

TOWN OF SMITHFIELD PLANNING BOARD AGENDA PACKET



Chairman: Eddie Foy

Vice-Chairman: Stephen Upton

Members:

Mark Lane	Gerald Joyner (Alt.)
Jack Matthews	Daniel Sanders
Ashley Spain	Teresa Daughtry

Paul Embler, Planning Director
Mark Helmer, Senior Planner
Veronica Hardaway, Administrative Assistant

Meeting Date: *Thursday, April 7, 2016*
Meeting Time: *6:00 p.m.*
Meeting Place: *Council Chambers, Smithfield Town Hall*

**AGENDA
PLANNING BOARD
REGULAR MEETING
APRIL 7, 2016
MEETING TIME: 6:00 PM
TOWN HALL**

Call to Order.

Identify voting members

Approval of the minutes for March 3, 2016

Public Hearings

CUP-16-03 Carroll Cottle Farms: The applicant is requesting a conditional use permit to conduct temporary outdoor sales of agricultural products on property located within a B-3 (Highway Entrance Business) zoning district. The property considered for approval is located on the south side of North Brightleaf Boulevard and approximately 500 feet northeast of its intersection with Hospital Road. The property is further identified as Johnston County Tax ID# 15006002.

Old Business

New Business

Adjournment

DRAFT
Smithfield Planning Board Minutes
Thursday, March 3, 2016
6:00 P.M., Town Hall, Council Room

Members Present:

Chairman Eddie Foy
Vice-Chairman Stephen Upton
Daniel Sanders
Gerald Joyner
Jack Matthews
Ashley Spain
Mark Lane
Teresa Daughtry

Members Absent:

Staff Present:

Mark Helmer, Senior Planner
Paul Embler, Planning Director

Staff Absent:

CALL TO ORDER

APPROVAL OF MINUTES FROM FEBRUARY 4, 2016.

Stephen Upton made a motion, seconded by Teresa Daughtry to approve the minutes as written. Unanimous.

Public Hearings:

After all persons giving testimony were duly sworn, Mr. Foy continued the Public Hearing from the February 4, 2016 Planning Board Meeting.

CUP-16-01 Extra Mile Motors:

Mr. Helmer stated the applicant is requesting a conditional use permit to operate an automotive sales lot designed to accommodate 10 vehicles and located within a B-3 (Highway Entrance Business) zoning district. The property considered for approval is located on the north side of West Market Street approximately 500 feet east of its intersection with NC Hwy 210. The property is further identified as Johnston County Tax ID# 15080019.

Mr. Helmer stated the applicant is requesting a conditional use permit to operate an automotive sales lot designed to accommodate 10 vehicles and located within a B-3 (Highway Entrance Business) zoning district. There appears to be an environmentally sensitive area and is located within the 100 year flood plain. The proposed automobile sales lot is a permitted use within the B-3 (Business) zoning district with a Town Council approved Conditional Use Permit. The applicant has provided a revised sketch plan on February 26, 2016 showing improvements to the property to include a paved parking area for 13 automobiles and a designated area for the parking of tractor trailers. The site plan also indicates that an unpaved area in the rear of

the existing building that is not being improved for the parking of automobiles. Landscape improvements shown on the site plan include screening of the storage area, screening of the tractor trailers and loading zoning. NCDOT right-of-way improvements are properly addressed on the sketch plan. The proposed automobile sales lot is inconsistent with the recommendations of the Comprehensive Growth Management Plan which calls for Conservation/Open Space land uses in areas where there is the potential for flooding (100 year floodplain) or the need to become conflicting land uses. The future land use map indicates areas having the potential existence of wetlands. Any development in these areas should be at low density and closely coordinated with regulations governing wetlands development.

Mr. Helmer stated an automobile sales lot is a permitted use within the B-3 (Highway Entrance Business) zoning district with a valid conditional use permit. The applicant will be responsible for submitting a preliminary site plan that shows all applicable minimum development standards can and will be met prior to site plan approval and issuance of a valid zoning permit to include paved parking and paved vehicular storage with screening. An automobile sales lot at this location will pose a compatibility issue with surrounding land uses and may contribute to the urban blight found throughout this portion of the entrance corridor. Signs shall be permitted in accordance with the UDO which will allow for a maximum height of 6 feet and 75 square feet in area for all ground signs located within the B-3 (Highway Entrance Business) zoning district. The Town of Smithfield will provide fire protection as well as water/sewer, and electric services.

Mr. Helmer stated the Planning Department recommends approval of the proposed automobile sales lot providing that all parking spaces are paved and screening of the storage yard is installed in accordance with the minimum development standards of the Town of Smithfield UDO.

The Planning Board is requested to review the petition for an automobile sales lot on property located within the B-3 (Highway Entrance Business) corridor and make a recommendation to Town Council in accordance with the finding of fact for a conditional use permit.

Mr. Foy asked if anyone wanted to speak for or against the proposal.

Paul Embler, Planning Director, stated he prepared the exhibit located in the agenda packet based on the information that was faxed to him by the applicant. He stated the applicant is a charter boat captain and is in the Florida Keys. He stated the applicant sent a revised sketch to the Planning Department. Similar to the one you saw last month but with some modifications.

Teresa Daughtry asked about the water runoff and drainage.

Paul Embler stated based on preliminary investigations done on the property, the water is moving away from Highway 70.

Daniel Sanders asked if the property was in the flood zone.

Paul Embler stated yes.

Teresa Daughtry asked if there is a ditch in the back of the property.

Paul Embler stated there was many years ago but has since been filled in.

Being no further questions, Mr. Foy closed the public meeting for CUP-16-01.

Stephen Upton made a motion, seconded by Jack Matthews, to move to the Finding of Fact.

Article 13 Section 13-17 of the Town of Smithfield Unified Development Ordinance requires all applications for a zoning map amendment to address the following eight findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application.

The governing body has the responsibility to determine if the zoning map amendment is warranted. The Planning Board shall recommend and the Town Council of the Town of Smithfield shall decide the matter of this rezoning application by motion and vote on each of the following eight findings of fact. Any motion to find against the application must be supported by statement of specific reason or conclusions reached in support of the motion.

- 1. *Based on the evidence and testimony presented it is the finding of the Planning Board that the application, if approved, will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved or is approved with the following stated conditions.***

The proposed automobile sales lot at this location will not materially endanger the public where shown because the site has adequate parking available and layout of the site facilitates safe movement of automobiles and pedestrian traffic with little additional congestion.

- 2. *Based on the evidence and testimony presented it is the finding of the Planning Board that the application, if approved, meets all required specifications and conforms to the standards and practices of sound land use planning and the Town of Smithfield Unified Development Ordinance or other applicable regulations or is approved with the following additional stated conditions.***

The proposed automobile sales lot at this location conforms to standards and practices of sound land use planning and the Town of Smithfield Unified Development Ordinances providing the applicant submits a detailed site plan for planning staff approval that shows required landscaping and paved parking prior to issuance of site plan approval and issuance of a valid zoning permit for an automobile sales lot.

- 3. *Based on the evidence and testimony presented it is the finding of the Planning Board that the application, if approved, will not substantially injure the value of adjoining or***

abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses or is approved with the following additional stated conditions.

The proposed automobile sales lot at this location will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses providing required landscape buffers and street yards are installed and maintained in accordance with minimum development standards and that no more than 10 automobiles for sale are on the lot at any given time.

- 4. *Based on evidence and testimony presented it is the finding of the Planning Board that the application, if approved, would not adversely affect the adopted plans and policies of the Town of Smithfield, or violate the character of existing standards for development of the adjacent properties or is approved with the following additional stated conditions.***

The proposed automobile sales lot at this location will not adversely affect the adopted plans and policies of the Town of Smithfield, or violate the character of existing standards for development proving all minimum development standards are met to include landscaping, lighting, paved parking and all other minimum development standards.

Based upon satisfactory compliance with the above stated four findings and fully contingent upon full incorporation of all statements entered into the record by the testimony of the applicant and applicant's representative;

Stephen Upton made a motion, seconded by Daniel Sanders to recommend approval requesting a conditional use permit to operate an automotive sales lot designed to accommodate 10 vehicles and located within a B-3 (Highway Entrance Business) zoning district.

Old Business:

New Business:

Stephen Upton made a motion to adjourn, seconded by Jack Matthews. Unanimous.

Submitted this 3rd day of March, 2016.

Veronica Hardaway
Administrative Support Specialist
Planning Department



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

STAFF REPORT

Application Number: CUP-16-03
Project Name: Carroll Cottle Farms
TAX ID number: 15006002
Town Limits/ETJ: City
Applicant: Will Carroll Cottle Jr.
Owners: Mohamed and Sons Inc.
Agents: none
Neighborhood Meeting: none

PROJECT LOCATION: South side of North Brightleaf Boulevard and approximately 500 feet northeast of its intersection with Hospital Road

REQUEST: The applicant is seeking a conditional use permit to conduct temporary sale of agricultural products on property located within a B-3 (Highway Entranceway Business) zoning district.

SITE DATA:

Acreage: 3.62 acres
Present Zoning: B-3 (Highway Entranceway Business)
Proposed Zoning: N/A
Existing Use / Previous: Temporary sale of agricultural products / Vacant

DEVELOPMENT DATA:

Proposed Use: Carroll Cottle Farms will be conducting temporary sales of fresh picked strawberries during the spring harvest season.

ENVIRONMENTAL: The proposed site does not appear to be located within the boundaries of any designated wetlands or flood plains.

ADJACENT ZONING AND LAND USES:

North:	Zoning:	B-3 (Highway Entranceway Business)
	Existing Use:	Commercial Shopping Center
South:	Zoning:	O/I (Office / Institutional)
	Existing Use:	Wooded / Vacant
East:	Zoning:	B-3 (Highway Entranceway Business)
	Existing Use:	Restaurant / Carolina Fish Fry
West:	Zoning:	B-3 (Highway Entranceway Business)
	Existing Use:	Mini-Storage / Excess Mini-Storage

STAFF ANALYSIS AND COMMENTARY:

Article 10, Table of Permitted / Conditional Use Districts, Note 19, Temporary Uses [states that] the Board shall consider the effects of the use on adjacent properties and shall set a time limit on the temporary use...

(E) Sale of Agricultural Products Grown Off-Site. For purpose of this section, agricultural products are defined as products obtained primarily through farming or agricultural activities, including but not limited to: pumpkins; grains and seed crops; fruits of all kinds; vegetables; nursery, floral, ornamental, and greenhouse products; trees and forest products, including Christmas trees, firewood, and pine straw; bees and beekeeping products; seafood; dairy products, any USDA-recognized agricultural product. For purposes of this section, processed or prepared food products of any kind shall not be considered as agricultural products. Additionally:

- (1) As well as locations listed above, the temporary sale of agricultural products may occur from a vacant lot.
- (2) The temporary sale of agricultural products is exempt from the requirement to be similar to the products of the principal use.
- (3) The temporary sale of agricultural products may be accomplished from a vehicle, trailer, or shipping container.
- (4) The temporary sale of agricultural products shall be allowed on an individual parcel or site for no more than 180 total days per calendar year, and no more than three events per calendar year.

- o **Consistency with the Strategic Growth Plan**

Temporary sale of agricultural products at this location is inconsistent with the recommendations of the Comprehensive Growth Management Plan which calls for office / institutional and high density residential uses. However, given the commercial nature of the North Brightleaf Boulevard corridor, commercial endeavor such as temporary sale of agricultural products on a vacant lot is a reasonable interim use of this property.

- o **Consistency with the Unified Development Code**

The Town of Smithfield Unified Development Ordinance allows for temporary sale of agricultural products with a valid conditional permit in all zoning districts provided that all requirements of Article 10, Note 19 (E) are met.

- **Compatibility with Surrounding Land Uses**

There is an existing temporary sale of agricultural products retailer conducting business on the subject property. The site is large enough to safely accommodate the existing and proposed retailer and adequate on-site parking is available. Safe ingress and egress to the property exists in the form of a loop driveway with two driveway access points to North Brightleaf Boulevard.

- **Signs**

Temporary agricultural sales signs may be up only during the season while agricultural products are actually for sale at the location and shall in no case remain in place for more than 90 days.

OTHER:

FIRE PROTECTION: Town of Smithfield

SCHOOL IMPACTS: NA

PARKS AND RECREATION: NA

ACCESS/STREETS: 300 feet of road frontage with two driveways on North Brightleaf Boulevard.

WATER/SEWER PROVIDER: Town of Smithfield

ELECTRIC PROVIDER: Town of Smithfield

Planning Department Recommendations:

Planning staff recommends approval of the Conditional Use Permit request to allow for temporary sale of agricultural products on property located within a B-3 (Highway Entranceway Business) zoning district in accordance with Article 10. Table of Permitted / Conditional Use Districts, Note 19 (E).

Planning Board Actions requested:

The Planning Board is requested to review the petition and make a recommend to Town Council in accordance with the finding of fact for a conditional use permit to allow for the temporary sale of agricultural products on property located within a B-3 (Highway Entranceway Business) zoning district.

**Town of Smithfield
Conditional Use Permit Application
Finding of Fact / Approval Criteria**

Application Number: CUP-16-03 **Name:** Carroll Cottle Farms

Request: Applicant seeks a CUP to allow temporary sale of agricultural products on property located within a B-3 (Highway Entranceway Business) zoning district.

The Planning Board shall recommend and the Town Council of the Town of Smithfield shall decide the matter of this Conditional Use Permit Application by motion and vote on each of the following four findings of fact. Any motion to find against the application must be supported by statement of specific reasons or conclusions reached in support of the motion.

1. Finding One of Four:

Circle One

A. Approval:

Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved or is approved with the following stated conditions.

The proposed temporary sale of agricultural products at this location will not materially endanger the public were located because the subject property contains adequate parking and safe access. There is one existing retailer conducting temporary sales of agricultural products exists on the site and no safety concerns have been noted.

B. Denial: (If denied, must include facts supporting denial)

Based on the evidence and testimony presented it is the finding of the **Planning Board** the application, if approved, will materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved for the following stated reasons: (Applicant fails to meet the criteria for approval.)

The proposed temporary sale of agricultural products at this location will endanger the public because the intensity of the use will increase to the point of creating additional traffic and congestion on an already busy corridor.

1. Finding Two of Four:

Circle One

A. Approval:

Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, meets all required specifications and conforms to the standards and practices of sound land use planning and the Town of Smithfield Unified Development Ordinance or other applicable regulations or is approved with the following additional stated conditions.

The application conforms to the standard and practices of sound land use planning due to the fact that it conforms to the Town of Smithfield Unified Development Ordinance. Adaptive reuse of underperforming properties is desired and encouraged.

B. Denial: (If denied, must include facts supporting denial)

Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, fails to meet all required specifications or fails to conform to the standards and practices of sound land use planning and the Town of Smithfield Unified Development Ordinance or other applicable regulations in the following ways or for the following reasons:

The application fails to conform to the standards and practices of sound land use planning and the Town of Smithfield Unified Development Ordinance because it can be argued that temporary land uses requiring no real improvement or investment is undermining permanent businesses that have increased overhead and expenses.

3. Finding Three of Four:

Circle One

A. Approval:

Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses or is approved with the following additional stated conditions.

The adjacent properties will not be injured in value because the subject property has provided all necessary improvements to include adequate parking and safe access in accordance with the Town of Smithfield Unified Development Ordinance.

B. Denial: (If denied, must include facts supporting denial)

Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, will substantially injure the value of adjoining or abutting property and/or will be detrimental to the use or development of adjacent properties or other neighborhood uses in the following ways or for the following reasons.

The adjacent properties will be injured in value because of the type, size and intensity of the proposed use. An additional retailer of temporary sales of agricultural products at this location will create additional noise and traffic congestion on an already busy entrance corridor.

4. Finding Four of Four:

Circle One

A. Approval:

Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, would not adversely affect the adopted plans and policies of the Town of Smithfield, or violate the character of existing standards for development of the adjacent properties or is approved with the following additional stated conditions.

An additional vendor of agricultural products at this location will not be in conflict with existing adopted plans and development standards due to the fact that the Town of Smithfield Unified Development Ordinance allows for temporary sale of agricultural products provided all published standards are met.

B. Denial: (If denied, must include facts supporting denial)

Based on the evidence and testimony presented it is the finding of the **Planning Board** that the application, if approved, would adversely affect the adopted plans and policies of the Town of Smithfield, or violate the character of existing standards for development of the adjacent properties in the following ways or for the following stated reasons: (Applicant fails to meet the criteria necessary for approval.)

An additional vendor of agricultural products at this location is in conflict with existing adopted plans and development standards due to the fact that the comprehensive land use plan has identified this property as best suited for office / institutional and high density residential uses.

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

Motion to Approve: *Based upon satisfactory compliance with the above four stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative I move to recommend approval of Conditional Use Permit Application # CUP-16-03*

Motion to Deny: *Based upon failure to meet all of the above four stated findings and for reasons stated therein, I move to recommend denial of Conditional Use Permit Application # CUP-16-03 because:*

1. Record of Decision:

Based on a motion and majority vote of the Town of Smithfield Planning Board for the Conditional Use Permit Application Number CUP-16-03 is hereby:

_____ recommended for approval upon acceptance and conformity with the following conditions; or,

_____ recommended for denial for the noted reasons.

Decision made this ____ day of _____, 20__ while in regular session.

Eddie Foy, Planning Board Chairman

ATTEST:

Mark E. Helmer, AICP, CZO
Senior Planner



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

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Article 13, of the Town of Smithfield Unified Development Ordinance, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Conditional Use. Conditional Uses are uses that may be appropriate in a particular district, but has the potential to create incompatibilities with adjacent uses.

Conditional Use Permit applications must be accompanied by nine (9) sets of the application, nine (9) sets of required plans, an Owner's Consent Form (attached) and the application fee. The application fee is \$300.00. All fees are due when the application is submitted.

SITE INFORMATION:

Name of Project: Carroll Goffe Farm (Acreage of Property: 3.62 AC)
 Parcel ID Number: 169416-92-5692 Tax ID: 15006002
 Deed Book: 3258 Deed Page(s): 406
 Address: 724 North Brightleaf Blvd
 Location: Access from Edwards IGA

Existing Use: vacant/Temp Ag sales Proposed Use: Temp Ag Sales
 Existing Zoning District: B-3 (Highway Entrance Business)
 Requested Zoning District: N/A
 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): Entry Corridor

FOR OFFICE USE ONLY

File Number: CUP-16-03 Date Received: 3/4/16 Amount Paid: \$300.00

OWNER INFORMATION:

Name: Mohamed & Sons Inc
Mailing Address: PO Box 1236 Smithfield, NC 27577
Phone Number: 919 601 9993 Fax: _____
Email Address: _____

APPLICANT INFORMATION:

Applicant: Will Carroll Cottle Jr
Mailing Address: 501 S. Harding Dr. Apt 701 Goldsboro NC 27530
Phone Number: 919 738 6633 Fax: _____
Contact Person: Will Carroll Cottle Jr
Email Address: _____

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

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

- All required plans (please see the plan requirements checklist).
- A signed and sealed traffic impact analysis.
- Verification of wastewater allocation (granted or requested).
- Driveway permits (Town of Smithfield or NCDOT encroachment with associated documentation).
- Other applicable documentation: _____

STATEMENT OF JUSTIFICATION

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

I've been farming for most of my life. I grew up on a farm my father was a farmer. I've been growing strawberries for around twenty years. We sell in Raleigh, Cary, Greenville, Garner, Jacksonville, Bevaliville, Wallace and Hopefully Smithfield. I also grow cukes, pickles, savash and pepper. All of these crops go to chain stores (Walmart, Food Lion etc). I grow approximately 200 acres of produce between spring & fall.

REQUIRED FINDINGS OF FACT

Article 13, Section 13-17 of the Town of Smithfield Unified Development Ordinance requires applications for a Conditional Use Permit to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

1. That the use will not materially endanger the public health, safety, or general welfare if located where proposed and developed according to the plan as submitted and approved;

The use will not endanger the public health, safety or general welfare if located where proposed. It will be used to sell strawberries and produce grown on my own farm.

2. That the use meets all required conditions and specifications;

The use will meet all required conditions, rules and specifications of the town. It will consist of a 12x20 canopy tent with a table to hold strawberries/produce and a 4x4 sign.

3. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property, or that the use is a public necessity; and

The use will not adversely affect any adjoining or abutting property. It will only be used to sell fresh strawberries and produce grown locally for the public.

4. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located. The conditional use shall demonstrate conformance to the Land Use Plan or other plan in effect at the time and address impacts of the project as required by GS 160A-382(b).

The use of the property will be in harmony with the area and will be solely for the use of selling strawberries and produce.

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 Conditional Use Permit. 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.

Will Carroll Gottle Jr
Print Name

Will Carroll Gottle Jr
Signature of Applicant

2-23-16
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: Sell Strawberries Submittal Date: 2-24-16

OWNERS AUTHORIZATION

I hereby give CONSENT to Wael Carroll Cottel (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.

Wael Mohamad
 Print Name

March 3, 2016
 Date

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

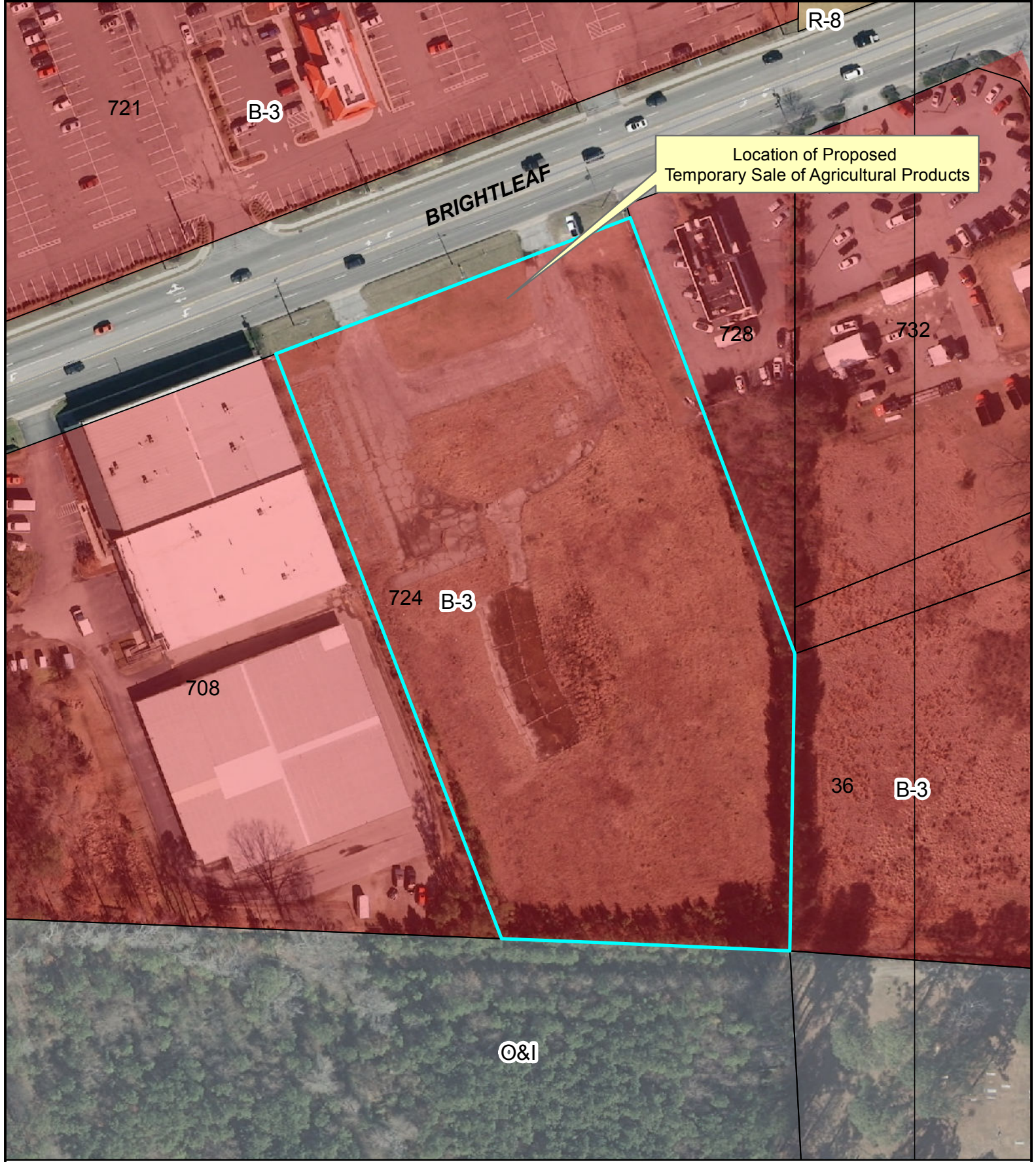
I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina,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

Wael Carroll Cottel
 Print Name

2-25-16
 Date

FOR OFFICE USE ONLY

File Number: CUP-16-03 Date Received: 3/4/16 Parcel ID Number: 169416-92-5692



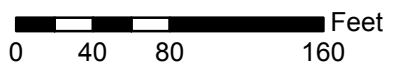
Vicinity Map for:
CUP-16-03
Applicant:
Carroll Cottle Farms



Map Created by The
Town of Smithfield
Geographic Information Services



1 inch = 100 feet






PLANNING DEPARTMENT

Paul C. Embler, Jr., Director

ADJOINING PROPERTY OWNERS CERTIFICATION

I, **Mark E. Helmer**, hereby certify that the property owner and adjacent property owners of the following petition, CUP-16-03, were notified by First Class Mail on 3-25-16.



Signature

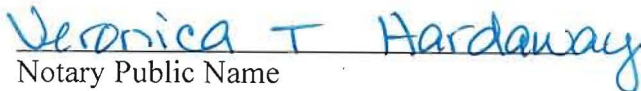
Johnston County, North Carolina

I, Veronica Hardaway, Notary Public for Johnston County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

28th day of March, 2016

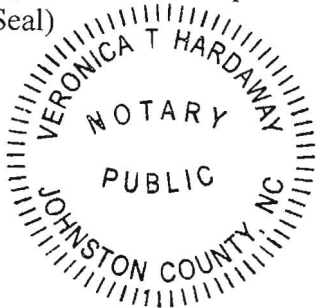


Notary Public Signature



Notary Public Name

My Commission expires on 1-14-18
(Seal)



Adjacent Property Owners of
CUP-16-03

TAG	PIN	NAME1	ADDRESS1	CITY	STATE	ZIPCODE
15006016	169420-91-9927	TOWN OF SMITHFIELD CEMETARY				00000-0000
15004024C	169416-93-4124	JOHNSTON PROPERTIES INC		GREENSBORO	NC	27429-0295
15006017	169420-91-4970	BROADHURST, JJ HEIRS	119 SW MAYNARD RD STE 205	CARY	NC	27511-4472
		Will Carroll Cottle Jr	501 S Harding Dr.	Goldsboro	NC	27530
15006003	169416-92-7780	BARBEE, JAMES LARRY		PINE LEVEL	NC	27568-0646
15006001	169416-92-3527	STANCIL 1995 FAMILY LTD PTNRP		SELMA	NC	27576-0188
15006006	169416-92-9618	STANLEY, ROGER E	732 N BRIGHTLEAF BLVD	SMITHFIELD	NC	27577-0000
15006002	169416-92-5692	MOHAMED AND SONS INC		SMITHFIELD	NC	27577-0000
15006004	260413-02-0517	BLACKMON, WILSON EARL		SMITHFIELD	NC	27577-2318
15006015	260417-02-2237	NEW VISION PARTNERS LLC	1205 KINSDALE DR	RALEIGH	NC	27614



PLANNING DEPARTMENT

Paul C. Embler, Jr., Director

Notice Of Public Hearing

Notice is hereby given that a public hearing will be held before the Planning Board of the Town of Smithfield, N.C., on Thursday, April 7, 2016 at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following request:

CUP-16-03 Carroll Cottle Farms: The applicant is requesting a conditional use permit to conduct temporary outdoor sales of agricultural products on property located within a B-3 (Highway Entrance Business) zoning district. The property considered for approval is located on the south side of North Brightleaf Boulevard and approximately 500 feet northeast of its intersection with Hospital Road. The property is further identified as Johnston County Tax ID# 15006002.

You have been identified as a property owner in the area specified above and are being advised of this meeting as you may have interest in this matter. You are welcome to attend; however, you are not required to in order for the Board to act on this request. Additional information may be obtained by contacting the Town of Smithfield Planning Department at 919-934-2116.



PLANNING DEPARTMENT

Paul C. Embler, Jr., Director

Notice Of Public Hearing

Notice is hereby given that a public hearing will be held before the Planning Board of the Town of Smithfield, N.C., on Thursday, April 7, 2016 at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following request:

CUP-16-03 Carroll Cottle Farms: The applicant is requesting a conditional use permit to conduct temporary outdoor sales of agricultural products on property located within a B-3 (Highway Entrance Business) zoning district. The property considered for approval is located on the south side of North Brightleaf Boulevard and approximately 500 feet northeast of its intersection with Hospital Road. The property is further identified as Johnston County Tax ID# 15006002.

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

Run "Legal Ad" in the Smithfield Herald on 3/23/16 and 3/30/16