169411-75-2562
DB 1887 PG 620
ZONING: R-20A
SINGLE FAMILY

N/F
ERIC MANNING
PIN: 169412-76-5373
DB 9429 PG 347
ZONING: R-8
SINGLE FAMILY

N/F
LINCOLN S BARBOUR
PIN: 169412-76-6582
DB 956 PG 255
ZONING: R-20A
SINGLE FAMILY

N/F
KLEIN CORBETT
PIN: 169412-76-2923
DB 5502 PG 88
ZONING: R-20A
SINGLE FAMILY

N/F
BRYAN, MICHAEL
PIN: 169412-86-0705
DB 929 PG 94
ZONING: R-20A
VACANT

JOHNSON
VENTURES, LTD
PIN: 169412-86-3947
DB 5482 PG 682
ZONING: R-20A
TOWER

N/F
WORLEY
PIN: 169412-86-4751
DB 1592 PG 166
ZONING: R-20A
VACANT

N/F
FRAYRE
PIN: 169412-86-8824
DB 4833 PG 132
ZONING: R-10
SINGLE FAMILY

N/F
GRUBBS
PIN: 169412-87-8156
DB 1867 PG 851
ZONING: R-10
SINGLE FAMILY

N/F
BRYANT
PIN: 169412-87-8034
DB 4916 PG 811
ZONING: R-10
SINGLE FAMILY

N/F
BRUTON
PIN: 169412-86-8922
DB 1690 PG 806
ZONING: R-10
SINGLE FAMILY

N/F
HONEYCUTT
PIN: 169412-86-7967
DB 3836 PG 607
ZONING: R-15
SINGLE FAMILY

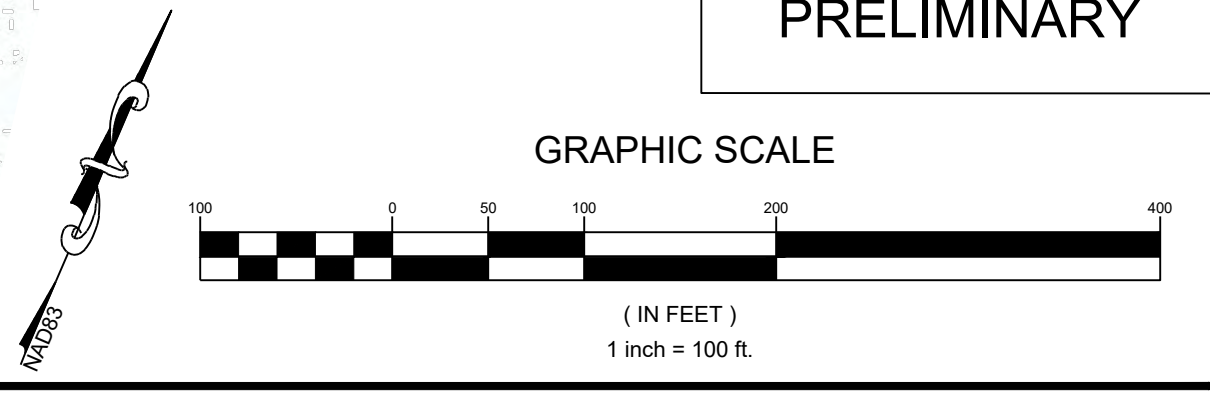
N/F
LAMPE, GUY & ROSS
PIN: 260412-06-3802
DB 0041-987
198.63 ACRES +/-

N/F
MAC 2008 LLC
PIN: 169412-86-4242
DB 5672 PG 101
ZONING: R-20A
VACANT



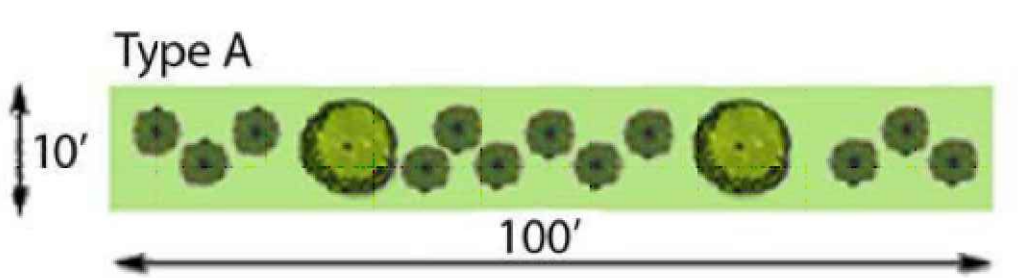
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 10/4/2023 11:55 AM

PRELIMINARY



LEGEND

 UNDERSTORY TREE
  SHRUB



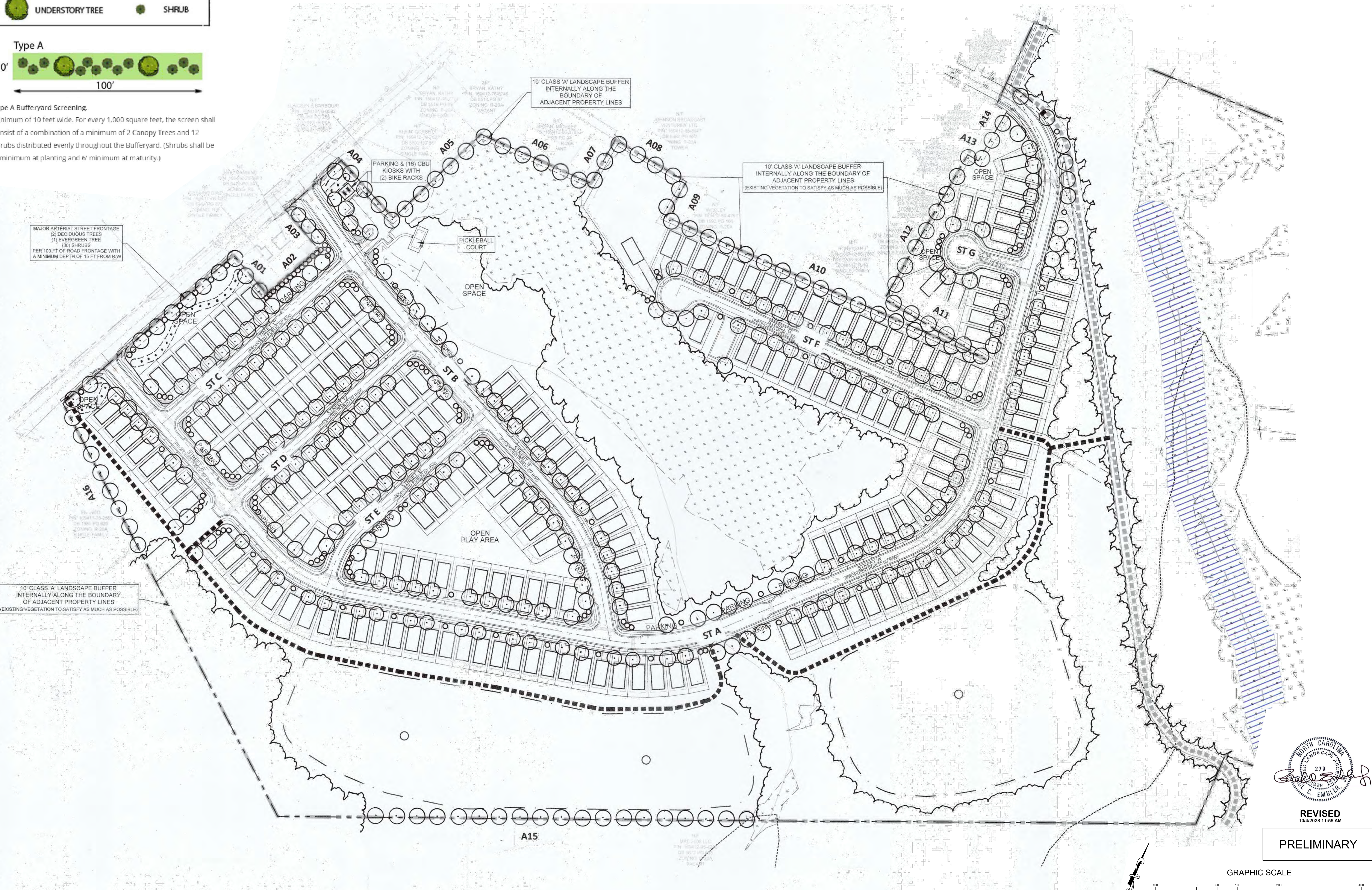
Type A Bufferyard Screening:
 Minimum of 10 feet wide. For every 1,000 square feet, the screen shall consist of a combination of a minimum of 2 Canopy Trees and 12 Shrubs distributed evenly throughout the Bufferyard. (Shrubs shall be 3' minimum at planting and 6' minimum at maturity.)

MAJOR ARTERIAL STREET FRONTAGE
 (2) DECIDUOUS TREES
 (1) EVERGREEN TREE
 (30) SHRUBS
 PER 100 FT OF ROAD FRONTAGE WITH
 A MINIMUM DEPTH OF 15 FT FROM R/W

10' CLASS 'A' LANDSCAPE BUFFER
 INTERNALLY ALONG THE
 BOUNDARY OF
 ADJACENT PROPERTY LINES

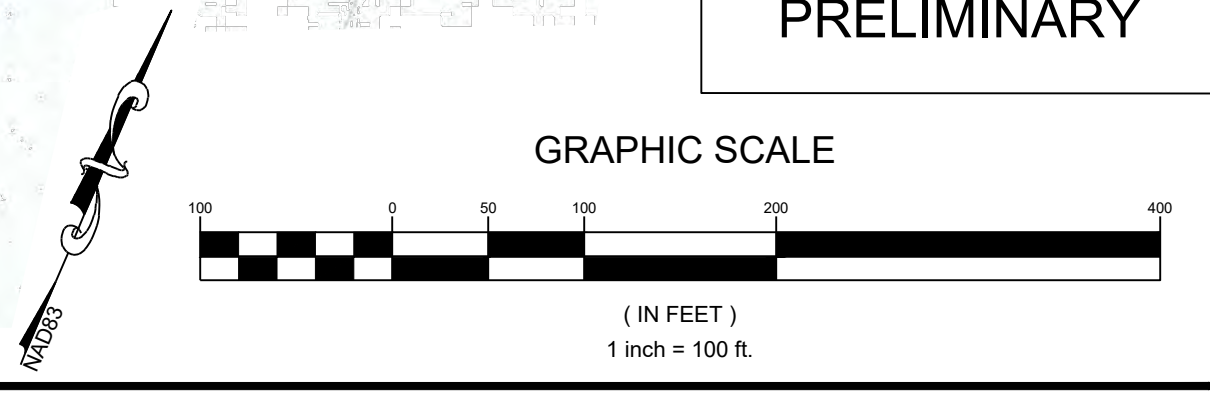
10' CLASS 'A' LANDSCAPE BUFFER
 INTERNALLY ALONG THE BOUNDARY OF
 ADJACENT PROPERTY LINES
 (EXISTING VEGETATION TO SATISFY AS MUCH AS POSSIBLE)

10' CLASS 'A' LANDSCAPE BUFFER
 INTERNALLY ALONG THE BOUNDARY
 OF ADJACENT PROPERTY LINES
 (EXISTING VEGETATION TO SATISFY AS MUCH AS POSSIBLE)



REVISED
 10/4/2023 11:55 AM

PRELIMINARY



314 EAST MAIN STREET
 CLAYTON, NC 27520
 info@ash-engineering.com
 919-943-1332
 FIRM # C-187

ASH **ADAMS & HODGE** ENGINEERING, PC

BUFFALO ROAD
 JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY
 LANDSCAPE PLAN

DESIGN: DCA
 DRAWN: ADS
 CHECKED: DCA
 HORIZONTAL SCALE: SEE GRAPHIC SCALE
 VERTICAL SCALE: N/A
 DATE: 6/30/2023
 JOB NO.:
 SHEET:

L1.01

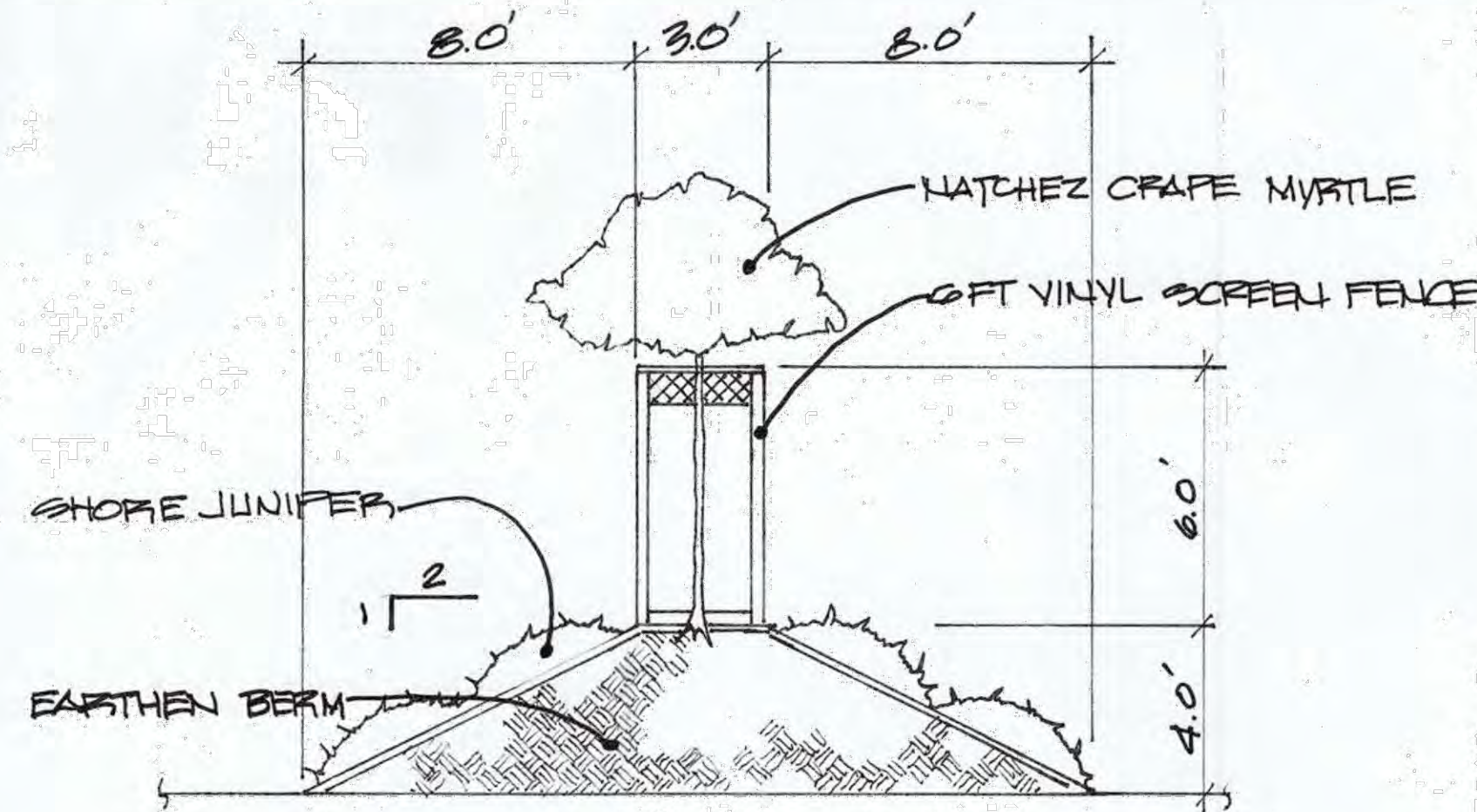
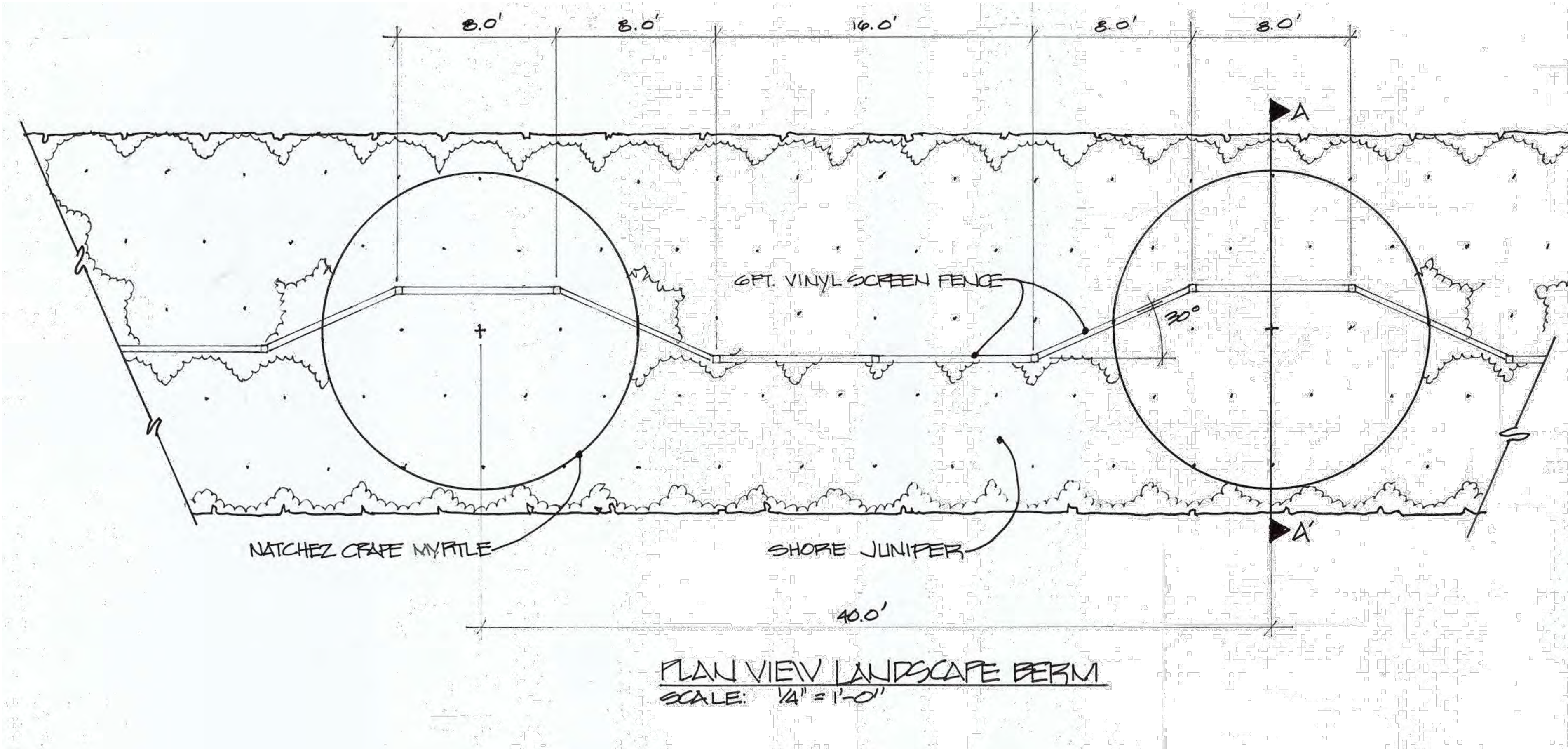
LANDSCAPE CALCULATIONS

TYPE OF LANDSCAPE PER CODE	PLANTING REQUIREMENTS			QUANTITY	REQUIRED			PROVIDED		
	L. TREE	S. TREE	SHRUB		L. TREE	S. TREE	SHRUB	L. TREE	S. TREE	SHRUB
ARTERIAL STREET BUFFER YARD (PLANTINGS PER 100 FEET) BUFFALO ROAD	2	1	30	565 LF	11	6	170			
LOCAL STREET BUFFER YARD (PLANTINGS PER 100 FEET)	2	1								
STREET A				6090 LF	122	61		102	53	
STREET B				2440 LF	49	25		40	22	
STREET C				1120 LF	22	11		22	6	
STREET D				1360 LF	27	14		24	11	
STREET E				1020 LF	20	10		18	11	
STREET F				1770 LF	34	17		30	12	
STREET G				470 LF	9	5		5	5	
TOTAL					283	143		244	120	
TYPE "A" BUFFER YARD (PLANTINGS PER 100 FEET)	2		12							
A01				125 LF	3	15		2	12	
A02				165 LF	3	20		0	12	
A03				125 LF	3	15		0	8	
A04				190 LF	4	23		4	24	
A05				295 LF	6	36		5	36	
A06				290 LF	6	35		6	36	
A07				120 LF	2	14		2	12	
A08				200 LF	4	24		4	21	
A09				100 LF	2	12		2	9	
A10				850 LF	17	102		17	102	
A11				290 LF	6	35		6	36	
A12				400 LF	8	48		8	45	
A13				30 LF	-	0		6	6	
A14				140 LF	3	17		3	18	
A15				850 LF	17	102		17	102	
A16				400 LF	8	48		8	48	
TOTAL					98	546		84	527	
FOUNDATION PLANTINGS (PER HOUSE)		3		215 HOUSES		645		645		
PARKING LOT (PER ISLAND)	1	6		3 ISLANDS	3	18	3	18		

- NOTE:
- ANY PROPOSED LANDSCAPE PLANT MATERIALS THAT CANNOT BE PLANTING IN PROPOSED LOCATIONS SHOWN ON THE PLANS DUE TO CONFLICT WITH UTILITIES, PAVEMENTS, STRUCTURES OR OTHER EXISTING PLANT MATERIALS WILL BE PLANTED IN THE PROPOSED OPEN SPACES SHOWN ON THE PLANS. IT IS THE INTENT OF THE LANDSCAPE PLANTING TO PLANT ALL REQUIRED QUANTITIES OF PLANT MATERIAL WITHIN THE BOUNDARY OF THE SUBDIVISION. TOTAL PLANTS TO BE PLANTED IN OPEN SPACES 53 CANOPY TREES, 23 EVERGREEN TREES AND 19 SHRUBS.
 - IT IS PROPOSED THAT AS MUCH OF THE EXISTING VEGETATION (TREES AND SHRUBS) THAT ARE IN PROXIMITY TO ADJACENT PROPERTIES BE RETAINED AS A NATURAL BUFFER. WHERE THERE IS NOT SUFFICIENT PLANT MATERIAL TO PROVIDE A NATURAL BUFFER IT IS PROPOSED TO PLANT A TYPE "A" BUFFER TO PROVIDE LANDSCAPING TO SCREEN ADJACENT PROPERTIES.
 - TO PROVIDE ADDITIONAL SCREENING AND BUFFERING ALONG BUFFALO ROAD IN ADDITION TO THE ARTERIAL BUFFER YARD PLANTINGS, A LANDSCAPED FOUR FOOT HIGH BERM WILL BE CONSTRUCTED AND WILL INCORPORATE A ORNAMENTAL SCREEN FENCE THE LENGTH OF THE BERM. SEE ATTACHED DETAIL.

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ROOT	COMMENTS
Canopy Trees							
Rm		Acer rubrum	Sunset Red Maple	10' to 12'	4' to 5'	B&B	
Wo		Quercus phellos	Willow Oak	10' to 12'	4' to 5'	B&B	
Bc		Taxodium distichum	Bald Cypress	10' to 12'	4' to 5'	B&B	
Evergreen Trees							
Mp		Ilex x latifolia	Miss Patricia Holly	6' to 8'	3' to 4'	15 gal	
Small Trees							
Cm		Lagerstroemia indica X fauriei	Natchez Crape Myrtle	6" to 8"	3' to 4'	15 gal	
Shrubs							
Bh		Ilex burfordii nana	Dwarf Buford Holly	36" min.	-	7 gal	
Ll		Ligustrum lucidum	Japanese privet	36" min.	-	7 gal	
Sj		Juniperus horizontalis x Youngstown		-	15" to 18"	3 gal	



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10/4/2023 11:55 AM

PRELIMINARY

314 EAST MAIN STREET
CLAYTON, NC 27520
info@ash-engineering.com
919-943-1332
FIRM # C-187

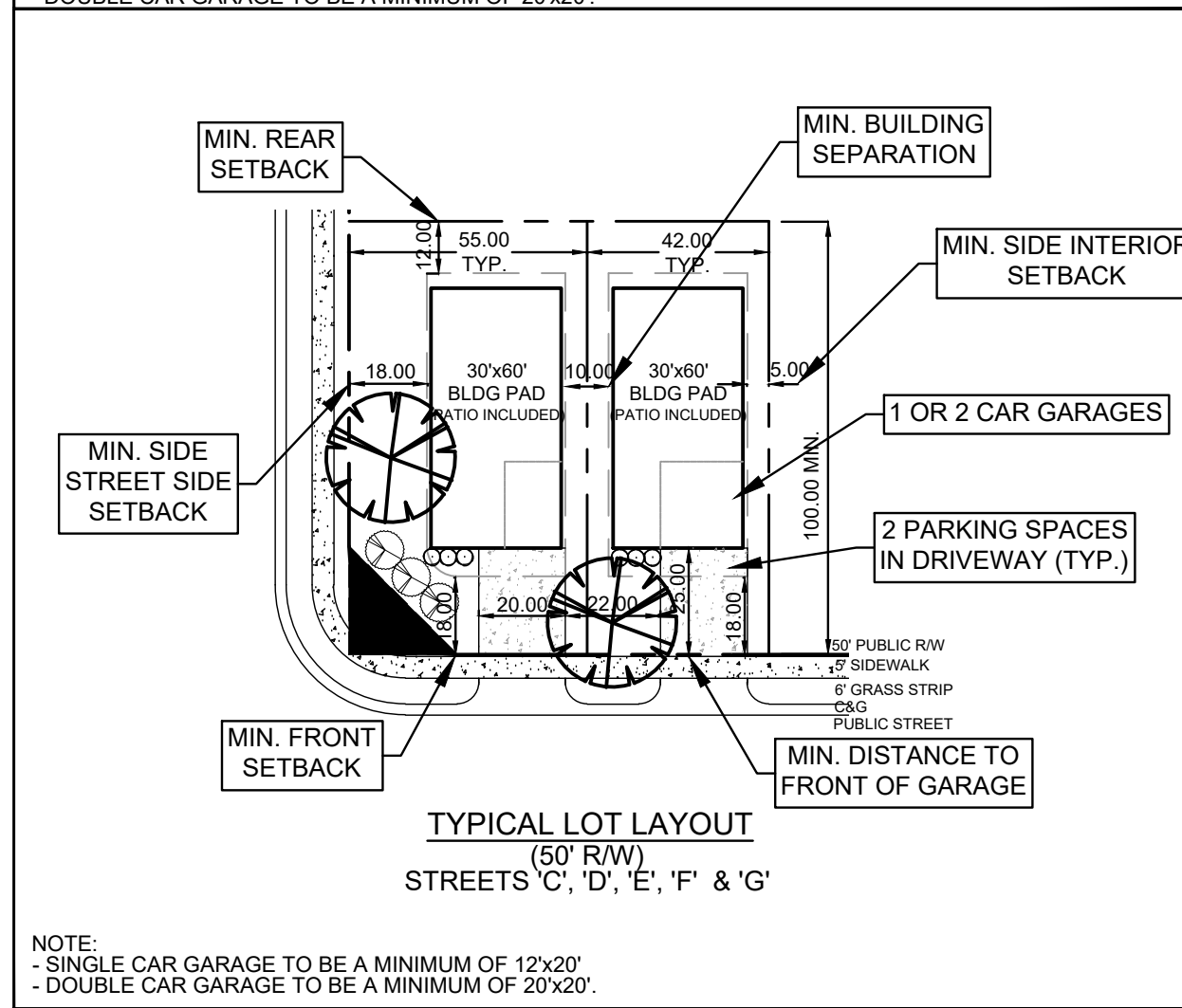
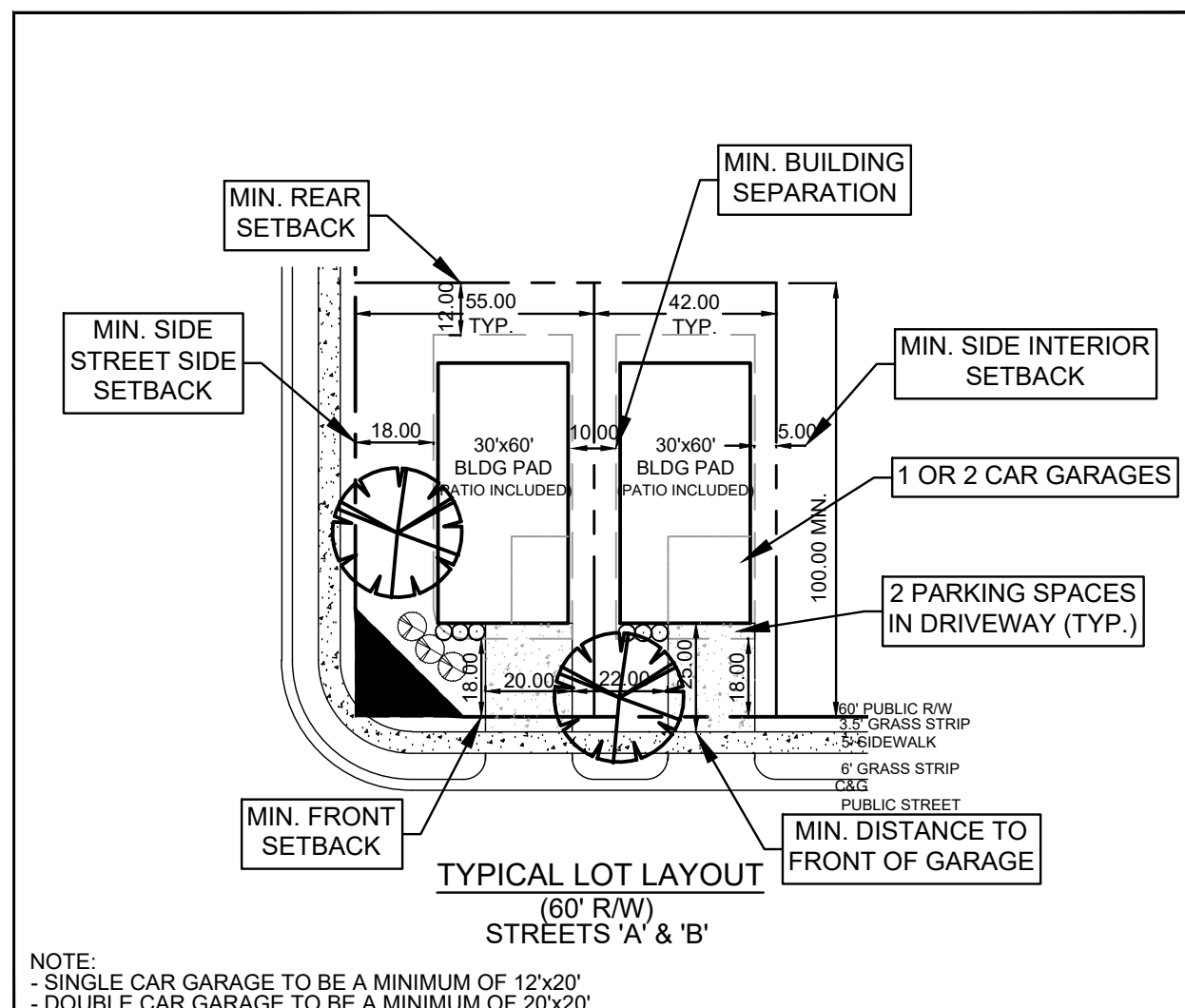
ASH ADAMS & HODGE
ENGINEERING, PC

BUFFALO ROAD
JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY
LANDSCAPE DETAILS

DESIGN: DCA
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 9/30/2023
JOB NO.:
SHEET:

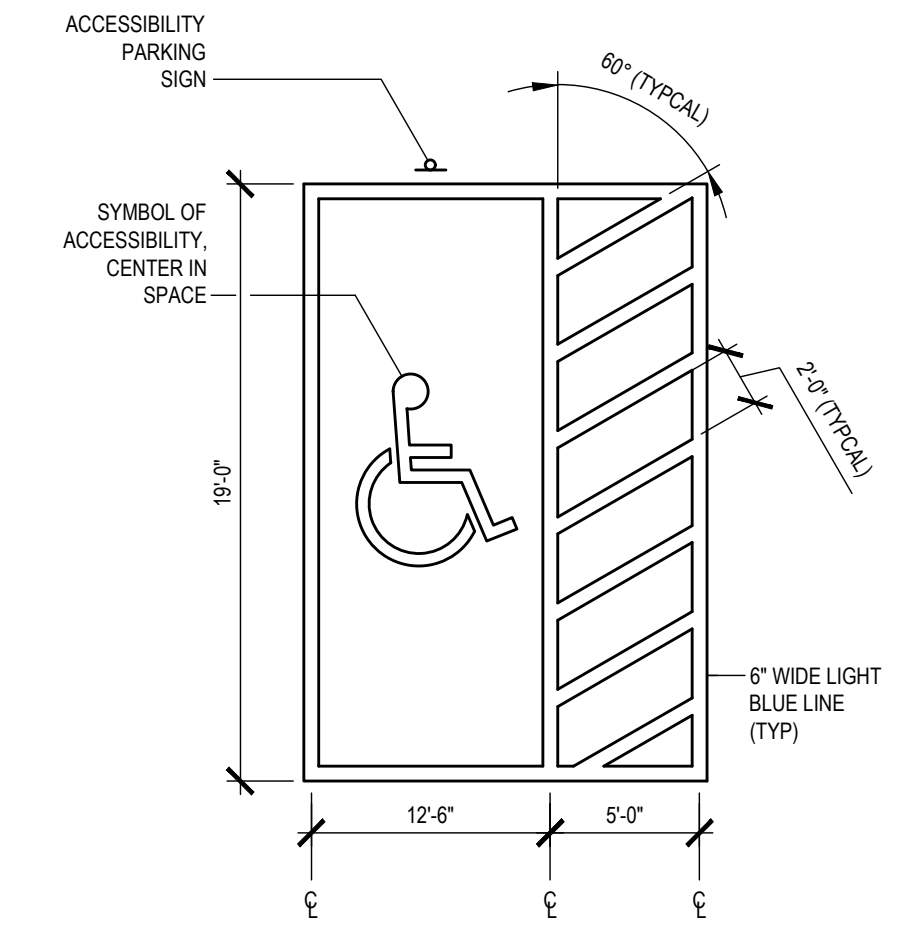
L1.02



EXAMPLE ELEVATIONS

NOT TO SCALE

EXTERIOR ELEVATIONS
 VINYL SIDING, ARCHITECTURAL SHINGLES, SHUTTERS, AND SOME ARCHITECTURAL TRIM DETAILS.



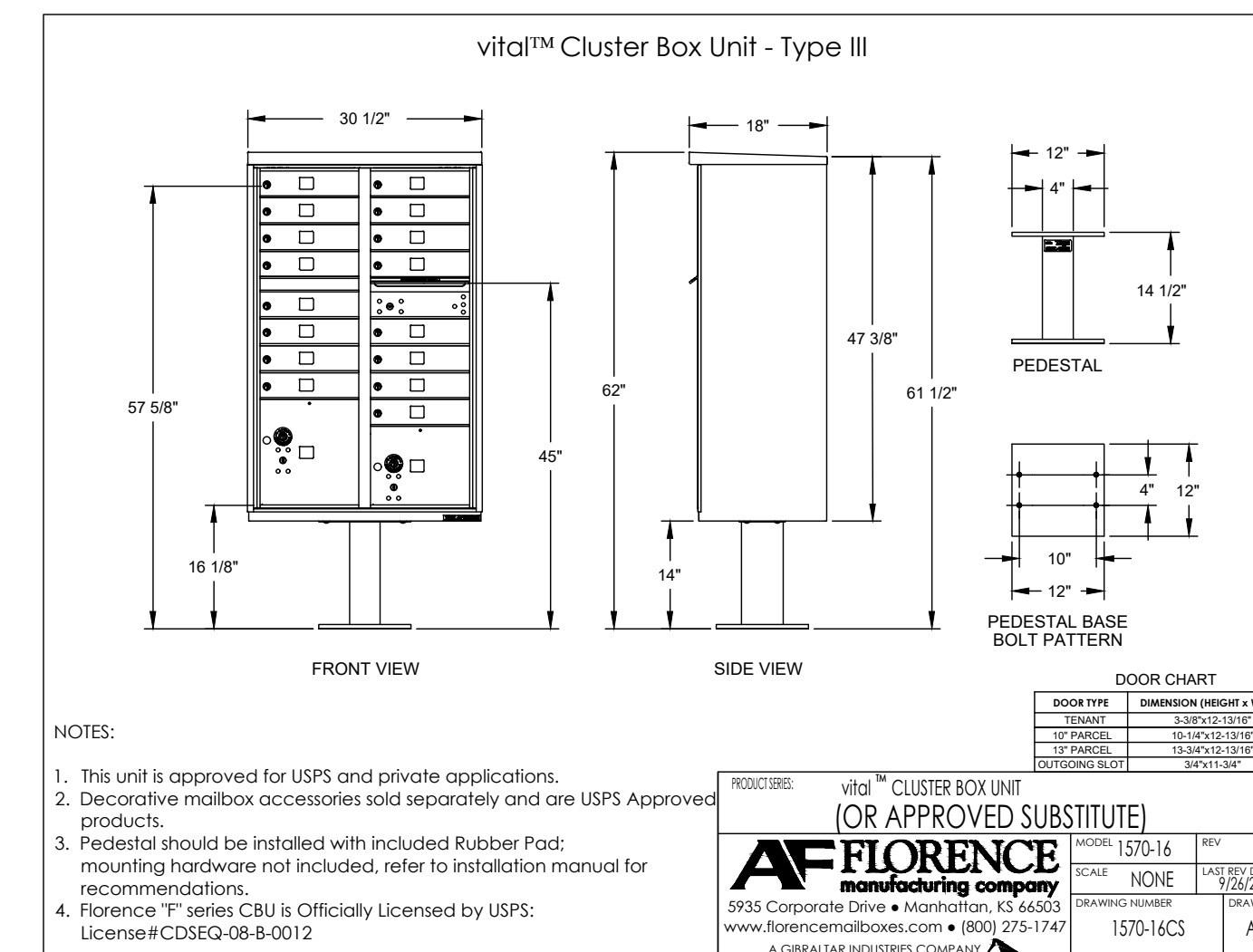
ACCESSIBLE PARKING DETAIL



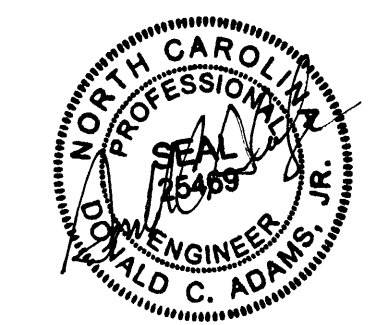
EXAMPLE SUBDIVISION SIGN
 NOT TO SCALE



DECORATIVE LIGHT POST



CLUSTER MAILBOX UNIT
 NOT TO SCALE

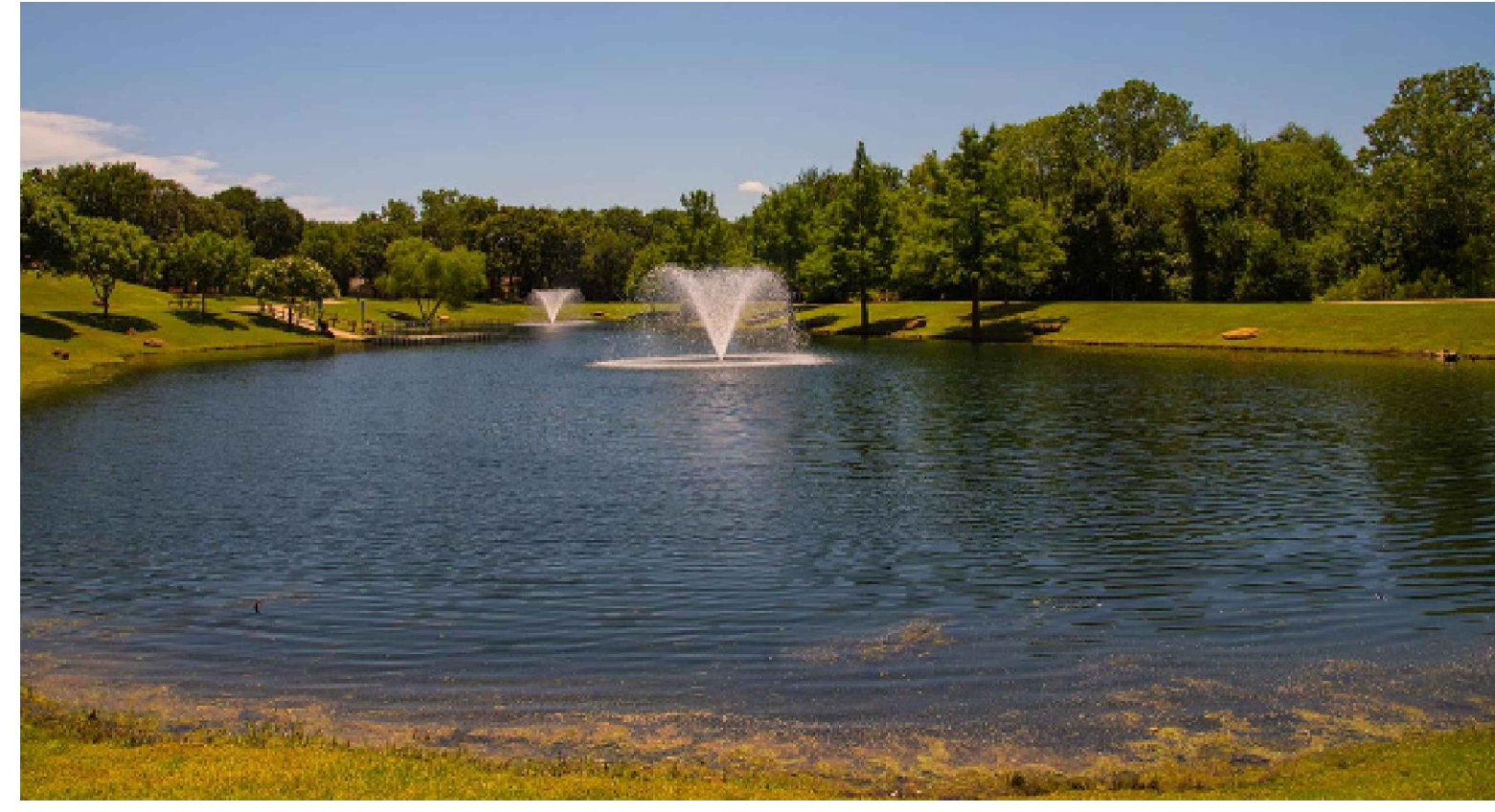


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 10/4/2023 9:11 AM
 PRELIMINARY

OPEN SPACE POND TRAIL EXAMPLE



POND FOUNTAIN EXAMPLE

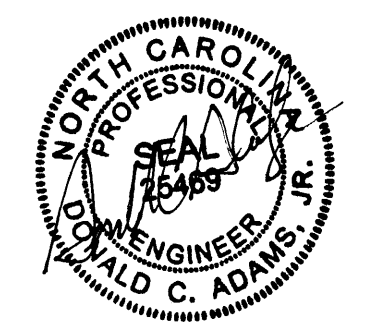
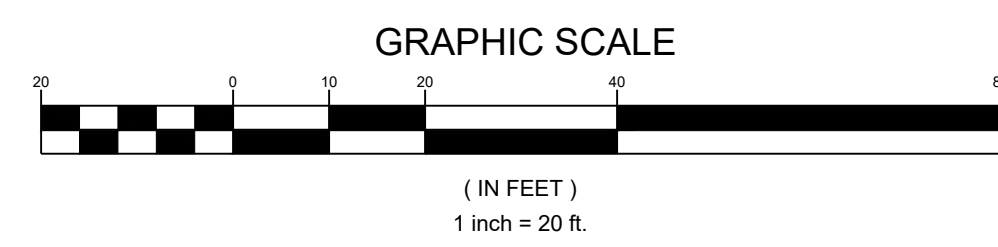
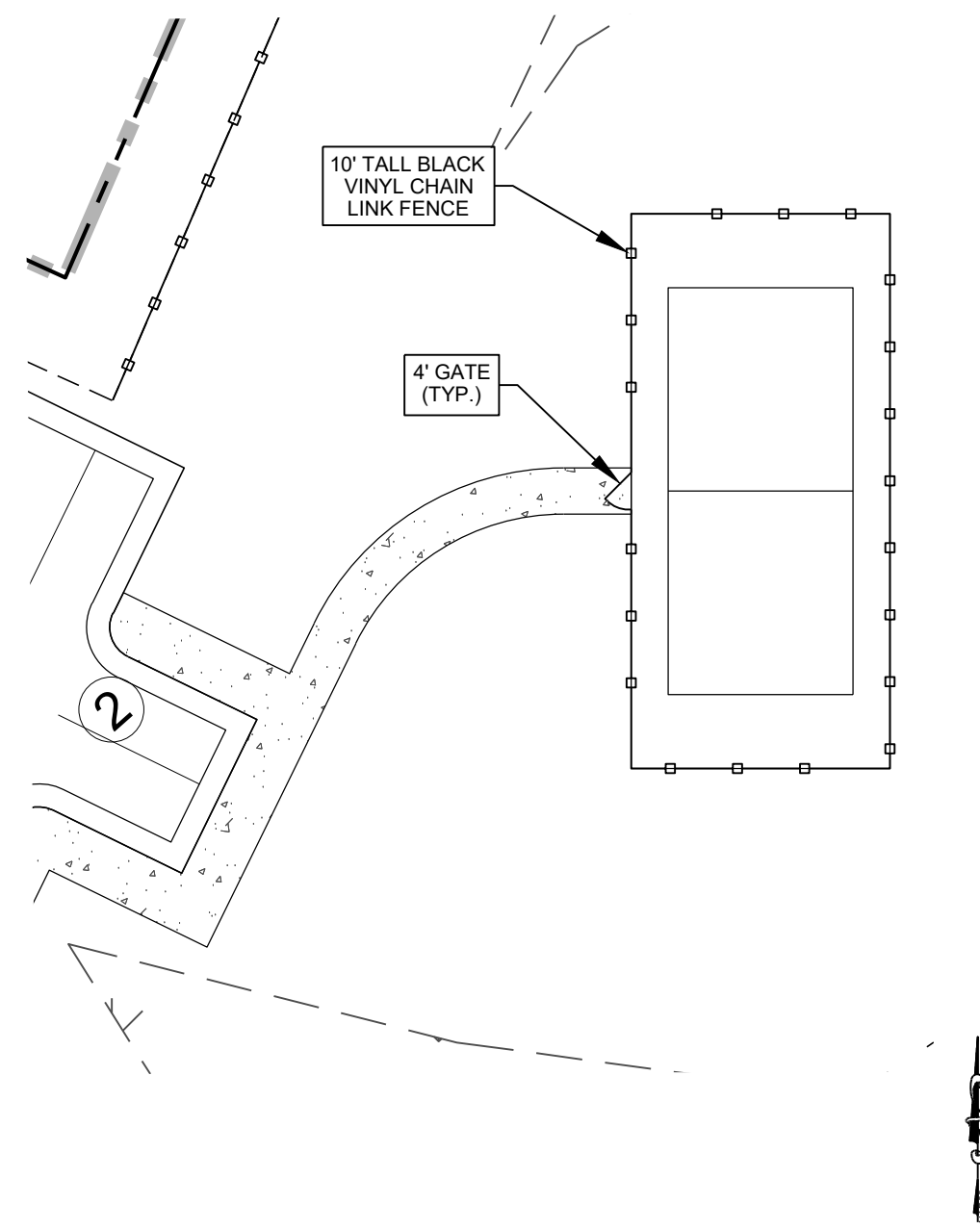


OPEN SPACE PLAY FIELD EXAMPLE



PICKLE BALL COURT

PICKLE BALL COURT EXAMPLE



REVISED
10/4/2023 9:16 AM

PRELIMINARY

REVISIONS:
2023-09-29 REV: PER TOWN COMMENTS
314 EAST MAIN STREET
CARRINGTON, NC 27520
info@adams-hodge.com
919-243-1332
FIRM # C-4187

A&H ADAMS & HODGE ENGINEERING, PC

BUFFALO ROAD
JOHNSTON COUNTY, NORTH CAROLINA

AMENITIES

DESIGN: DCA
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 6/30/2023
JOB NO.:
SHEET:

DT1.01

October 04, 2023

Stephen Wensman
Planning Director
Johnston County Planning & Zoning
350 E. Market St., PO Box 761
Smithfield, NC 27577

Subject: CZ-23-01 Master Plan Comment Questions
CZ-23-01 Buffalo Road

Dear Mr. Wensman,

Thank you for reviewing the Master Plan. See below for the responses in bold red.

Planning Department:

1. Widen the right of way at the development entrance to allow for landscape islands, turn lanes, etc. **Is this a requirement or suggestion? If this is a requirement, please direct us to the code/regulation so we may address this completely. Suggestion. This is conditional zoning and we will be suggesting this as a condition of approval. The right-of-way has been widened to 70' with a 50' taper to the 60' rights-of-way at each entrance of Buffalo Road.**
2. Line up curb ramps at 90 degrees as much as possible. This may require moving lot lines. **This has been done to the best of our ability not to impede the residential driveways.**
3. Are painted crosswalks proposed? **No plans to paint them at this time.**
4. Add a public sidewalk along Buffalo Road behind a concrete curb (ditch to be piped) per NCDOT requirements. **Is this a requirement or suggestion? If this is a requirement, please direct us to the code/regulation so we may address this completely. Suggestion. This is conditional zoning and we will be suggesting this as a condition of approval. Sidewalk added along Buffalo Road where applicable.**
5. Switch the trail and parking lot between lots 14 and 15 such that the trail aligns with the intersection curb ramp. **Completed.**
6. The parking lot between lots 14 and 15 does not meet town standards. The lot should be designed such that cars do not back up into traffic. **Parking removed in this area.**
7. Align the parking lot driveway to the pickleball courts with the street. **Completed.**
8. The driveway apron to the parking lot should be concrete (see Standard Detail 0315) **We have this designed like a typical street intersection instead of a driveway and believe it provides a better finished product. Does the Town require this to be designed like a driveway connection with an apron? YES Parking lots are designed to show driveway aprons on each.**
9. Individual single family driveways aprons should be concrete (see Standard Detail 0315) **Completed**
10. Wheel bumpers are required where the sidewalk abuts the curb unless the sidewalks are widened to 6 ft. **6 ft sidewalk added to parking areas.**
11. Open Space Table – the Town has no specific open space requirement. **Noted.**

12. Connect the trails between lot 36 and 37 or provide the reason they cannot be connected. **We need to minimize impact to the stream buffer so a 5' sidewalk will connect on one side through this crossing.**
13. Street F exceeds the allowed cul-de-sac length – 750 feet. **We are counting the cul-de-sac length from the intersection of the proposed parking lot on Street F, designed to be a fire apparatus turn-around as well. (See attached blowup.) We believe this meets the intent of the code. Please correct or confirm. This requirement relates to Fire Code, so I would verify the requirement with the Fire Marshal and whether the parking lot satisfies this requirement. Blake Holloman is okay with the parking area to be used for the Fire Apparatus turn-around. Place the parking lot 150 ft or less from the cul-de-sac to reduce 96 ft radius requirement.**
14. The cul-de-sac street should be 27' wide back-to-back of curb. **Cul-de-sac streets are 27 ft back-to-back.**
15. Public rights of ways should be 60' wide, not 50'. **Is this a requirement or suggestion? If this is a requirement, please direct us to the code/regulation so we may address this completely. We are updating our Standard Details and Specifications Manual and in it all street standards will be 60' wide or greater. Its not a current requirement, but this is conditional zoning and there will be give and take for the reductions in lot size. This is one condition of approval we are requesting. Please note that the collector streets are 60' R/W; however, side streets and cul-de-sacs will keep a 50' R/W, consistent with the current Standard Details and Specifications Manual.**
16. Subdivision signs should be located 10' off the public rights-of-way. **Completed.**
17. Parkway Drive is 36' back-to-back and Street A is proposed to be 31' back-to-back. Please show how this change would be transitioned. **Completed. This is done with a 50 ft taper.**
18. The Town Parks Master plan does not identify the need for a park in this area given its proximity to the greenway. Staff will recommend a fee in lieu of park dedication. **Noted**
19. The Tot Lot should meet ADA requirements. **Removed Tot lot from project.**
20. The garages for single-family homes should be sized to accommodate vehicle parking, such that a single car garage is a minimum of 12' x 20' and a double is 20'x 20'. **Noted on sheet DT1.00.**
21. Water meters and catch basins should be located outside of driveways or sidewalks. **Noted.**
22. Show a planted berm with privacy fence with actual plants shown in cross section format. UDO street yard detail is inadequate. **Please specify where a planted berm and fence is required. Is this a requirement or suggestion? If this is a requirement, please direct us to the code/regulation so we may address this completely. Suggestion. This is conditional zoning and we will be suggesting this as a condition of approval. The Town Council has been very clear in other past projects that they do not want to see the back yards of houses from the street. A planting berm has been added with evergreen plants and a fence.**
23. Consider decorative streetlights and street sign details. **An example of decorative streetlight is located on sheet DT1.00.**
24. Show required subdivision sign details and location **Is this a requirement or suggestion? If this is a requirement, please direct us to the code/regulation so we may address this completely. This is a suggestion. A separate sign permit application is required regardless, and the signs would need to meet the UDO. The subdivision sign requirements are in the Sign Ordinance, Article 10, Part III. Signs are required to be 10' off the public right of way. An example of subdivision sign is located on sheet DT1.00. The locations have been moved to be at least 10 ft off public right-of-way.**
25. Tot lot would be better served with direct access from the public right-of-way of street B **Removed Tot lot.**
26. Provide architectural details on the right-of-way sides of the end units. **The architectural exterior materials on the sides of the units facing right-of-way to be treated as fronts. Noted on sheet DT1.00.**

27. Show landscaping on typical lot detail to include shrubs. **Shown on sheet DT1.00**
28. Provide a lateral street connection to the MAC 2008 LLC parcel to the south. **Is this a requirement or suggestion? If this is a requirement, please direct us to the code/regulation so we may address this completely. The UDO requires lateral connections. A connection to the radio station property should also be considered. This connection might address your cul-de-sac issue. A lateral right-of-way connection has been added to the southern adjacent property.**

Public Utilities:

1. Sanitary sewer is unavailable until sometime in early 2025, based on the County's capital project completion schedule; therefore, the town cannot approve construction plans without approved sanitary sewer. **Noted.**
- 2.

Fire Marshal:

1. Provide approved turn around at parking lot by pickle ball court. Lot exceeds required distance without a apparatus turn around. **Revised.**
2. Asymmetrical cul-de-sac at the end of Street "F" shall be 96 ft diameter. **Is the required 96 ft diameter the rights of way or asphalt? Is this a requirement or suggestion? If this is a requirement, please direct us to the code/regulation so we may address this completely. This is Fire Code and is in the draft of the revised Standard Details and Specifications Manual. I will send this question to the Fire Marshal. Parking lot is place 150 ft or less from the cul-de-sac bulb as required by Fire Marshall to eliminate the 96 ft diameter cul-de-sac.**
3. Street "F" exceeds the required distance for a dead-end street (750' maximum length). **We are counting the cul-de-sac length from the intersection of the proposed parking lot on Street F, designed to be a fire apparatus turn-around as well. (See attached blowup.) We believe this meets the intent of the code. Please correct or confirm. I will send this question to the Fire Marshal. The parking lot is used as a Fire Apparatus turn-around. Per Fire Marshall, this is an acceptable method to leave the street length as is.**
4. Additional fire hydrants needed on streets "B, C, D, & E" to meet required distances for water supply. **Noted.**

If you have any questions or comments, please contact us.

Sincerely,

Amy D. Stancil
amy@adamsandhodge.com
919-812-2654



**Town of Smithfield
Planning Department**
350 E. Market St Smithfield, NC 27577
Smithfield-NC.com 919-934-2116

CONDITIONAL ZONING APPLICATION

Development Name Buffalo Road	
Proposed Use Vacant	
Project location or address 1176 & 1200 Buffalo Road (Southeastern side of Buffalo Road SR1003)	
Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:	
PIN# 260412-06-3802	TAX ID# 14A03005
Project type? <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Townhouse <input type="checkbox"/> Multi-Family <input type="checkbox"/> Non-Residential <input type="checkbox"/> PUD/Mixed Use	

PROPERTY OWNER INFORMATION

Name Guy L. Lampe & Ross W. Lampe	
Address PO Box 608, Smithfield, NC 27577	
Phone	Email

OWNER/DEVELOPER INFORMATION

Company Name Vesta Enterprises, Inc.	Contact Name Sagan Lampe, President
Address PO Box 1457, Smithfield, NC 27577	
Phone 919-631-9524	Email sagan@vestaenterprises.com

CONSULTANT/ENGINEERING FIRM

Company Name Adams & Hodge Engineering, P.C.	Contact Name Amy Stancil
Address 314 E. Main Street, Clayton, NC 27520	
Phone 919-243-1332 / 919-812-2654	Email info@adamsandhodge.com/ amy@adamsandhodge.com

ZONING INFORMATION

Existing Zoning District R-20A	Proposed Zoning District R-8
If more than one district, provide the acreage of each: 138.63 AC	
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Existing Impervious Surface acres/sf +/- 0.59 ac/+/- 25,674 sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/sf +/- 31.87 ac/1,388,274 sf	Neuse River Buffer	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Watershed Protection Area No	Wetlands	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
FEMA Map Panel 372169400K eff. 6/20/2018	Base Flood Elevation		

SITE DATA

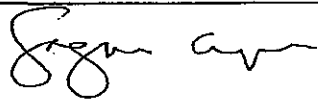
Total # of single-family lots 217 LOTS	Total densities per zoning district 1.565 Units/acre
Total # of townhouse lots 0	Acreage in active open space +/- 1.13 AC
Total # of all lots 217 Lots	Acreage in passive open space +/- 101.22 AC
Linear feet of new roadways +/- 7,628 LF	Linear feet of new sewer mains +/- 7,439 LF
Linear feet of new water mains +/- 6,742 LF	Linear feet of new sidewalks +/- 15,096 LF
Proposed sewer allocation 78,120 GPD	Linear feet in new trails +/- 4,728 LF

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the Town.

I hereby designate Adams & Hodge Engineering, P.C. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature 	Date 6/27/2023
Signature	Date

APPLICATION FEES

Conditional Zoning (4 paper copies & 1 Digital copy of all documents on USB flash drive) \$400.00 + \$10 per acre

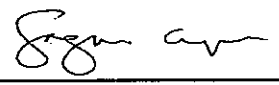
Application Date

Application Number

Application Fee

I hereby give CONSENT to Adams & Hodge Engineering, P.C. (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 

Printed Name of Owner Sagan Lampe

NC
(State)
Harnett
(County)

I, Emily Kingston, a Notary Public in and for said County and State, do hereby certify that Sagan Lampe personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 27th day of June 2023.

Notary Public: Emily Kingston

(Printed Name)

Emily Kingston
(Signature)



(Seal)

County of Commission: Harnett

Commission Expires: March 21, 2028

PROJECT NARRATIVE

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

- A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
- A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
- A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
- A statement showing the proposed density of the project with the method of calculating said density shown;
- Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
- A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
- A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
- Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
- List of deviations from the town's minimum UDO requirements.
- List of improvements that exceed the town's minimum UDO requirements.
- Expected sales, rental prices
- Architectural standards if applicable.

INFORMATION TO BE PROVIDED ON PLAN

The Town of Smithfield Site Plan Requirements is found in Article 5 of the Unified Development Ordinance. Site plans shall contain the following information, if applicable, as determined by the UDO Administrator:

- Preferred sheet size is 24" x 36" for site plans (maximum sheet size of 30" x 42"); if more than one sheet, all sheets should be numbered; should be the same size and scale; and should show match lines, along with an index sheet.
- Submittals should also be made in digital PDF file format.
- The site plan shall be prepared by a professional engineer, registered land surveyor, or licensed architect.
- Engineer's scale – no smaller than 1" = 100' for Site Plans unless approved by staff. Larger scale showing more detail is better. Include both a graphic scale and a numeric scale. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan.
- North arrow or compass rose.
- Date (original and all revisions) should be shown on all sheets.
- A vicinity map of the site with reference to surrounding areas and existing street locations.
- The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records
- Proof of ownership - Deed book and page reference demonstrating ownership of property.
- Parcel Identification Numbers (PIN) for site and adjacent properties.

Existing Conditions:

- The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by metes and bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
- Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- Required setbacks, setback lines, or typical lots.
- Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
- Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- Show all existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
- Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- Existing zoning of the property, including zoning district lines where applicable.
- Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television
- Existing open space and any other common areas.
- Existing parking and loading areas.

Proposed Conditions:

- All proposed streets, drives, parking areas, fire lanes and access, loading and unloading areas with dimensions, traffic patterns, access aisles, and curb radii per the requirements of Article 10, Part I.
- The total quantity of parking spaces required and the total quantity of parking spaces provided. Indicate uses of buildings.
- Sight distance triangles (minimum 10' by 70' for driveway intersections at ROW lines; or as per NCDOT requirements or Town of Smithfield UDO Section 2.21 at all other intersections)
- Location of all proposed structures, including their outside dimensions and elevations, streets, entrances and exits on the site.
- Sidewalks, trails and other pedestrian ways with locations, dimensions and surfacing, including handicap curb cuts. Internal sidewalks and/or other proposed means of pedestrian access (note: internal pedestrian access should connect with public ROW sidewalk).
- General location and design of proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel, as applicable
- Proposed other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- Location of all US Clean Water Act Section 404 wetland areas, detention/retention ponds (Best Management Practices), riparian buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot.
- Location of all proposed common areas.
- All parcels of land proposed to be designated, dedicated and/or reserved, for public or private use, shown with total land area and boundary descriptions.
- Distance between buildings and height of buildings.
- Building locations, footprints, entrances area by floor (sq.ft.), finished floor elevation (first).
- Location, dimensions, and details of signs per the requirements of Article 10, Part III.
- Proposed building elevations and floor plans, if applicable.
- Conceptual traffic impact analysis.
- Conceptual grading plan: proposed contours with a maximum of two-foot contour intervals within 100 feet of all buildings and along all driveways, entrances, exits, private streets, parking areas, loading areas, retaining walls and a maximum of ten-foot contour intervals for the remainder of the property. Supplement with spot elevations where necessary. All topography should be referred to permanent benchmarks and referenced to accepted datum.
- Conceptual stormwater management provisions.
- Total impervious surface square footage and percentage calculations for all development.
- Conceptual site lighting plan:
- Dumpster (or any other trash handling facilities) location, proposed screening labeled with height material, dimensions of concrete pad and details of gates, including support. Any dumpster to be used for recycling should be labeled as such.
- Landscape Plan: Include the genus and species, common name, quantity, size and location of all plant material proposed to meet Article 10, Part II requirements. The plan must include a "plant list" (in chart form), which should be coded to the plan. Show all calculations used to determine the quantity of plants required. All proposed planting, should be coordinated with both the utility plan and the grading/storm drainage plan to eliminate conflicts. No landscaping allowed in water or sewer easements.
- Description of all fences, walls and/or berms used to fulfill landscaping or screening requirements with details and cross-sections as needed (all fences over 6 feet must be sealed by a licensed Engineer).

PROJECT NARRATIVE

The plan for Buffalo Road Subdivision promotes a neighborhood form established by a relaxed grid defined largely by the existing wetlands and road connection. This pattern establishes a hierarchy of neighborhood streets and sidewalks which support a pedestrian friendly environment adapted to the landform. This is a +/- 138.63 acre parcel consisting of +/- 217 single family lots.

Throughout the development are large open space areas incorporating active areas such as a pickleball court, a tot lot, open play areas, and extensive walking trails with a connection to the Town of Smithfield Greenway Trail.

Contacts

Engineering Firm: Adams & Hodge Engineering, P.C.

Address: 314 E Main Street
Clayton, NC 27520

Phone Number: 919-243-1332

Email address: info@adamsandhodge.com

Owner: Guy & Ross Lampe

Address: PO Box 608
Smithfield, NC 27577

Phone Number: Sagan Lampe 919-631-9524

Email address: sagan@vestaenterprises.com

Surveyor: Stokes Surveying & Mapping, PLLC

Address: 1425-105 B Rock Quarry Road
Raleigh, NC 27610

Phone Number: Mike Stokes, 919-971-7897

Email address: mike@stokes-surveying.com

Site Data

NC Pin: 260412-06-3802

Tax ID: 14A03005

Parcel Size: 138.63 acres/6,038,914 sf

Parcel Zoning: R-20A

General Information

Name: Buffalo Road

Parcel Size: 138.63 acres/6,038,914 sf

Proposed Lots: 217 Lots (Single-Family)

Proposed Density: 217 lots/138.63 acres = 1.57 units/acre

Proposed Impervious Area of Total Site: 31.87 acres/ 1,388,274 sf/23%

Required Open Space (7% of an acre per dwelling): 15.19 acres/661,674 sf

Proposed Open Space: 102.93 acres/4,483,520 sf

Proposed Rights of Way: 9.85 acres/428,847 sf

Proposed Infrastructure

No phasing is proposed at this time.

Proposed Roadways: There are three (3) proposed entrances to the proposed subdivision. This includes two (2) main entrances off Buffalo Road and a third, secondary entrance, through the existing Bradford Park subdivision which will be an extension of Parkway Drive.

The proposed Typical Collector Street has 60' Proposed Public Rights of Way, 31' back of curb to back of curb, and sidewalks on both sides of all collector streets.

The proposed Typical Residential Street has 50' Proposed Public Rights of Way, 27' back of curb to back of curb, and 5' sidewalks on both sides of all residential streets.

The proposed pedestrian system will include approximately 15,101 linear feet of sidewalks and 4,728 linear feet of walking trails. The walking trails are to be 10' wide with connections to the Town of Smithfield Greenway Trail.

Parking: Per the Town's UDO, the required parking for a single-family residential subdivision is 2 spaces per dwelling. 217 dwellings equal 434 parking spaces. There are at least 759 proposed parking spaces within this subdivision, which is at least 325 spaces more than required per Town's ordinance. Each dwelling will have a minimum of a 1 car garage with a 2-car parking pad, providing at least 3 spaces per dwelling. There is overflow parking in the amount of +/- 108 spaces located and scattered along most of the subdivision streets with 2 parking areas located within the site.

Mail Kiosks: The mail kiosks are located close to the second entrance, adjacent to a proposed parking area with at least one ADA space. The parking lot will also accommodate parking for use of active open space areas as well as the access walking trails.

Public Sewer: The estimated wastewater flow is 78, 120 gallons per day. Proposing +/- 7,439 linear feet of sewer main extensions, connecting to the Town's existing sewer system that is located on site, adjacent to the Town of Smithfield's greenway trail to the east of the proposed project. Prior to construction, the system shall be approved by the Town's Engineering Department in accordance with the general guidelines and regulations of the Town and permitted by the State.

Public Water: Public water is available via an existing 12" water main along Buffalo Road. There are +/- 6,742 linear feet of proposed waterline. Connections to the existing 12" main shall be made and extended throughout the development. The level of inner connectivity shall provide for adequate domestic water as well as appropriate fire protection flow. Prior to construction, the system shall be approved by the Town's Engineering Department in accordance with the general guidelines and regulations of the Town and permitted by the State.

CONCERNS

There may be concern with adjacent property owners for the location of the proposed subdivision. However, this concern is mitigated by the 10' Class 'A' landscape buffer proposed internally along the boundary of all adjacent properties. There is also passive open space along with the 10' Class 'A' landscape buffer behind the property owners in the Bradford Park subdivision, giving more separation from the lots within the proposed subdivision.

OPEN SPACE

The required open space for the proposed subdivision is 7 percent of an acre per dwelling. This equates to 15.19 acres. +/- 102.93 acres of open space are proposed for this subdivision. Within the +/- of 102.93 acres, there will be +/- 1.13 acres of active open space including a pickleball court, a tot lot, and open play areas as well as extensive walking trails which will connect to the Town of Smithfield's Greenway trail. Maintenance of the open space areas will be the responsibility of the HOA.

CONDITIONS FOR APPROVAL

Deviation from Town's minimum UDO requirements

Lot Setbacks: Front 18 ft

Sides 5 ft

Side Streets 18 ft

Rear 12 ft

Minimum Lot Area: 4,200 sf

Minimum Lot Frontage: 42 ft

All garages are a minimum of 25' from the back of sidewalk.

Collector Street with 60' Right of Way to have 31' back of curb to back of curb.

Street yard (Interior Streets): 1 deciduous or evergreen tree and 3 shrubs planted no more than 15' away from the street rights of way. (Due to length of street frontage.)

Improvement that exceeds Town's minimum UDO requirements

Sidewalks on both sides of all streets.

Arterial Street Frontage +/- 50 Perimeter Buffer, including the 15' planting strip.

+/- 87.73 acres of open space

+/- 4,728 lf of walking trails with connection to existing Town of Smithfield's Greenway Trail

Minimum parking (3) spaces for each dwelling.

Specified locations for overflow parking.

JUSTIFICATION THAT PROPOSAL WILL NOT PLACE BURDEN ON SURROUNDINGS

The distribution of traffic has been given much consideration when laying out the site's access point to serve the subdivision. Considerations were given to simplifying the traffic pattern in order to focus on safety by adding two (2) entrances in the vicinity of Buffalo Road and a third entrance by extending Parkway Drive. Care has been exercised in the subdivision to protect the environment by prudent use of buffers and landscaping. The public's safety and health have been addressed by providing public water and sewer that meet the Town and State requirements. The road system is so designed as to be safe for pedestrians and vehicles alike by providing adequate separation, traffic control and lighting. The public's health and welfare are further addressed by the proposed subdivision providing passive and active recreation opportunities offsite utilizing municipal recreation facilities via recreation assessment fees.

DEVELOPMENT SCHEDULING

If the project is approved, the construction drawings will begin as soon as we have planning approval. After construction drawing approval and all other permits have been successfully acquired, the subdivision construction will begin immediately.

**Buffalo Road
Town of Smithfield
Johnston County, North Carolina
Stormwater Management Statement Narrative
June 29, 2023**

The site for the Buffalo Road project is located off Buffalo Road, +/- 3,000 lf south of M Durwood Stephenson Parkway in the Town of Smithfield in Johnston County, North Carolina. The project consists of a +/- 138.63 acres parcel, Tax ID 14A03005, PIN 260412-06-3802. The proposed use for this site is a neighborhood with 217 single-family homes.

The existing site is a wooded area.

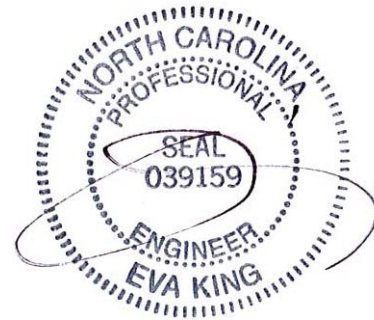
Based on a wetland and stream determination survey provided by Brown's Environmental Group, Inc, dated June 23, 2020, the site contains multiple wetlands and is separated by 3 streams, with corresponding Riparian buffers, crossing from northwest to southeast.

According to Firm Map 3720169400K dated 6/20/2018, most of the site is located in Zone X, area of minimal Flood Hazard with some areas toward the south and east being located within the 500-year flood plain.

According to Johnston County GIS, the property is not located within the ESA.

The impervious density of the site is kept below the maximum allowed 70%, two SCM's are proposed for both quality and quantity control of stormwater leaving the site.

The proposed neighborhood consists of multiple roads with curb and gutter to route proposed stormwater to the proposed Wet Ponds.



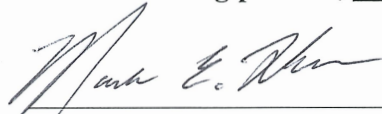
6/29/2023



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, **CZ-23-01**, were notified by First Class Mail on **10-16-23**.



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

16th day of October, 2023



Notary Public Signature



Notary Public Name

My Commission expires on January 15th, 2028



Adjacent Property Owners of
CZ-23-01

TAG	PIN	NAME	ADDRESS	CITY	STATE	ZIP CODE
14A03007	169412-95-4286	MAC 2008 LLC	2790 MARRIOTTSVILLE RD	MARRIOTTSVL	MD	21104-1626
14001021	169411-65-0647	SMITHFIELD LAND GROUP, LLC	2075 JUNIPER LAKE RD	WEST END	NC	27376-8919
14075037	169412-86-0705	BRYAN, MICHAEL D	188 W ALEX DR	CLAYTON	NC	27520-0000
14075038B	169412-76-8749	BRYAN, KATHY M.	188 W ALEX DR	CLAYTON	NC	27520-4444
14075040	169412-76-7724	BRYAN, KATHY M.	188 W ALEX DR	CLAYTON	NC	27520-4444
14A03004A	169412-76-5373	TLC ESTATE, LLC	237 SWANN TRL	CLAYTON	NC	27527-6502
14057154T	260409-17-4141	STELZNER, DAVID R.	1305 LYNNWOOD RD	KNIGHTDALE	NC	27545-9705
14A03001	169412-76-7623	KLEIN, CRYSTAL GAIL CORBETT	55 BATTEN POND RD	SELMA	NC	27576-8597
14A01020	169411-76-4765	ULLOA, ROBERTO	1247 BUFFALO RD	SMITHFIELD	NC	27577
14A03004	169411-76-4262	DIAZ, CESARIO	1136 BUFFALO RD	SMITHFIELD	NC	27577
15004009	260409-16-4183	BRENNAN, THOMAS	11 RUNNEYMEDE PL	SMITHFIELD	NC	27577
14075038N	169412-87-7396	GODWIN, DEBRA WINDHAM	201 PARKWAY DR	SMITHFIELD	NC	27577-0000
14057010R	260409-16-4630	AUBER, SYLVESTER FREDRICK	83 BROOKWOOD DRIVE	SMITHFIELD	NC	27577-0000
14057009I	260409-16-4358	AUBER, SYLVESTER F	83 BROOKWOOD DRIVE	SMITHFIELD	NC	27577-0000
14057010M	260409-16-4915	LOYE, TONY M	84 BROOKWOOD DR	SMITHFIELD	NC	27577-0000
14075038K	169412-87-0114	HART, STEPHEN J	1374 BUFFALO RD	SMITHFIELD	NC	27577-0000
14075033	260405-08-9280	JOHNSTON COUNTY BOARD OF	PO BOX 1336	SMITHFIELD	NC	27577-0000
14057154N	260409-17-3433	BEGEAL, JEFFREY PAUL	62 WHITE OAK DR	SMITHFIELD	NC	27577-0000
14075038R	169412-86-7867	HONEYCUTT, LARRY D	109 COBBLESTONE COURT	SMITHFIELD	NC	27577-0000
14075030E	169408-98-6016	TOWN OF SMITHFIELD	PO BOX 761	SMITHFIELD	NC	27577-0000
14075038F	169412-87-6397	GANDOLPH, SCOTT S	111 PARKWAY DR	SMITHFIELD	NC	27577-0000
14K09007	169412-86-4751	WORLEY, RONALD GLENN	108 QUAIL RUN	SMITHFIELD	NC	27577-0000
14075030A	169408-87-7853	TOWN OF SMITHFIELD	PO BOX 761	SMITHFIELD	NC	27577-0000
14075029B	169412-87-3457	HINNANT, WILLARD B JR	105 PARKWAY DRIVE	SMITHFIELD	NC	27577-0000
15004020A	260409-05-5629	TOWN OF SMITHFIELD	P O BOX 761	SMITHFIELD	NC	27577-0000
15004018V	260409-15-0822	FAIRFIELD DEVELOPMENT CO	PO BOX 150	SMITHFIELD	NC	27577-0000
14075035	169412-86-3947	VENTURES, LTD.	PO BOX 305	SMITHFIELD	NC	27577-0305
14A03011A	169412-76-9815	LAMPE, GUY L.	PO BOX 305	SMITHFIELD	NC	27577-0608
14A03005	260412-06-3802	LAMPE, GUY L.	PO BOX 608	SMITHFIELD	NC	27577-0608
14057013B	260409-16-2481	VESTA ENTERPRISES, INC.	PO BOX 1457	SMITHFIELD	NC	27577-1457
14075038A	169412-86-0946	L M R RENTALS	201 S BRIGHTLEAF BLVD #1	SMITHFIELD	NC	27577-4077
14057154S	260409-17-3143	PETRY, MAHLEN D	63 WHITE OAK DR	SMITHFIELD	NC	27577-4806

Adjacent Property Owners of
CZ-23-01

14057154R	260409-17-2178	BOARDMAN, KELSEY P.	65 WHITE OAK DR	SMITHFIELD	NC	27577-4806
14057154U	260409-17-5119	TENANTS (WROS)	59 WHITE OAK DR	SMITHFIELD	NC	27577-4806
14057154Q	260409-17-2298	DOWNS, FAYE D.	66 WHITE OAK DR	SMITHFIELD	NC	27577-4807
14057154P	260409-17-2396	DOWNS, FAYE D.	66 WHITE OAK DR	SMITHFIELD	NC	27577-4807
14057010O	260409-16-2778	DIMSDALE, B KEITH	92 BROOKWOOD DRIVE	SMITHFIELD	NC	27577-4863
14057010N	260409-16-2973	SAIDI, MOHAMED NAIT	88 BROOKWOOD DR	SMITHFIELD	NC	27577-4863
14057010Y	260409-16-5817	HOLLOMAN, ZEBBIE SCOTT	82 BROOKWOOD DR	SMITHFIELD	NC	27577-4863
14057010P	260409-16-2677	MORGAN, GARNELL A.	91 BROOKWOOD DR	SMITHFIELD	NC	27577-4864
14057010Q	260409-16-3650	GRANADOS, RICARDO	87 BROOKWOOD DR	SMITHFIELD	NC	27577-4864
14057010S	260409-16-5626	WASHINGTON, BRIAN	79 BROOKWOOD DR	SMITHFIELD	NC	27577-4864
14075031C	169412-87-8156	GRUBBS, JAMES FRANKLIN	101 COBBLESTONE CT	SMITHFIELD	NC	27577-7102
14075031F	169412-86-5887	LUPO, VINCENT ANGELO	108 COBBLESTONE CT	SMITHFIELD	NC	27577-7102
14075038O	169412-86-8925	BRUTON, EUGENE	105 COBBLESTONE CT	SMITHFIELD	NC	27577-7102
14075038P	169412-86-8824	FRAYRE, MARIBEL	107 COBBLESTONE CT	SMITHFIELD	NC	27577-7102
14075038I	169412-87-8034	BRYANT, WANDA B.	103 COBBLESTONE CT	SMITHFIELD	NC	27577-7102
14075038M	169412-87-6037	SAPP, BERNARD	104 COBBLESTONE CT	SMITHFIELD	NC	27577-7102
14075038S	169412-86-6918	BUCKNER, RICHARD	106 COBBLESTONE CT	SMITHFIELD	NC	27577-7102
14A03002	169412-76-6582	BARBOUR, B LINCOLN	1222 BUFFALO RD	SMITHFIELD	NC	27577-7443
14A03006	169411-75-2562	FRANCO, PASCUAL	1020 BUFFALO ROAD	SMITHFIELD	NC	27577-7447
14075031D	169412-87-6159	RICHBURG	104 PARKWAY DR	SMITHFIELD	NC	27577-8331
14075038G	169412-87-8396	LAUDIE, RICHARD L.	203 PARKWAY DR	SMITHFIELD	NC	27577-8334
14N99001A	169411-76-3795	COUNTY, LLC	300 CITATION LN	SMITHFIELD	NC	27577-8738
14057154M	260409-17-4413	HAGINS, HARRIETT DIANE	11 BRADFORD ST	SMITHFIELD	NC	27577-9412
15004009D	260409-16-1059	DAVIDSON, SAMANTHA	901 MERLIN CT	JACKSONVILLE	NC	28546-6409
15004009E	260409-16-3128	DAVIDSON, SAMANTHA	901 MERLIN CT	JACKSONVILLE	NC	28546-6409
15004021J	260409-16-2053	DAVIDSON, SAMANTHA	901 MERLIN CT	JACKSONVILLE	NC	28546-6409
14057154L	260409-17-4399	ARMM ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK	AUSTIN	TX	78746-1053



PLANNING DEPARTMENT

Mark E. Helmer, AICP, CFM
Senior Planner

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, November 2, 2023 at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following request:

CZ-23-01 Buffalo Road: The applicant is requesting to rezone a 138.63-acre tract of land from the R-20A (Residential-Agricultural) zoning district to the R-8 CZ zoning district with a master plan consisting of 217 single-family residential lots. The property considered for rezoning is located on the east side of Buffalo Road, approximately 300 feet south of its intersection with Holland Drive and further identified as Johnston County Tax ID# 14A03005.

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.

Run legal "ad" in the News and Observer on October 18, 2023 and October 25, 2023