



## **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***

***Chloe Allen, Planner I***

***Julie Edmonds, Administrative Assistant***

***Meeting Date: Thursday, March 7, 2024***

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

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

# PLANNING BOARD AGENDA

FOR REGULAR MEETING

March 7, 2024

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 December 7, 2023.**

**New Business.**

**S-24-01 Jubilee Creek Subdivision:** CMH Homes Inc. is requesting approval of the preliminary plat of a 4.83-acre parcel (Johnston County Tax ID# 15I09034M), located southwest of the Galilee Road and Hwy 210 Intersection, adjacent to and north of the West Smithfield Elementary School into a 7-lot single-family residential subdivision.

**CZ-24-01 CarMax Conditional Zoning:** requesting approval of a rezoning of a 13.13-acre property (Johnston County Tax ID# 15L10061) located at 1131 Outlet Center Drive in the Smithfield Business Center, east of the Carolina Premium Outlets and approximately 2,200 feet west of the Selma corporate boundary from B-3 to B-3 CZ (Conditional Zoning District).

**Proactive Rezoning:** Staff is requesting the Planning Board review the zoning map and comprehensive plan map and determine whether the town should proactively rezone property in accordance with the comprehensive plan.

**Old Business.**

**None**

**Adjournment.**

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

Members Present:

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

Members Absent:

Wiley Narron

Staff Present:

Stephen Wensman, Planning Director  
Chloe Allen, Planner I  
Julie Edmonds, Administrative Support Specialist

Staff Absent:

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA** Chairman Mark Lane changed the order of the agenda. He requested that CZ-23-01 be heard first since we had citizens present. Doris Wallace made a motion to approve the change, seconded by Debbie Howard. Unanimously approved.

**APPROVAL OF MINUTES for November 2nd, 2023**

Doris Wallace made a motion to approve the minutes, seconded by Alisa Bizzell. Unanimously approved.

**APPROVAL OF THE 2024 PLANNING BOARD MEETING SCHEDULE**

Doris Wallace made a motion to approve the schedule, seconded by Alisa Bizzell. Unanimously approved.

**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.

Stephen Wensman stated this case was before at the November 2<sup>nd</sup> Planning Board Meeting. It was tabled to allow the developer time to address the comments and changes. 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. They had 217 lots at the last meeting but after making the changes they have added 5 new lots to the development consisting of 222 single family lots. Mr. Wensman showed on a map the location of the property in question. The developer came up with a revised plan after reviewing staff and neighboring community comments. The biggest change is street A no longer connects to Bradford Park. There's now a 20ft wide trail that will be reenforced to handle emergency vehicles with breakable barriers on both ends. The fire marshal was notified of the change and ok with it. The long cu-de-sac that was a problem is now a future connection to the radio station property. There is a street stub to the landlocked parcel that will serve as a firetruck turnaround and meets fire code. They've stubbed the road all the way to the property line to the South to provide access to that landowner should he ever want to develop it. All public right-of-way are 60 ft wide. The biggest change is that the developer is offering up the land East of the greenway. It's 50 some acres and would be offered as park land. The developer will be looping the water mains between Bradford Park and the development. The fire marshal requested an 8-inch water line, the developer agreed to it if it works

with their engineering. The developer will put in a fire hydrant just beyond that fire connection behind the houses. The UDO doesn't support the street A cul-de-sac. The UDO wants conductivity and the developer isn't providing that.

The developer is providing the following standards that exceed UDO requirements.

- Greenway trail connection to Buffalo Road
- Landscaped berm along Buffalo Road with fence
- Sidewalks on both sides of the streets, only one side is required.
- Residential architectural guidelines (not yet articulated).

HOA amenities are provided, but these are typical of such developments, and these are private amenities. Staff does not believe the developer has provided enough to the Town to justify the small lots with limited lot frontage as part of this conditional zoning process. If the Planning Board wishes to recommend approval and would like to see additional developer concessions, options include:

- Larger lots or a combination of small and larger lots
- HOA maintenance of the trail connection from the Buffalo Creek Greenway to Buffalo Road.
- More enhanced landscaping at the entrances.
- Provide decorative lighting.
- Provide decorative street signage.
- Greater side yard setbacks on corner lots.
- Have the greenway connector trail be separated from the sidewalk.
- Provide traffic calming for Street A in the form of traffic circles at key intersections.

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

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) with NCDOT approval.
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.

Mark Lane asked if there were a disaster and the right side of the development needed to be evacuated, the only way out is a 20-foot-wide path?

Stephen Wensman said yes, once the firemen take the barriers out. He stated if the 5-acre radio station parcel developed, there could be another access way out in the future.

Donnie Adams of Adams & Hodge Engineering came forward. They are located at 314 E. Main Street in Clayton. Their firm is handling the planning and engineering on this project.

Mr. Adams addressed Mark Lanes question about the connection between the left and right of the development. He said it's a 20 ft asphalt path and it will be structurally sound. The majority of the NCDOT roads are 20 ft wide. It won't be encumbered access once it's free.

Mr. Adams said the intention of the land dedication is to be used as open space. It is adjacent to the property that the Town owns at Smithfield Recreation and Aquatics Center.

Mr. Adams addressed the density. He stated density is not about the size of the lot but the number of lots you have per acre. The entire parcel, 140 acres will have 222 lots. That's 1.6 units to the acre. By the Town's comprehensive growth plan this area is called out for medium density. In the comprehensive growth plan, it's stated as 3 units per acre and 8 units per acre.

Stephen Wensman stated the Town Manager Mike Scott would like to see ponds on the property aeriaded. This would help prevent mosquitoes.

Ashley Spain asked if the land to be dedicated could be used without a lot of site work needing to be done. He said he knew it was really wet back there.

Mr. Adams said about 36 acres of that parcel is developable and outside of the flood plain.

Eugene Bruton of 105 Cobblestone Ct. Smithfield came forward. He is deeply concerned about the development being built and trees being removed and his property being flooded out. He brought pictures of the flooding on his property and handed a set to each Planning Board members. Mr. Bruton explained what each picture was and how bad the flooding was. He wants this problem to be handled before the engineer begins the development.

Steve Hart of 1374 Buffalo Rd came forward to speak. He asked where all of the water would run off to once the new development was built. He stated the development would be built up like a dam. He's concerned where all of the rainwater will go.

Wendy Lupo of 108 Cobblestone St Smithfield came forward. She asked if bringing in so many materials would affect the wetlands.

Bryan Stanley stated there's something the Planning Board doesn't have in our packet and that's a storm drain plan. He told Mr. Bruton and Mr. Hart the board is aware of how wet it is back in that area. Until the Planning Board receives that plan, we don't know that there aren't storm drain boxes placed around the development. It might be that we can make a recommendation to add some storm drain boxes.

Stephen Wensman said this is just a rezoning. What comes after this is a preliminary plat and construction drawings. There will be adjustments to be made with drainage. The two big ponds will capture the run off from stormwater.

Stephen Wensman read the conditions of CZ-23-01:

1. The driveway aprons to the parking lot and residential lots should conform to the town's standard details.
2. Provide written architectural standards should be provided to match the example elevations provided on the master plan.
3. Provide a continuous trail between Buffalo Creek Greenway and Buffalo Road.
4. Provide concrete curb and gutter along Buffalo Road (piping the ditch) with NCDOT approval.

5. Provide traffic calming for Street A in the form of three way stop sign at all intersections.
6. Provide a greater variety of lot widths with larger lots adjacent to the Bradford Park neighborhood.
7. Modify the road connection to Parkway Drive so that it is not a direct connection to Street A
8. Provide decorative lighting and street signs
9. More enhanced landscaping at the entrances.
10. The water mains be looped with Bradford Park and hydrant be added by the emergency access.

Debbie Howard made a motion to approve CZ-23-01 with conditions 1, 5, 7 and adding three way stop signs at all intersections, provide decorative lighting and street signage, provide more enhanced landscaping at the entrance, land east of the greenway be proposed to Town Council for dedication, aeration of the ponds, water mains be moved to connect to Bradford Park and fire hydrant added to the parkway. 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, seconded by Doris Wallace. Unanimously approved.

**New Business:**

**ZA-23-09 Watershed Ordinance:** The Town of Smithfield is proposing an amendment to the Unified Development Code, Section 10.92, and associated definitions in Appendix A as an update to the Water Supply Watershed Protection Overlay District regulations in accordance with changes in the general statues, NCGS 143-214.5.

Stephen Wensman read off the changes.

The updated ordinance follows the same general format as the old with the following key changes:

- Added Section 10.92.4 Exceptions to Applicability.
- Added Section 10.92.5 Violations of Water Supply Watershed Protection Overlay District Ordinance which outlines civil penalties by the N.C. Environmental Management Commission if a violation occurs.
- Added Section 10.92.6 Effective Date, which will be the date of adoption.
- Updated Section 10.92.9 Development Regulations – WS-IV-CA with:
  - o Updated Allowed Uses language.
  - o Updated density and built-upon limits for low-and high-density projects.
  - o Updated stormwater control requirements.
  - o Updated method to calculate density.
- Updated Section 10.92.10. Development Regulations—WS-IV-PA District with:
  - o Updated Allowed Uses language.
  - o Updated density and built-upon limits for low-and high-density projects.
  - o Updated stormwater control requirements.
  - o Updated method to calculate density.
- Updated Section 10.92.8 Density Averaging, to replace Impervious Surface Transfer Credit.
- Updated Section 10.81.11 Buffer Areas Required.
- Updated Variance procedure (Section 10.92.12) that is unique to this ordinance.
- Updated associated definitions in the UDO, Appendix A.

Ashley Spain made a motion to recommend approval of zoning text amendment, ZA-23-09, amending Article 10, Section 10.92, Water Supply Watershed Protection Overlay District ordinance and associated definitions in the UDO Appendix A., 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 Doris Wallace. Unanimously approved.

**Adjournment**

Alisa Bizzell made a motion to adjourn, seconded by Ashley Spain. Unanimously approved.

Next Planning Board meeting is January 4<sup>th</sup>, 2024 at 6pm.

Respectfully Submitted,



Julie Edmonds  
Administrative Support Specialist

DRAFT



**2024  
Planning Board Meeting Schedule**

Thursday, January 4, 2024

Thursday, February 1, 2024

Thursday, March 7, 2024

Thursday, April 4, 2024

Thursday, May 2, 2024

Thursday, June 6, 2024

Thursday, July 11, 2024

Thursday, August 1, 2024

Thursday, September 5, 2024

Thursday, October 3, 2024

Thursday, November 14, 2024

Thursday, December 5, 2024

**\*\*All meetings begin at 6:00pm and are located inside the  
Council Chambers\*\***





# Request for Planning Board Action

Agenda  
Item: S-24-01  
Date: 03/07/24

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**Subject:** Jubilee Creek Preliminary Plat  
**Department:** Planning  
**Presented by:** Stephen Wensman, Planning Director  
**Presentation:** Public Hearing

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## Issue Statement

CMH Homes, Inc. is requesting the preliminary plat of Jubilee Creek, a 7-lot Single-Family Residential development on 4.8-acres of land in an R-20A Zoning District.

## Financial Impact

The subdivision will add to the town's tax base.

## Action Needed

The Planning Board is respectfully requested to hold a quasi-judicial hearing to review the preliminary plat and make a decision to approve, approve with conditions, or deny the request.

## Recommendation

Staff recommends the Planning Board approve the preliminary plat of Jubilee Creek, S-24-01, based on the finding of fact for preliminary subdivisions.

Approved:  Town Manager  Town Attorney

## Attachments:

1. Staff report
2. Draft Finding of Fact
3. Application
4. Preliminary Plat



# Staff Report

Agenda  
Item: S-24-01

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## REQUEST:

McIntyre and Associates, PLLC, is requesting the preliminary plat of Jubilee Creek, a 7-lot Single-Family Residential development on 4.8-acres of land in an R-20A Zoning District.

## PROPERTY LOCATION:

The property is located southwest of the Galilee Road and Hwy 210 Intersection, adjacent to and north of the West Smithfield Elementary School.

## APPLICATION DATA:

Applicant:	McIntyre and Associates, PLLC
Property Owners:	CMH Homes Inc.
Subdivision Name:	Jubilee Creek
NC Pin#	167300-68-6881
Rezoning Acreage:	4.8 acres
Present Zoning:	R-20A
Existing Use:	Vacant Land
Proposed Use:	Single-Family Townhomes
Fire District:	Town of Smithfield
School Impacts:	Potential students
Parks and Recreation:	Park Dedication Fee in Lieu
Water Provider:	Johnston County
Electric Provider:	Duke Energy
Roads:	0 Lin. Feet

## PRELIMINARY PLAT/ANALYSIS:

This development is proposing no new public infrastructure. The developer is only required to submit a Major Plat because the developer is creating more than 3 lots. This development meets the landscape requirements of the UDO. NCDOT will require shared driveways. The new lots will tap on to existing county water lines. This development is exempt from stormwater retention.

This parcel is guided in the Growth Management Plan for Office/Institutional, but at this time the area does not have the sewage capacity to sustain that, so residential would be the recommended use as of now.

This development meets the R-20A lot size and frontage requirements for a septic lot:

- Lot frontage of 75 feet min.
- Front yard setback of 30 ft min.
- Side yard setback of 10 ft min.
- Rear yard depth of 25 ft min.
- 20,000 sq ft min.

<b>Lot</b>	<b>Area (sq ft)</b>
Lot C	25,644
Lot D	26,133
Lot E	26,542
Lot F	29,221
Lot G	28,077
Lot H	32,706
Lot I	43,105

**FINDING OF FACT (STAFF OPINION):**

To approve a preliminary plat, the Planning Board shall make the following finding (staff's opinion in Bold/Italic):

1. The plat is consistent with the adopted plans and policies of the town; *The plat is consistent with the adopted plans and policies of the town.*
2. The plat complies with all applicable requirements of this ordinance; *The plan complies with all applicable requirements of this ordinance with condition.*
3. There exists adequate infrastructure (transportation and utilities) to support the plat as proposed. *There is adequate infrastructure.*
4. The plat will not be detrimental to the use or development of adjacent properties or other neighborhood uses. *The plat will not be detrimental to the use or development of adjacent properties or other neighborhood uses.*

**RECOMMENDATION:**

Staff recommends approval of the Jubilee Creek preliminary plat, S-24-01, with one condition:

1. That there should be 5' wide concrete sidewalk constructed along the NCDOT road frontages.

**RECOMMENDED MOTION:**

"Move to approve the Jubilee Creek preliminary plat, S-24-01, based on the finding of fact for preliminary plats."



Town of Smithfield

Planning Department

350 E. Market St Smithfield, NC 27577

P.O. Box 761, Smithfield, NC 27577

Phone 919-934-2116

Fax: 919-934-1134

Preliminary Subdivision Application
General Information

Development Name Jubilee Creek

Proposed Use Single Family Residential

Property Address(es) NC 210 Smithfield, NC 27577

Johnston County Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN# 167300-68-6746

TAX ID# 2000180763

Project type? [X] Single Family [ ] Townhouse [ ] Multi-Family [ ] Non-Residential [ ] Planned Unit Development (PUD)

OWNER/DEVELOPER INFORMATION

Company Name CMH Homes Inc.

Owner/Developer Name Clayton Homes

Address 3912 Fayetteville Road, Raleigh NC 27603

Phone 919-772-5013

Email HC781@ClaytonHomes.com

Fax

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name McIntyre & Associates, PLLC

Contact Name Mac MyIntyre P.E.

Address 4932B Windy Hill Drive, Raleigh NC 27609

Phone 919-427-5227

Email macmcintyrepe@gmail.com

Fax

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) AR Zoning

If more than one district, provide the acreage of each:

Overlay District? [ ] Yes [X] No

Inside City Limits? [X] Yes [ ] No

FOR OFFICE USE ONLY

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

**STORMWATER INFORMATION**

Existing Impervious Surface	.017	acres/sf	779	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Proposed Impervious Surface	.776	acres/sf	33,802	Neuse River Buffer	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Watershed protection Area	Yes <input type="checkbox"/>	No <input type="checkbox"/>		Wetlands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

If in a Flood Hazard Area, provide the FEMA Map Panel # and Base Flood Elevation

**NUMBER OF LOTS AND DENSITY**

Total # of Single Family Lots	7 Lots	Overall Unit(s)/Acre Densities Per Zoning Districts
Total # of Townhouse Lots	N/A	Acreage in active open space
Total # of All Lots	7 Lots	Acreage in passive open space

**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 subdivision plan as approved by the Town.

I hereby designate George "Mac" McIntyre PE 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 \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**REVIEW FEES**

Major Subdivision (Submit 7 paper copies & 1 Digital copy on CD) \$500.00 + \$5.00 a lot

**FOR OFFICE USE ONLY**

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

**INFORMATION TO BE PROVIDED ON PRELIMINARY AND FINAL PLATS.**

The preliminary plats shall depict or contain the information indicated in the following table. An "X" indicates that the information is required.

<b>Information</b>	<b>Preliminary Plat</b>
Vicinity map (6" W x 4" H) showing location of subdivision in relation to neighboring tracts, subdivision, roads, and waterways (to include streets and lots of adjacent developed or platted properties). Also include corporate limits, Town boundaries, county lines if on or near subdivision tract.	X
Boundaries of tract and portion to be subdivided, including total acreage to be subdivided, distinctly and accurately represented with all bearings and distances shown.	X
Proposed street layout and right-of-way width, lot layout and size of each lot. Number lots consecutively throughout the subdivision.	X
Name of proposed subdivision.	X
Statement from the Johnston County Health Department that a copy of the sketch plan has been submitted to them, if septic tanks or other onsite water or wastewater systems are to be used in the subdivision, AND/OR statement from the County Public Utilities that application has been made for public water and/or sewer permits.	X
Graphic scale.	X
North arrow and orientation.	X
Concurrent with submission of the Preliminary Plat to the Town, the subdivider or planner shall submit copies of the Preliminary Plat and any accompanying material to any other applicable agencies concerned with new development, including, but not limited to: District Highway Engineer, County Board of Education, U.S. Army Corps of Engineers, State Department of Natural Resources and Community Development, for review and recommendation.	X
List the proposed construction sequence.	X
Storm water plan – see Article 10, Part VI.	X
Show existing contour lines with no larger than five-foot contour intervals.	X
New contour lines resulting from earth movement (shown as solid lines) with no larger than five-foot contour intervals (existing lines should be shown as dotted lines).	X
Survey plat, date(s) survey was conducted and plat prepared, the name, address, phone number, registration number and seal of the Registered Land Surveyor.	X
Names, addresses, and telephone numbers of all owners, mortgagees, land planners, architects, landscape architects and professional engineers responsible for the subdivision (include registration numbers and seals, where applicable).	X
Date of the drawing(s) and latest revision date(s).	X

<b>Information</b>	<b>Preliminary Plat</b>
The owner's name(s) of adjoining properties and Zoning District of each parcel within 100' of the proposed site.	X
State on plans any variance request(s).	X
Show existing buildings or other structures, water courses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining. Show wooded areas, marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site.	X
The exact location of the flood hazard, floodway and floodway fringe areas from the community's FHBM or FIRM maps (FEMA). State the base flood elevation data for subdivision.	X
Show the minimum building setback lines for each lot.	X
Provide grading and landscape plans. Proposed plantings or construction of other devices to comply with the screening requirements of Article 10, Part II.	X
Show location of all proposed entrance or subdivision signage (see Section 10.23.1).	X
Show pump station detail including any tower, if applicable.	X
Show area which will not be disturbed of natural vegetation (percentage of total site).	X
Label all buffer areas, if any, and provide percentage of total site.	X
Show all riparian buffer areas.	X
Show all watershed protection and management areas per Article 10, Part VI.	X
Soil erosion plan.	X
Show temporary construction access pad.	X
Outdoor illumination with lighting fixtures and name of electricity provider.	X
<b>The following data concerning proposed streets:</b>	
Streets, labeled by classification (see Town of Smithfield construction standards) and street name showing linear feet, whether curb and gutter or shoulders and swales are to be provided and indicating street paving widths, approximate grades and typical street cross-sections. Private roads in subdivisions shall also be shown and clearly labeled as such.	X
Traffic signage location and detail.	X
Design engineering data for all corners and curves.	X
For office review; a complete site layout, including any future expansion anticipated; horizontal alignment indicating general curve data on site layout plan; vertical alignment indicated by percent grade, PI station and vertical curve length on site plan layout; the District Engineer may require the plotting of the ground profile and grade line for roads where special conditions or problems exist; typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed; drainage facilities and drainage.	X

<b>Information</b>	<b>Preliminary Plat</b>
Type of street dedication; all streets must be designated public. (Where public streets are involved which will be dedicated to the Town, the subdivider must submit all street plans to the UDO Administrator for approval prior to preliminary plat approval).	X
When streets have been accepted into the municipal or the state system before lots are sold, a statement explaining the status of the street in accordance with the Town of Smithfield construction standards.	X
If any street is proposed to intersect with a state maintained road, a copy of the application for driveway approval as required by the Department of Transportation, Division of Highways Manual on Driveway Regulations. (1) Evidence that the subdivider has applied for such approval. (2) Evidence that the subdivider has obtained such approval.	X X X
<b>The location and dimensions of all:</b>	
Utility and other easements.	X ✓
Pedestrian and bicycle paths.	X
Areas to be dedicated to or reserved for public use.	X
The future ownership (dedication or reservation for public use to governmental body or for owners to duly constituted homeowners' association) of recreation and open space lands.	X
Required riparian and stream buffer per Article 10, Part VI.	X
<b>The site/civil plans for utility layouts including:</b>	
Sanitary sewers, invert elevations at manhole (include profiles).	X
Storm sewers, invert elevations at manhole (include profiles).	X
Best management practices (BMPs)	X
Stormwater control structures	X
Other drainage facilities, if any.	X
Impervious surface ratios	X ✓
Water distribution lines, including line sizes, the location of fire hydrants, blow offs, manholes, force mains, and gate valves.	X ✓
Gas lines.	X
Telephone lines.	X
Electric lines.	X
Plans for individual water supply and sewage disposal systems, if any.	X ✓
<b>Provide site calculations including:</b>	
Acreage in buffering/recreation/open space requirements.	X
Linear feet in streets and acreage.	X ✓
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the US Department of Interior's National Register of Historic Places.	X



<i>Information</i>	<i>Preliminary Plat</i>
Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings, or deflection angles, radii, central angles and tangent distance for the center line of curved property lines that is not the boundary line of curved streets. All dimensions shall be measured to the nearest one-tenth of a foot and all angles to the nearest minute.	X
The accurate locations and descriptions of all monuments, markers, and control points.	X
Proposed deed restrictions or covenants to be imposed upon newly created lots. Such restrictions are mandatory when private recreation areas are established. Must include statement of compliance with state, local, and federal regulations.	X
A copy of the erosion control plan submitted to the Regional Office of NC- DNRC, when land disturbing activity amounts to one acre or more.	X
All certifications required in Section 10.117.	X
Any other information considered by either the subdivider, UDO Administrator, Planning Board, or Town Council to be pertinent to the review of the plat.	X
Improvements guarantees (see Section 5.8.2.6).	

**FOR OFFICE USE ONLY**

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

**REQUIRED FINDING OF FACT**

*Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a preliminary subdivision plat approval to address the following findings. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which this section requires. The Town Council shall grant preliminary subdivision approval if it has evaluated an application through a quasi-judicial process and determined that:*

- 1) The plan is consistent with the adopted plans and policies of the town;

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- 2) The plan complies with all applicable requirements of this ordinance;

THE PROPOSED DEVELOPMENT MEETS ZONING REQUIREMENTS. THE PROPOSED PLANS MEET TOWN ORDINANCES.

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- 3) There exists adequate infrastructure (transportation and utilities) to support the plan as proposed; and

THE EXISTING PUBLIC ROADS SURROUNDING SITE PROVIDES APPROPRIATE DRIVEWAY AND ACCESS. THE PUBLIC WATERLINE IN THE PUBLIC ROAD PROVIDES WATER FOR ALL 7 LOTS.

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- 4) The plan will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

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## Julilee Creek - Written Project Narrative

### Contact Information

Owner of Record: CMH Homes, Inc.  
3912 Fayetteville Road, Raleigh NC 27603  
Phone: 919-772-5013  
Email: HC781@ClaytonHomes.com

Representative: CMH Homes, Inc. - Darlene Lumpkin

Engineer: McIntyre & Associates, PLLC  
4932B Windy Hill Drive, Raleigh NC 27609  
Phone: 919-427-5227  
Email: macmcintyrepe@gmail.com

### Site Data

Jubilee Creek  
NC 210, Smithfield NC 27577  
PIN No: 167300-68-6746  
Tax ID: 2000180763  
Zoning: AR Zoning  
Parcel Size: .776 Acres / 33,802 sf  
Proposed Name: Jubilee Creek  
No. of Lots: 7

Acreeage dedicated for open space/public use: No open space proposed  
Acreeage dedicated within right of way: Right of was is existing

Explanation of Intent of the project:

- Project to be 7 single family lots.

Proposed density of the project with the method of calculating said density:

- The total tract area is 4.8 acres with 7 single family homes. Density is 1.45 units per acre.

Proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision.

- The subdivision has frontage to existing roads. The public water lines in road will serve lots.

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).

- This subdivision is low density with minimal traffic so should be acceptable by neighboring properties.

Description of how conflicts with nearby land uses (liveability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated.)

Should be no conflict with nearby land uses, wetlands or natural areas.

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 areas.

- The proposed development meets zoning requirements. The proposed plan meets town ordinances. The existing public roads surrounding the site provide appropriate driveway and access. The public waterline in the public road provides water for all 7 Lots.

Description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas.

- No proposed parks or open space.

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.)

- Proposed development should start in spring of 2024 and be completed in approximately 2 years.



Storm Water Permit Application

Development/Site Name: JUBILEE CREEK  
 Owner/Developer Name: CMH HOMES  
 Address: 3912 FAYETTEVILLE ROAD 27603  
 Phone: 919-772-5013 Contact Person: GEORGE "MAX" MCINTYRE  
 Fax: \_\_\_\_\_ No. of acres to be disturbed: (.99AC. PH1) (.99AC. PH2)  
 Email: macmcintyre@gmail.com No. of acres in development: 4.81 (.99AC. PH3)  
 Type of Development: (circle one) Residential Fee (.58AC. PH.4)  
 Non-Residential \$30/acre (\$500 minimum) 3.58 TOTAL  
 \$75/acre (\$500 minimum) DISTURBED

I hereby certify that all information contained within this Storm Water Management Application is accurate and complete to the best of my knowledge and conforms to the Town of Smithfield's Storm Water Management Ordinance and storm water design criteria. The Town of Smithfield has the right to inspect all storm water facilities on this site.

Darlene Lumpkin  
 Type or Printed Name  
Darlene Lumpkin  
 Signature of Owner/Developer

1-29-24  
 Date

I assume responsibility for inspections, maintenance and operation of all storm water facilities/Best Management Practices in accordance with the Inspection and Maintenance Agreement enclosed and with the Storm Water Management Permit.

Darlene Lumpkin  
 Type or Printed Name  
Darlene Lumpkin  
 \*Signature

1-29-24  
 Date

Acting as an agent for: CMH Homes, Inc

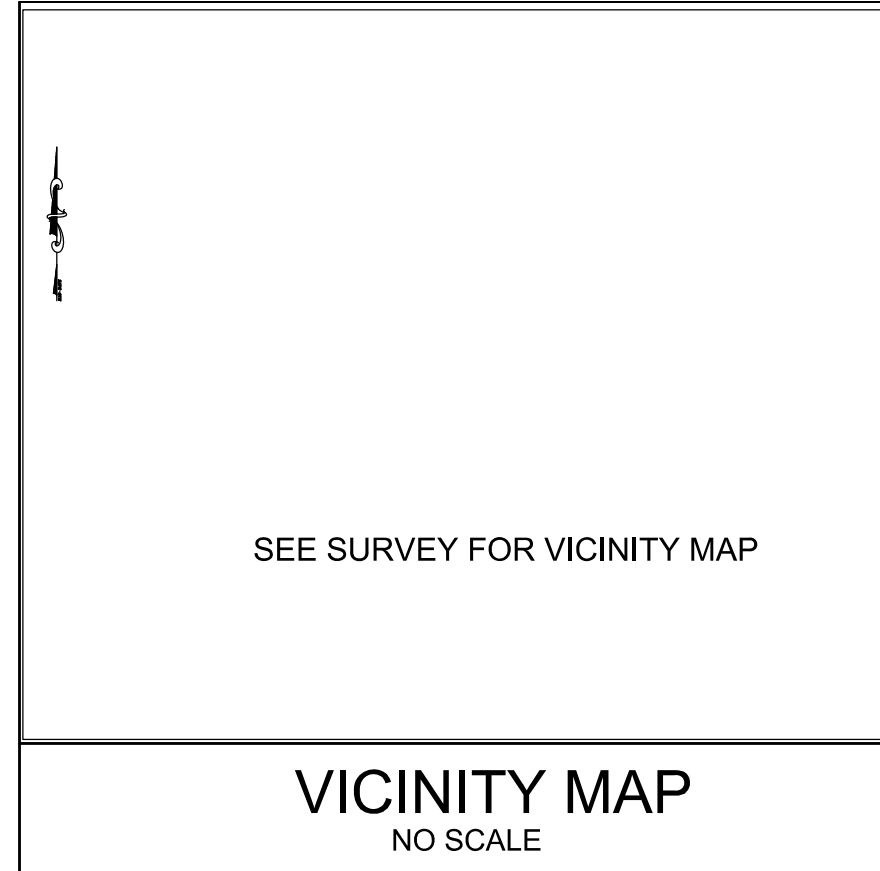
\*Note: Responsibility for the continued operation and maintenance of the storm water facilities can be assumed from the developer by an individual landowner or Home Owner's Association. In the event that a Home Owner's Association assumes responsibility, the signature shall be of an individual acting as an agent for the Home Owner's Association.

Submit the completed application along with detailed plans, Inspection and Maintenance Agreement, easements, supporting design information and the associated fee to:

Storm Water Administrator, Town of Smithfield  
 PO Box 761  
 350 East Market Street  
 Smithfield, NC 27577

If you have any questions or need more information, contact the SW Administrator at 919-934-2116.

# Jubilee Creek Preliminary Subdivision Smithfield , Johnston County ,North Carolina



## PROJECT INFORMATION:

PROJECT: Jubilee Creek Subdivision

OWNER / DEVELOPER: CMH Homes Inc  
3912 Fayetteville Road. Raleigh, NC27603

PHONE: (919) 772-5013

CONTACT: Darlene Lumpkin

EMAIL: HC781@ClaytonHomes.com

Engineer: George McIntyre PE  
4932 Windy HILL DRIVE  
RALEIGH, NC 27609

PHONE: (919) 427-5227

EMAIL: MACMCINTYREPE@GMAIL.COM

Surveyor: Civiltek East  
602 East Nash Street  
Spring Hope NC 27882

Phone: 252-478-5005

December 2023

<u>SHEET</u>	<u>DESCRIPTION</u>
	Cover Sheet Survey
C1	Existing Conditions and Demolition Plan
C2	Site Plan
C3	Home and Driveway Plan
C4	Utility Plan
C5	Stormwater Plan
C6	Landscaping Plan
SL1	
D1	
D2	
D3	
D4	

**GENERAL NOTES:**

1. AREA COMPUTED BY COORDINATE METHOD.
2. NO NCGS MONUMENTS WITHIN 2000'.
3. ALL DISTANCES SHOWN ARE HORIZONTAL.
4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY, OF RECORD.

**SITE DATA:**

PIN 167300-68-6746  
JOCO 6746

PHYSICAL ADDRESS:  
NC, 210  
SMITHFIELD, N.C. 27577

OWNER / DEVELOPER:  
JOYCE PUTMAN

REFERENCES:  
D.B. 683 PG. 40  
P.B. 60 PG. 292

ZONING = AR  
SETBACKS:  
FRONT 25'  
SIDE 5'  
REAR 5'

THIS PROPERTY LIES IN ZONE X  
MAP NUMBER 3720166200 K  
DATE 6-22-2018  
THIS PROPERTY DOES NOT LIE  
IN A SPECIAL FLOOD HAZARD AREA

**SYMBOL LEGEND:**

- IRON STAKE SET (ISS)
- IRON STAKE FOUND (ISF)
- ▲ PK NAIL SET (PKS)
- △ PK NAIL FOUND (PKF)
- ∅ COMPUTED POINT (CP)
- ⊙ EXISTING WELL
- ⊠ UTILITY PEDESTAL (PED)
- ⊕ UTILITY POLE (UP)
- ▬ CURB & GUTTER (C&G)
- ⊙ SANITARY SEWER MANHOLE
- IRON REBARS TYPICAL AT EACH CORNER WHERE SHOWN

NOTE:  
NO CONFLICT OR UTILITIES  
ON THIS SIDE OF PROPERTY  
ACCORDING TO 811 LOCATION  
SERVICES  
TICKET NO. C 231-921-354

NOTE:  
ONLY COUNTY WATER AND SEWER  
THIS SIDE, NO OTHR UTILITY CONFLICTS  
ACCORDING TO 811 LOCATION  
SERVICES  
TICKET NO. C 231-921-354

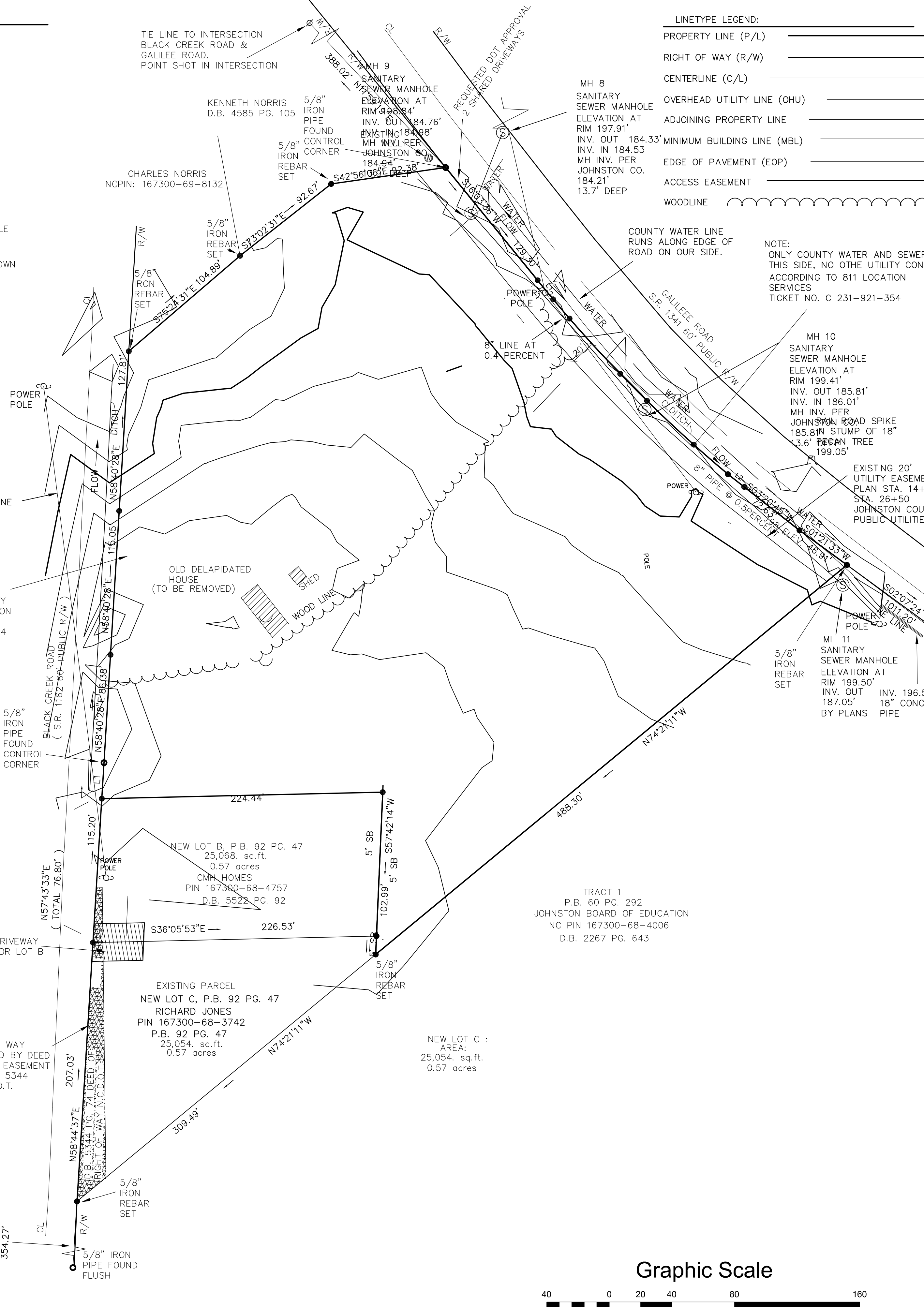
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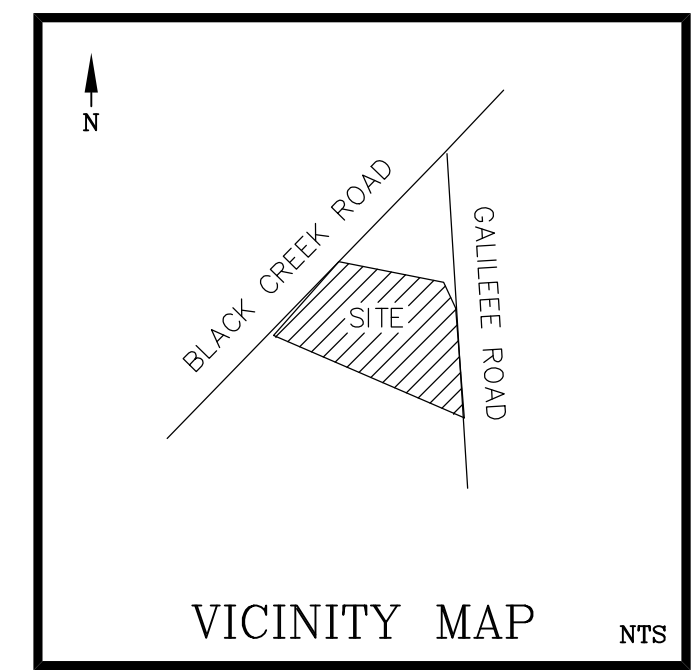
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SERVICES  
TICKET NO. C 231-921-354



**LINETYPE LEGEND:**

- PROPERTY LINE (P/L)
- RIGHT OF WAY (R/W)
- CENTERLINE (C/L)
- OVERHEAD UTILITY LINE (OHU)
- ADJOINING PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- ACCESS EASEMENT
- WOODLINE



**LINE TABLE**

LINE	LENGTH	BEARING
L1	19.64	N16°00'23"E
L2	16.52	S03°20'45"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS
C1	20.17	1123.16
C2	59.92	1123.16
C3	30.34	1123.16
C4	51.20	1123.16
C5	36.08	1123.16



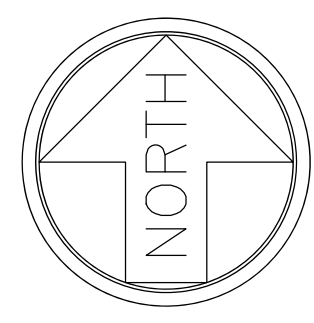
**McIntyre and Associates, PLLC**  
2621 Stratford Hall Drive  
Raleigh, North Carolina 27614  
(919) 427-5227

**EXISTING CONDITIONS**  
CMH HOMES  
3912 FAYETTEVILLE ROAD  
RALEIGH, N. C.

Job No.  
Dwg No. **C-1**

NO.	DATE	REVISION DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



**GENERAL NOTES:**

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4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY, OF RECORD.

**SITE DATA:**  
 PIN 167300-68-6746  
 JOCO 6746

PRELIMINARY PLAT NOT  
 FOR SALES RECORDATION  
 OR CONVEYANCES

**PHYSICAL ADDRESS:**  
 NC. 210  
 SMITHFIELD, N.C. 27577

**OWNER / DEVELOPER:**  
 JOYCE PUTMAN

**REFERENCES:**  
 D.B. 683 PG. 40  
 P.B. 60 PG. 292

ZONING = AR  
 SETBACKS:  
 FRONT 25'  
 SIDE 5'  
 REAR 5'

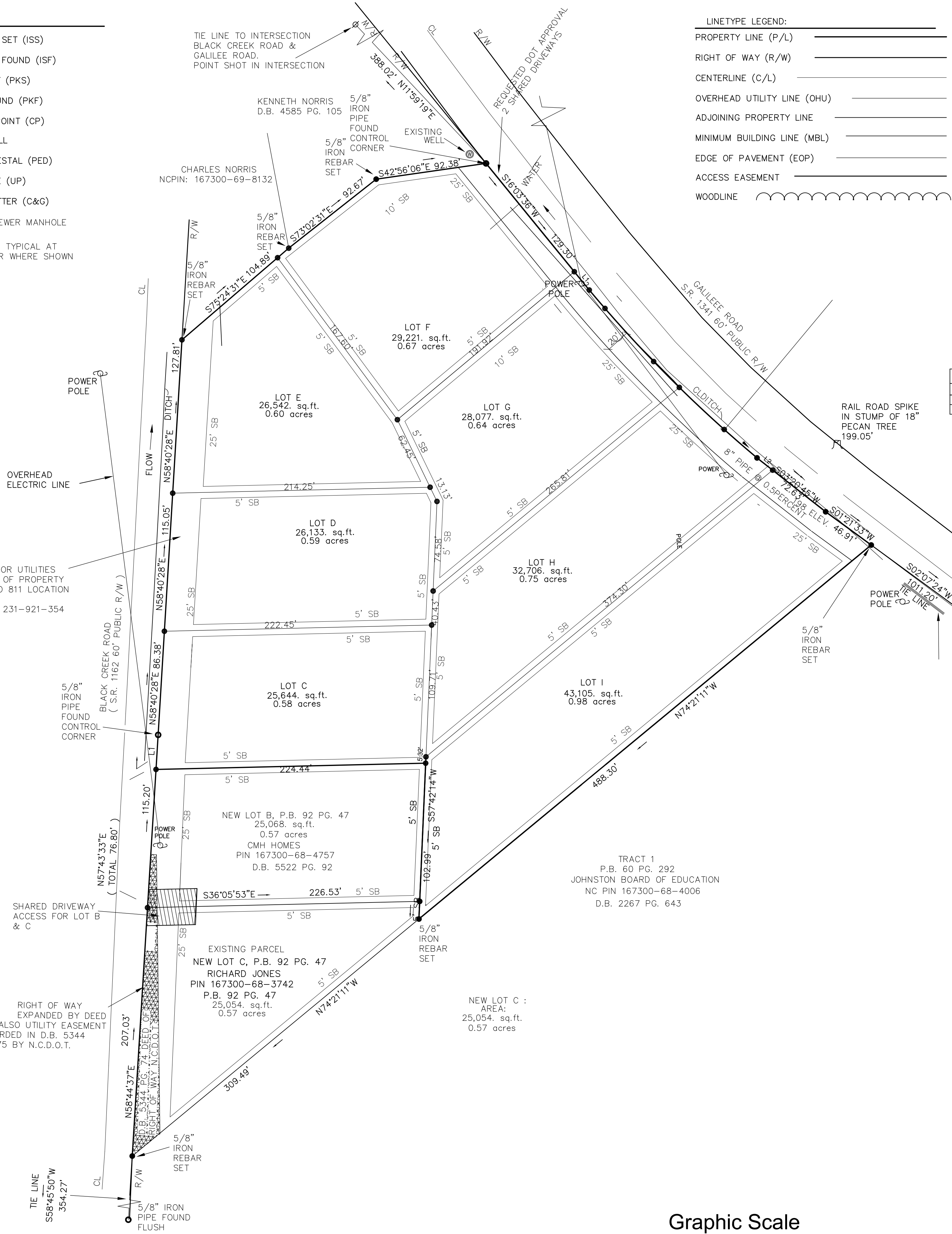
THIS PROPERTY LIES IN ZONE X  
 MAP NUMBER 3720166200 K  
 DATE 6-22-2018  
 THIS PROPERTY DOES NOT LIE  
 IN A SPECIAL FLOOD HAZARD AREA

**SYMBOL LEGEND:**

- IRON STAKE SET (ISS)
- IRON STAKE FOUND (ISF)
- ▲ PK NAIL SET (PKS)
- △ PK NAIL FOUND (PKF)
- ∅ COMPUTED POINT (CP)
- ⊕ EXISTING WELL
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- ⊕ UTILITY POLE (UP)
- ⊕ CURB & GUTTER (C&G)
- ⊕ SANITARY SEWER MANHOLE
- IRON REBARS TYPICAL AT EACH CORNER WHERE SHOWN

NOTE:  
 NO CONFLICT OR UTILITIES  
 ON THIS SIDE OF PROPERTY  
 ACCORDING TO 811 LOCATION  
 SERVICES  
 TICKET NO. C 231-921-354

RIGHT OF WAY  
 EXPANDED BY DEED  
 SEE ALSO UTILITY EASEMENT  
 RECORDED IN D.B. 5344  
 PG. 75 BY N.C.D.O.T.



**LINE TYPE LEGEND:**

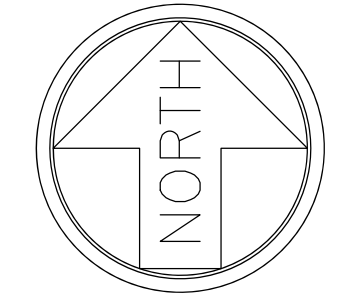
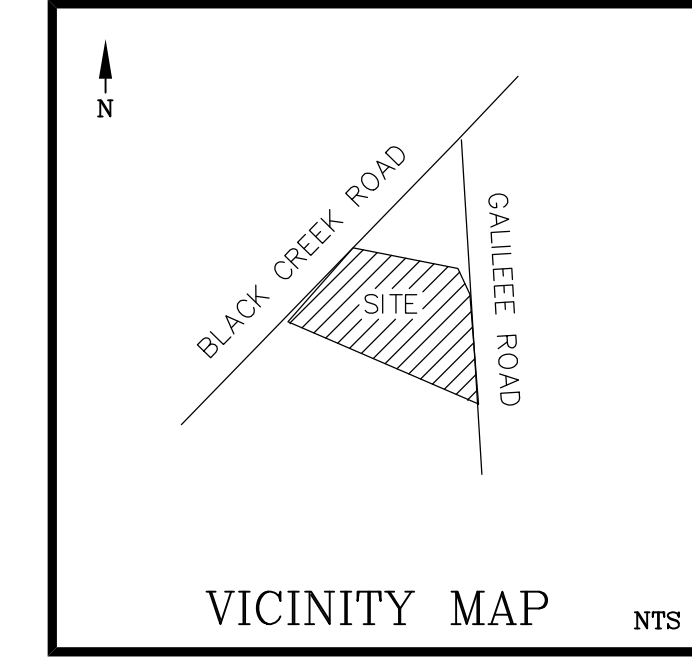
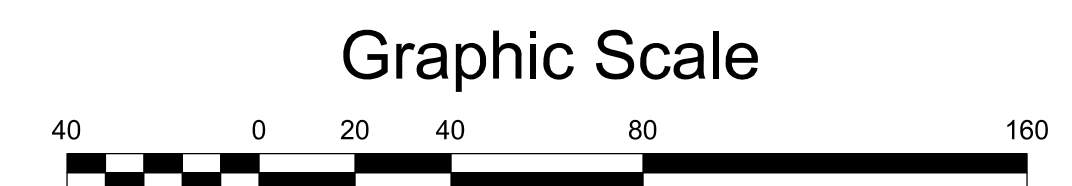
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 2621 Stratford Hall Drive  
 Raleigh, North Carolina 27614  
 (919) 427-5227

**Subdivision Plan**  
 CMH HOMES  
 3912 FAYETTEVILLE ROAD  
 RALEIGH, N.C.

Job No.  
 DWG No. **C2**

NO.	DATE	REVISION DESCRIPTION	BY
1			
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PHYSICAL ADDRESS:  
 NC. 210  
 SMITHFIELD, N.C. 27577

OWNER / DEVELOPER:  
 JOYCE PUTMAN

REFERENCES:  
 D.B. 683 PG. 40  
 P.B. 60 PG. 292

ZONING = AR  
 SETBACKS:  
 FRONT 25'  
 SIDE 5'  
 REAR 5'

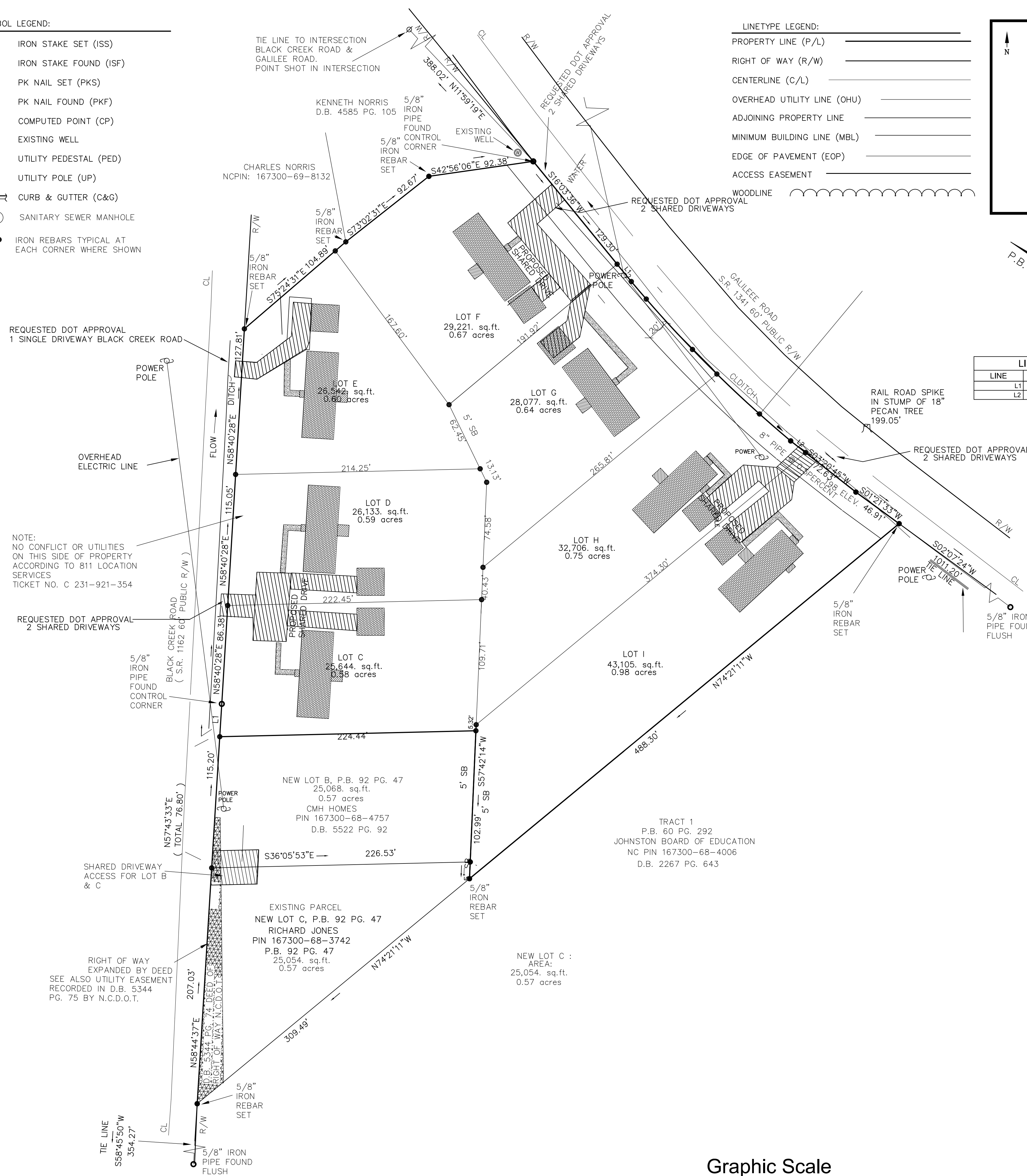
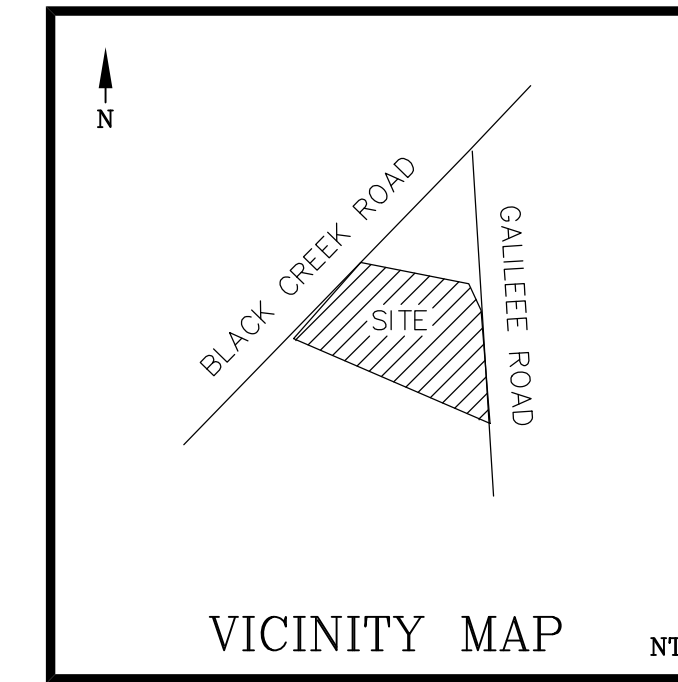
THIS PROPERTY LIES IN ZONE X  
 MAP NUMBER 3720166200 K  
 DATE 6-22-2018  
 THIS PROPERTY DOES NOT LIE  
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**SYMBOL LEGEND:**

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LINE	LENGTH	BEARING
L1	19.64	N16°00'23"E
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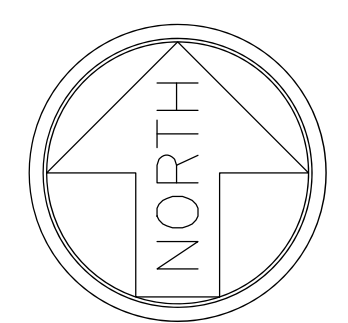
CURVE	LENGTH	RADIUS
C1	26.17	1123.16
C2	59.92	1123.16
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NOTE:  
 NO CONFLICT OR UTILITIES  
 ON THIS SIDE OF PROPERTY  
 ACCORDING TO 811 LOCATION  
 SERVICES  
 TICKET NO. C 231-921-354

TRACT 1  
 P.B. 60 PG. 292  
 JOHNSTON BOARD OF EDUCATION  
 NC PIN 167300-68-4006  
 D.B. 2267 PG. 643

RIGHT OF WAY EXPANDED BY DEED  
 SEE ALSO UTILITY EASEMENT  
 RECORDED IN D.B. 5344  
 PG. 75 BY N.C.D.O.T.

Graphic Scale



**McIntyre and Associates, PLLC**  
 2621 Stratford Hall Drive  
 Raleigh, North Carolina 27614  
 (919) 427-5227

**HOME AND DRIVEWAY PLAN**  
 CMH HOMES  
 3912 FAYETTEVILLE ROAD  
 RALEIGH, N.C.

Job No.  
 DWG No.  
**C3**

NO.	DATE	REVISION DESCRIPTION	BY
1	Date	Comment	By
2	Date	Comment	By
3	Date	Comment	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

PRELIMINARY PLANS  
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**GENERAL NOTES:**

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**SITE DATA:**

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JOCO 6746

PHYSICAL ADDRESS:  
NC. 210  
SMITHFIELD, N.C. 27577

OWNER / DEVELOPER:  
JOYCE PUTMAN

REFERENCES:  
D.B. 683 PG. 40  
P.B. 60 PG. 292

ZONING = AR  
SETBACKS:  
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SIDE 5'  
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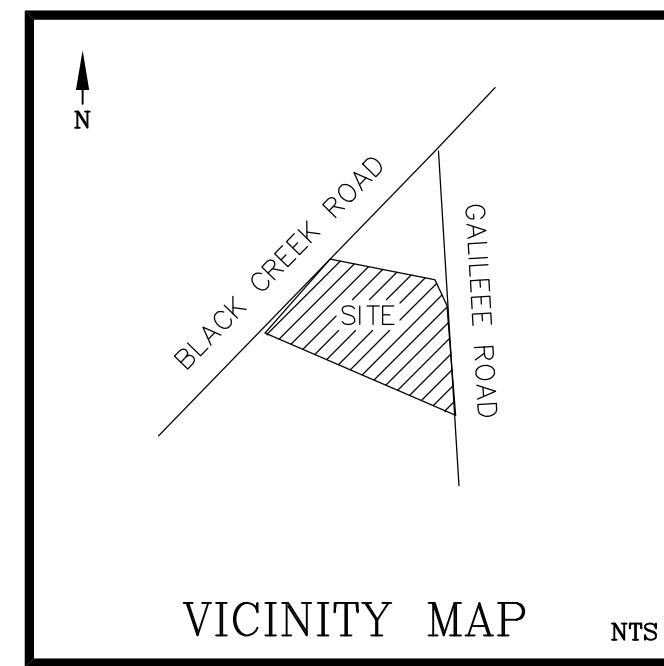
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- ⊙ SANITARY SEWER MANHOLE
- IRON REBARS TYPICAL AT EACH CORNER WHERE SHOWN

**LINE TYPE LEGEND:**

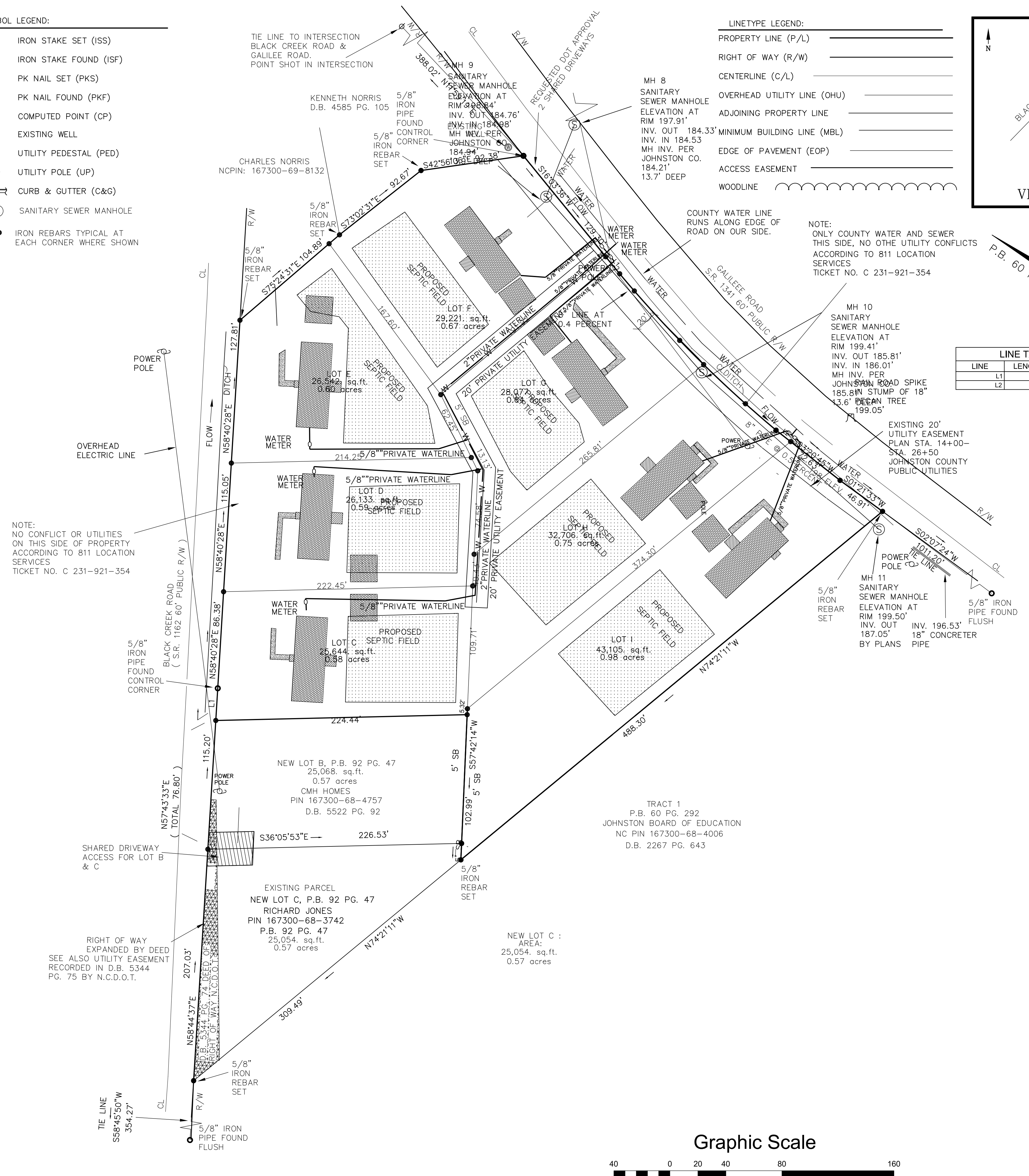
- PROPERTY LINE (P/L)
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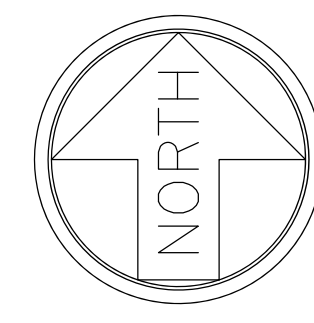
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TICKET NO. C 231-921-354

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JOHNSTON BOARD OF EDUCATION  
NC PIN 167300-68-4006  
D.B. 2267 PG. 643

RIGHT OF WAY  
EXPANDED BY DEED  
SEE ALSO UTILITY EASEMENT  
RECORDED IN D.B. 5344  
PG. 75 BY N.C.D.O.T.

Graphic Scale



**McIntyre and Associates, PLLC**  
2621 Stratford Hall Drive  
Raleigh, North Carolina 27614  
(919) 427-5227

**UTILITY PLAN**  
CMH HOMES  
3912 FAYETTEVILLE ROAD  
RALEIGH, N.C.

Job No.  
Dwg No. **C4**

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

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JOCCO 6746

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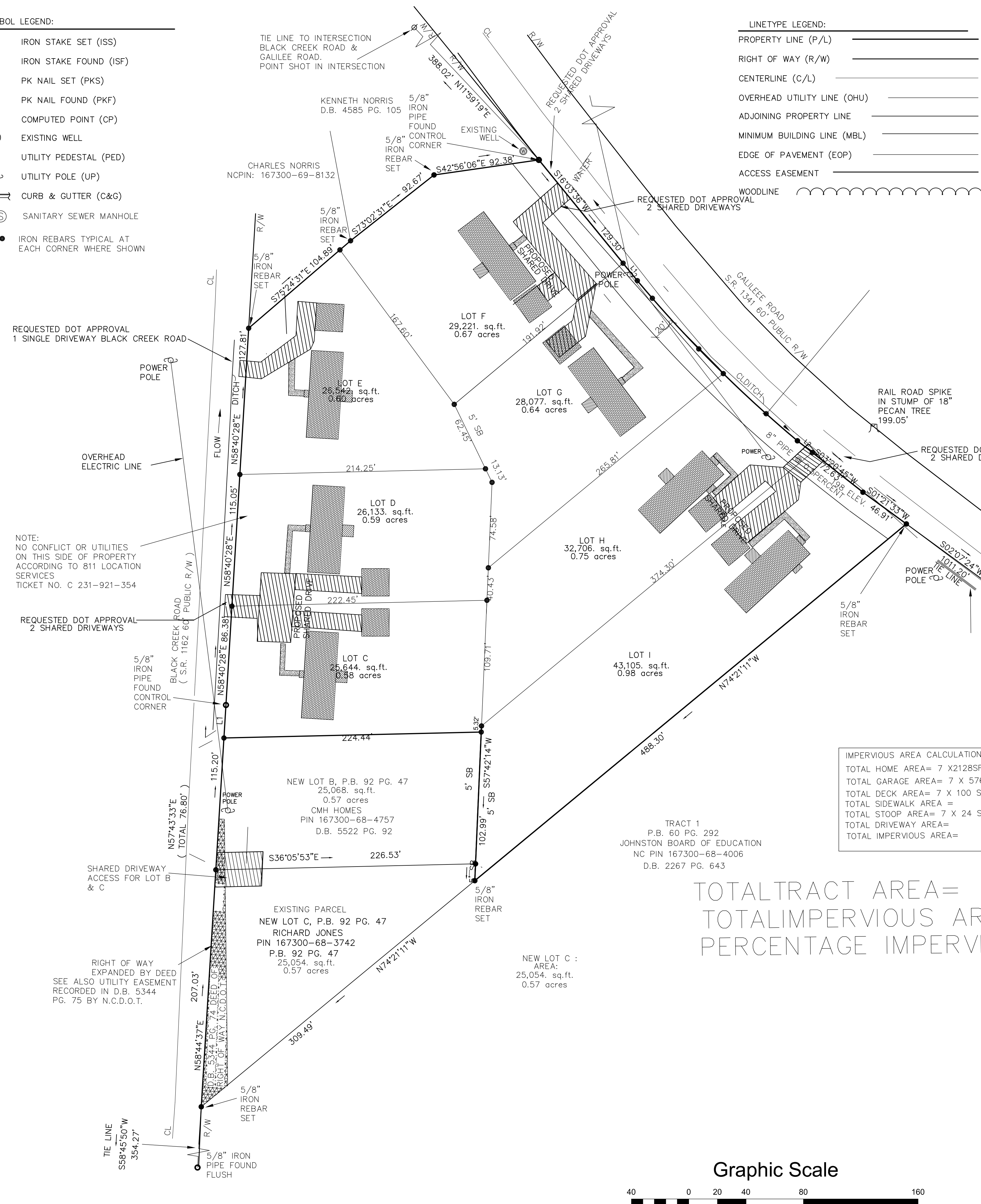
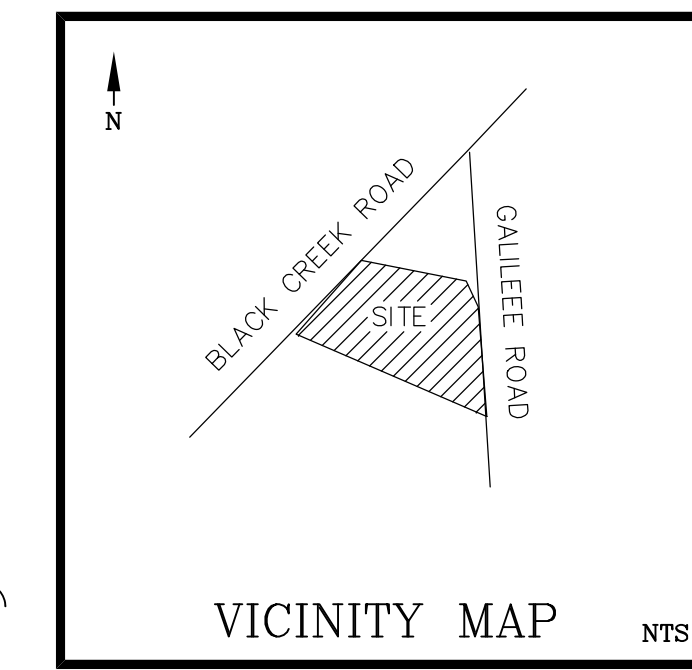
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- IRON STAKE FOUND (ISF)
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- ⊖ UTILITY POLE (UP)
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- IRON REBARS TYPICAL AT EACH CORNER WHERE SHOWN

**LINE TYPE LEGEND:**

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- MINIMUM BUILDING LINE (MBL)
- EDGE OF PAVEMENT (EOP)
- ACCESS EASEMENT



**LINE TABLE**

LINE	LENGTH	BEARING
L1	19.64	N16°00'23"E
L2	16.52	S03°20'45"W

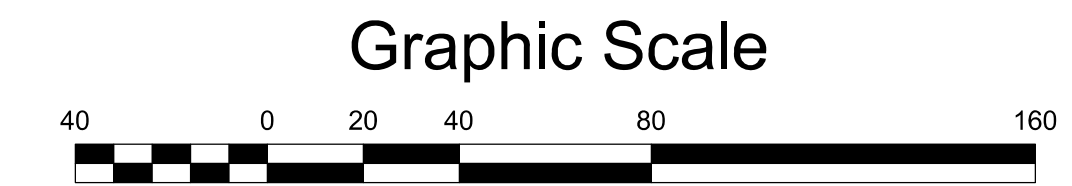
**CURVE TABLE**

CURVE	LENGTH	RADIUS
C1	20.17	1123.16
C2	59.92	1123.16
C3	30.34	1123.16
C4	51.20	1123.16
C5	36.08	1123.16

**IMPERVIOUS AREA CALCULATIONS**

TOTAL HOME AREA = 7 X 2128SF =	14,896 SF
TOTAL GARAGE AREA = 7 X 576 SF =	4032 SF
TOTAL DECK AREA = 7 X 100 SF =	700 SF
TOTAL SIDEWALK AREA =	1,716 SF
TOTAL STOOP AREA = 7 X 24 SF =	168 SF
TOTAL DRIVEWAY AREA =	12,290 SF
TOTAL IMPERVIOUS AREA =	33,802 SF

TOTAL TRACT AREA = 209,523 SF  
 TOTAL IMPERVIOUS AREA = 33,802 SF  
 PERCENTAGE IMPERVIOUS AREA 16%



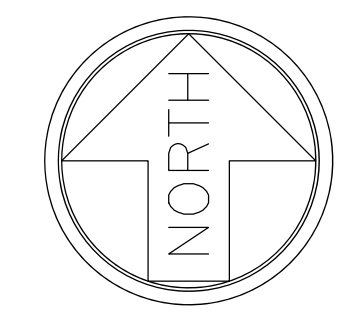
**McIntyre and Associates, PLLC**  
 2621 Stratford Hall Drive  
 Raleigh, North Carolina 27614  
 (919) 427-5227

NO.	DATE	REVISION DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

**STORMWATER PLAN**  
 CMH HOMES  
 3912 FAYETTEVILLE ROAD  
 RALEIGH, N. C.

Job No.  
Dwg No. **C5**



**Town of Smithfield  
Preliminary Plat  
Finding of Fact / Approval Criteria**

**Application Number:** S-24-01 **Project Name:** Jubilee Creek Subdivision

**Request:** The applicant seeks a preliminary plat of Jubilee Creek, a 7-lot single-family subdivision located within the R-20A zoning district. The property considered for rezoning is located about 350' south of the NC Highway 210 and Galilee Road Intersection. The property is further identified as Johnston County Tax ID# 15I09034M

In approving an application for a preliminary plat in accordance with the principles, conditions, safeguards, and procedures specified herein, the Town Council may impose reasonable and appropriate conditions and safeguards upon the approval. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the Town Council. The Town Council shall include in its comments a statement as to the consistency of the application with the Town's currently adopted Comprehensive Plan. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which the below requires.

The Town Council shall issue a preliminary plat if it has evaluated an application through a quasi-judicial process and determined that:

1. The plan is consistent with the adopted plans and policies of the town;
2. The plan complies with all applicable requirements of this ordinance;
3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed; and
4. The plan will not be detrimental to the use or development of adjacent properties or other neighborhood uses

**Once all findings have been decided one of the two following motions must be made:**

**Motion to Approve:** *Based upon satisfactory compliance with the above stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative, I move to approve Preliminary Plat Application # S-24-01 with the following conditions:*

\_\_\_\_\_ **denied for the noted reasons.**

---

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**Decision made this 2nd day of April 2024 while in regular session.**

\_\_\_\_\_  
**M. Andy Moore, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Shannan L. Parrish, Town Clerk**

# Jubilee Creek Subdivision

File Number:  
S-24-01

Project Name:  
Jubilee Creek

Location:  
NC 210 &  
Galilee Rd

Tax ID#:  
15109034M

Existing Zoning:  
R-20A

Owner:  
CHM Homes, Inc

Applicant:  
McIntyre and  
Associates, PLLC



1 in = 258 ft

Map created by Chloe Allen  
Planner I on 2/12/24



ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15I09039I	MCKENZIE, JAMES W		3006 NC HIGHWAY 210		SMITHFIELD, NC 27577-7933
15I09034A	POPE, GEORGE H		3550 NC HIGHWAY 210		SMITHFIELD, NC 27577-7927
15I09034F	PUTNAM, STEPHEN C.		2884 NC HIGHWAY 210		SMITHFIELD, NC 27577-7931
15I09034B	BARBOUR, NEEDHAM C		2964 NC HIGHWAY 210		SMITHFIELD, NC 27577-7929
15I09034O	PARKER, DARREN MITCHELL JOINT TENANTS (WROS)	BUTLER, MARY JO JOINT TENANTS (WROS)	3001 NC HIGHWAY 210		SMITHFIELD, NC 27577-7934
15I09034E	BARBOUR, JIMMY C	BARBOUR, FRANCES S	300 SKINNER RD		FOUR OAKS, NC 27524-8458
15I09035D	CASEY, PORTER W	NEFF, JACKIE G		PO BOX 1270	CLAYTON, NC 27528-1270
15I09034I	BARBOUR, JIMMY C	BARBOUR, FRANCES S	300 SKINNER RD		FOUR OAKS, NC 27524-8458
15I09034J	NORRIS, KENNETH SCOTT		2841 GALILEE RD		SMITHFIELD, NC 27577-7986
15I09035E	POPE, GEORGE H		3550 NC HIGHWAY 210		SMITHFIELD, NC 27577-7927
15I09035C	COX, LARRY E. DBA	C & S PROPERTIES	110 WILSONS MILLS RD		SMITHFIELD, NC 27577-3229
15I09035H	POPE, JOHN L	POPE, JOANN G	2728 GALILEE ROAD		SMITHFIELD, NC 27577-7993
15O99195C	WALLACE, TIMOTHY WAYNE		4516 BLACK CREEK RD		SMITHFIELD, NC 27577-7843
15O99195B	WALLACE, TIMOTHY WAYNE		4516 BLACK CREEK RD		SMITHFIELD, NC 27577-7843
15I09034P	JONES, RICHARD H	JONES, SHIRLEY T	3027 NC HIGHWAY 210		SMITHFIELD, NC 27577
15I09039K	MCKENZIE, JAMES WILTON	MCKENZIE, JO	3006 NC HWY 210		SMITHFIELD, NC 27577-0000
15I09034G	JOHNSTON COUNTY BOARD OF ED			PO BOX 1336	SMITHFIELD, NC 27577-0000
15I09034H	HOME RE-DO, INC		2893 NC HIGHWAY 210		SMITHFIELD, NC 27577-7932



# Request for Planning Board Action

Agenda CZ-24-  
Item: 01  
Date: 3/7/24

---

**Subject:** CarMax- Conditional Zoning Map Amendment  
**Department:** Planning  
**Presented by:** Chloe Allen, Planner I  
**Presentation:** Public Meeting

---

## Issue Statement

CarMax is requesting approval of a rezoning of a 13.13-acre property at 1131 Outlet Center Drive from B-3 to B-3 CZ (Conditional Rezoning).

## Financial Impact

If rezoned and later 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 the Planning Board recommend approval of CZ-24-01 with 2 conditions with a statement declaring the request inconsistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans and that the request is not reasonable nor in the public interest.

Approved:  Town Manager  Town Attorney

## Attachments:

1. Staff report
2. Consistency Statement
3. Application and Narrative
4. Master Plan



# Staff Report

**REQUEST:**

Carmax is requesting approval of a rezoning of a 13.13-acre property at 1131 Outlet Center Drive from B-3 to B-3 CZ (Conditional Rezoning).

**PROPERTY LOCATION:**

The property is located at 1331 Outlet Center Drive in the Smithfield Business Center, east of the Carolina Premium Outlets and approximately 2,200 feet west of the Selma corporate boundary.

**APPLICATION DATA:**

Applicant:	CE Group Inc.
Project Name:	CarMax
Parcel ID	15L10061
Property Owners	Centerpoint
Acreage	13.13 acres
Present Zoning:	B-3 Highway Entranceway Business District
Proposed Zoning:	B-3-CZ (Conditional District)
Town/ETJ:	Town
Existing Use:	Vacant Woods/open field
Proposed Use:	Automobile Dealership
Fire District:	Smithfield
School Impacts:	None
Parks and Recreation:	None
Water and Sewer Provider:	Town of Smithfield
Electric Provider:	Town of Smithfield

**ADJACENT ZONING AND LAND USES:**

(see attached map)

	Zoning	Existing Land Uses
North	N/A	Railroad Tracks
South	N/A	I-95
East	Business (Selma)	RV Sales



## EXISTING CONDITIONS/ENVIRONMENTAL:

There is a 50-ft. wide gas easement along the west property line and a 20' wide Town electrical easement along the frontage of the property. The property is mostly wooded with some open field. The proposed dealership will share an existing entrance off Outlet Center Drive with the Smithfield Business Park.

## PROPOSED DEVELOPMENT:

CarMax is proposing to develop the 7.56 acres of a 13.13-acre site with a public retail used vehicle sales and service building with a sales display area to hold 222 vehicles, a private carwash, a private auction facility, a vehicle storage/staging area and employee/customer parking lot. A detention pond will be located on the north side of the site to meet on-site stormwater requirements. The vehicle sales/display area will be fenced.

## MASTER PLAN/ANALYSIS:

- **Comprehensive Land Use Plan.** The comprehensive plan guides this property for Industrial/Employment.
- **Future Minor Subdivision.** After approval of the rezoning, the applicant will create the 13.13-acre lot, splitting it off from the 122-acre Smithfield Business Center property.
- **Site Access and Traffic.** The proposed CarMax will utilize the existing Smithfield Business Center entrance off Outlet Center Drive.

The Town Engineer reviewed the trip generation and determined that a Traffic Impact Study was not necessary.

- **Utilities.** Water, Sewer and Electric will be Town of Smithfield.
- **Requested Deviations from Unified Development Ordinance (UDO).** CarMax plans to comply with all B-3 and UDO Performance Standards except for a few modified standards if approved with this rezoning.

With conditional zoning, there is an opportunity for the developer and the Town to agree to deviations from Zoning and Performance Standards of the UDO. The developer is requesting the following deviations in the vehicle sales display area (see applicant narrative attached to this report):

Standard	B-3/UDO Requirements.	Proposed
Section 10.13 Parking Facility Requirements	• Landscape islands required every 15 parking stalls and	• No landscape islands within the vehicle display area.

	at the ends of all parking rows	
Section 10.2.4 Parking Space Arrangement and Dimensions; & Section 7.44.3	<ul style="list-style-type: none"> <li>• 9-ft. wide by 18-ft. deep</li> <li>• 8-ft. wide by 16-ft deep for compact cars.</li> </ul>	<ul style="list-style-type: none"> <li>• 9-ft. wide by 17-ft. deep</li> </ul>
	<ul style="list-style-type: none"> <li>• 24-ft. wide drive lanes</li> </ul>	<ul style="list-style-type: none"> <li>• 20-ft. wide drive lanes</li> </ul>
Exclude gas easement from Street Yard calculations	<ul style="list-style-type: none"> <li>• Landscape Code requires all 633' be used to calculate Street Yard requirements</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed Street Yard based on 633'-73'(gas easement) =560'</li> </ul>

• **Proposed Standards Exceeding UDO Requirements.**

Standard	B-3/UDO Requirements	Proposed
Street Yards, Section 10.13.1.8.1	<ul style="list-style-type: none"> <li>• 15' wide with 2 canopy trees and 20 shrubs per 100' of frontage</li> </ul>	<ul style="list-style-type: none"> <li>• 24' wide that will contain trees and shrubs eliminated from the vehicle sales display area.</li> <li>• (Some of the vehicle sales display area landscaping will be relocated to buffer areas).</li> </ul>

**Analysis:**

The requested deviations from parking lot dimensions and reduced Street Yard calculations are acceptable to the Planning Department given the unique organization of the CarMax site and the wide gas easement. Customers can only access the vehicle sales display area by foot and driving in that area is restricted to CarMax staff.

The deviation from the parking lot islands and internal parking lot landscaping is acceptable to the Planning Department. The landscape islands at the ends of parking rows in part has the purpose of protecting parked cars. In this case, driving in the vehicle sales/display area is restricted to CarMax staff. Although trees in landscape islands provide a cooling effect, provide shade and lessen stormwater runoff, the elimination of landscape islands is limited to this area where trees also result in more bird droppings and leaf litter, etc., on displayed vehicles. The trade-off with greater Street Yard and Buffer plantings appears reasonable.

The vehicle display/sales area will be fenced.

The organization of the CarMax site is unique to this company and therefore will not necessarily set a precedent for other car sales lots in the Town.

**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-24-01 with the following conditions:

1. That the future development plans for the project be in accordance with the approved Master Plan, B-3 Zoning District, and other UDO regulations with the following deviations:

Standard	B-3/UDO Requirements.	Proposed
Section 10.13 Parking Facility Requirements	<ul style="list-style-type: none"> <li>• Landscape islands required every 15 parking stalls and at the ends of all parking rows</li> </ul>	<ul style="list-style-type: none"> <li>• No landscape islands within the vehicle display area.</li> </ul>
Section 10.2.4 Parking Space Arrangement and Dimensions; & Section 7.44.3	<ul style="list-style-type: none"> <li>• 9-ft. wide by 18-ft. deep</li> <li>• 8-ft. wide by 16-ft deep for compact cars.</li> </ul>	<ul style="list-style-type: none"> <li>• 9-ft. wide by 17-ft. deep</li> </ul>
	<ul style="list-style-type: none"> <li>• 24-ft. wide drive lanes</li> </ul>	<ul style="list-style-type: none"> <li>• 20-ft. wide drive lanes</li> </ul>
Exclude gas easement from Street Yard calculations	<ul style="list-style-type: none"> <li>• Landscape Code requires all 633' be used to calculate Street Yard requirements</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed Street Yard based on 633'-73' (gas easement) =560'</li> </ul>

2. That the required trees and shrubs eliminated from the vehicle display/sales yard be planted in the Street Yard and Buffer Yards.

**RECOMMENDED MOTION:**

“Move to recommend approval of the zoning map amendment, CZ-24-01, with the 2 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.”

**THE TOWN OF SMITHFIELD  
UNIFIED DEVELOPMENT ORDINANCE  
ZONING MAP AMENDMENT CONSISTENCY STATEMENT  
BY THE SMITHFIELD PLANNING BOARD  
CZ-24-01**

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

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

**NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD PLANNING BOARD AS APPROPRIATE:**

**IN THE EVENT THAT THE MOTION TO APPROVE THE ORDINANCE IS ADOPTED,**

That the final action regarding zoning map amendment CZ-24-01 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Planning Board and information provided at the public meeting; and

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

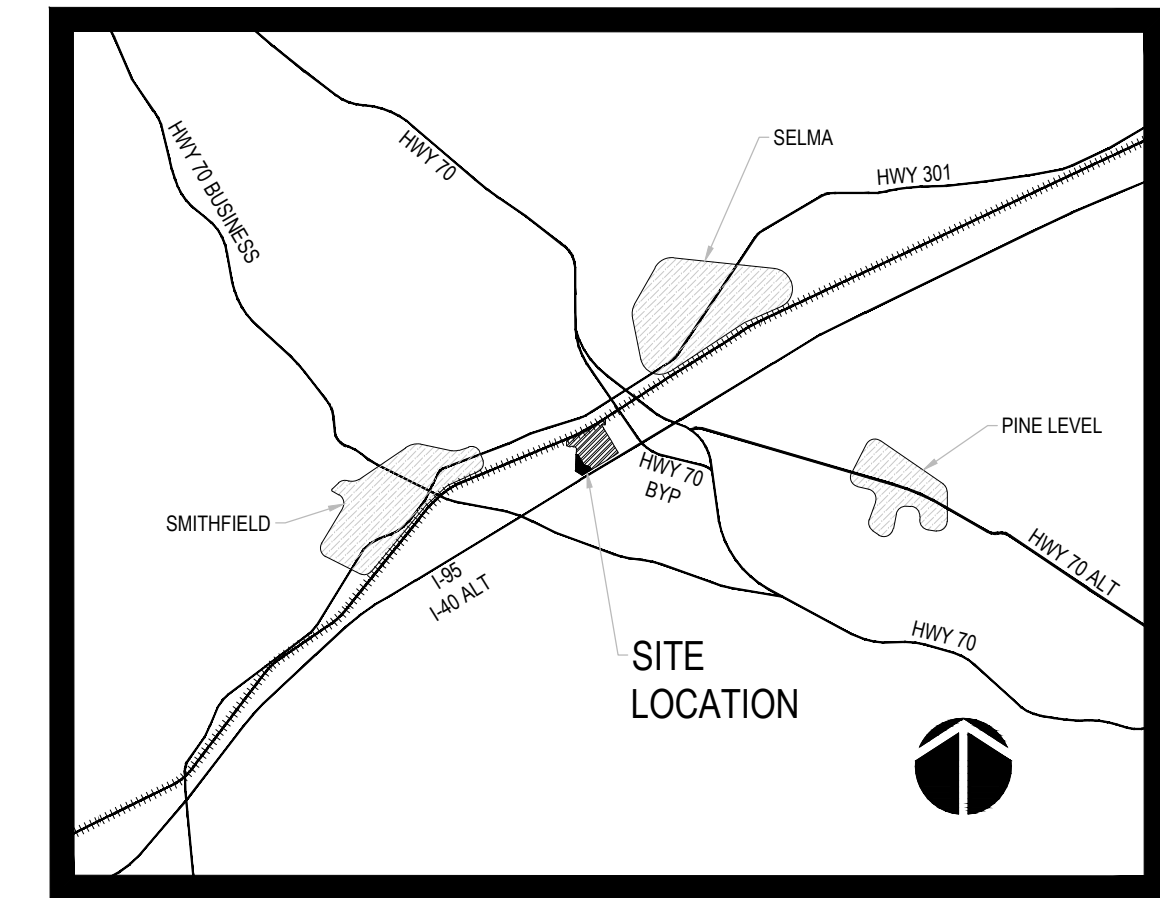
**IN THE EVENT THAT THE MOTION TO APPROVE THE ORDINANCE FAILS,**

That the final action regarding zoning map amendment CZ-24-01 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

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

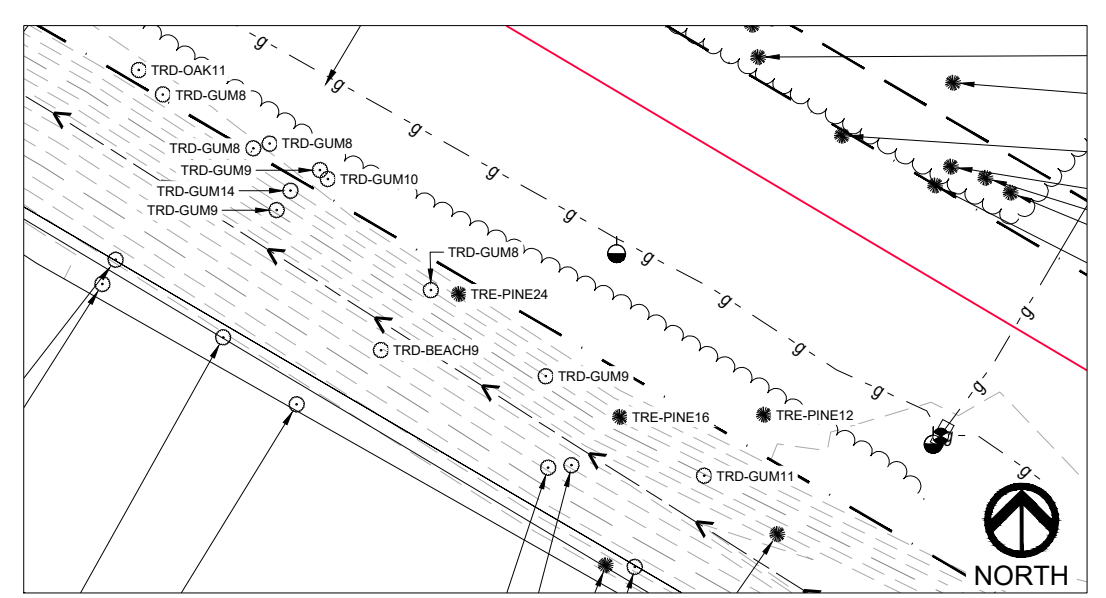
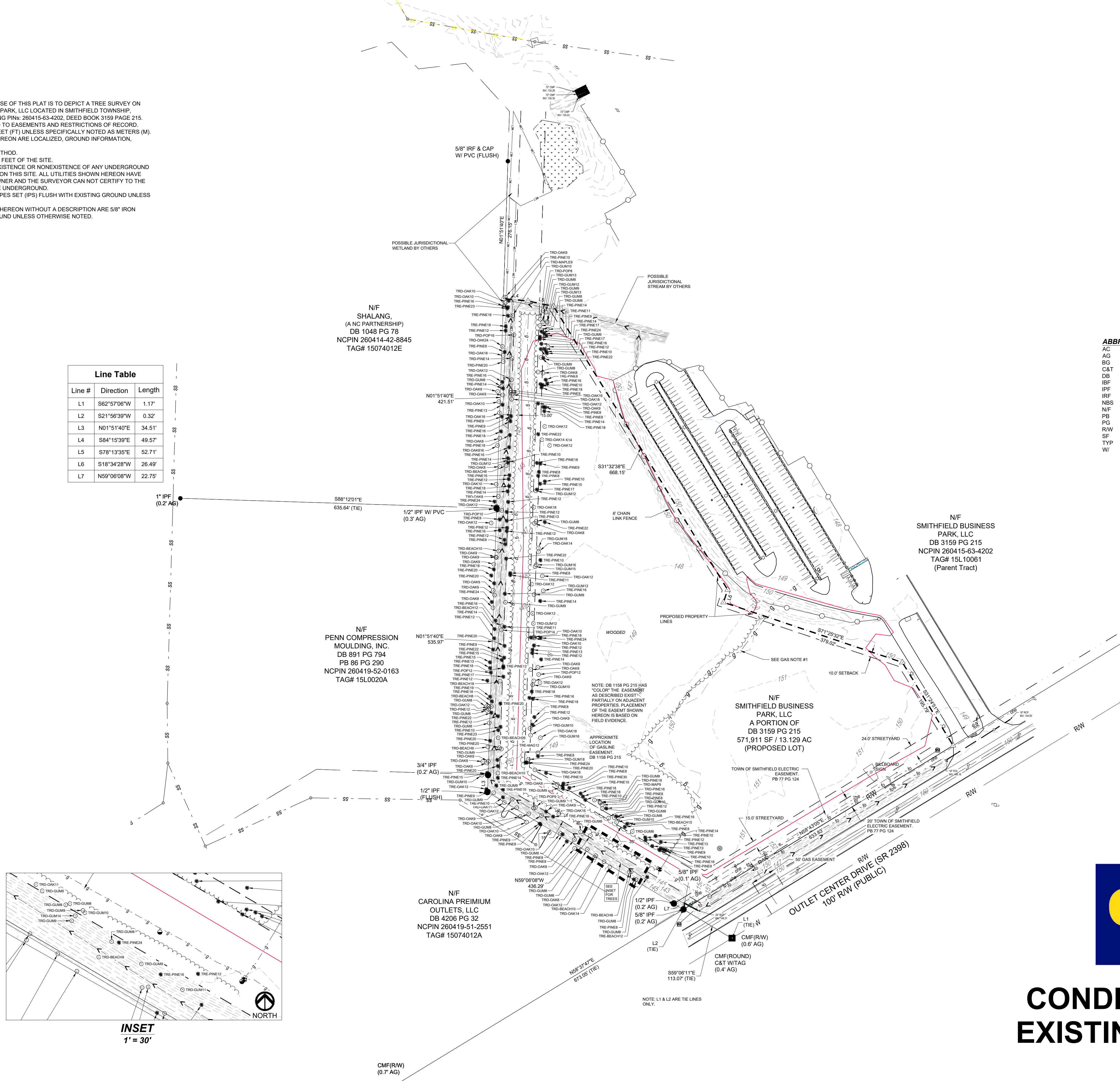
**GENERAL NOTES**

- THIS IS NOT A BOUNDARY SURVEY. THE PURPOSE OF THIS PLAN IS TO DEPICT A TREE SURVEY ON THE PROPERTIES OF SMITHFIELD BUSINESS PARK, LLC LOCATED IN SMITHFIELD TOWNSHIP, JOHNSTON COUNTY, NORTH CAROLINA, BEARING PIN: 260415-63-4202, DEED BOOK 3159 PAGE 215.
- PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
- AREA(S) CALCULATED BY THE COORDINATE METHOD.
- NO NCGS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE.
- THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE. ALL UTILITIES SHOWN HEREON HAVE BEEN MARKED BY THE RESPECTIVE UTILITY OWNER AND THE SURVEYOR CAN NOT CERTIFY TO THE ACCURACIES OF THESE UTILITIES AS THEY ARE UNDERGROUND.
- ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET (IPS) FLUSH WITH EXISTING GROUND UNLESS OTHERWISE NOTED.
- ALL PROPERTY CORNERS FOUND AND SHOWN HEREON WITHOUT A DESCRIPTION ARE 5/8" IRON REBAR FOUND FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED.

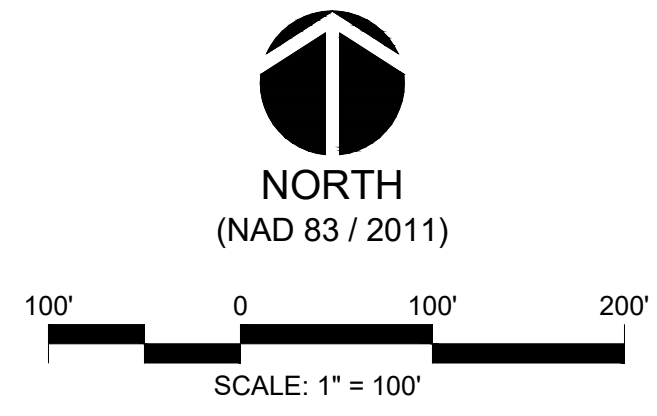


Vicinity Map  
Not To Scale

Line #	Direction	Length
L1	S82°57'06"W	1.17'
L2	S21°56'39"W	0.32'
L3	N01°51'40"E	34.51'
L4	S84°15'39"E	49.57'
L5	S78°13'35"E	52.71'
L6	S18°34'28"W	26.49'
L7	N59°06'08"W	22.75'



INSET  
1" = 30'



ABBREVIATIONS	
AC	ACRES
AG	ABOVE GROUND
BG	BELOW GROUND
C&T	CAP AND TACK
DB	DEED BOOK
IBF	IRON BAR FOUND
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
NBS	NO BUILD SETBACK
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
TYP	TYPICAL
W	WITH

LINE LEGEND	
---	PROPERTY LINE (PL)
---	PL NOT SURVEYED
---	PROPOSED LOT LINE
---	RIGHT-OF-WAY LINE
---	GAS EASEMENT
---	CENTERLINE OF ROAD
---	EDGE OF GRAVEL
---	CURB & GUTTER
---	CHAIN-LINK FENCE
---	OVERHEAD UTILITY WIRES
---	U/G FIBER OPTIC (PAINT)
---	SANITARY SEWER
---	U/G GAS (PAINT)
---	CL GAS (EASEMENT)
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	JURISDICTIONAL WETLAND BY OTHERS

SYMBOL LEGEND	
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
▲	CONC MONUMENT FOUND
■	COMPUTED POINT
□	DATUM CONTROL POINT
○	BOLLARD
+	SIGN
■	GRATED INLET
★	LIGHT POLE
○	UTILITY POLE
●	UTILITY POLE WITH DROP
+	GUY WIRE / ANCHOR
⊕	ELECTRIC METER
⊕	GAS VALVE
⊕	GAS METER
⊕	GAS TEST STATION
⊕	FIBEROPTIC HANDHOLE
⊕	FIBEROPTIC MARKER
⊕	MONITORING WELL

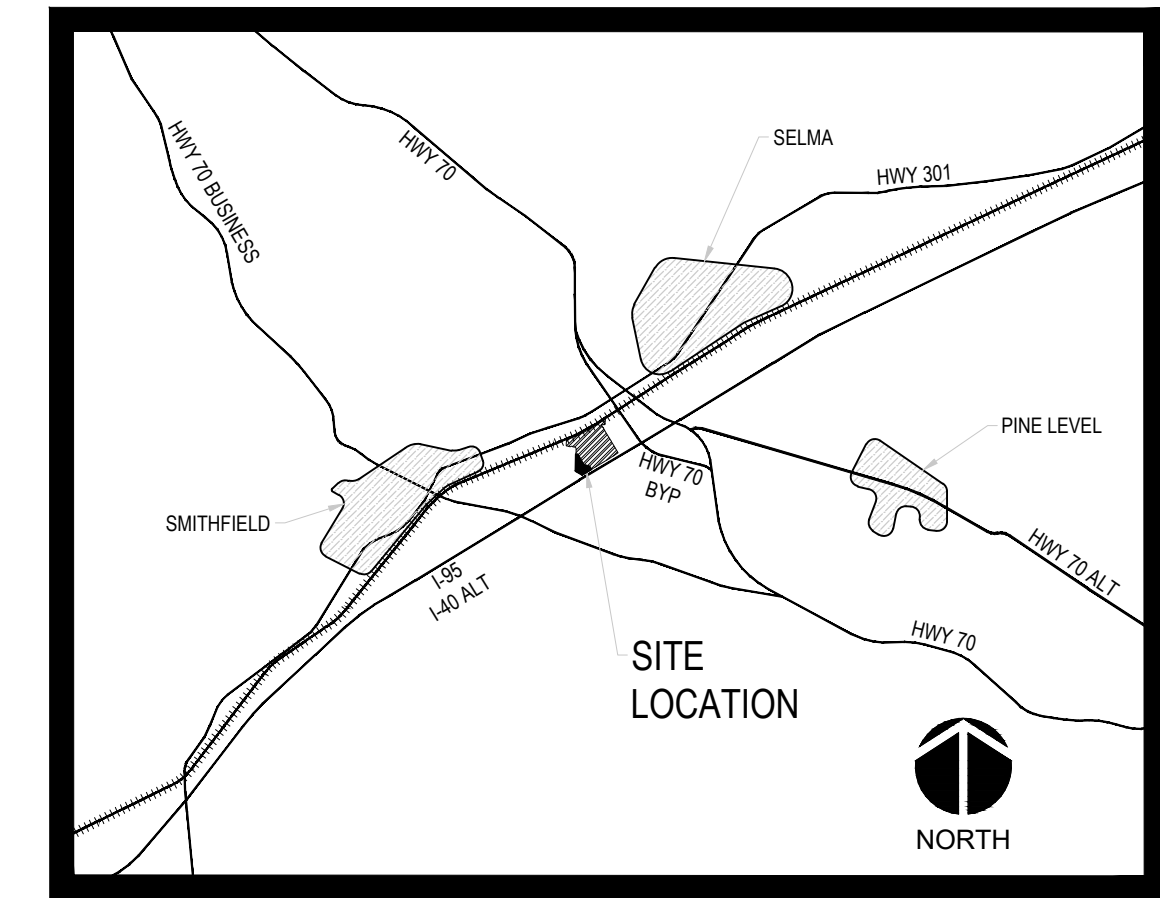
  

TREE LEGEND	
○	DECIDUOUS TREES - TRD-TYPE-DIAMETER (INCHES)
○	EVERGREEN TREES - TRE-TYPE-DIAMETER (INCHES)



**CONDITIONAL USE REZONING  
EXISTING CONDITIONS EXHIBIT**

SMITHFIELD, NORTH CAROLINA  
FEBRUARY 2, 2024



Vicinity Map  
Not To Scale

**LANDSCAPE CALCULATIONS**

**STREETYARD (OUTLET CENTER DRIVE)**  
 633 LF - 73 LF (GAS EASEMENT) = 560 LF  
 2 LARGE TREES & 20 SHRUBS PER 100 LF OF FRONTAGE  
 560 LF / 100 LF = 5.6  
 5.6 X 2 LARGE TREES = 11.2 OR 12 CANOPY TREES REQUIRED  
 5.6 X 20 SHRUBS = 112 SHRUBS REQUIRED

12 CANOPY TREES PROVIDED  
 112 SHRUBS/ORNAMENTAL GRASSES PROVIDED

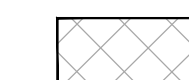


**SALES DISPLAY LOT LANDSCAPING**  
 22 CANOPY TREES REQUIRED  
 132 SHRUBS REQUIRED

22 CANOPY TREES PROVIDED  
 132 SHRUBS/ORNAMENTAL GRASSES PROVIDED

\*LANDSCAPE FOR DISPLAY LOT PROVIDED WITHIN STREETYARD AND/ OR PERIMETER BUFFER AREAS

**SITE DATA**

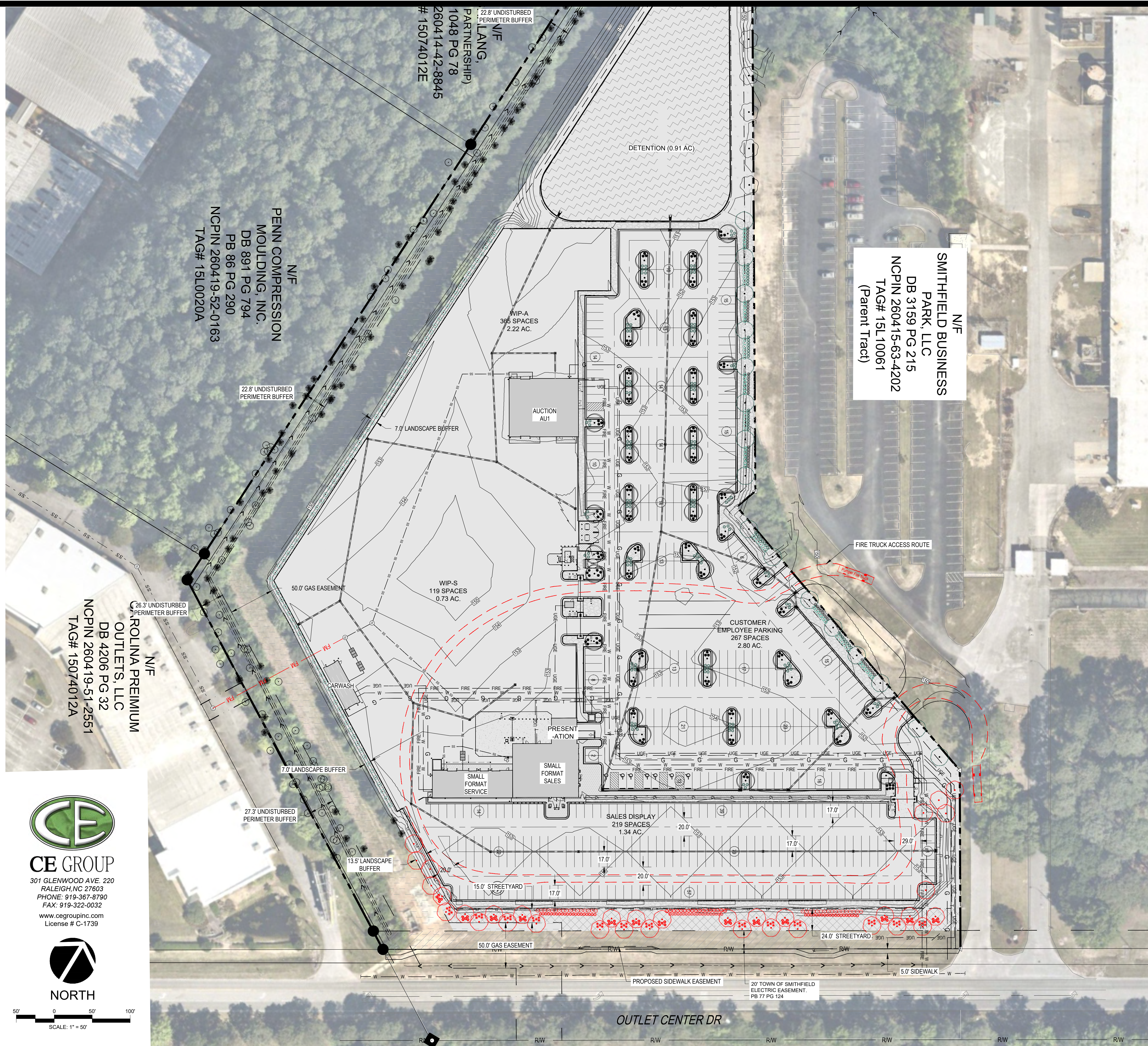
SITE ADDRESS:	1331 OUTLET CENTER DRIVE
PIN #:	260415-63-4202
EXISTING SITE ACREAGE:	127.84
PROPOSED PARCEL ACREAGE:	13.13
ZONING DISTRICT:	B-3 (HIGHWAY ENTRANCE BUSINESS DISTRICT)
MUNICIPALITY:	TOWN OF SMITHFIELD
WATERSHED:	BUFFALO CREEK, NEUSE RIVER
FLOOD ZONE:	X
FEMA PANEL NUMBER:	3720260400K, DATED: 06/20/2018
EXISTING USE:	INDUSTRIAL BUILDING (PARENT TRACT) VACANT (AT PARCEL)
PROPOSED USE:	AUTOMOBILE SALES AUTOMOBILE SERVICE AUTOMOBILE CARWASH AUTOMOBILE AUCTION
REQUIRED SETBACKS:	
FRONT:	50'
SIDE:	8'
REAR:	25'
PARKING CALCULATIONS:	
PARKING REQUIRED:	1 SPACE PER 600 SF OF PARCEL AREA 571,911 SF/600 SF = 953.19 = 954 SPACES MAX ALLOWED = 150% X 954 = 1,430 SPACES
PARKING PROVIDED:	219 SPACES
SALES / DISPLAY SPACES:	219 SPACES
CUSTOMER / EMPLOYEE SPACES:	267 SPACES (7 ACCESSIBLE)
WIP LOT PARKING:	484 SPACES
TOTAL SPACES PROVIDED:	970 SPACES

-  STREETYARD BUFFER
-  EXISTING ELECTRIC EASEMENT
-  EXISTING GAS EASEMENT



**CONDITIONAL USE  
REZONING EXHIBIT**

SMITHFIELD, NORTH CAROLINA  
FEBRUARY 9, 2024

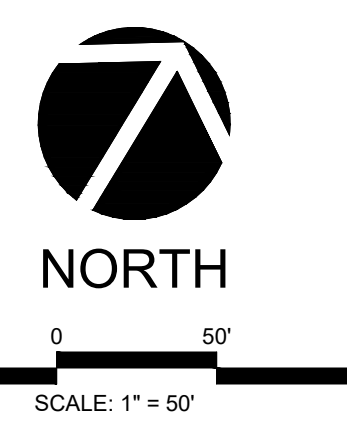


N/F  
**SMITHFIELD BUSINESS  
PARK, LLC**  
 DB 3159 PG 215  
 NCPIN 260415-63-4202  
 TAG# 15L10061  
 (Parent Tract)

N/F  
**PENN COMPRESSION  
MOULDING, INC.**  
 DB 891 PG 794  
 PB 86 PG 290  
 NCPIN 260419-52-0163  
 TAG# 15L0020A

N/F  
**CAROLINA PREMIUM  
OUTLETS, LLC**  
 DB 4206 PG 32  
 NCPIN 260419-51-2551  
 TAG# 15074012A

  
**CE GROUP**  
 301 GLENWOOD AVE. 220  
 RALEIGH, NC 27603  
 PHONE: 919-367-8790  
 FAX: 919-322-0032  
 www.cegroupinc.com  
 License # C-1739



P:\245 (CARMAX)\245-01 (CARMAX - SMITHFIELD)\DESIGN\PLANS\SET\2024\02-09 CUR EXHIBIT - REVISED.DWG



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

**CONDITIONAL ZONING APPLICATION**

Development Name **Carmax - Smithfield, NC**

Proposed Use **Used auto sales, light reconditioning.**

Project location or address **1331 Outlet Center Dr, Smithfield, NC 27577**

Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN#	<b>15L10061</b>	TAX ID#	
------	-----------------	---------	--

Project type?  Single Family  Townhouse  Multi-Family  Non-Residential  PUD/Mixed Use

**PROPERTY OWNER INFORMATION**

Name **Smithfield Business Park, LLC**

Address **11111 Santa Monica Blvd, Suite 800, Los Angeles, CA 90025**

Phone	Email
-------	-------

**OWNER/DEVELOPER INFORMATION**

Company Name <b>Centerpoint, On behalf of CarMax Auto Superstores, Inc</b>	Contact Name <b>Scott Dallam</b>
--	----------------------------------

Address **1626 Cole Blvd, Lakewood, CO 80401**

Phone <b>443.614.1207</b>	Email <b>sdallam@centerpoint-is.com</b>
---------------------------	---

**CONSULTANT/ENGINEERING FIRM**

Company Name <b>CE Group</b>	Contact Name <b>Mitch Craig</b>
------------------------------	---------------------------------

Address **301 Glenwood Avenue, Suite 220, Raleigh, NC 27603**

Phone <b>9192180990</b>	Email <b>mitch@cegroupinc.com</b>
-------------------------	-----------------------------------

**ZONING INFORMATION**

Existing Zoning District <b>B-3</b>	Proposed Zoning District <b>B-3</b>
-------------------------------------	-------------------------------------

If more than one district, provide the acreage of each: **N/A**

Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	---

**ENVIRONMENTAL QUALITY DATA INFORMATION**

Existing Impervious Surface acres/sf <b>0</b>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/sf <b>7.56 Acres</b>	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Watershed Protection Area <b>NEUSE RIVER</b>	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FEMA Map Panel <b>3720260400K</b>	Base Flood Elevation <b>N/A</b>

**SITE DATA**

Total # of single-family lots <b>0</b>	Total densities per zoning district <b>N/A</b>
Total # of townhouse lots <b>0</b>	Acreage in active open space <b>0</b>
Total # of all lots <b>0</b>	Acreage in passive open space <b>5.56 Acres</b>
Linear feet of new roadways <b>0'</b>	Linear feet of new sewer mains <b>0'</b>
Linear feet of new water mains <b>0'</b>	Linear feet of new sidewalks <b>635'</b>
Proposed sewer allocation <b>3,450 GPD</b>	Linear feet in new trails <b>0</b>

**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 CenterPoint Integrated Solutions 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 <u>Richard H. Klein, Chief Financial Officer</u>	Date <u>1-29-2024</u>
Signature _____	Date <u>01-31-2024</u>

**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*



**OWNER AUTHORIZATION**

I hereby give CONSENT to CenterPoint Integrated Solutions (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 Richard H. Klein

\_\_\_\_\_  
(State)

\_\_\_\_\_  
(County)

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

Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Notary Public: \_\_\_\_\_

(Printed Name)

*See attached* (Signature)

*notarial acknowledgment*

(Seal)

County of Commission: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Los Angeles }  
On January 29, 2024 before me, Lisa Beth Summerfield, Notary Public  
*Date Here Insert Name and Title of the Officer*  
personally appeared Richard H. Klen  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
*Signature of Notary Public*

Place Notary Seal and/or Stamp Above

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General  Partner –  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian or Conservator  Trustee  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

## 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;

N/A

A statement showing the proposed density of the project with the method of calculating said density shown;

N/A

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.

N/A

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);

N/A

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;

N/A

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.

N/A

Expected sales, rental prices

N/A

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:

- N/A** 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).
- N/A** 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.
- N/A** 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
- N/A** 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).

Stephen Wensman  
Planning Director  
Town of Smithfield, NC – Planning Department  
350 E. Market St.  
(919) 934-2116

**RE: Conditional Use Rezoning – Project Narrative (CarMax – Smithfield, NC)**

Dear Town of Smithfield – Planning Department:

The purpose of this letter is to provide a detailed description of the proposed CarMax development project located at 1331 Outlet Center Drive in Smithfield, NC.

Site Information

Property Identification Number (PIN): 260415-63-4202 (*Portion*)

Parcel Size: 127.84 Acres – (*Currently in plat subdivision process*)

Current Zoning:

- B-3 “Highway Entrance Business District” and H-I (only rezoning area zoned B-3)
- Total Rezoned Area: **13.13 acres (571,942 sq. ft.)**
- Newly Developed Area: **7.56 acres (329,313 sq. ft.)**

CarMax plans to develop a planned vehicle wholesale facility on this 13.13-acre property. Due to site constraints, the approx. developed area for the site is 7.56 acres. The property is located in the Smithfield Business Center, immediately adjacent to the Carolina Premium Outlets. It is already zoned B-3. Under the existing B-3 zoning, auto sales facilities like the one proposed by CarMax here are permitted by right currently.

Although its planned use is permitted by right, CarMax is requesting a conditional use rezoning of the property because its plans for a vehicle display area at the front of the facility deviate slightly from UDO requirements. Because the property is subject to extensive utility easements (50-ft gas easement along the western portion of property, electric easement along the frontage of the property, sanitary sewer easement needed to connect to Outlet Center to the West of the site) that constrain the developable area by a significant amount, the Town’s approval of the proposed site plan—with the associated grant of the minor UDO modifications necessary to make the plan workable—are necessary for CarMax to proceed with its plans at this site.

As reflected in the site plan, CarMax plans to develop the site with a public retail used vehicle Sales and Service building, a private carwash, a private auction facility, and a vehicle staging area that will be designed and operate consistent with the UDO. The private auction facility will sell to qualified wholesale dealers only, not the general public. There will be a customer-employee parking lot with UDO-compliant parking spaces and landscaped islands adjacent to the auction facility and vehicle staging area.

The only portion of CarMax's plans that are not fully compliant with the UDO is the vehicle display area at the southern end of the property. In order to meet CarMax's facility standards, the vehicle display area needs to accommodate at least 219 vehicles. Because of various site restrictions, there is not enough room on site to build a vehicle display area for 219 vehicles that fully complies with all UDO standards. CarMax therefore requests the following minor modifications to UDO standards:

- (i) Eliminate landscaped islands required by the § 10.13.1.6 of the UDO within the vehicle display area and install the required landscaping for this area in the streetyard & perimeter buffer adjacent to the vehicle display area,
- (ii) permit the parking spaces within the vehicle display area to be 17 feet in length, one foot less than permitted by § 7.44.3 and § 10.2.4.2 of the UDO,
- (iii) permit the drive aisles within the vehicle display area to be 20 feet wide, four feet narrower than permitted by § 10.2.4.2 of the UDO, and
- (iv) Reduce frontage length by 73 linear feet along Outlet Center Drive to account for unbuildable area comprised of the gas easement.

The vehicle display area is a secured access area (Delta Gate w/ Knox Box provided for Fire Dept. access) and will be closed to customers and the public, ensuring that these modifications will not impact the safety of the facility.

To achieve the beautification and visual and special buffering that the parking lot landscaping required by the UDO seeks to provide, CarMax proposes increasing the size of the landscape streetyard along the property's frontage with Outlet Center Drive. Due to the existing site constraints previously mentioned, CarMax will achieve all landscaping requirements per the UDO, with consideration for relocating landscaping to the perimeter and frontage of the site per the minor modifications being requested. A 24-foot-wide landscaped buffer will be planted between the vehicle display area and Outlet Center Drive. (A 15-foot-wide buffer will be planted in areas constrained by the gas utility easement.) CarMax proposes an enhanced planting requirement within the landscaped buffer that relocates all trees and shrubs that the UDO requires within the vehicle display area combined with the required frontage plantings.

All other aspects of the proposed facility will be developed consistent with the UDO and could be developed under the property's existing zoning entitlement:

- Entrance into the facility will be taken from an existing shared access drive off Outlet Center Drive.

- A detention pond (0.91 AC) will be installed at the rear of the site to meet onsite stormwater detention requirements.
- Landscaping buffers will be provided around the facility, with existing trees and plants preserved within undisturbed perimeter buffers and undeveloped areas, wherever feasible.
- The site currently does not provide a point for sanitary sewer connection. A sanitary sewer capacity study has been performed and an easement is being finalized to connect into public sewer lines (serviced by Town of Smithfield); An extension line will be constructed to connect to an existing manhole behind the Carolina Premium Outlets center to the West of the site subject to area-wide sewer system enhancements.
- Per previous discussions with the Town of Smithfield, a public sidewalk (5' W x 630' L) along the frontage of the property will be installed.
- The proposed development is not expected to impact any wetlands or natural areas at this time.
- A trip generation letter was provided to the Planning Director and it was determined that a Traffic Impact Assessment (TIA) for the site was not required at this time.

Because CarMax's proposed facility is already a permitted use under existing zoning, we do not anticipate that the commercial and industrial properties surrounding this proposed project will have issues or concerns with this requested rezoning, which simply seeks some minor modifications to the parking standards within the UDO.

I have included a preliminary site exhibit and application, including a Letter of Authorization from the owner for your review. Should you have any questions, please contact me at (443) 614-1207 or [sdallam@centerpoint-is.com](mailto:sdallam@centerpoint-is.com) . Thank you and I look forward to hearing from you,

Respectfully,

Scott Dallam



Contact Information

Steve Hudak (*Sr. Design Development Manager, CarMax*)

12800 Tuckahoe Creek Parkway, Richmond, VA 23238

(804) 747-0422

Scott Dallam (*Development Manager, CenterPoint Integrated Solutions*)

1626 Cole Boulevard – Suite 125, Lakewood, CO 80401

(443) 614-1207

Mitch Craig (*Civil Engineer, CE Group*)

301 Glenwood Avenue – Suite 220, Raleigh, NC 27603

(919) 218-0990

Trey McLamb (*Survey Manager, CE Group*)

301 Glenwood Avenue – Suite 220, Raleigh, NC 27603

(910) 984-6167

Toby Coleman (*Land Use Attorney, Smith Anderson Law*)

150 Fayetteville Street – Suite 2300, Raleigh, NC 27601

(919) 821-6778

# Proposed CarMax Site

File Number:  
S-2#-##

Project Name:  
CarMax

Location:  
Outlet Center Dr  
East of Outlet Mall

Tax ID#:  
15L10061

Existing Zoning:  
B-3 & HI

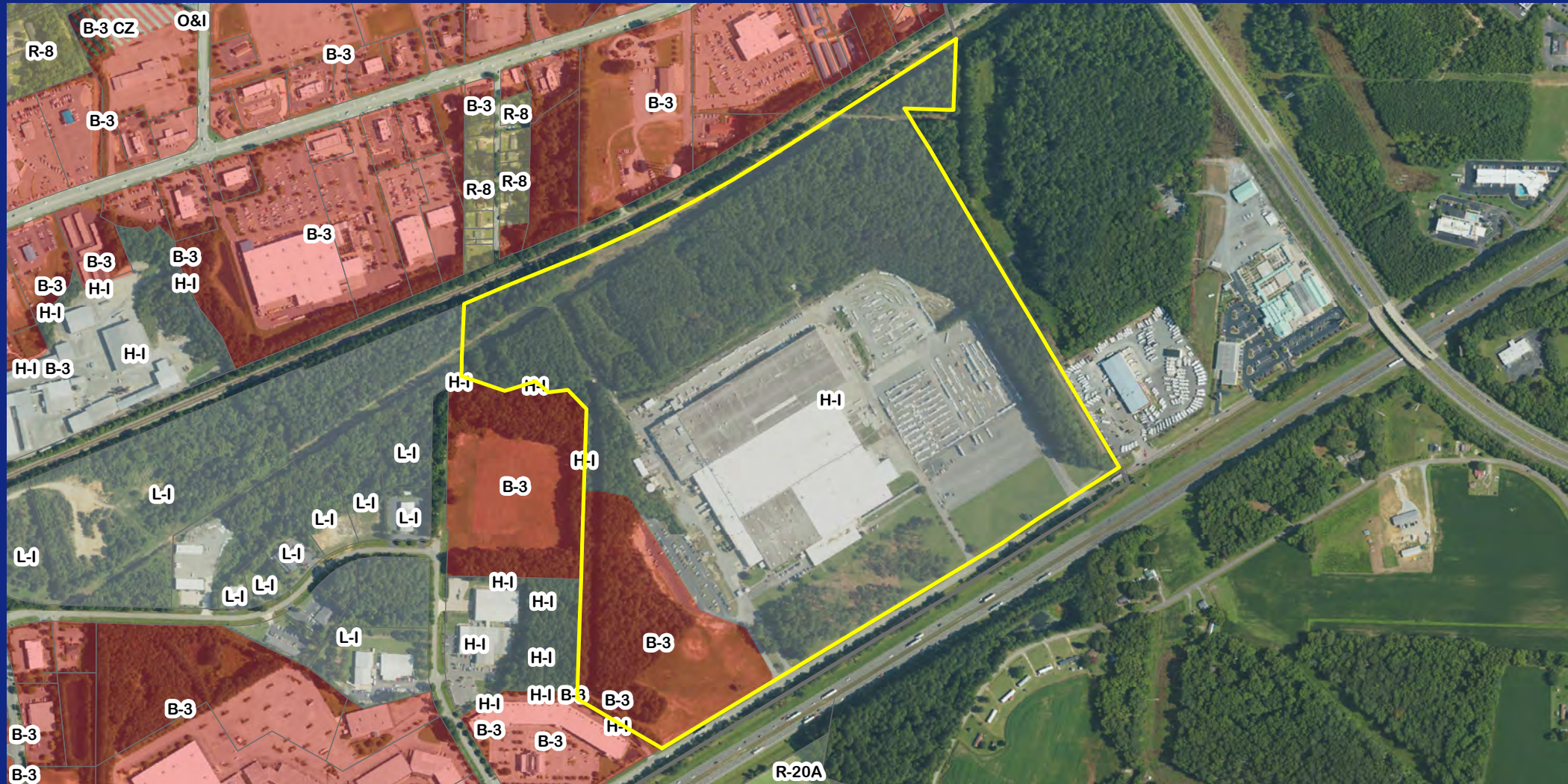
Owner:  
Smithfield Business  
Park, LLC

Applicant:  
CarMax Business  
Services, LLC



1 in = 681 ft

Map created by Chloe Allen  
Planner I on 02/13/2024



Name1	Address1	Address2	CityStateZip
SMITHFIELD BUSINESS PARK LLC	4020 KINROSS LAKES PKWY STE 200		RICHFIELD, OH 44286-9249
CAROLINA PREMIUM OUTLETS LLC		PO BOX 6120	INDIANAPOLIS, IN 46206
SHALANG A NC PATRNSHIP		PO BOX 1524	SMITHFIELD, NC 27577-0000
PENN COMPRESSION MOULDING, INC	309 COMPONENTS DR		SMITHFIELD, NC 27577-0000
CI SELMA, LLC	146 ROUTE 125		KINGSTON, NH 03848-3142
THE 1953 COMPANY LLC		P O BOX 608	SMITHFIELD, NC 27577-1457



# Request for Planning Board Action

**Agenda Item:** Proactive Rezoning  
**Date:** 3/7/24

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**Subject:** Proactive Rezoning  
**Department:** Planning  
**Presented by:** Stephen Wensman, Planning Director  
**Presentation:** Discussion Item

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## Issue Statement

Should the Town proactively rezone property in accordance with the comprehensive growth management plan?

## Financial Impact

None.

## Action Needed

The Planning Board is respectfully requested to discuss proactive rezoning.

## Recommendation

Planning Staff recommends the Planning Board discuss the pros and cons of proactively rezoning property and make a recommendation to the Town Council.

Approved:  Town Manager  Town Attorney

## Attachments:

1. Staff report
2. Zoning Exhibits



# Staff Report

Agenda Proactive  
Item: Rezoning

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## ISSUE:

There are properties zoned R-20A within the Town corporate limits that are guided medium density residential by the Comprehensive Growth Management Plan. Manufactured homes are permitted in the R-20A district. Should the Town proactively rezone properties zoned R-20A within the town in accordance with the Comprehensive Plan?

Elsewhere along corridors in and leading into Town, there are properties zoned for B-3 business that are guided for low or medium density residential. Prior to the Town's control of the ETJ, these corridors were zoned for business. When the ETJ was expanded, the Town kept the existing zoning in place. Since then, the Town's Comprehensive Plan was adopted, and the focus has changed to create nodes of business and density rather than strip zoning entire corridors for business. Should the Town proactively rezone business property to residential in accordance with the Comprehensive Plan?

## RECOMMENDATION:

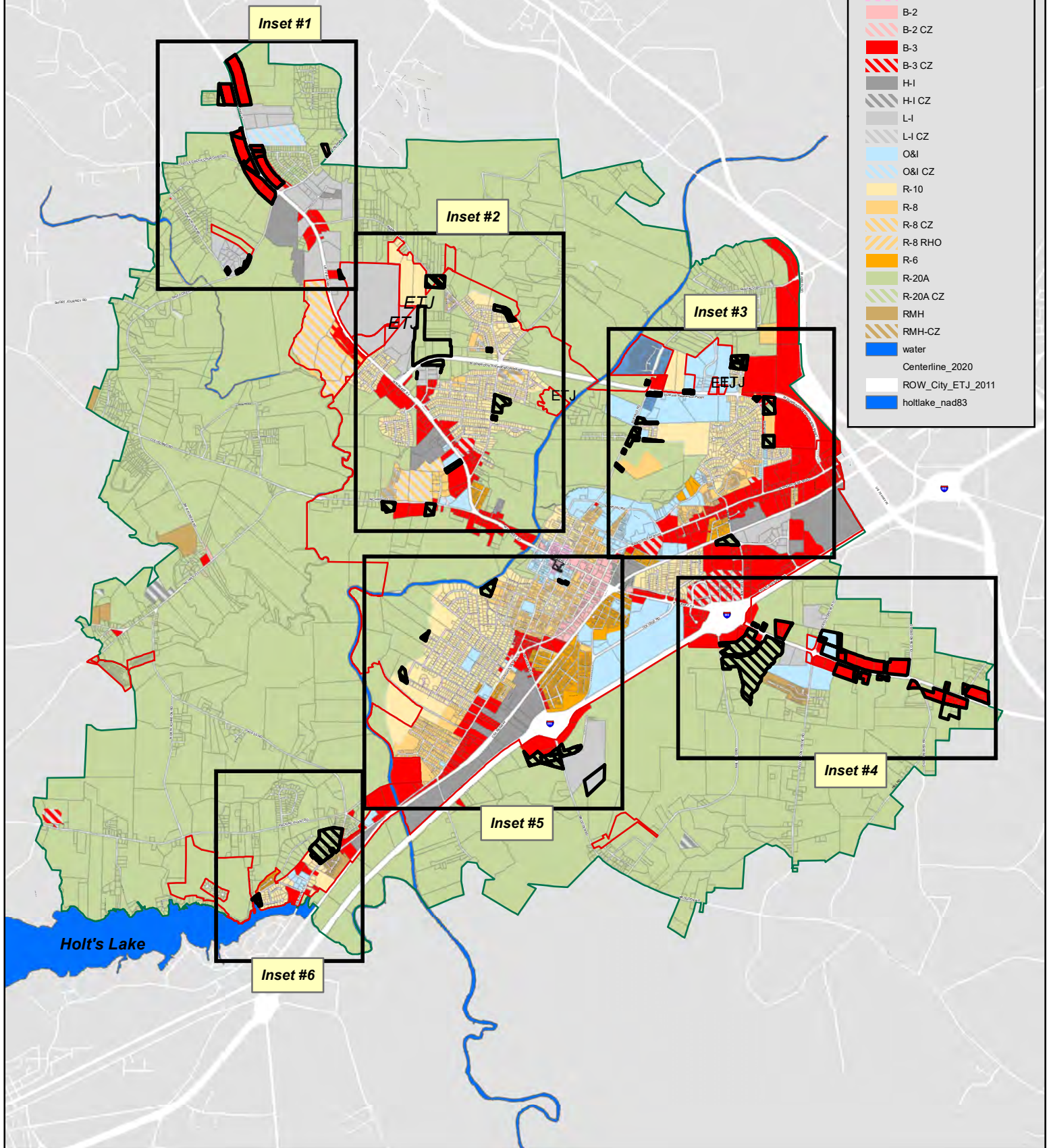
Staff are asking the Planning Board to make a recommendation to the Town Council on whether it should do proactive rezonings and if so, what properties should be considered for rezoning?



# Proactive Rezoning Recommendations

**Legend**

- Manufactured Home Likely
- Rezoning Recommended
- citylimi
- ETJ
- Parcels in ETJ
- HO
- PUD
- B-1
- B-1 CZ
- B-2
- B-2 CZ
- B-3
- B-3 CZ
- H-I
- H-I CZ
- L-1
- L-1 CZ
- O&I
- O&I CZ
- R-10
- R-8
- R-8 CZ
- R-8 RHO
- R-6
- R-20A
- R-20A CZ
- RMH
- RMH-CZ
- water
- Centerline\_2020
- ROW\_City\_ETJ\_2011
- holtlake\_nad83



**Inset #1**

**Inset #2**

**Inset #3**

**Inset #4**

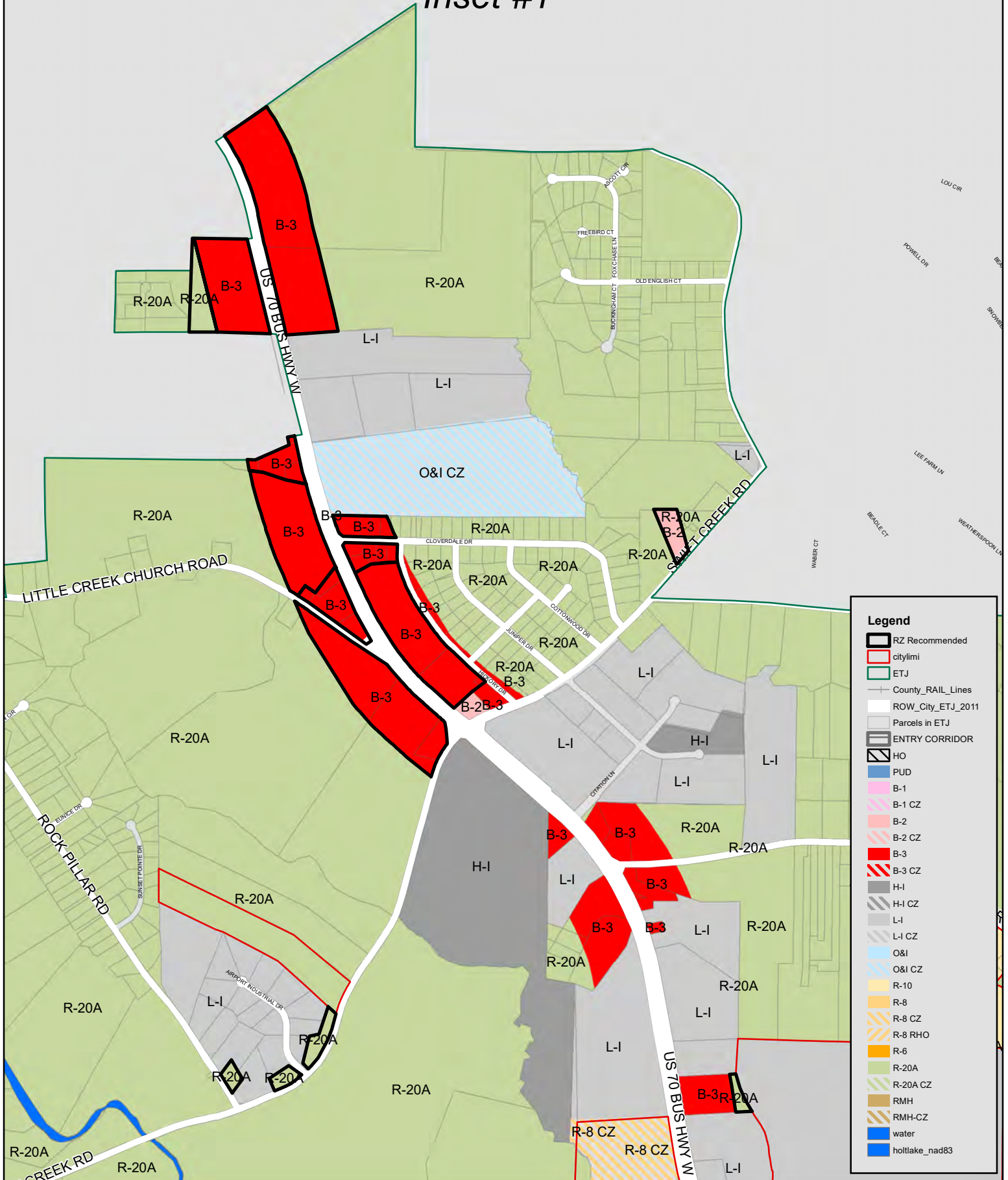
**Inset #5**

**Inset #6**

**Holt's Lake**

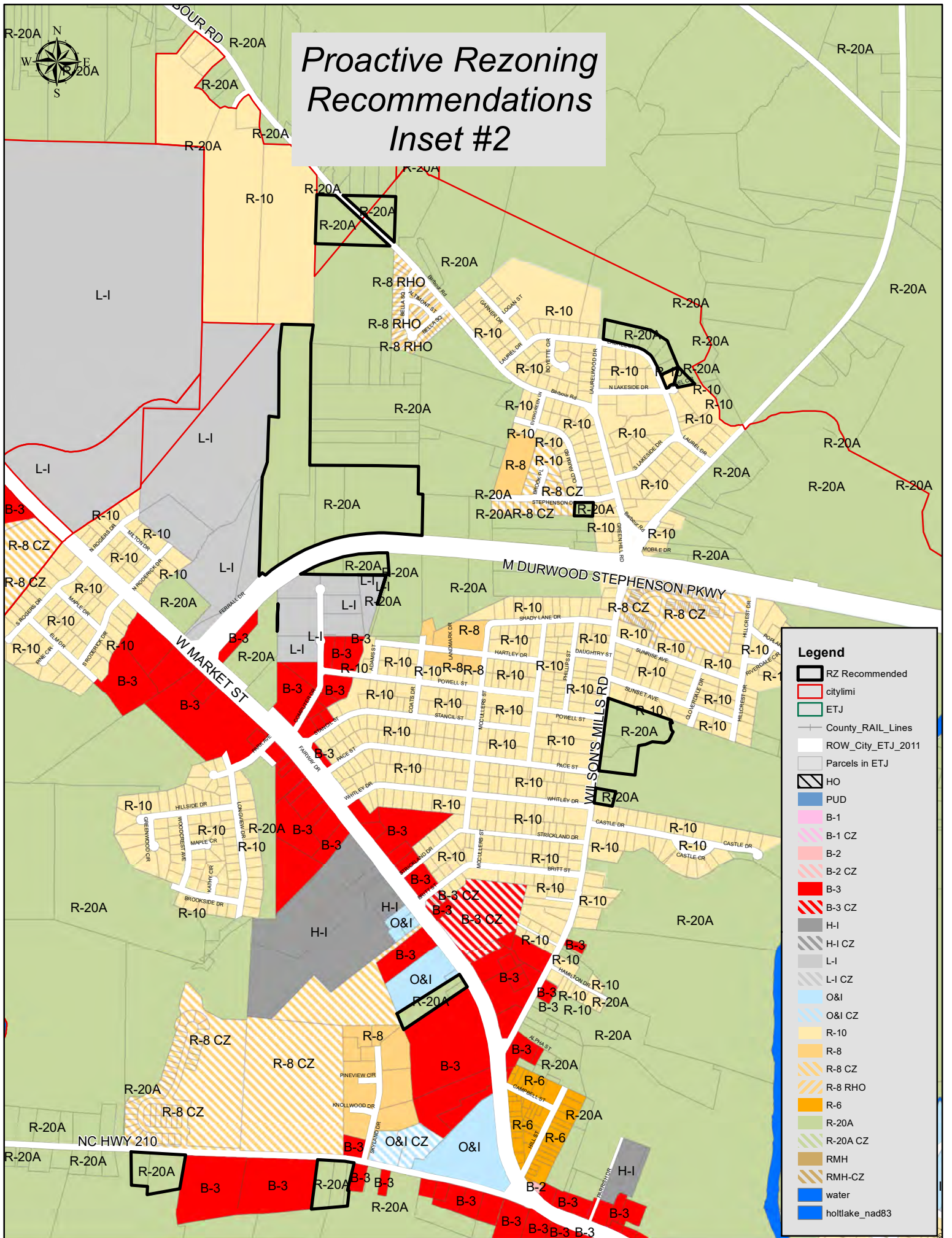


# Proactive Rezoning Recommendations Inset #1



Legend	
	RZ Recommended
	citylimi
	ETJ
	County_RAIL_Lines
	ROW_City_ETJ_2011
	Parcels in ETJ
	ENTRY CORRIDOR
	HO
	PUD
	B-1
	B-1 CZ
	B-2
	B-2 CZ
	B-3
	B-3 CZ
	H-I
	H-I CZ
	L-I
	L-I CZ
	O&I
	O&I CZ
	R-10
	R-8
	R-8 CZ
	R-8 RHO
	R-6
	R-20A
	R-20A CZ
	RMH
	RMH-CZ
	water
	hottlake_nad83

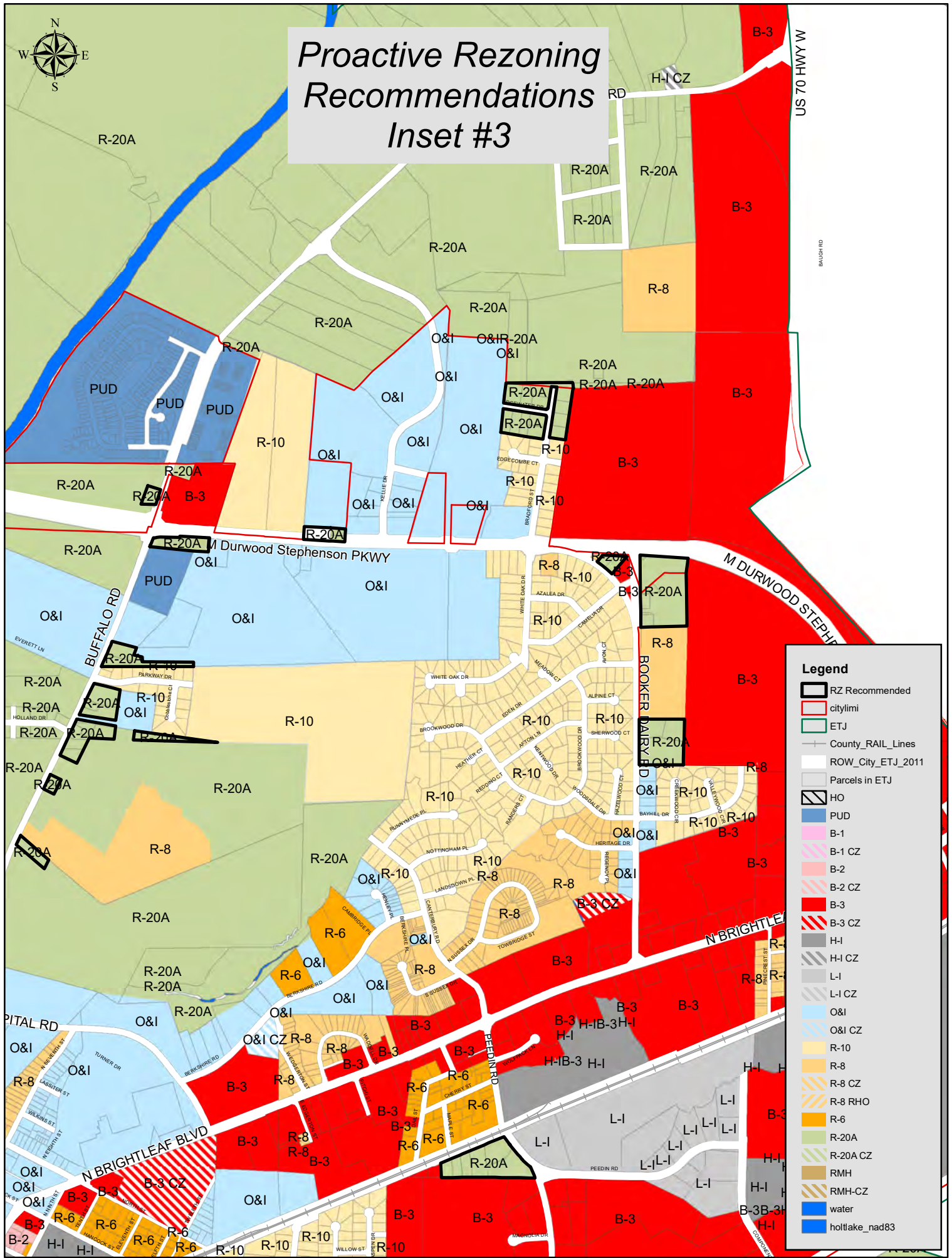
# Proactive Rezoning Recommendations Inset #2



Legend	
	RZ Recommended
	citylimi
	ETJ
	County_RAIL_Lines
	ROW_City_ETJ_2011
	Parcels in ETJ
	HO
	PUD
	B-1
	B-1 CZ
	B-2
	B-2 CZ
	B-3
	B-3 CZ
	H-1
	H-1 CZ
	L-1
	L-1 CZ
	O&I
	O&I CZ
	R-10
	R-8
	R-8 CZ
	R-8 RHO
	R-6
	R-20A
	R-20A CZ
	RMH
	RMH-CZ
	water
	holtlake_nad83



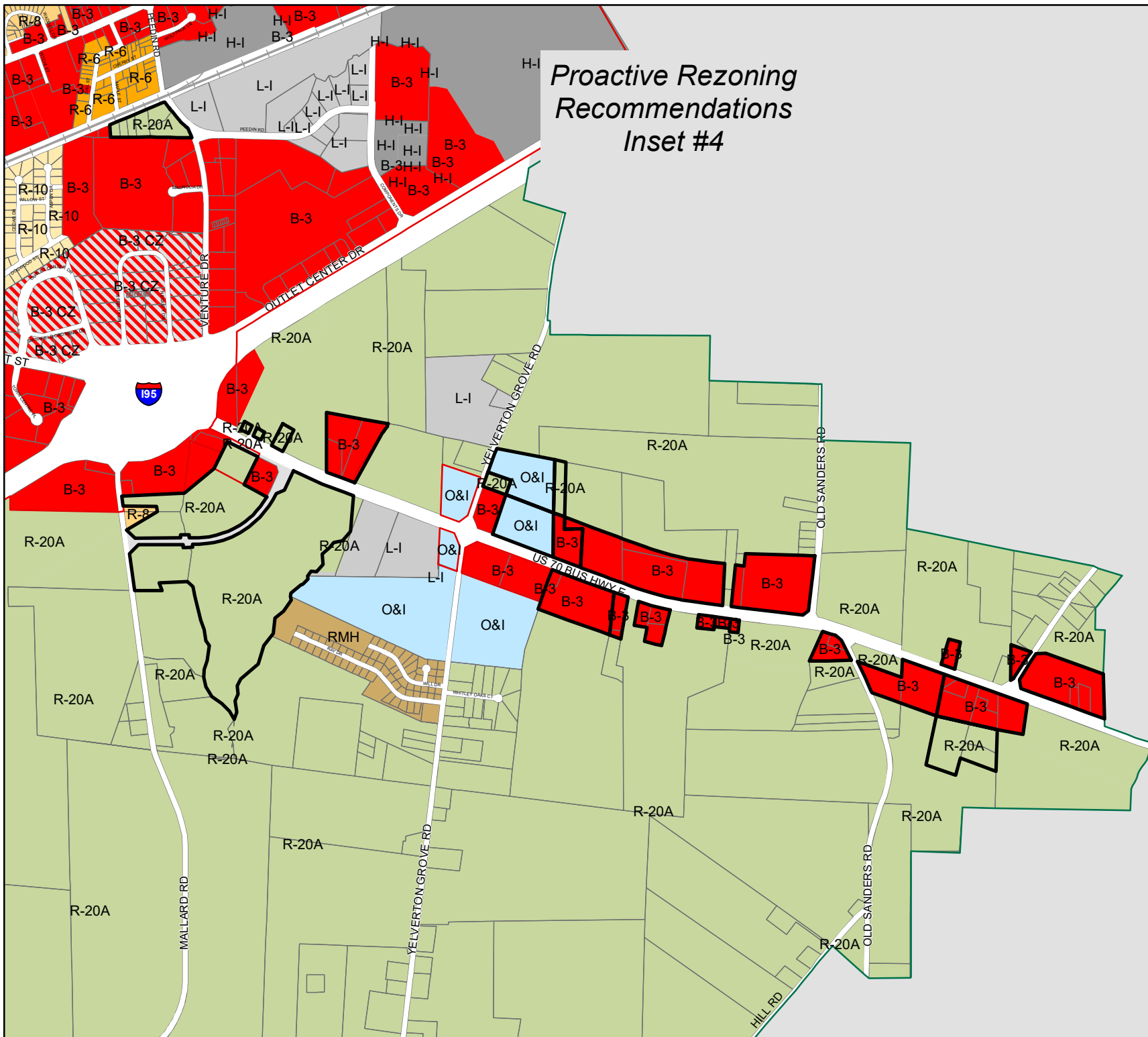
# Proactive Rezoning Recommendations Inset #3



Legend	
	RZ Recommended
	citylimi
	ETJ
	County_RAIL_Lines
	ROW_City_ETJ_2011
	Parcels in ETJ
	HO
	PUD
	B-1
	B-1 CZ
	B-2
	B-2 CZ
	B-3
	B-3 CZ
	H-I
	H-I CZ
	L-I
	L-I CZ
	O&I
	O&I CZ
	R-10
	R-8
	R-8 CZ
	R-8 RHO
	R-6
	R-20A
	R-20A CZ
	RMH
	RMH-CZ
	water
	holtlake_nad83



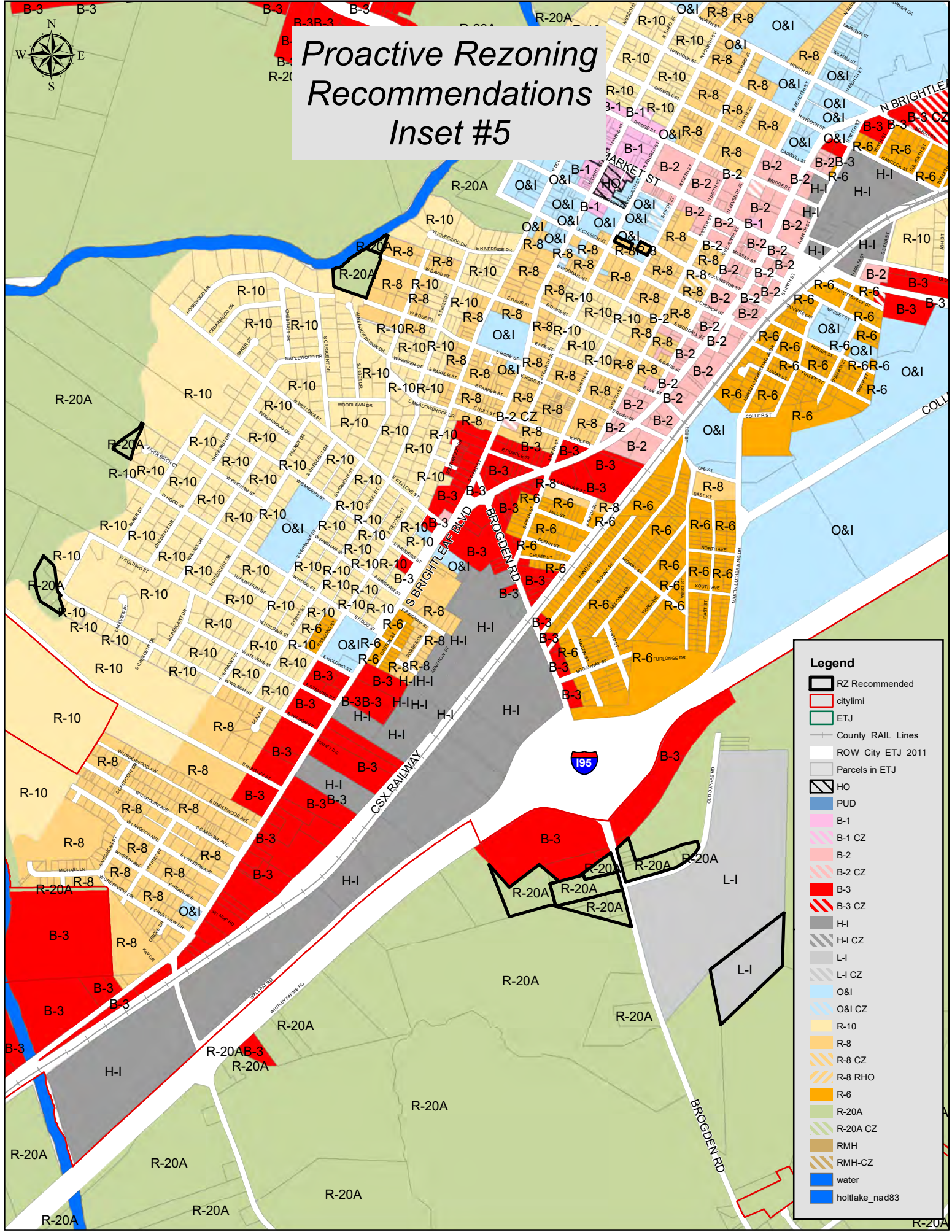
# Proactive Rezoning Recommendations Inset #4



### Legend

- RZ Recommended
- citylimi
- ETJ
- County\_RAIL\_Lines
- ROW\_City\_ETJ\_2011
- Parcels in ETJ
- HO
- PUD
- B-1
- B-1 CZ
- B-2
- B-2 CZ
- B-3
- B-3 CZ
- H-1
- H-1 CZ
- L-1
- L-1 CZ
- O&I
- O&I CZ
- R-10
- R-8
- R-8 CZ
- R-8 RHO
- R-6
- R-20A
- R-20A CZ
- RMH
- RMH-CZ
- water
- holtlake\_nad83

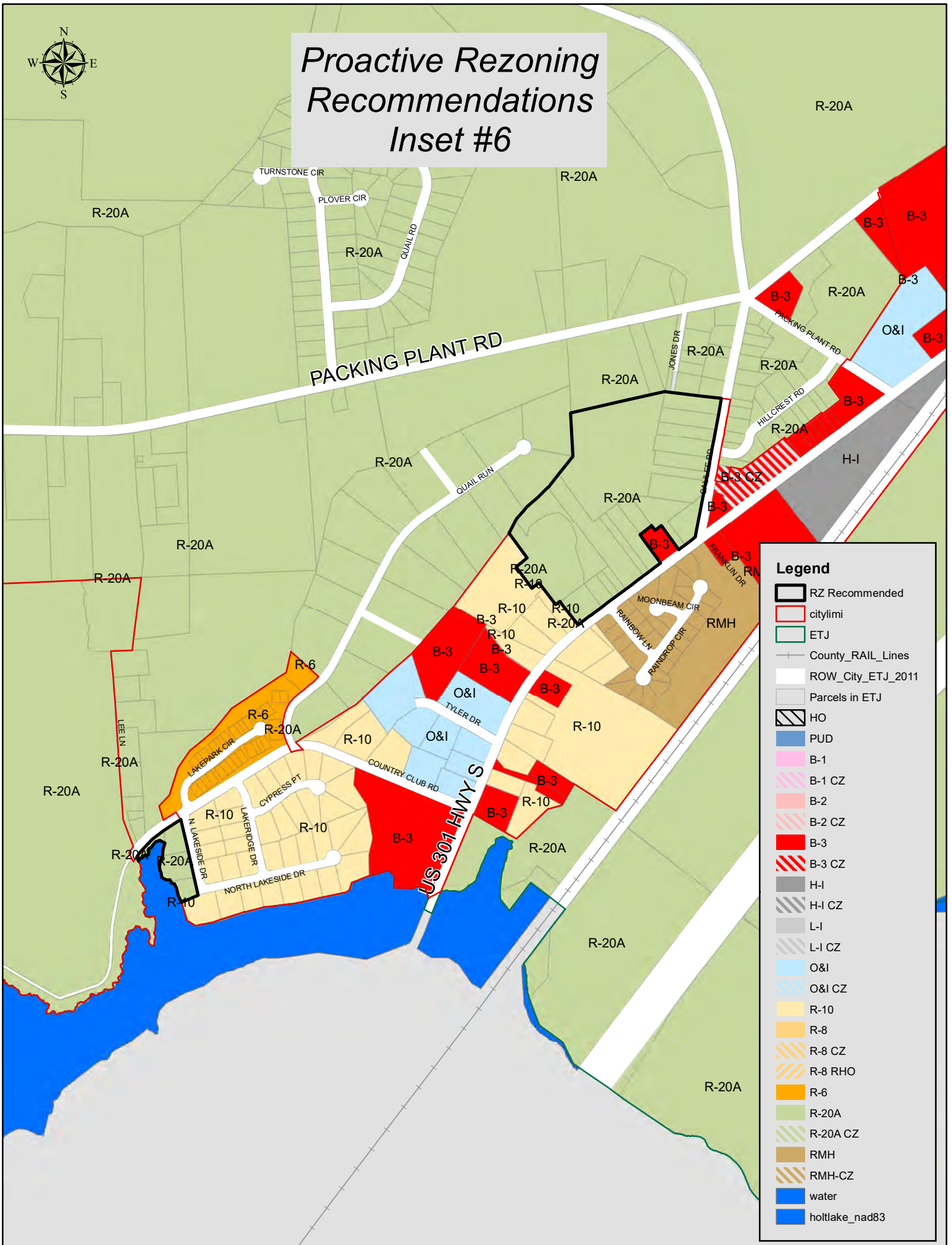
# Proactive Rezoning Recommendations Inset #5



Legend	
	RZ Recommended
	citylimi
	ETJ
	County_RAIL_Lines
	ROW_City_ETJ_2011
	Parcels in ETJ
	HO
	PUD
	B-1
	B-1 CZ
	B-2
	B-2 CZ
	B-3
	B-3 CZ
	H-1
	H-1 CZ
	L-1
	L-1 CZ
	O&I
	O&I CZ
	R-10
	R-8
	R-8 CZ
	R-8 RHO
	R-6
	R-20A
	R-20A CZ
	RMH
	RMH-CZ
	water
	holtlake_nad83



# Proactive Rezoning Recommendations Inset #6





## PLANNING DEPARTMENT

Stephen Wensman, AICP  
Planning Director

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### **Notice of Public Meeting**

Notice is hereby given that a public meeting will be held before the Planning Board of the Town of Smithfield, N.C., on Thursday, March 7, 2023, at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following request:

**S-24-01 Jubilee Creek Subdivision:** CMH Homes Inc. is requesting approval of the preliminary plat of a 4.83-acre parcel (Johnston County Tax ID# 15I09034M), located southwest of the Galilee Road and Hwy 210 Intersection, adjacent to and north of the West Smithfield Elementary School into a 7-lot single-family residential subdivision.

**CZ-24-01 CarMax Conditional Zoning:** requesting approval of a rezoning of a 13.13-acre property (Johnston County Tax ID# 15L10061) located at 1131 Outlet Center Drive in the Smithfield Business Center, east of the Carolina Premium Outlets and approximately 2,200 feet west of the Selma corporate boundary from B-3 to B-3 CZ (Conditional Zoning District).

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

Run legal "ad" in the Johnstonian News on Wednesday, February 21, 2023.