



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)

Tara Meyer (Alternate)

Stephen Wensman, AICP, ALA, Planning Director

Chloe Allen, Planner I

Julie Edmonds, Administrative Assistant

Meeting Date: Thursday, May 2, 2024

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall

Smithfield
Planning Board Directory
2024

Chairman:	Mark Lane 2108 Yelverton Grove Rd Smithfield, NC 27577 919-669-3615 (c) markfd12@aol.com	Vice Chair:	Debbie Howard 221 W. Woodlawn Dr. Smithfield, NC 27577 919-868-2649 (c) debbie@carolinarealty-nc.com
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In-Town Members:	Doris Wallace 108 Roderick Drive Smithfield, NC 27577 919-300-1067 (h) 702-596-5680 (c) dwcsw610@yahoo.com	Bryan Stanley 608 River Birch Ct. Smithfield, NC 27577 919-235-7533 (c) bstanley722@hotmail.com
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Alisa Bizzell
510 S. Vermont St. Apt. B
Smithfield, NC 27577
919-610-9891 (c)
taiwuan08@gmail.com

In-Town Alternate:	Wiley Narron 409 N. Fifth St. Smithfield, NC 27577 919-631-7810 (c) wnarron@gmail.com	In-Town Alternate:	Tara Meyer 213 W. Wilson Street Smithfield, NC 27577 919-866-9575 tnnunn.tn@gmail.com
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ETJ:	Ashley Spain 19 British Court Smithfield, NC 27577 919-524-6922 (c) spainfarms1@nc.rr.com
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PLANNING BOARD AGENDA

FOR REGULAR MEETING

MAY 2, 2024

MEETING TIME: 6:00 PM

TOWN HALL COUNCIL CHAMBERS

Call to Order.

Pledge of Allegiance.

Identify voting members.

Swearing in of Tara Meyer.

Approval of the agenda.

Approval of the minutes for April 4, 2024.

New Business.

RZ-24-02 Johnston County: Zoning map amendment to rezone two properties, 86.2 acres and 5.53 acres in size (Johnston County Tax IDs 15L11014A and 15L11014E) located approximately 1,100 feet east of the Yelverton Grove Road and US Highway 70 Business East intersection from B-3 (Business) and R-20A (Residential-Agriculture) to O/I (Office/Institutional).

RZ-24-03 1558 W Market Street: Zoning map amendment to rezone 2.41 acres of land (Johnston County Tax ID 15077033B), located at 1558 West Market Street between M. Durwood Stephenson Parkway and Fareway Drive from R-20A (Residential-Agriculture) to B-3 (Highway Entranceway Business).

RZ-24-04 Heavner Properties: Zoning map amendment to rezone 9.61 acres of land (.806 acres located north of Powell Street and west of Adams Street with Johnston County Tax ID 15089019A) (8.77 acres located north of Hartley Drive, between Adams Street and Coats Drive, and south of M. Durwood Stephenson Parkway with Johnston County Tax IDs 15K09010A & 15K09010P) from R-10 (Single-Family Residential) and R-20A (Residential-Agriculture) and to R-8 (Single, Two, and Multi-Family Residential).

Old Business.

CZ-24-02 Local 70 PUD Conditional Zoning: Smithfield Growth LLC is requesting approval of a rezoning of a 163.62-acres of land (Johnston County Tax IDs 14057011Y, 145057011X and 14057011Y) located on both sides of M. Durwood Stephenson Parkway, bordered by Booker Dairy Road on the west and Highway 70 Bypass on the east, and north of the Smithfield Walmart from R-8 (Single, Two, and Multi-Family Residential) and B-3 (Highway Entranceway Business) to PUD Conditional for a mixed use development.

None

Adjournment.

**Town of Smithfield
Planning Board Minutes
Thursday, March 7th, 2024
Town Hall Council Chambers
6:00 PM**

Members Present:

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

Members Absent:

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 Doris Wallace made a motion to approve the change, seconded by Bryan Stanley. Unanimously approved.

APPROVAL OF MINUTES December 7th, 2023

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

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.

***This agenda item was quasi-judicial so the minutes aren't available. ***

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).

Chloe Allen stated CarMax is requesting approval of a rezoning of 13.13 acres located at 1131 Outlet Center Drive from B-3 to B-3 CZ (Conditional Zoning). 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.

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. CarMax plans to comply with all B-3 and UDO Performance Standards except for a few standards if approved with this rezoning.

With conditional zoning, this is an opportunity for the developer and the Town to agree to deviations from Zoning and Performance Standards of the UDO. 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.

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

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

Mark Lane asked why there were so many deviations?

Stephen Wensman stated CarMax is unique in where they want to display their cars. Only employees can operate vehicles in that area. It isn't like other dealerships where you can drive throughout the entire lot. Car dealers don't want trees over their vehicles that are displayed. Smithfield is prepared to allow that in this situation due to the

uniqueness of the site. They're relocating the all the trees close by and there will be significant landscaping on the front of Outlet Center Drive. We think this is a reasonable concession to make for this site.

Debbie Howard stated that she was glad the applicant was improving the landscaping with buffer plantings.

Scott Dallam of CenterPoint Integrated Solutions stated CarMax will develop 7.56 acres on the proposed 13.13-acre site. He explained the deviations they were asking for from the UDO. They are planning to comply with the landscaping requirements. He stated he would work with Stephen Wensman to maintain the preservation of existing landscaping. In summary, he stated CarMax is seeking conditional use zoning approval for these minor changes.

Debbie Howard asked Scott if they planned to leave as many current trees as possible?

Scott Dallam said yes

Debbie Howard made a motion to approve zoning map amendment, CZ-24-01, with the two 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, seconded by Alisa Bizzell. Approved by Debbie Howard, Doris Wallace, Bryan Stanley, Wiley Narron, Ashley Spain and Alisa Bizzell. Opposed by Mark Lane.

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.

Stephen Wensman stated there is an R-20A property on Booker Dairy Road that has received a lot of complaints. Residence have stated that having a mobile home in this area is very inconsistent with the other houses surrounding it. 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.

Mark Lane asked Stephen Wensman to explain what proactive zoning is.

Stephen Wensman said that's when the Town rezones a property without the applicant asking for it.

Debbie Howard asked if the Town would notify the property owner?

Stephen Wensman said yes, they would be notified, there would be a hearing.

Ashley Spain asked how the Town had a right to rezone someone's property if they decided to decline?

Stephen Wensman said we have the right to, because it meets the comprehensive plan. The Town Council can decide whether or not to rezone it.

Doris Wallace asked how the property owner would be notified?

Stephen Wensman said they would receive a letter in the mail, adjacent property owners would be notified by mail, it would be advertised in the local newspaper 10 days before the hearing and it would be posted online and a sign would be at the property notifying everyone of a public hearing.

Pam Lampe of 415 N. Second Street came forward to speak. She isn't in favor of proactive zoning in Smithfield. She feels it diminishes property owners rights and gives more power to Town officials.

Mrs. Lampe stated that the Comprehensive Growth Management Plan is a wish list made up of consultants. The citizen participation in this process was very low. She prefers that proactive rezoning be done parcel by parcel basis so neighbors can voice their opinions. This type of rezoning increases property taxes because it's changing the property values around them. She asks that the Planning Board vote no to proactive rezoning.

Emma Gemmell of 207 Hancock Street came forward to speak on the issue. She stated she was at the meeting as a concerned citizen over proactive rezoning. She feels rezoning such as this will allow more density, less neighborhood control and it would give developers the ability to change the character of Smithfield's neighbors and Town. She too is concerned that taxes would be higher after rezoning these properties. She stated that the Comprehensive Growth Management Plan wasn't a legal document that was binding. She said this proactive rezoning was initiated by the Planning Department not citizens.

Mark Lane said the Comprehensive Growth Management Plan is useless. He said we amend it; we don't go by it and we didn't tonight in CZ-24-01. Mr. Lane has an issue with going to a property owner and telling them the Town wants to rezone their land. He said the property owner should have some say so because it belongs to them.

Ashley Spain stated that it should be up to the property owner whether or not he wanted his property rezoned. He said if a property owner wants to place a mobile home on his property, he has all the right in the world to do so and no one should be able to change that. If someone next door lives in a 500,000-dollar home they should put up a fence to block their view.

Alisa Bizzell asked if this was coming from citizens and not the Town of Smithfield?

Stephen Wensman said a number of citizens have complained from Eden Woods Subdivision. They asked how and why it could happen that a mobile home would be set up in their neighborhood? Also, a couple Town Council members expressed a concern and asked how this was allowed?

Alisa Bizzell said no, she doesn't support this. Anyone should be allowed to have the type of home on their personal property without being told they can't.

Adjournment

Debbie Howard made a motion to adjourn, seconded by Alisa Bizzell. Unanimously approved.

Next Planning Board meeting is April 4th, 2024 at 6pm.

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist



Request for Planning Board Action

Agenda
Item: RZ-24-02
Date: 5/2/24

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

Issue Statement

Johnston County requests a zoning map amendment to rezone 86.2 and 5.53 acres of property located approximately 1,100 feet east of the Yelverton Grove Road and US Highway 70 Business East intersection from B-3 (Business) and R-20A (Residential-Agriculture) to O/I (Office/Institutional).

Financial Impact

None.

Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the rezoning and to make a recommendation to the Town Council to approve or deny the request.

Recommendation

Planning Staff recommends approval of the rezoning, RZ-24-02, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Consistency Statement
3. Application



Staff Report

Agenda
Item: RZ-24-02

REQUEST:

Johnston County requests a zoning map amendment to rezone 86.2 and 5.53 acres of property from B-3 (Business) and R-20A (Residential-Agriculture) to O/I (Office/Institutional).

PROPERTY LOCATION:

The properties are located to the east of the existing Johnston County Public Safety Center and Detention Center approximately 1,100 feet east of the Yelverton Grove Road and US Highway 70 Business East intersection.

SITE DATA:

Tax ID#	15L11014A and 15L11014E
Acreage:	+/- 86.2 and 5.53
Present Zoning:	B-3 (Highway Entranceway Business) and R-20A (Residential/Agricultural)
Proposed Zoning:	O/I (Office/Institutional)
Existing Use:	Farming and former manufactured home park
Proposed Use	Government offices and uses.
Town/ETJ:	ETJ (Town with planned Annexation)
Fire District:	Smithfield
School Impacts:	None
Parks and Recreation:	None
Water Provider:	Smithfield
Sewer Provider:	Smithfield
Electric Provider:	Duke

EXISTING CONDITIONS/ENVIRONMENTAL:

The larger tract, south of US Highway 70 Business East has a blue line stream that bisects the property north to south.

ADJACENT ZONING AND LAND USES: (see attached map for complete listing)

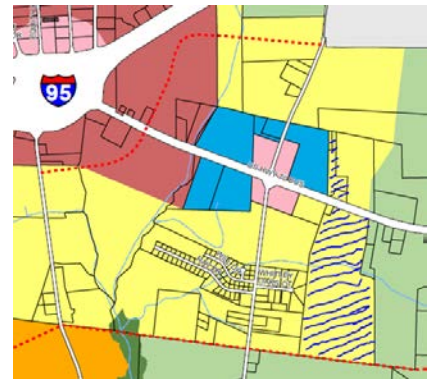
	Zoning	Existing Land Uses
North	R-20A	Farmland
South	R-20A	Farmland
East	R-20A/B-3	Farmland/Woodland/Residential
West	O/I/R-20A/B-3	Farmland/Residential/Government Uses

ANNEXATION:

- The County is planning to petition for annexation into the Town of Smithfield. With annexation, the water and sewer utility provider would be Town of Smithfield.

ANALYSIS:

- **Comprehensive Plan.** The Comprehensive Plan envisioned a larger Office/Residential area (in blue) near the Yelverton Grove Road/US 70 Business East intersection, but not these exact parcels. These parcels are guided for Low Density Residential (in yellow), however, Staff would argue that the proposed rezoning is generally consistent with the comprehensive plan for the area. The proposed rezoning would subsequently amend the comprehensive plan.



- **Proposed Zoning.** In the proposed Office/Institutional zoning district, the following governmental uses are permitted:
 - Government Offices.
 - Government Public Safety.
 - Public utility/Public Works Storage and Service Yards (with supplementary standards).
 - Pump stations.

CONSISTENCY STATEMENT (Staff Opinion):

With approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action is consistent with 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 comprehensive plan designation is low density residential, however, the comprehensive plan envisioned a larger Office/Residential area in the area comprised of mostly government uses. Staff would content the rezoning is generally consistent with the comprehensive plan currently and the comp plan map will be amended with the rezoning.*

- **Consistency with the Unified Development Code** – *The site will be developed in accordance with the town standards.*
- **Compatibility with Surrounding Land Uses** - *The property considered for rezoning is adjacent to the developing governmental campus and is compatible.*

RECOMMENDATION:

Planning Staff recommends approval of RZ-24-02 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.

RECOMMENDED MOTION:

Staff recommends the following motion:

“Move to recommend approval of zoning map amendment, RZ-24-02, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”

JoCo Massey Tract to OI

File Number:
RZ-24-02

Project Name:
JoCo Massey
Tract to OI

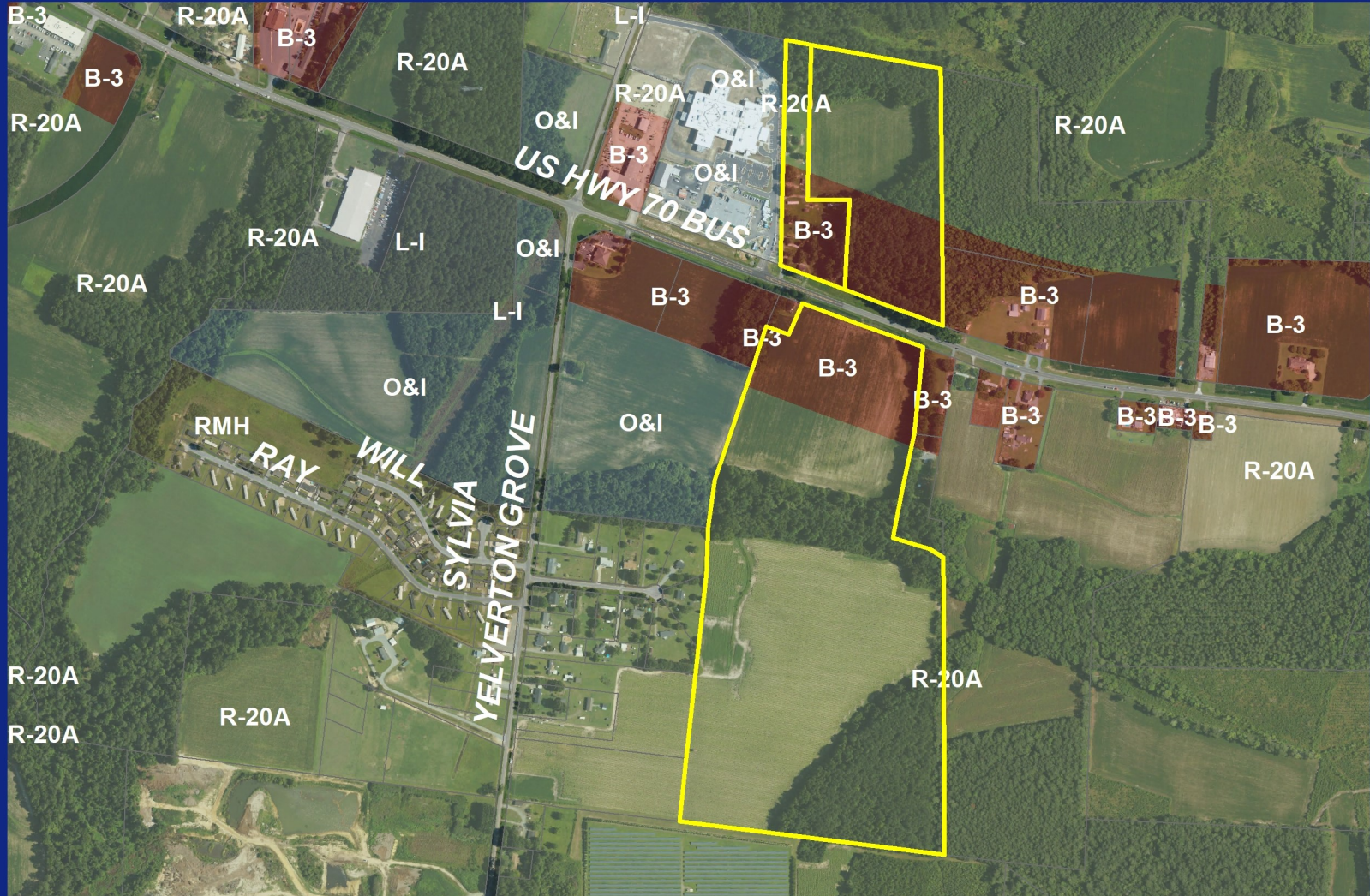
Location:
Adjacent to Public
Safety Building

Tax ID#:
15L11014A
15L11014E

Existing Zoning:
R-20A / B-3

Owner:
Glenda Massey &
Johnston County

Applicant:
Johnston County



1 in = 847 ft

Map created by Chloe Allen
Planner I on 4/22/24



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

REZONING APPLICATION

Pursuant to Article 4, Section 4-1 of the Unified Development Ordinance, proposed amendments may be initiated by the Town Council, Planning Board, Board of Adjustment, members of the public, or by one or more interested parties. Rezoning applications must be accompanied by nine (9) sets of the application, nine (9) sets of required plans, an Owner's Consent Form (attached), (1) electronic submittal and the application fee.

Name of Project: Johnston County Government Buildings II Acreage of Property: 86.2 +/-; 5.53
 Parcel ID Number: 260300-75-0660; 260300-77-0141 Tax ID: 15L11014A; 15L11014E
 Deed Book: _____ Deed Page(s): _____
 Address: 3080 US Hwy 70 Bus Smithfield, NC 27577; 2951 US Hwy 70 Bus Smithfield, NC 27577
 Location: Intersection of US Hwy 70 Bus and Yelverton Grove Road

Existing Use: Agriculture/Wooded Proposed Use: Government Uses
 Existing Zoning District: B-3 and R-20A
 Requested Zoning District O&I
 Is project within a Planned Development: Yes No
 Planned Development District (if applicable): _____
 Is project within an Overlay District: Yes No
 Overlay District (if applicable): _____

FOR OFFICE USE ONLY

File Number: _____	Date Received: _____	Amount Paid: _____
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OWNER INFORMATION:

Name: Glenda Massey, et. al.; County of Johnston
Mailing Address: 1064A 7 Lakes Dr West End, NC 27376; PO Box 1049 Smithfield, NC 27577
Phone Number: County - 919-989-5100 Fax: _____
Email Address: County - rick.hester@johnstonnc.com

APPLICANT INFORMATION:

Applicant: County of Johnston
Mailing Address: PO Box 1049 Smithfield, NC 27577
Phone Number: 919-989-5100 Fax: _____
Contact Person: Rick Hester
Email Address: rick.hester@johnstonnc.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a rezoning application. This information is required to be present on all plans, except where otherwise noted:

- A map with metes and bounds description of the property proposed for reclassification.
- A list of adjacent property owners.
- A statement of justification.
- Other applicable documentation: _____

STATEMENT OF JUSTIFICATION

Please provide detailed information concerning all requests. Attach additional sheets if necessary.
See attached

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Smithfield to approve the subject zoning map amendment. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Rick Hester
Print Name

Rick Hester
Signature of Applicant

3-20-24
Date



Town of Smithfield
 Planning Department
 350 E. Market St Smithfield, NC 27577
 P.O. Box 761, Smithfield, NC 27577
 Phone: 919-934-2116
 Fax: 919-934-1134

OWNER'S CONSENT FORM

Name of Project: Johnston County Government Buildings II

Submittal Date: _____

OWNERS AUTHORIZATION

I hereby give CONSENT to Rick Hester/County of Johnston (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Signature of Owner *Print Name* *Date*

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

 Rick Hester 3-20-24
Signature of Owner/Applicant *Print Name* *Date*

FOR OFFICE USE ONLY

File Number: _____ Date Received: _____ Parcel ID Number: _____



Town of Smithfield
 Planning Department
 350 E. Market St Smithfield, NC 27577
 P.O. Box 761, Smithfield, NC 27577
 Phone: 919-934-2116
 Fax: 919-934-1134

OWNER'S CONSENT FORM

Name of Project: Johnston County Government Buildings II Submittal Date: _____

OWNER'S AUTHORIZATION

I hereby give CONSENT to Jennifer Slusser/Johnston County (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.

Glenda Massey 03/01/2024
 Signature of Owner Print Name Date

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Glenda Massey 03/01/2024
 Signature of Owner/Applicant Print Name Date

FOR OFFICE USE ONLY

File Number: _____ Date Received: _____ Parcel ID Number: _____



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 Planning Department
 350 E. Market St Smithfield, NC 27577
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 Phone: 919-934-2116
 Fax: 919-934-1134

OWNER'S CONSENT FORM

Name of Project: Johnston County Government Buildings II Submittal Date: _____

OWNERS AUTHORIZATION

I hereby give CONSENT to Jennifer Slusser/Johnston County (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.

Robert L. Thorne Robert L. Thorne, Trustee of Robert L. Thorne & Clara S. Thorne 3.20.24
 Signature of Owner Print Name Revocable Trust Date

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Robert L. Thorne Robert L. Thorne, Trustee of Robert L. Thorne & Clara S. Thorne Revocable Trust 3.20.24
 Signature of Owner/Applicant Print Name Date

FOR OFFICE USE ONLY

File Number: _____ Date Received: _____ Parcel ID Number: _____



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OWNER'S CONSENT FORM

Name of Project: Johnston County Government Buildings II Submittal Date: _____

OWNER'S AUTHORIZATION

I hereby give CONSENT to Jennifer Slusser/Johnston County (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.

Sue Kirkpatrick Sue Kirkpatrick 03/01/2024
 Signature of Owner Print Name Date

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Sue Kirkpatrick Sue Kirkpatrick 03/01/2024
 Signature of Owner/Applicant Print Name Date

FOR OFFICIAL USE ONLY

File Number: _____ Date Received: _____ Parcel ID Number: _____



Town of Smithfield
 Planning Department
 350 E. Market St Smithfield, NC 27577
 P.O. Box 761, Smithfield, NC 27577
 Phone: 919-934-2116
 Fax: 919-934-1134

OWNER'S CONSENT FORM

Name of Project: Johnston County Government Buildings II Submittal Date: _____

OWNER'S AUTHORIZATION

I hereby give CONSENT to Jennifer Slusser/Johnston County (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.

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Carolyn Stallings Carolyn N. Stallings 03/06/2024
 Signature of Owner Print Name Date

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Carolyn Stallings Carolyn N. Stallings 03/06/2024
 Signature of Owner/Applicant Print Name Date

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File Number: _____ Date Received: _____ Parcel ID Number: _____



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 Phone: 919-934-2116
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OWNER'S CONSENT FORM

Name of Project: Johnston County Government Buildings II Submittal Date: _____

OWNER'S AUTHORIZATION

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Lynnda Stallings Lynnda Stallings 3-14-24
 Signature of Owner Print Name Date

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Lynnda Stallings Lynnda Stallings 3-14-24
 Signature of Owner/Applicant Print Name Date

FOR OFFICE USE ONLY

File Number: _____ Date Received: _____ Parcel ID Number: _____



Town of Smithfield
 Planning Department
 350 E. Market St Smithfield, NC 27577
 P.O. Box 761, Smithfield, NC 27577
 Phone: 919-934-2116
 Fax: 919-934-1134

OWNER'S CONSENT FORM

Name of Project: Johnston County Government Buildings II Submittal Date: _____

OWNER'S AUTHORIZATION

I hereby give CONSENT to Jennifer Slusser/Johnston County (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.

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Cameron Stallings Cameron Stallings 03/01/2024
 Signature of Owner Print Name Date

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Cameron Stallings Cameron Stallings 03/01/2024
 Signature of Owner/Applicant Print Name Date

FOR OFFICIAL USE ONLY

File Number: _____ Date Received: _____ Parcel ID Number: _____



Town of Smithfield
 Planning Department
 350 E. Market St Smithfield, NC 27577
 P.O. Box 761, Smithfield, NC 27577
 Phone: 919-934-2116
 Fax: 919-934-1134

OWNER'S CONSENT FORM

Name of Project: Johnston County Government Buildings II Submittal Date: _____

OWNER'S AUTHORIZATION

I hereby give CONSENT to Jennifer Slusser/Johnston County (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.

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Eric Stallings _____ Eric Stallings _____ 03/04/2024
 Signature of Owner Print Name Date

APPROVAL OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Eric Stallings _____ Eric Stallings _____ 03/04/2024
 Signature of Owner/Applicant Print Name Date

FOR OFFICE USE ONLY

File Number:	Date Received:	Parcel ID Number:
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TOWN OF SMITHFIELD

REZONING REQUEST BY COUNTY OF JOHNSTON FOR TAX ID 15L11014A and 15L11014E

STATEMENT OF JUSTIFICATION

The property is located off of U.S. Hwy 70 Business East in the Town of Smithfield ETJ close to the intersection of U.S. Hwy 70 Business East and Yelverton Grove Road. County of Johnston seeks to rezone the 86.2 acre and 5.53 acre tracts of land from Town of Smithfield B-3 (Highway Entranceway Business District) and (R-20A (Residential-Agriculture) zoning district to the O/I (Office/Institutional) zoning district. The proposed use is Institutional - Government Offices and incidental Accessory Uses for Government Offices. Johnston County desires to construct county facilities at these locations to support growing County operation in order to better serve the citizens of Johnston County. This location is in close proximity to other county facilities.

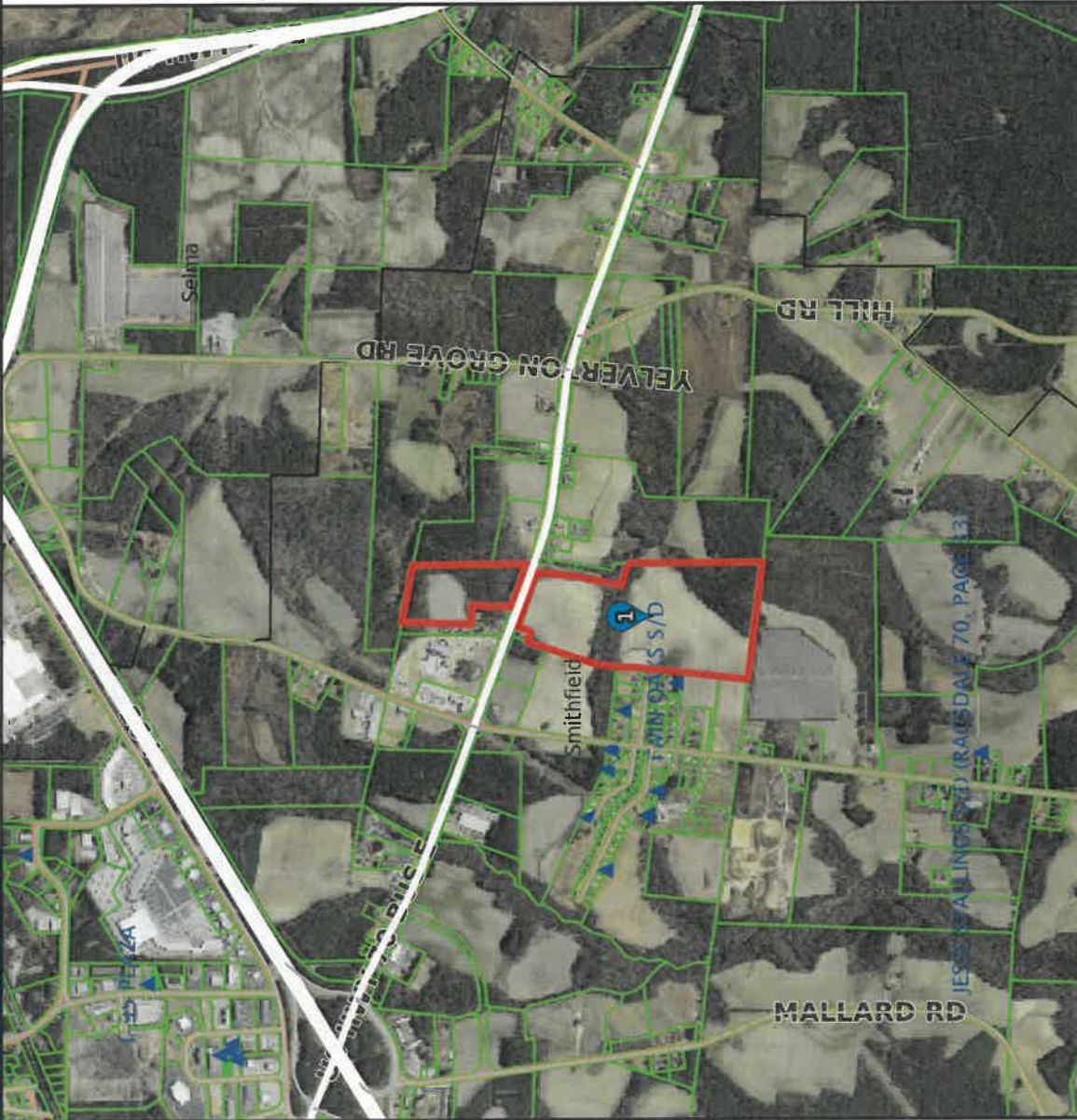
According to the Town of Smithfield Official Zoning Map, the subject properties are immediately adjacent to properties currently zoned Office/Institutional, B-3 Highway Entranceway Business District and RA-20A Residential-Agricultural District. The subject properties are guided for low density residential, but the Comprehensive Plan does guide additional Office/Residential land use in the general area. Further, the Office/Institutional District is designed for uses at low to moderate densities and should be used as a transitional zone between areas of conflicting land uses, which the proposed rezoning accomplishes. Because adjacent properties within this corridor are currently zoned and developed as industrial and commercial, the use of this site for non-residential is contextually consistent and appropriate. Compatibility issues with surrounding land uses are unlikely.

The site will be developed in conformance with the Town's Unified Development Ordinance. The proposed governmental uses are permitted uses in the Unified Development Ordinance. The property considered for rezoning will be compatible with the surrounding land uses. The rezoning expands upon the County's government campus in the area.



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Result

id: 15L11014A

Tag: 15L11014A

NCPin: 260300-75-0660

Mapsheet No: 2603

Owner Name 1: MASSEY, GLENDA ARANETA
PHILLIPS

Owner Name 2: STALLINGS, HAROLD
DOUGLAS

Mail Address 1: 1064A 7 LAKES DR

Mail Address 2:

Mail Address 3: WEST END, NC 27376-9081

Site Address 1: 3080 US HWY 70 BUS

Site Address 2: SMITHFIELD, NC 27577-

Book:

Page:

Market Value: 613000

Assessed Acreage: 86.220

Calc. Acreage: 86.170

Sales Price: 0

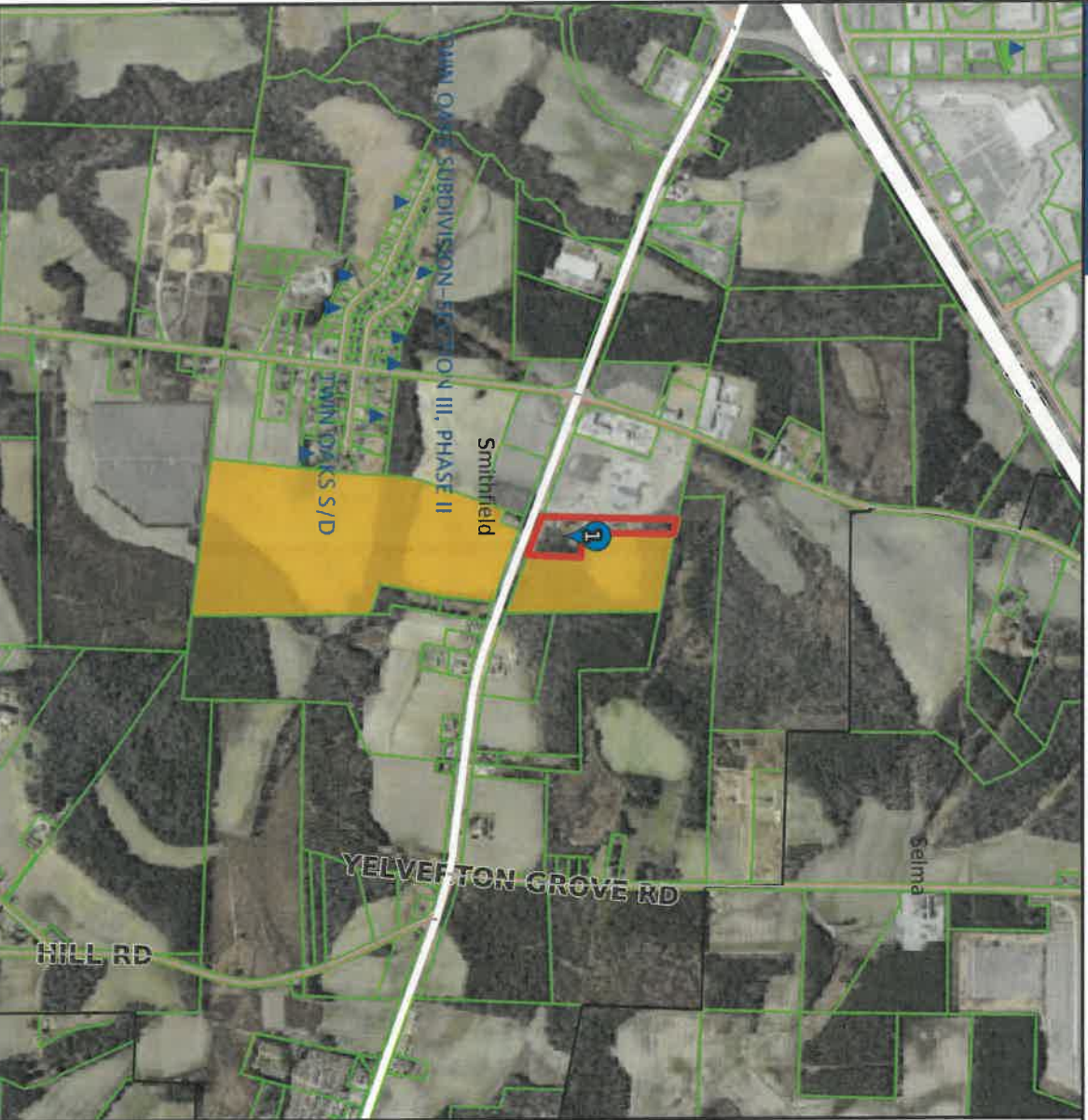
Sale Date:



Scale: 1:24024 - 1 in. = 2001.97 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

*** **DISCLAIMER** ***
Johnston County assumes no legal responsibility for the information represented here.



Result

id: 15L11014E
 Tag: 15L11014E
 NCPin: 260300-77-0141
 Mapsheet No: 2603
 Owner Name 1: COUNTY OF JOHNSTON
 Owner Name 2:
 Mail Address 1:
 Mail Address 2: PO BOX 1049
 Mail Address 3: SMITHFIELD, NC 27577-0000
 Site Address 1: 2951 US HWY 70 BUS
 Site Address 2: SMITHFIELD, NC 27577-
 Book: 06284
 Page: 0747
 Market Value: 268480
 Assessed Acreage: 5.530
 Calc. Acreage: 5.530
 Sales Price: 450000
 Sale Date: 2022-06-21

Scale: 1:17896 - 1 in. = 1491.33 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

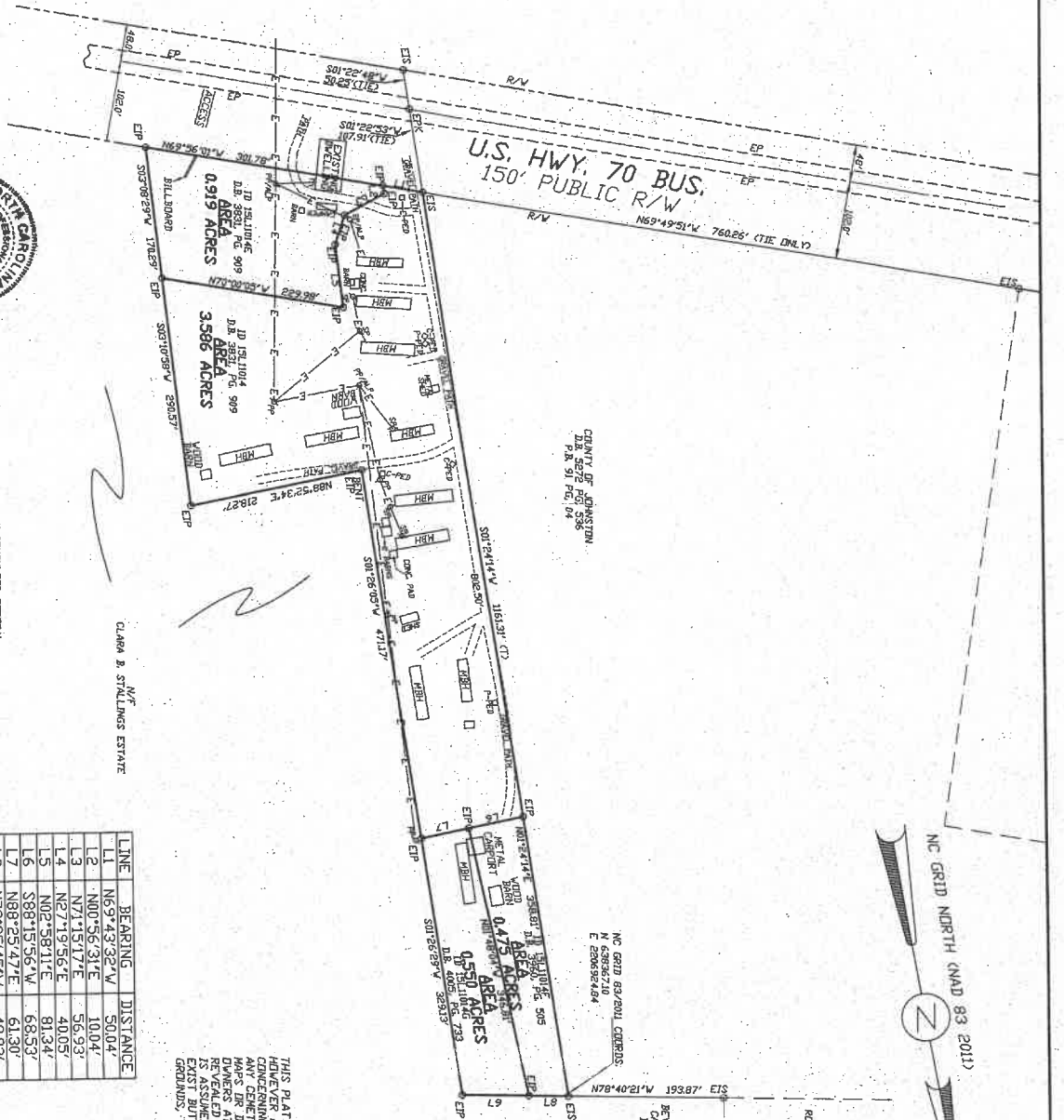
I, ABBRAHAM J. BALL, III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY PERSONAL SUPERVISION AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AS FAR AS THE PRECISION OF THE SURVEY IS CONCERNED. I AM NOT PROVIDING ANY WARRANTY AS TO THE ACCURACY OF THE INFORMATION HEREIN. THIS PLAT IS VALID FOR THE PURPOSES OF THE REGISTRATION ACT AND SHALL BE VALID FROM THE DATE OF THIS REGISTRATION NUMBER AND SHALL BE VALID UNTIL THE DATE OF THE NEXT REGISTRATION NUMBER.



ABRAHAM J. BALL, III, PROFESSIONAL LAND SURVEYOR, NO. L-9887

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING STREETS. FOR THE PURPOSES OF THIS SURVEY, THE EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING STREETS ARE BEING REDEVELOPED IN A SINGLE LEGAL DESCRIPTION BY LEGALLY CONVEYING TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

ABRAHAM J. BALL, III, PROFESSIONAL LAND SURVEYOR, NO. L-9887



LINE	BEARING	DISTANCE
L1	N69°43'32"W	50.04
L2	N00°56'31"E	10.04
L3	N71°15'17"E	56.93
L4	N27°19'56"E	4.005
L5	N02°58'11"E	81.34
L6	S88°15'56"W	68.53
L7	N88°25'47"E	61.30
L8	N78°25'45"W	49.82
L9	S78°47'52"E	82.02

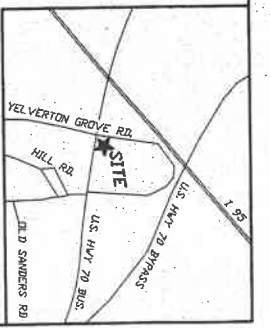
THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED. HOWEVER, A NORTH CAROLINA LICENSED SURVEYOR HAS REVIEWED THIS PLAT AND FOUND IT TO BE CORRECT AND ACCURATE. ANY ERRORS OR OMISSIONS ARE THE RESPONSIBILITY OF THE SURVEYOR AND NOT THE REGISTERED OWNER. THIS PLAT IS VALID FOR THE PURPOSES OF THE REGISTRATION ACT AND SHALL BE VALID FROM THE DATE OF THIS REGISTRATION NUMBER AND SHALL BE VALID UNTIL THE DATE OF THE NEXT REGISTRATION NUMBER.

FILED IN JOHNSON COUNTY, NC
 FILED 08/11/2011 12:00:21 PM
 COUNTY CLERK, REGISTRAR OF DEEDS
 (Donor's name)
 PLAT B: 95 P: 288

DRAWN: LARRY E. COX
 CHECKED: LARRY E. COX
 SURVEYED: LARRY E. COX
 DATE: 10-27-21
 SITHFIELD, NC 27377

SURVEY FOR
THE COUNTY OF JOHNSON
 ON THE LANDS OF
LARRY E. COX

JERRY BALL LAND SURVEYING, P.C.
 205 S. POLLOCK ST.
 SETH, N.C. 27376
 (337) 363-0776



- VICINITY MAP - NO SCALE**
- EXISTING MAG. MAP
 - EXISTING DEED STATE
 - IRON STAKE SET
 - IRON NAIL SET
 - IRON PIPE SET
 - CONCRETE MONUMENT
 - ELEC. PESTIVAL
 - CABLE PESTIVAL
 - FRONT PESTIVAL
 - P-PEED

LEGEND

AREAS ARE COMPUTED BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE GROUND HORIZONTAL DISTANCES. NO CORRECTIONS WERE MADE FOR THE PREPARATION OF THIS PLAT.

NO UNDERGROUND UTILITIES WERE LOCATED AS A PART OF THIS SURVEY. BEING A CURVEY AND MAP OF ALL THE PROPERTY SHOWN IN DEEDS, PG. 282 OF THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE.

PARCEL #12,1104
 PARCEL #12,1104
 PARCEL #12,1104

PLAT REFERENCES
 1. PG. 50, PG. 455
 2. PG. 50, PG. 455
 3. PG. 50, PG. 455
 4. PG. 50, PG. 455

PLAT B: 95 P: 288

SCALE IN FEET

JERRY BALL LAND SURVEYING, P.C.
 205 S. POLLOCK ST.
 SETH, N.C. 27376
 (337) 363-0776

SCALE IN FEET

SURVEY FOR
THE COUNTY OF JOHNSON
 ON THE LANDS OF
LARRY E. COX

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 SETH, N.C. 27376
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SCALE IN FEET

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SCALE IN FEET

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 4. PG. 50, PG. 455

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SCALE IN FEET

JERRY BALL LAND SURVEYING, P.C.
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 (337) 363-0776

SCALE IN FEET

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD TOWN COUNCIL
RZ-24-02**

Whereas the Smithfield Town Council, 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 Town Council, 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 TOWN COUNCIL AS APPROPRIATE:

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE IS ADOPTED,

That the Town Council recommendation regarding text amendment RZ-24-02 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Town Council and information provided at the public hearing; and

It is the objective of the Town of Smithfield Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning 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 Town Council and information provided at the public hearing. Therefore, the amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE FAILS,

That the final recommendation regarding zoning map amendment RZ-24-02 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

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



Request for Planning Board Action

Agenda
Item: **RZ-24-03**
Date: 5/2/24

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

Issue Statement

Lean Patterson Parks requests a zoning map amendment to rezone 2.41 acres of land located at 1558 West Market Street, between M. Durwood Stephenson Parkway and Fareway Drive from R-20A (Residential-Agriculture) to B-3 (Highway Entranceway Business).

Financial Impact

None.

Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the rezoning and to make a recommendation to the Town Council to approve or deny the request.

Recommendation

Planning Staff recommends approval of the rezoning, RZ-24-03, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Consistency Statement
3. Application



Staff Report

Agenda Item: RZ-24-03

REQUEST:

Lean Patterson Parks requests a zoning map amendment to rezone 2.41 acres of land located at 1558 West Market Street, between M. Durwood Stephenson Parkway and Fareway Drive from R-20A (Residential-Agriculture) to B-3 (Highway Entranceway Business).

PROPERTY LOCATION:

1558 West Market Street, between M. Durwood Stephenson Parkway and Fareway Drive.

SITE DATA:

Owner: Rose Grantham Patterson Trust and Lena Patterson Parks
Tax ID#: 15077033B
Acreage: 2.41 acres
Present Zoning: R-20A (Residential/Agricultural)
Proposed Zoning: B-3 (Highway Entranceway Business)
Existing Use: Vacant
Proposed Use: Business
Town/ETJ: Town
Fire District: Smithfield
School Impacts: None
Parks and Recreation: None
Water Provider: Smithfield
Sewer Provider: Smithfield
Electric Provider: Duke

EXISTING CONDITIONS/ENVIRONMENTAL:

There are no known environmentally sensitive areas on this property.

ADJACENT ZONING AND LAND USES: (see attached map for complete listing)

	Zoning	Existing Land Uses
North	R-20A	Vacant
South	N/A	N/A
East	B-3 and LI	Warehousing and Auto sales and salvage yard
West	B-3	Commercial

ANALYSIS:

- **Comprehensive Plan.** The Comprehensive Plan guidance for this property is mixed use. The commercial zoning and land use is consistent with the comprehensive plan.
- **Proposed Zoning.** The B-3 zoning district is the most expansive commercial district with many permitted and special uses

CONSISTENCY STATEMENT (Staff Opinion):

With approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action is consistent with 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 rezoning is consistent with the mixed-use land use designation.*
- **Consistency with the Unified Development Code** – *The site will be developed in accordance with the town standards.*
- **Compatibility with Surrounding Land Uses** - *The property considered for rezoning is adjacent to a mix of land uses including commercial and industrial.*

RECOMMENDATION:

Planning Staff recommends approval of RZ-24-03 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.

RECOMMENDED MOTION:

Staff recommends the following motion:

“Move to recommend approval of zoning map amendment, RZ-24-03, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”

1558 W Market St

File Number:
RZ-24-03

Project Name:
1558 W Market St

Location:
W Market St
near Durwood
Stephenson Pkwy

Tax ID#:
15077033B

Existing Zoning:
R-20A

Owner:
Rose Grantham
Patterson Trust

Applicant:
Lena Patterson Parks



1 in = 119 ft

Map created by Chloe Allen
Planner I on 3/25/24





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

REZONING APPLICATION

Pursuant to Article 4, Section 4-1 of the Unified Development Ordinance, proposed amendments may be initiated by the Town Council, Planning Board, Board of Adjustment, members of the public, or by one or more interested parties. Rezoning applications must be accompanied by nine (9) sets of the application, nine (9) sets of required plans, an Owner's Consent Form (attached), (1) electronic submittal and the application fee.

Name of Project: Rezone Acreage of Property: 2.41 acres
Parcel ID Number: 15077033B Tax ID: 2000166940
Deed Book: 04184 PG 737 Deed Page(s): Plat book page 77 PG 439
Address: 1558 West Market St., Smithfield NC 27577
Location: North side of West Market St across from Rose Manor Shopping Center between Durwood Stephenson Parkway and Fareway Dr.
Existing Use: Vacant land Proposed Use: Potential commercial use
Existing Zoning District: R-20A
Requested Zoning District: B-3
Is project within a Planned Development: [] Yes [x] No
Planned Development District (if applicable):
Is project within an Overlay District: [] Yes [x] No
Overlay District (if applicable):

FOR OFFICE USE ONLY

File Number Date Received Amount Paid \$400.00



OWNER INFORMATION:

Name: Rose Grantham Patterson Trust and Lena Patterson Parks
Mailing Address: 10497 NE West Kingston Rd, Kingston WA 98346
Phone Number: 360-297-7574 Fax: _____
Email Address: lenaink444@gmail.com

APPLICANT INFORMATION:

Applicant: Lena Patterson Parks
Mailing Address: 10497 NE West Kingston Rd, Kingston WA 98346
Phone Number: 360-297-7574 Fax: _____
Contact Person: Lena Parks
Email Address: lenaink444@gmail.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a rezoning application. This information is required to be present on all plans, except where otherwise noted:

- A map with metes and bounds description of the property proposed for reclassification.
- A list of adjacent property owners.
- A statement of justification.
- Other applicable documentation: _____

STATEMENT OF JUSTIFICATION

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

The owners would like to rezone this property in order to market it for potential commercial use.

A rezoned would be complimentary to the Smithfield Growth and town use plans.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Smithfield to approve the subject zoning map amendment. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Lona P. Parks
Print Name

Lona P. Parks
Signature of Applicant

03/28/2024
Date



Town of Smithfield
 Planning Department
 350 E. Market St Smithfield, NC 27577
 P.O. Box 761, Smithfield, NC 27577
 Phone: 919-934-2116
 Fax: 919-934-1134

OWNER'S CONSENT FORM

Name of Project: Rezone Submittal Date: March 28, 2024
 Parcel ID 15077033B

OWNERS AUTHORIZATION

I hereby give CONSENT to Susan Lassiter (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.

Lena P. Parks Lena Patterson Parks March 28, 2024
 Signature of Owner Print Name Date

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned

Lena P. Parks Lena P. Parks 03/28/2024
 Signature of Owner/Applicant Print Name Date

FOR OFFICE USE ONLY

File Number	Date Received	Parcel ID Number
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ROSE GRANTHAM PATTERSON TRUST PARKS, LENA PATTERSON

Parcel ID: 15-0-77-033-B-
SPLIT FROM 1D

1558 W MARKET ST
2000166840
Reval Year: 2019 Tax Year: 2022
Appraised By: on 01/01/2019 00012 SECTION OF HWY 70 BUS

CARD NO. 1 of 1
2.4100 AC
TW-15 CL-51 FR-44

PLAT: 77/439 UNIQ ID 440710
ID NO: 168408-88-3802

COUNTY TAX (100), SMITHFIELD TAX (100)
77/439
SRC= Inspection
AT- LAST ACTION 20200515

CONSTRUCTION DETAIL		MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE					
USE	MOD	EFF. AREA	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	CRECENCE TO	MARKET
0	97	00								DEPR. BUILDING VALUE - CARD	0
0										DEPR. OB/XF VALUE - CARD	48,440
0										MARKET LAND VALUE - CARD	48,440
0										TOTAL MARKET VALUE - CARD	48,440
0										TOTAL APPRAISED VALUE - CARD	48,440
0										TOTAL APPRAISED VALUE - PARCEL	48,440

TOTAL POINT VALUE		TOTAL ADJUSTMENT FACTOR		TOTAL QUALITY INDEX	
BUILDING ADJUSTMENTS	BUILDING ADJUSTMENT FACTOR	STYLE	INDEX	ADJUSTMENT FACTOR	INDEX
0	0	0	0	0	0

TOTAL POINT VALUE		TOTAL ADJUSTMENT FACTOR		TOTAL QUALITY INDEX	
BUILDING ADJUSTMENTS	BUILDING ADJUSTMENT FACTOR	STYLE	INDEX	ADJUSTMENT FACTOR	INDEX
0	0	0	0	0	0

TOTAL POINT VALUE		TOTAL ADJUSTMENT FACTOR		TOTAL QUALITY INDEX	
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BUILDING ADJUSTMENTS	BUILDING ADJUSTMENT FACTOR	STYLE	INDEX	ADJUSTMENT FACTOR	INDEX
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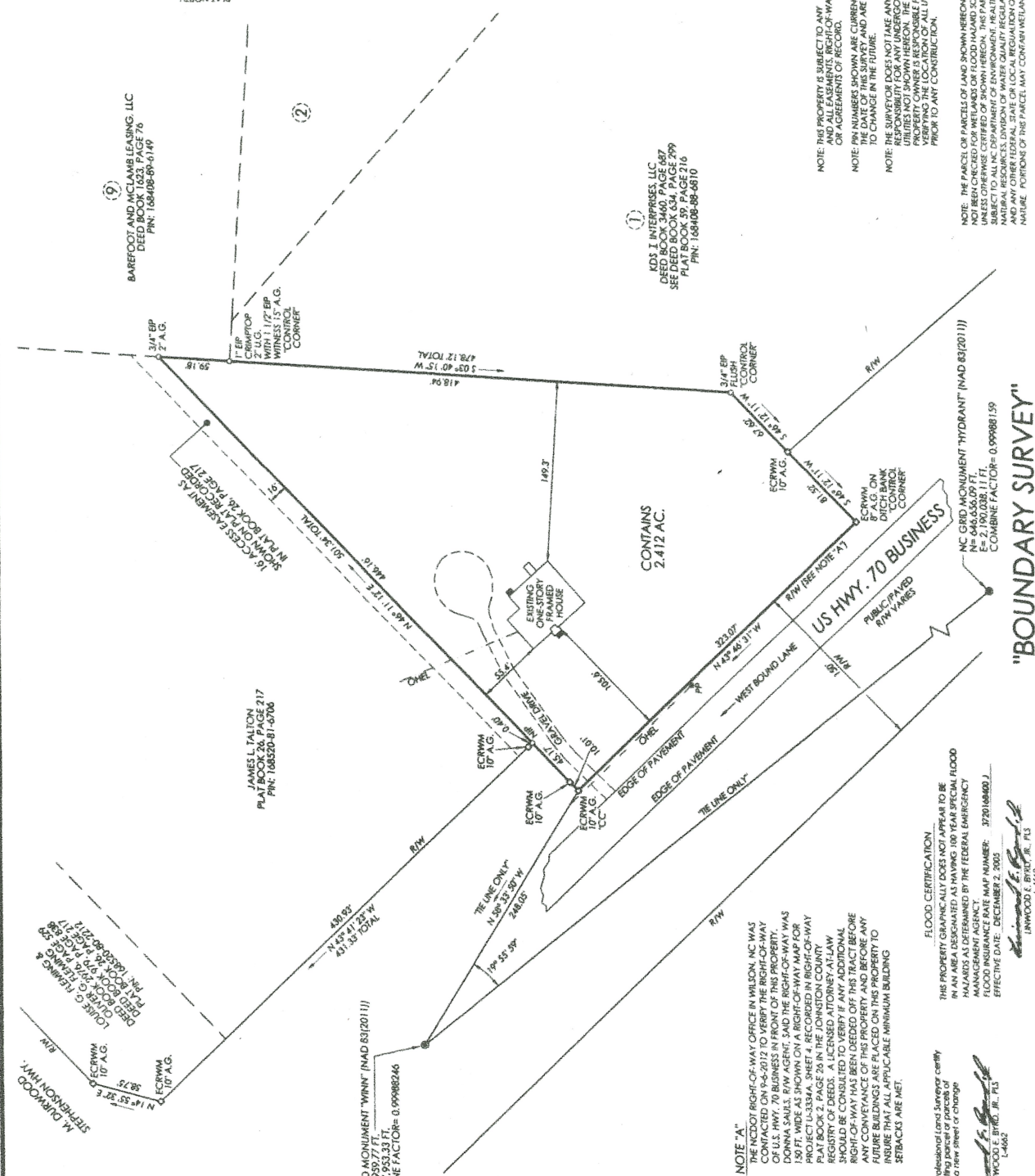
R-20A

HEATED AREA
NOTES
3/16/2022 9:59:48 AM

Adjacent Property Owners

Parcel ID

15J08065 15J08065A	KDS Enterprises LLC (Saul's Motors)	304 Fareway Dr Smithfield NC 27577
15J08066	Market St. 1500 LLC	203 Computer Dr Smithfield NC 27577
15077033A	Mary Lilly Talton Wilkins and Rebecca Talton Kalsbeek	2111 Fairview Rd, Raleigh NC 27608



BY R D SURVEYING, P.A.
PROFESSIONAL LAND SURVEYORS
C-0719 © 2012

102 E. JOHNSTON ST.
SMITHFIELD, N.C. 27577
PHONE: 919-895-9300
www.byrdsurveying.com

DATE: 9-4-2012 SURVEYED BY: LEBJ
SCALE: 1" = 60' DRAWN BY: LEBJ
FIELD BOOK NO. 12-046
CHECKED & CLOSURE BY: LEBJ

SURVEYED FOR
"LENA P. PARKS and ROSE G. PATTERSON TRUST
UNDER WILL OF ROSE GRANTHAM PATTERSON"
MARGUERITE A. PATTERSON, TRUSTEE

COUNTY: JOHNSTON
STATE: NORTH CAROLINA
CITY OR TOWN: SMITHFIELD
PIN: 168408-88-3802

ZONE:

NOTE: THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY OR AGREEMENTS OF RECORD.
NOTE: PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.
NOTE: THE SURVEYOR DOES NOT TAKE ANY RESPONSIBILITY FOR THE ACCURACY OF THE BOUNDARIES SHOWN HEREON. THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

NOTE: THE PARCELS OR PORTIONS OF LAND SHOWN HEREON HAVE BEEN SURVEYED AND SHOWN AS ACCURATE UNLESS OTHERWISE CERTIFIED BY THE SURVEYOR. THIS PARCEL IS SUBJECT TO ALL N.C. DEPARTMENT OF ENVIRONMENT, HEALTH AND NATURAL RESOURCES DIVISION OF PUBLIC UTILITIES REGULATIONS OF ANY NATURE. PORTIONS OF THIS PARCEL MAY CONTAIN METALS.

NOTE: FLOOD CERTIFICATION IS SUBJECT TO FUTURE CHANGES BY FEMA.
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NOTE "A"
THE NEEDED RIGHT-OF-WAY OFFICE IN WILSON, NC HAS ADVISED ON 05-24-2012 TO VERIFY THE RIGHT-OF-WAY OF U.S. HWY. 70 BUSINESS IN FRONT OF THIS PROPERTY. DONNA SALLS, R/W AGENT, SAID THE RIGHT-OF-WAY WAS 150 FT. WIDE AS SHOWN ON A RIGHT-OF-WAY MAP FOR PROJECT U-3334A, SHEET 4, RECORDED IN RIGHT-OF-WAY PLAT BOOK 2, PAGE 20 IN THE JOHNSTON COUNTY REGISTERED PLAT BOOK. THE SURVEYOR HAS CONSULTED WITH THE RIGHT-OF-WAY HAS BEEN DEEDED OFF THIS TRACT BEFORE ANY CONVEYANCE OF THIS PROPERTY AND BEFORE ANY FUTURE BUILDINGS ARE PLACED ON THIS PROPERTY TO INSURE THAT ALL APPLICABLE MINIMUM BUILDING SETBACKS ARE MET.

FLOOD CERTIFICATION
THIS PROPERTY GRAPHICALLY DOES NOT APPEAR TO BE IN AN AREA DESIGNATED AS HAVING 100 YEAR SPECIAL FLOOD HAZARDS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
FLOOD INSURANCE RATE MAP NUMBER: 372014840J
EFFECTIVE DATE: DECEMBER 2, 2005

UNWOOD E. BYRD, JR.
L-4662

UNWOOD E. BYRD, JR., Professional Land Surveyor certifies that this plat was drawn under his supervision and that he is a duly licensed and bonded surveyor in the State of North Carolina and does not create a new sheet or change an existing sheet.

UNWOOD E. BYRD, JR., P.L.S.
L-4662

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
Filed for Registration at 3:53:57 PM
September 20, 2012 in the Register of Deeds Office.
CRAIG OLIVE
Register of Deeds
By: Betty G. Waddell, Asst. Register of Deeds
This Plat Recorded in Plat Book 77 Page 439

VICINITY MAP
NOT TO SCALE

LEGEND

- LINES SURVEYED (SUBJECT PROPERTY)
- LINES NOT SURVEYED (EX. THE LINES)
- RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- 3/4" NEW IRON PIPE SET 2' A.G.
- CONTROL CORNER
- EXISTING IRON STAKE FOUND
- EXISTING CONCRETE MONUMENT FOUND
- EXISTING P.C. NAIL FOUND
- EX. IRS
- EXISTING RAILROAD SPIKE FOUND
- R/W
- RIGHT-OF-WAY
- DEED BOOK
- DB
- EXISTING POWER POLE
- PP
- EXISTING OVERHEAD ELECTRICAL LINE
- OHEL
- EX. MAG
- EXISTING MAG NAIL FOUND
- A.C.
- UNASPECIFIED
- EXISTING CONCRETE R/W MONUMENT FOUND
- ECRWM

SURVEYOR'S DECLARATION TO WHOM IT MAY CONCERN: This plat is a correct representation of the land parceled, but is not a North Carolina deed. It is not intended to be a deed. It is not intended to create any new easements, rights-of-way, or other interests in land. It is not intended to be a deed. It is not intended to create any new easements, rights-of-way, or other interests in land. It is not intended to be a deed. It is not intended to create any new easements, rights-of-way, or other interests in land.

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UNWOOD E. BYRD, JR., P.L.S.
L-4662

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD TOWN COUNCIL
RZ-24-03**

Whereas the Smithfield Town Council, 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 Town Council, 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 TOWN COUNCIL AS APPROPRIATE:

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE IS ADOPTED,

That the Town Council recommendation regarding text amendment RZ-24-03 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Town Council and information provided at the public hearing; and

It is the objective of the Town of Smithfield Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning 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 Town Council and information provided at the public hearing. Therefore, the amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE FAILS,

That the final recommendation regarding zoning map amendment RZ-24-03 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

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



Request for Planning Board Action

Agenda
Item: RZ-24-04
Date: 5/2/24

Subject: Zoning Map Amendment
Department: Planning
Presented by: Chloe Allen, Planner I
Presentation: Public meeting

Issue Statement

Paul Embler requests a zoning map amendment to rezone 9.611 acres of land located at the intersections of Adams Street and Hartley Drive and Coates Drive and Hartley Drive and south of M. Durwood Stephenson Parkway from R-20A (Residential-Agriculture) and R-10 (Single-Family Residential) to R-8 (Single, Two, and Multi-Family Residential).

Financial Impact

None.

Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the rezoning and to make a recommendation to the Town Council to approve or deny the request.

Recommendation

Planning Staff recommends approval of the rezoning, RZ-24-04, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Consistency Statement
3. Application
4. Boundary Survey



Staff Report

Agenda
Item: RZ-24-04

REQUEST:

Paul Embler requests a zoning map amendment to rezone 9.61 acres of land (.806 acres located north of Powell Street and west of Adams Street with Johnston County Tax ID 15089019A) (8.77 acres located north of Hartley Drive, between Adams Street and Coats Drive, and south of M. Durwood Stephenson Parkway with Johnston County Tax IDs 15K09010A & 15K09010P) from R-10 (Single-Family Residential) and R-20A (Residential-Agriculture) and to R-8 (Single, Two, and Multi-Family Residential).

PROPERTY LOCATION:

The property is north and west of the intersections of Adams Street and Hartley Drive and between Hartley Drive and M. Durwood Stephenson Parkway.

SITE DATA:

Agent:	Paul Embler, TerraEden
Owner:	Brightleaf #2004-II-LLC and Four Heavners, LLC
Tax ID#	15K09010A, 15K09010P and a portion of 15089019A (.806 acres).
Acreage:	9.61 acres
Present Zoning:	R-20A (Residential/Agricultural) and R-10 (Single-Family Residential)
Proposed Zoning:	R-8 (Single, Two, and Multi-Family Residential)
Existing Use:	Vacant
Proposed Use	Residential
Town/ETJ:	Town
Fire District:	Smithfield
School Impacts:	None
Parks and Recreation:	None
Water Provider:	Smithfield
Sewer Provider:	Smithfield
Electric Provider:	Duke Energy

EXISTING CONDITIONS/ENVIRONMENTAL:

There are no known environmentally sensitive areas on this property.

ADJACENT ZONING AND LAND USES: (see attached map for complete listing)

	Zoning	Existing Land Uses
North	N/A	N/A
South	R-10	Single Family Residential
East	R-8/R-10/R-20A	Single Family Residential and vacant
West	B-3/Light Industrial	Commercial Contractors and vacant

ANALYSIS:

- **Comprehensive Plan.** The Comprehensive Plan guidance for this property is medium density residential. The proposed zoning is consistent with the comprehensive plan.
- **Proposed Zoning.**
 - The parcel with the Johnston County Tax ID#15089019A will be split zoned. The 2.326-acre parcel is currently zoned R-10 and is physically split by Powell Street. A portion of the property north of Powell Street (.806 acres) will be recombined with parcels to the north with future development. The remainder south of Powell Street will be retained by the owner and has no plan for future development.
 - The proposed R-8 zoning will adjoin an adjacent 5–6-acre R-8 zoning district area.

CONSISTENCY STATEMENT (Staff Opinion):

With approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action is consistent with 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 rezoning is consistent with the land use designation.*
- **Consistency with the Unified Development Code** – *The site will be developed in accordance with the town standards with future development.*
- **Compatibility with Surrounding Land Uses** - *The property considered for rezoning is adjacent to R-8 zoning and residential land uses.*

RECOMMENDATION:

Planning Staff recommends approval of the rezoning, RZ-24-04, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.

RECOMMENDED MOTION:

Staff recommends the following motion:

“Move to recommend approval of zoning map amendment, RZ-24-04, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”

Heavner Properties

File Number:
RZ-24-04

Project Name:
Heavner Properties

Location:
Powell Street
Adams Street
Hartley Drive

Tax ID#:
15089019A
15K09010A
15K09010P

Existing Zoning:
R-20A / R-10

Owner:
Four Heavners, LLC
Brightleaf #2004-II, LLC

Applicant:
Paul Embler,
TerraEden

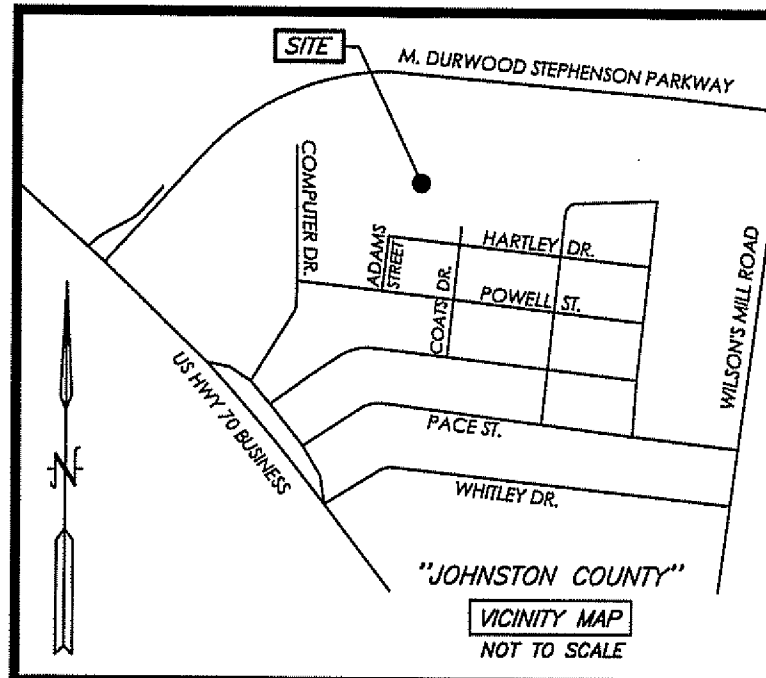


1 in = 333 ft

Map created by Chloe Allen
Planner I on 4/22/24



Filed in JOHNSTON, NC CRAIG OLIVE, Register of Deeds Filed 04/08/2024 08:19:15 AM
PLAT BOOK: 100 PAGE: 397 INSTRUMENT # 2024009720
Deputy/Assistant Register of Deeds: Emma Davis



SURVEYORS DECLARATION TO WHOM IT MAY CONCERN: It is the responsibility of the present owner(s) or future owner(s) of the property shown hereon to check for any physical conditions (ie. utilities, hazardous wastes, cemeteries or family burial plots, wetlands, buffers, high water table, poor soils, etc.) OR any legal encumbrances (ie. easements, rights-of-way, claims, etc.) which may cause a portion of this property to be unusable for certain uses. No responsibility of any nature is assumed by the surveyor for any conditions which may presently exist on the property, but are unknown to the surveyor. Surveyor has only made reference to current, and sometimes historic, public records as necessary to complete the purpose of the survey, and has not performed a complete historic search of the chain of title. This property may be subject to additional easements or right-of-ways unknown to the surveyor at this time that a complete title examination may reveal. It is advised that the owner of this property consult with a Licensed Attorney at Law to perform a complete title examination to confirm all known encumbrances and reveal any potential encumbrances or title issues associated with this property.

GENERAL NOTES FOR BOUNDARY SURVEY:

1. THERE ARE NO CHANGES TO CURRENT PROPERTY BOUNDARIES/LINES BY THIS SURVEY. THIS DOCUMENT MAY NOT ENTER INTO THE CHAIN OF TITLE UNTIL PROPER DEEDS OR OTHER LEGAL DOCUMENTS ARE FILED WITH THE APPROPRIATE COUNTY REGISTER OF DEEDS OFFICE, AND REFERENCE IS MADE TO THIS PLAT.
2. PORTIONS OF THIS PARCEL OF LAND MAY CONTAIN WETLANDS. THE PARCEL OR PARCELS OF LAND SHOWN HEREON HAVE NOT BEEN CHECKED FOR WETLANDS OR FLOOD HAZARD SOILS UNLESS OTHERWISE CERTIFIED OR SHOWN HEREON. THIS PARCEL IS SUBJECT TO ALL REGULATIONS BY US ARMY CORPS OF ENGINEERS (USACE) AND NC DEPARTMENT OF ENVIRONMENTAL QUALITY (NCEM), AND ANY OTHER FEDERAL, STATE OR LOCAL REGULATION OF ANY NATURE. SEE SPECIAL NOTE 7 HEREON.
3. THIS PARCEL OF LAND IS LOCATED IN A BASIN THAT MAY BE SUBJECT TO RIPARIAN STREAM BUFFERS. FORMAL OR FINAL STREAM BUFFER DETERMINATIONS HAVE NOT BEEN MADE BY NCEM OR A LOCAL DELEGATED AUTHORITY UNLESS OTHERWISE CERTIFIED OR NOTATED HEREON. SURVEYOR HAS MADE EFFORTS TO CHECK FOR STATE-DEFINED RIPARIAN BUFFERS (BASED ON USGS & SOILS REFERENCE MAPS); HOWEVER, RULES VARY FROM BASIN TO BASIN AND OWNER SHOULD CONSULT NCEM OR A LOCAL DELEGATED AUTHORITY FOR A FINAL DETERMINATION REGARDING BUFFER LOCATION OR EXISTENCE, AND ANY CONSTRUCTION THAT MAY IMPACT THE BUFFER. BUFFER LOCATION ON THE GROUND IS TYPICALLY MEASURED FROM TOP OF BANK AND MAY BE SCALED OR APPROXIMATE HEREON UNLESS INDICATED OTHERWISE. OWNER SHOULD VERIFY WITH NCEM OR LOCAL DELEGATED AUTHORITY WHETHER ANY DITCHES, STREAMS, CANALS, PONDS, ETC. THAT EXIST ON THE PROPERTY ARE BUFFERED. PRIOR TO ANY CONSTRUCTION. SEE SPECIAL NOTE 7 HEREON.
4. THE SURVEYOR DOES NOT TAKE RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR DOES NOT AFFIRM THAT ALL ABOVE GROUND UTILITIES ARE SHOWN, UNLESS SPECIFICALLY INSTRUCTED TO DO SO AND SUCH UTILITIES ARE CLEARLY MARKED IN THE FIELD PRIOR TO SURVEYING. THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. SEE SPECIAL NOTE 3 HEREON.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS OR AGREEMENTS OF RECORD. CONSULT AN ATTORNEY AT LAW REGARDING A FULL TITLE SEARCH AND ANY POTENTIAL ENCUMBRANCES IN THE CHAIN OF TITLE.
6. PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.
7. ANY NAMES OR NOTES IMPLYING OWNERSHIP ON THIS PLAT ARE TAKEN FROM CURRENT PUBLIC RECORDS. CONSULT AN ATTORNEY AT LAW REGARDING ACTUAL LEGAL OWNERSHIP AND TITLE.
8. SEE FLOOD CERTIFICATION OR SPECIAL NOTES HEREON FOR INFORMATION REGARDING ANY POTENTIAL FLOODPLAIN IMPACTS ON SUBJECT PROPERTY.
9. ROAD/STREET RIGHTS-OF-WAY: ROAD/STREET R/W ON THIS PLAT WAS TAKEN FROM SURVEYOR'S PLAT REFERENCES AS CURRENTLY AND READILY AVAILABLE FROM PUBLIC RECORD, OR ANY RECOVERED FIELD INFORMATION AS INDICATED HEREON. STREET R/W IS SUBJECT TO ALL PLANS, SURVEYS & OTHER LEGAL INSTRUMENTS WHICH MAY BE ARCHIVED WITH NCDOT OR THE LOCAL MUNICIPALITY, AND MAY SUPERSEDE CERTAIN PLATS OF RECORD. STREET R/W MAY ALSO BE RESERVED OR DEDICATED BY PREVIOUS OWNERS IN HISTORICAL RECORDS AND NOT EVIDENT IN CURRENT RECORDS. SEE SPECIAL NOTE 2 HEREON.

SPECIAL NOTES:

1. PURPOSE: THE PURPOSE OF THIS PLAT IS TO DEPICT EXISTING PARCELS OF LAND ACCORDING TO A GROUND SURVEY ON THE SUBJECT TRACT(S). NO CHANGES TO PROPERTY BOUNDARIES OR LINES ARE PROPOSED. NO REVIEW OR CERTIFICATION IS REQUIRED FROM LOCAL PLANNING/ZONING OR HEALTH DEPARTMENTS.
2. STREET/ROAD RIGHTS-OF-WAY: RIGHT OF WAY INFORMATION HEREON IS TAKEN FROM RECENT & HISTORICAL MAPS OF RECORD AND HAS NOT BEEN VERIFIED. EVIDENCE WAS RECOVERED IN THE FIELD; THEREFORE, R/W HAS BEEN RE-ESTABLISHED AS BEST AS POSSIBLE ACCORDING TO EXISTING CENTERLINES IN THE FIELD and/or PROPERTY CORNERS IN THE FIELD. ROAD R/W ON M. DURWOOD STEPHENSON PARKWAY IS SHOWN AS 200' WIDE AS TAKEN FROM HIGHWAY BOOK 2, PAGES 19-21. R/W MONUMENTS WERE RECOVERED IN THE FIELD; AND R/W HAS BEEN RE-ESTABLISHED AS BEST AS POSSIBLE ACCORDING TO THESE MONUMENTS AS SURVEYED IN THE FIELD. OWNER SHOULD VERIFY ANY AND ALL RIGHTS-OF-WAY WITH NCDOT OR LOCAL MUNICIPALITY; AND VERIFY ANY LOCAL SETBACKS FROM RIGHT-OF-WAY WITH THE LOCAL PLANNING & ZONING DEPARTMENT.
3. UTILITIES: UTILITIES HAVE BEEN LOCATED BY FIELD OBSERVATION ONLY AS BEST AS POSSIBLE. NO SPECIAL UTILITY LOCATIONS OR MARKINGS (EITHER ABOVE-GROUND OR UNDERGROUND) WERE CONDUCTED PRIOR TO SURVEYING.
4. PLAT FOR RECORDING: THIS PLAT HAS BEEN PREPARED FOR RECORDING AT THE LOCAL REGISTER OF DEEDS OFFICE, IN ACCORDANCE WITH NC GS 47-30. IT IS ONLY FOR THE PURPOSES AS STATED ABOVE. NO N.C.G.S. GRID MONUMENTS WERE FOUND WITHIN 2000 FEET OF THIS PROPERTY; HOWEVER, GRID REFERENCE WAS ESTABLISHED USING GPS-SURVEYED CONTROL POINTS WITH COORDINATES TRANSPOSED TO PROPERTY CORNERS AS INDICATED HEREON, IN ACCORDANCE WITH 21 NCAC 56.1602(g) and NC GS 47-30(e)(9).
5. 100-YR FLOODPLAIN: THIS PROPERTY DOES NOT GRAPHICALLY APPEAR TO BE IN AN AREA OF SPECIAL FLOOD HAZARD OR 100-YR FLOODPLAIN AS DETERMINED BY FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY). REFERENCE FIRM MAP NO: 3720168400K Effective Date: JUNE 20, 2018 AND NO: 3720168400K Effective Date: JUNE 20, 2018. FLOOD CERTIFICATION IS SUBJECT TO FUTURE CHANGES BY FEMA.
6. EXISTING UTILITY/SEWER EASEMENT: AN EXISTING TOWN SEWER LINE AND MANHOLES WERE LOCATED IN THE FIELD. NO DEED OF EASEMENT, PLAT, OR OTHER REFERENCE WAS FOUND IN THE SURVEYORS RESEARCH ON THIS SEWER AND THEREFORE A 20' TYPICAL STANDARD TOWN SEWER EASEMENT IS SHOWN HEREON CENTERED ABOUT THE EXISTING SEWER MANHOLES THAT WERE FIELD-LOCATED. THIS EASEMENT SHOULD BE VERIFIED WITH THE TOWN UTILITY DEPARTMENT.
7. AGENCY ENVIRONMENTAL DETERMINATIONS: WETLAND DELINEATIONS & JURISDICTIONAL STREAM DETERMINATIONS WERE PERFORMED BY BROWN'S ENVIRONMENTAL GROUP OF SELMA, NC. NO WETLANDS OR JURISDICTIONAL STREAMS WERE DETERMINED TO BE PRESENT ON SURVEYED TRACTS 7 & 9 HEREON (SURVEYED PORTION OF TRACT 11 WAS NOT EVALUATED AT THIS TIME). THE US ARMY CORP OF ENGINEERS CONFIRMED THIS DETERMINATION BY ACTION ID #SAW-2023-012011 DATED 8/23/23. ADDITIONALLY, A STREAM FEATURE WAS INDICATED ON THE COUNTY SOILS MAP AT THE WESTERN BOUNDARY OF TRACTS 7 & 9 HEREON. HOWEVER, IN COORDINATION WITH BROWN'S ENVIRONMENTAL GROUP AND NCEM-NCDEQ, THIS FEATURE WAS DETERMINED NOT TO BE A RIPARIAN BUFFERED STREAM AND NO OTHER RIPARIAN STREAMS WERE PRESENT ON SURVEYED TRACTS 7 & 9 HEREON (SURVEYED PORTION OF TRACT 11 WAS NOT EVALUATED AT THIS TIME); REF: DWR PROJECT 23-307 DATED 9/19/23.

NORTH CAROLINA JOHNSTON COUNTY

I, BRIAN R. LEONARD, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed references as shown on hereon); that the boundaries not surveyed are clearly indicated (as drawn from information as indicated hereon); that the ratio of precision as calculated is 1:10,000+ for unadjusted field data; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 6th day of April, A.D. 2024.

B. R. Leonard
Professional Land Surveyor, License Number L-4368

I, BRIAN R. LEONARD, certify that this plat was drawn under my supervision from an actual GPS survey made under my supervision, for the purpose of horizontal control in order to tie this survey to NC Grid; and the following information was used to perform the survey:

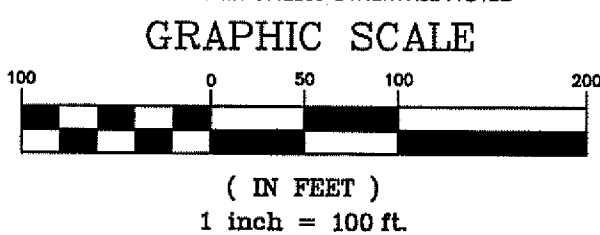
Class of Survey: Class A (Horizontal)
Positional Accuracy: 0.056 feet, elliptical error axis (Max. Horizontal)
Type of GPS Field Procedure: VRS Sessions at 4 Separate Control Points
Dates of Survey: 12/29/2023
Datum/Epoch: NAD 83(2011)/Epoch 2010.0000
Published/Fixed-Control Used: NC GNSS CORS AND REAL-TIME NETWORK
Geoid Model: NAVD88 using GEOID 18
Combined Grid Factor(s): As Indicated Hereon
Reporting Units: US Feet

B. R. Leonard
Surveyor, Registration Number L-4368

I, BRIAN R. LEONARD, Professional Land Surveyor certify that the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

B. R. Leonard
BRIAN R. LEONARD, PLS L-4368

ACREAGES COMPUTED BY COORDINATE METHOD
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED



"BOUNDARY SURVEY"

OF THE PROPERTY OWNED BY:

BRIGHTLEAF # 2004-II, LLC & FOUR HEAVNERS, LLC

PROPERTY/SITE INFORMATION	CURRENT PROPERTY OWNER INFORMATION
TOWNSHIP, COUNTY & STATE: SMITHFIELD; JOHNSTON CO., NC	OWNER NAME(S): BRIGHTLEAF # 2004-II, LLC & FOUR HEAVNERS, LLC
CITY OR TOWN LIMIT/ETJ: TOWN OF SMITHFIELD	REF: DEED BOOK 6038, PAGE 287 (TRACT 7 & TRACT 9) & DEED BOOK 6149, PAGE 603 (TRACT 11)
NC PIN #(s): 168408-99-6687; 168408-99-7311 & 168408-98-2872	OTHER INFO (PLAT/SUBDIVISION/LOT): AS REFERENCED HEREON
ZONING: R-20A & R-10	SURVEYED FOR: DAN HEAVNER

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR

BRIAN R. LEONARD

L-4368

10/1/24

DATE: 4/6/2024
SCALE: 1" = 100'
SURVEYED BY: SRR/CDC
DRAWN BY: SRR
CHECKED BY: BRL
PROJECT No: S123063.00
DRAWING: BoundaryPlat-icad

BRL ENGINEERING & SURVEYING

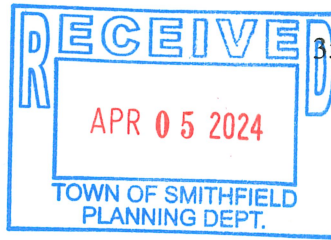
112 East Johnston Street
Smithfield, NC 27577

Office: (919) 989-9300
Field: (919) 631-6934

www.briengineering.com
briengineering@earthlink.net

NCBELS Firm
No: P-0323

Submitted electronically by "BRL ENGINEERING & SURVEYING" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Johnston County Register of Deeds.



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

REZONING APPLICATION

Pursuant to Article 4, Section 4-1 of the Unified Development Ordinance, proposed amendments may be initiated by the Town Council, Planning Board, Board of Adjustment, members of the public, or by one or more interested parties. Rezoning applications must be accompanied by nine (9) sets of the application, nine (9) sets of required plans, an Owner's Consent Form (attached), (1) electronic submittal and the application fee.

Name of Project: Heavner Property Rezoning Acreage of Property: 9.611 acres
 Parcel ID Number: 168408-99-6687/7311/168408-98-2872 Tax ID: 15K09010A/15K09010P/15089019A
 Deed Book: 06038 and 06149 Deed Page(s): 0287/0287 and 0603
 Address: No address is assigned
 Location: Northwest quadrant of the intersection of Hartley Drive and Coats Street.
Copried of two parcels and a portion of a third parcel.
 Existing Use: vacant land Proposed Use: residential
 Existing Zoning District: Approx. 8.655 ac or R-20A and approx. 0.956 ac of R-10
 Requested Zoning District: R-8
 Is project within a Planned Development: Yes No
 Planned Development District (if applicable): n/a
 Is project within an Overlay District: Yes No
 Overlay District (if applicable): n/a

FOR OFFICE USE ONLY

File Number: <u>RZ-24-04</u>	Date Received: <u>4.5.24</u>	Amount Paid: <u>\$400.⁰⁰</u>
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OWNER INFORMATION:

Name: 1/3-Brightleaf #2004-II, LLC (Attention Dan Heavner), 2/3 Four Heavners LLC, Daniel Lee Heavner, Managing Agent

Mailing Address: P.O. Box 2346, Smithfield, NC 27577

Phone Number: 919-631-6265 **Fax:** n/a

Email Address: info@nc-furniture-market.com

APPLICANT INFORMATION:

Applicant: TerraEden Landscape & Design, LLC

Mailing Address: 11 Kentwood Drive, Smithfield, NC 27577

Phone Number: 919-219-3410 **Fax:** n/a

Contact Person: Paul C. Embler, Jr.

Email Address: pember@embarqmail.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a rezoning application. This information is required to be present on all plans, except where otherwise noted:

- A map with metes and bounds description of the property proposed for reclassification.
- A list of adjacent property owners.
- A statement of justification.
- Other applicable documentation: none included

STATEMENT OF JUSTIFICATION

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

It is requested, to rezone the three parcels of land to make them compatible to the adjacent R-8 zoning district to the east of the subject properties so as to allow the parcels to be developed for residential purposes. The zoning request is consistant with the Town of Smithfield Comprehensive Land Use Plan and the zoning of the adjacent parcels.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Smithfield to approve the subject zoning map amendment. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

PAUL C. EMBLER, JR.  4/5/2024
Print Name Signature of Applicant Date



Town of Smithfield
 Planning Department
 350 E. Market St Smithfield, NC 27577
 P.O. Box 761, Smithfield, NC 27577
 Phone: 919-934-2116
 Fax: 919-934-1134

OWNER'S CONSENT FORM

Name of Project: Heavner Property Rezoning Submittal Date: 04/05/2024.....

OWNERS AUTHORIZATION

I hereby give CONSENT to TerraEden Landscape & Design, LLC (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.

Daniel L Heavner Daniel L Heavner 4-4-24
 Signature of Owner Print Name Date

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

PAUL C. EMBLER, JR *Paul C Embley* 4/5/2024
 Signature of Owner/Applicant Print Name Date

FOR OFFICE USE ONLY

File Number: Date Received: Parcel ID Number:

*** **DISCLAIMER** ***
Johnston County assumes no legal responsibility for the information represented here.



Result

id: 15089019A
 Tag: 15089019A
 NCPin: 168408-98-2872
 Mapsheet No: 168408
 Owner Name 1: FOUR HEAVNERS, LLC
 Owner Name 2: BRIGHTLEAF #2004-II, LLC
 Mail Address 1:
 Mail Address 2: PO BOX 2346
 Mail Address 3: SMITTFIELD, NC 27577-2346
 Site Address 1:
 Site Address 2:
 Book: 06149
 Page: 0603
 Market Value: 51600
 Assessed Acreage: 2.340
 Calc. Acreage: 2.326
 Sales Price: 800000
 Sale Date: 2021-12-30



Scale: 1:10929 - 1 in. = 910.75 feet
 (The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD TOWN COUNCIL
RZ-24-04**

Whereas the Smithfield Town Council, 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 Town Council, 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 TOWN COUNCIL AS APPROPRIATE:

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE IS ADOPTED,

That the Town Council recommendation regarding text amendment RZ-24-04 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Town Council and information provided at the public hearing; and

It is the objective of the Town of Smithfield Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning 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 Town Council and information provided at the public hearing. Therefore, the amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE FAILS,

That the final recommendation regarding zoning map amendment RZ-24-04 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

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



PLANNING DEPARTMENT

Stephen Wensman, AICP
Planning Director

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, May 2, 2024, at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following requests:

RZ-24-02 Johnston County: Zoning map amendment to rezone two properties, 86.2 acres and 5.53 acres in size (Johnston County Tax IDs 15L11014A and 15L11014E) located approximately 1,100 feet east of the Yelverton Grove Road and US Highway 70 Business East intersection from B-3 (Business) and R-20A (Residential-Agriculture) to O/I (Office/Institutional).

RZ-24-03 1558 W Market Street: Zoning map amendment to rezone 2.41 acres of land (Johnston County Tax ID 15077033B), located at 1558 West Market Street between M. Durwood Stephenson Parkway and Fareway Drive from R-20A (Residential-Agriculture) to B-3 (Highway Entranceway Business).

RZ-24-04 Heavner Properties: Zoning map amendment to rezone 9.61 acres of land (.806 acres located north of Powell Street and west of Adams Street with Johnston County Tax ID 15089019A) (8.77 acres located north of Hartley Drive, between Adams Street and Coats Drive, and south of M. Durwood Stephenson Parkway with Johnston County Tax IDs 15K09010A & 15K09010P) from R-10 (Single-Family Residential) and R-20A (Residential-Agriculture) and to R-8 (Single, Two, and Multi-Family Residential).

S-24-03 Wellons Woods Preliminary Plat: Request for the preliminary plat of Wellons Woods, a 44-lot Single-Family Residential development on 43.358-acres of land in an R-10 and R-20A Zoning Districts, located between Wellons Street and Bingham Street, and between Chestnut Drive and the Neuse River (Johnston County Tax IDs 15049017 and 15049014).

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 ext. 1111 or online at www.smithfield-nc.com.

Run legal "ad" in the Johnstonian News on Wednesday, April 17, 2024.

Name1	Name2	Address1	Address2	CityStateZip
1953 COMPANY LLC			PO BOX 608	SMITHFIELD, NC 27577-0608
AGCAROLINA FARM CREDIT FLCA			PO BOX 14789	RALEIGH, NC 27620-4789
ANDUJAR-CRUZ, SAMUEL	ANDUJAR, EVE	56 WHITLEY OAKS CT		SMITHFIELD, NC 27577-8748
ARGUETA, ARGELIA		1006 CHESTNUT DR		SMITHFIELD, NC 27577-3708
ASHLEY, WALLACE R.		922 CHESTNUT DR		SMITHFIELD, NC 27577-3706
BAREFOOT, WAYNE L	MCLAMB, T LEVON	111 MARIAH DR		FOUR OAKS, NC 27524-8433
BARNES, REGINALD	BARNES, RAMONA JEAN	208 HARTLEY DR		SMITHFIELD, NC 27577-3133
BELTRAN, MARICRUZ ALBARRAN	GABRIEL, CRUZ CORTES	312 STANCIL ST		SMITHFIELD, NC 27577-3128
BRADY, STEPHEN FRANCIS	BRADY, HELENA	520 ROSEWOOD DR		SMITHFIELD, NC 27577-3858
BRIGHTLEAF # 2004-II, LLC	FOUR HEAVNERS, LLC		PO BOX 2346	SMITHFIELD, NC 27577-2346
BUSBY, ROBERT ANDREW	BUSBY, FRANCES	1102 CHESTNUT DR		SMITHFIELD, NC 27577-3710
CAPPS, ELOISE LIFE ESTATE	CAPPS, RICHARD REMAINDER	1635 YELVERTON GROVE RD		SMITHFIELD, NC 27577-7582
CHANHAVAC-SONTAY, DILAN ROBERTO	XILOJ, JULIA IRENE VICENTE	311 STANCIL ST		SMITHFIELD, NC 27577-3127
COLLIER, RAYMOND O	COLLIER, LINDA M	924 CHESTNUT DR		SMITHFIELD, NC 27577-0000
COOPER, JAMES A. JR.	CREECH, JAMES C.	509 POWELL ST		SMITHFIELD, NC 27577-3115
COUNTY OF JOHNSTON			PO BOX 1049	SMITHFIELD, NC 27577-0000
ELMER J. WELLONS, JR. REVOCABLE TRUST	WELLONS, ALLEN H. TRUSTEE	141 E MARKET ST		SMITHFIELD, NC 27577-3915
FAULCONER, PATRICIA C		908 CHESTNUT DR		SMITHFIELD, NC 27577-0000
FOUR HEAVNERS, LLC	BRIGHTLEAF #2004-II, LLC		PO BOX 2346	SMITHFIELD, NC 27577-2346
GARDNER, DURWOOD MILES	GARDNER, KAY NORRIS	3153 US HIGHWAY 70 BUS E		SMITHFIELD, NC 27577-7780
HAMILTON, PAULA BUIE		601 EVANS MANOR DR		MATTHEWS, NC 28104-0000
HILL, SCOTT A.	HILL, MELANIE A.	502 W WELLONS ST		SMITHFIELD, NC 27577-3865
HUGHES, JOHN TIMOTHY		2435 US HIGHWAY 70 BUS E		SMITHFIELD, NC 27577-7788
JARMAN, DAVID L	JARMAN, ROSE H	313 STANCIL ST		SMITHFIELD, NC 27577-3127
JOHNSON, WILLIAM EARL	JOHNSON, JULIE SMITH	1161 DUNN ROAD		SELMA, NC 27576-0000
KALSBECK, REBECCA T.	WILKINS, MARY LILLIE T.	2111 FAIRVIEW RD		RALEIGH, NC 27608-2234
KDS I ENTERPRISES LLC		304 FAREWAY DRIVE		SMITHFIELD, NC 27577-0000
KELLEY, ELEANOR	KELLEY, ARTHUR	811 BAKER ST		SMITHFIELD, NC 27577-3883
KIMBALL, WILLIAM SCOTT	KIMBALL, BRIGITTE M	926 CHESTNUT DR		SMITHFIELD, NC 27577-0000
KIRKPATRICK LIVING TRUST	KIRKPATRICK, SUE M TRUSTEE	1980 NELSON RD		SCOTTS VALLEY, CA 95066-0000
LANGDON, HAMPTON F		1185 MARIETTA DR		KERNERSVILLE, NC 27284-2118
LINARES, CARLOS MOISES		57 WHITLEY OAKS CT		SMITHFIELD, NC 27577-8747
LONG, DUSTIN C	LONG, SHERRI C	523 ROSEWOOD DR		SMITHFIELD, NC 27577-3859
LT II LIMITED PARTNERSHIP			PO BOX 1567	DUNN, NC 28335
MARKET STREET 1500 LLC			PO BOX 2346	SMITHFIELD, NC 27577-2346
MARSH, LISA A		25 BOULDER DR		CLAYTON, NC 27520-4022
MASSEY, GLENDA ARANETA PHILLIPS	STALLINGS, HAROLD DOUGLAS	1064A 7 LAKES DR		WEST END, NC 27376-9081
MCKNIGHT, CATHERINE C.		101 GREAT POINT PL		CARY, NC 27513-2969
MCLAMB, VELVA J LIFE ESTATE		808 CHESTNUT DR		SMITHFIELD, NC 27577-3838
MEACHEM/SANDERS INVESTMENTS, LLC		3425 SHERIDAN DR		DURHAM, NC 27707-4643
MOORE, LAURA LAUGHTER		1104 BAKER ST		SMITHFIELD, NC 27577-3700
OHALE, JOHN P	OHALE, CLAUDIA	812 BAKER STREET		SMITHFIELD, NC 27577-3855
OZUNA, FRANCISCO JAVIER ALCAZAR	GARCIA, SAEY MESALINA GARCIA	1002 CHESTNUT DR		SMITHFIELD, NC 27577-3708
PARKER, COREY A.	CHIARELLO, VIRGINIA W.	306 STANCIL ST		SMITHFIELD, NC 27577-3128

PARKER, ROBERT W	PARKER, RHONDA H	604 RIVER BIRCH CT	SMITHFIELD, NC 27577-3746
PARRISH, CHRISTOPHER C.		1528 EGLANTYNE CT	RALEIGH, NC 27613-6170
PEEDIN, JEFFREY WAYNE	PEEDIN, ELIZABETH JANE	506 POWELL STREET	SMITHFIELD, NC 27577
PEEDIN, JULIAN HENRY	PEEDIN, JO ANN	504 POWELL ST	SMITHFIELD, NC 27577-0000
PEEDIN, SHEILA T. LIFE ESTATE	PEEDIN, JESSICA N. REMAINDER	502 POWELL ST	SMITHFIELD, NC 27577-3116
PITTARD JOINT LIVING TRUST	PITTARD, JESSE C. TRUSTEE	420 CEDARWOOD DR	SMITHFIELD, NC 27577-3809
RAYLAND L. EATMON AND JEAN L. EATMON LIVING TRUST	EATMON, RAYLAND L. CO TRUSTEE	110 MAPLE DR	SMITHFIELD, NC 27577-3020
ROBERTS & WELLONS, INC.	ELMER J. WELLONS, JR. REVOCABLE TRUST		PO BOX 1046A SMITHFIELD, NC 27577
ROSE GRANTHAM PATTERSON TRUST	PARKS, LENA PATTERSON	10497 NE WEST KINGSTON RD	KINGSTON, WA 98346-9320
SANTOS, ABRAHAM MARTINEZ	CRUZ, HERMELINDA MARTINEZ	600 POWELL ST	SMITHFIELD, NC 27577-3118
SMITH, WILLIAM E	SMITH, CAROL P	606 RIVERBIRCH COURT	SMITHFIELD, NC 27577-0000
SMOOCH, LLC			PO BOX 2346 SMITHFIELD, NC 27577-2346
SPAIN, ASHLEY GENE		19 BRITISH CT	SMITHFIELD, NC 27577-9422
SPRAGINS, CARL WALLACE	SPRAGINS, FREIDA	419 CEDARWOOD DR	SMITHFIELD, NC 27577-3810
STALLINGS, CAROLYN N. LIFE ESTATE	CRUMPLER, JOANNA L. REMAINDER	3080 US HIGHWAY 70 BUS E	SMITHFIELD, NC 27577-7782
STANITA PROPERTIES, LLC		104 COMPUTER DR	SMITHFIELD, NC 27577-3140
STANLEY, BRYAN	STANLEY, ANNA	608 RIVER BIRCH CT	SMITHFIELD, NC 27577-3746
STEVENS, JERRY W		524 ROSEWOOD DRIVE	SMITHFIELD, NC 27577-3858
TEMPLE, JACKSON HOWARD	TEMPLE, JANIE P	904 CHESTNUT DR	SMITHFIELD, NC 27577-3706
VALLE, HOBERT SCOTTIE CARRETO	ARREAGA, HOBERT AUDENCIO CARRETO	58 WHITLEY OAKS CT	SMITHFIELD, NC 27577-8748
WELCH, JEFFREY SCOTT	WELCH, CORRINE	308 STANCIL ST	SMITHFIELD, NC 27577-3128
WILEY, DAVID A	WILEY, JENNY BATTEN	1014 CHESTNUT DRIVE	SMITHFIELD, NC 27577-0000
WINSTEAD BUILDING		494 SKINNER RD	FOUR OAKS, NC 27524-9233
WOODIE, TRAVIS L	WOODIE, BOBBIE MICHELLE	518 ROSEWOOD DRIVE	SMITHFIELD, NC 27577-0000




PLANNING DEPARTMENT

Chloe Allen, Planner I

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Chloe Allen, hereby certify that the property owner and adjacent property owners of the following petition, RZ-24-02, were notified by First Class Mail on 4/18/2024

RZ-24-03, RZ-24-04, & S-24-03



Signature

Johnston County, North Carolina

I, Julianne Edmonds, Notary Public for Johnston County and State of North Carolina do hereby certify that Chloe Allen personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

17th day of April, 2024



Notary Public Signature



Notary Public Name

My Commission expires on 1-15-2028

