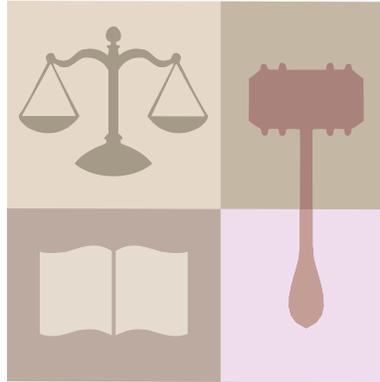


TOWN OF SMITHFIELD PLANNING BOARD AGENDA PACKET



Chairman: Stephen Upton

Vice-Chairman: Daniel Sanders

Members:

Mark Lane	Gerald Joyner (Alt.)
Jack Matthews	Eddie Foy
Ashley Spain	Teresa Daughtry

Paul Embler, Planning Director
Mark Helmer, Senior Planner
Veronica Hardaway, Deputy Town Clerk

Meeting Date: *Thursday, February 2, 2016*
Meeting Time: *6:00 p.m.*
Meeting Place: *Council Chambers, Smithfield Town Hall*

**AGENDA
PLANNING BOARD
REGULAR MEETING
FEBRUARY 2, 2017
MEETING TIME: 6:00 PM
TOWN HALL**

Call to Order.

Identify voting members

Approval of the minutes for December 5, 2016

Public Hearings

CUP-17-01 Nelson and Shonda Covington: The applicant is requesting a conditional use permit to allow for a commercial daycare center on a .98 acre tract of land located within a B-2 (Business) zoning district. The property considered for approval is located on the southwest side of the intersection of North Seventh Street and Bridge Street and further identified as Johnston County Tax ID# 15021012.

CUP-17-02 Linda Caulder: The applicant is requesting a conditional use permit to allow for a private nightclub on a .46 acre tract of land located within a B-2 (Business) zoning district. The property considered for approval is located on the west side of the North Brightleaf Boulevard approximately 260 feet north of its intersection with East Market Street. The property is further identified as Johnston County Tax ID# 15022007.

CUP-17-03 Classic Ford: The applicant is requesting a conditional use permit to allow for automotive sales on a 7.75 acre tract of land located within a B-3 (Highway Entrance Business) zoning district. The property considered for approval is located on the southwest side of the intersection of North Brightleaf Boulevard and Ava Gardner Avenue and further identified as Johnston County Tax ID# 14074005.

Old Business

New Business

Adjournment

DRAFT
Smithfield Planning Board Minutes
Thursday, December 13, 2016
6:00 P.M., Town Hall, Council Room

Members Present:

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

Members Absent:

Ashley Spain

Staff Present:

Mark Helmer, Senior Planner
Shannan Williams, Town Clerk

Staff Absent:

CALL TO ORDER

APPROVAL OF MINUTES FROM NOVEMBER 3, 2016.

Eddie Foy made a motion, seconded by Jack Matthews to approve the minutes as written. Unanimous.

Public Hearings:

After all persons giving testimony were duly sworn, Mr. Upton opened the public hearing.

RZ-16-04 Sue Warrick:

Mr. Helmer stated the applicant is requesting to rezone approximately 19.18 acres of land from the R-20A (Residential-Agricultural) zoning district to the LI (Light Industrial) zoning district. The property considered for rezoning is located on the north side of Barbour Road approximately 1300 feet east of its intersection with US Hwy Business 70 West. The property is further identified as Johnston County Tax ID# 15079006B.

Mr. Helmer stated the applicant is not requesting site development plan review or a conditional use permit at this time. The applicant is only requesting the subject property to be rezoned to the Light Industrial zoning district. If the zoning request is approved, all uses permitted within the Light Industrial zoning district may be considered for future approvals. Approximately 1.59 acres of the subject property is located within a 100 year flood plain. This area is located adjacent to the rear property line and all land disturbing activities in this area should be discouraged.

Mr. Helmer stated the property considered for rezoning is a 19.18 acre property immediately adjacent to an existing industrial park to the west and is home to OPW Containment Systems,

Carolina Electric Assemblers, and Gates Concrete and Construction Company. Town of Smithfield water service is available within the right-of-way of Barbour Road. Sewer service is approximately 700 feet to the northwest of the property. A 50 foot Colonial Pipeline easement and gas main is located on the northern most portion of the property. The subject property at its closest point is approximately 1,850 feet from the Town of Smithfield corporate limit line.

Some of the permitted uses that can be considered for future approval if the property is rezoned to the LI (Heavy Industrial) zoning district would include:

- Building, Government
- Clothing and Finished Fabric Products, Manufacture of
- Contractors, Special Trades (No Storage)
- Clothing and Finished Fabric Products, Manufacture of
- Manufacturing of Clothing and Finished Product Fabric Products
- Fuel and Ice Dealers
- Greenhouses and Plant Nurseries
- Office, Professional
- Light Manufacturing uses Involving Fewer than 35 employees and not otherwise listed/identified
- Industrial Research Offices and Laboratories

Mr. Helmer stated the proposed rezoning to the LI (Light Industrial) zoning district is consistent with the Future Land Use Plan which recommends the property be zoned industrial uses. The rezoning will be consistent with the Town of Smithfield Unified Development Ordinance providing that any proposed land uses makes the necessary site improvements to include landscaped buffer yards adjacent to neighboring residential uses and zoning districts.

Mr. Helmer stated the property considered for a rezoning is located in an area along US Hwy 70 Business West where manufacturing, warehousing and service related business have a strong presence. The adjacent residential use to the north should not be negatively impacted providing that any future use does not generate excess dust, noise or vibration and does not contain bulk storage of flammable material. Wilsons Mills will provide fire protection, the Town of Smithfield will provide water/sewer, and Duke Energy will provide electric services.

The Planning Department recommends approval of the request to rezone approximately 19.18 acres of land from the R-20A (Residential-Agricultural) zoning district to the LI (Light Industrial) zoning district.

The Planning Board is requested to review the petition and make a recommendation in accordance with the approval criteria for the rezoning of approximately 19.18 acres of land from the R-20A (Residential-Agricultural) zoning district to the LI (Light Industrial) zoning district.

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

Mr. Upton stated Chris Johnson from the Johnston County Economic Development is present to answer questions regarding this request.

Eddie Foy asked how much area is requested to be rezoned.

Mr. Helmer stated 19.18 acres.

Eddie Foy asked why the applicant requested 18.5 on the application.

Mr. Helmer stated the acreages are estimates but the critical thing is the applicant is requesting the entire tract be rezoned.

Jack Matthews asked if the 1.59 acres is not showing on the assessed acres because it could be in the flood plain.

Mr. Helmer stated the 1.59 acres in the flood plain is an estimate we came up with using GIS.

Daniel Sanders asked if there has been any opposition.

Mr. Helmer stated he has received calls asking questions about the project, but he informed them there was a public hearing and they are welcomed to speak for or against the proposal.

Teresa Daughtry stated this looks like a perfect location and tract of land for light industrial uses in support of new growth.

Chris Johnson, 3149 Swift Creek Road, stated the purpose of the proposed rezoning is for marketing only. The applicant stated the 20 acre property has been up for sale, but wants to remove as many hurdles as possible for an industry to move in. Currently there is no contract on this property and the rezoning request is just to make it more attractive for a future company. The applicant owns surrounding the proposed rezoning so she has great stake at what goes in that location.

Mr. Upton reminded the board this proposal is strictly a rezoning.

Daniel Sanders asked if in the future this land were to be rezoned for housing if that would benefit the County and the Town.

Chris Johnson stated if the proposed site is zoned Light Industrial it could always be zoned back to Residential.

Loretta Bell, 2226 Barbour Road, stated she is not seeing what she would call an attractive buffer for this proposal. She stated she finds the area very attractive and having store fronts and commercial buildings will ruin the area. She stated traffic will greatly increase when it's already a problem. She feels the community will be highly impacted by this proposed rezoning and feels the town encroaching on their properties will negatively affect surrounding

homeowners. She stated her father built the home she bought for her family and many families in that area have been there for generations and the community is exceedingly quiet. She stated she understands the Town has a vision, but the homeowners have a very different vision.

Teresa Daughtry asked Ms. Bell how many miles her house is from the bypass.

Ms. Bell stated not even a mile.

Treva Avery, 2438 Barbour Road, stated the industrial businesses that are already near this project keeps her up at night now due to noise. She requested not to put anything there that will keep her up at night more than she is now.

Mr. Upton stated this is just a rezoning of the property, there are no businesses going into that area right now.

Ms. Avery stated citizens need to be heard now not after the project is already there.

Mr. Helmer stated if a given use is permitted as a conditional use, then the development request would have to come back before the board to get approval and another public hearing would be required.

Being no further questions, Mr. Upton closed the public meeting for RZ-16-04.

Eddie Foy made a motion, seconded by Daniel Sanders, to move to the Finding of Fact.

In connection with a legislative decision for a rezoning request, the Town Council may consider certain approval criteria. Planning staff generally accepts these findings of fact as part of a complete application submitted by the petitioner.

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 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. *The zoning petition is in compliance with all applicable plans and policies of the Town of Smithfield...*

The rezoning request from the low density residential zoning district to a light industrial zoning district is consistent with the recommendations of the Future Land Use Plan which calls for industrial uses at this location. Expanding the existing light industrial

zoning district to the subject property will create opportunities for future job growth in the area.

2. *The rezoning petition is compatible with established neighborhood patterns of the surrounding area...*

The rezoning petition is compatible with established neighborhood patterns of the surrounding area. This area contains some of the most productive industrial properties located within the Town of Smithfield planning and zoning jurisdiction.

3. *The rezoning petition is compatible with the changing neighborhood conditions that might warrant a rezoning...*

The rezoning request from the low density residential to a light industrial zoning district is consistent with historical trends suggesting that some industrial and manufacturing facilities prefer to be located in close proximity to Johnston County Airport.

4. *The rezoning request is in the community interest...*

The rezoning will allow for a wider range of commercial and light industrial uses and provide additional area for consideration of large scale manufacturing uses and developments. Any development that will occur from the rezoning will increase the tax base as an additional benefit.

5. *The request does not constitute "Spot Zoning"...*

It is unlikely an argument could be made for "spot zoning" or "small scale" since the rezoning will be expanding on an already existing light industrial zoning district.

6. *Present regulations deny or restrict the economic use of the property...*

The property is currently zoned for residential and agricultural uses. Additional manufacturing and industrial uses such as those permitted in the light industrial zoning district cannot occur unless the property is rezoned.

7. *The availability of public services allows consideration of this rezoning request...*

In addition to public water and sewer being available to the site, the property is served with electricity by Duke Progress Energy. CenturyLink and Time Warner also serve the area with phone and cable respectively.

8. *Physical characteristics of the site prohibit development under present regulations...*

There are no physical restraints to the area considered for rezoning such as wetlands, stream buffers, potential flood hazard areas and storm water that would outright

prohibit development of the property. There is no limiting geological and hydrological formation that would prohibit development (rock outcrops, lakes, etc.).

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

Eddie Foy made a motion, seconded by Teresa Daughtry to rezone approximately 19.18 acres of land from the R-20A (Residential-Agricultural) zoning district to the LI (Light Industrial) zoning district.

Old Business:

New Business:

Jack Matthews made a motion to adjourn, seconded by Ashley Spain. Unanimous.

Submitted this 13th day of December, 2016.

Shannan Williams
Town Clerk



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-17-01
Project Name: Higher Calling Child Care
TAX ID number: 15021012
Town Limits/ETJ: City
Applicant: Nelson and Shonda Covington
Owners: CBI Leasing Corporation
Agents: none
Neighborhood Meeting: none

PROJECT LOCATION: Southwest side of the intersection of North Seventh Street and Bridge Street.

REQUEST: The applicant is requesting a conditional use permit to allow for a day care facility on a .98 acre tract of land located within a B-2 (Business) zoning district.

SITE DATA:

Acreage: .98 acres
Present Zoning: B-2 (Business)
Proposed Zoning: N/A
Existing Use / Previous: Place of Worship

DEVELOPMENT DATA: The property is a .98 acre tract of land which contains three permanent structures to include the main sanctuary, parsonage and a Sunday school classroom building. The property has access to North Sixth Street by a horse shoe shaped driveway that will accommodate safe loading and unload of children. On-site parking is provided by sixteen standard parking spaces. However, ADA accessible parking spaces and handicap ramp will need to be provided prior to operation of the day care facility. The site does contain a fenced area that appears to meet State requirements for required fenced outdoor play space. No storm water facilities are located on the site and none are required at this time. No additional site improvements are requested at this time.

Proposed Use: Day care facility

ENVIRONMENTAL: There does not appear to be any environmentally sensitive areas on the property considered for a Conditional Use permit to include flood plains or designated wetlands.

ADJACENT ZONING AND LAND USES:

North:	Zoning:	R-8 (Residential)
	Existing Use:	Single family dwellings
South:	Zoning:	B-2 (Business)
	Existing Use:	Vacant warehouse / single family dwelling
East:	Zoning:	B-2 (Business)
	Existing Use:	Restaurant and fuel station / single family dwelling
West:	Zoning:	B-2 (Business)
	Existing Use:	Commercial strip center

- **Consistency with the Strategic Growth Plan**

The proposed day care facility is consistent with the recommendations of the Comprehensive Growth Management Plan which calls for office and institutional land uses near the intersection of North Seventh and Bridge Street.

- **Consistency with the Unified Development Code**

Day care facilities are permitted uses within B-2 (Business) zoning district with a valid conditional use permit. Adequate parking exists for a small daycare center and no other site improvements are proposed or requested at this time.

- **Compatibility with Surrounding Land Uses**

A day care facility at this existing church site should not pose a compatibility issue with surrounding land uses.

- **Signs**

The proposed daycare will qualify for a free standing sign on North Sixth Street.

OTHER:

FIRE PROTECTION: Town of Smithfield

SCHOOL IMPACTS: NA

PARKS AND RECREATION: NA

ACCESS/STREETS: North Sixth Street

WATER/SEWER PROVIDER: Town of Smithfield

ELECTRIC PROVIDER: Town of Smithfield

Planning Department Recommendations:

The Planning Department recommends approval of the request for a conditional use permit to allow for a day care facility on property located within a B-2 (Business) zoning district.

Planning Board Recommendations:

The Planning Board is requested to review the petition for a day care facility within a B-2 zoning district and make a recommendation to Town Council in accordance with the finding of fact for a conditional use permit.



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: Higher Calling Child Care Acreage of Property: 1.98 AC
 Parcel ID Number: 169419-61-0298 Tax ID: 27 1630029 15021012
 Deed Book: 03557 Deed Page(s): 0650
 Address: 115 North 7th Street
 Location: Smithfield NC

Existing Use: Church Proposed Use: Childcare
 Existing Zoning District: N/A
 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): _____

FOR OFFICE USE ONLY

File Number: CD-17-01 Date Received: 12/16/16 Amount Paid: \$300.00

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;

No, the current location of this property will not endanger the public health, safety, or general welfare because this property is located within a couple miles where daycare centers are currently up and running. Also its located within minutes of Johnston County court house as well as the town hall.

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

It meets all required conditions and specifications to operate a child care center at this location. Minor work has to be done in the facility as well as the landscape but there are no hindrances to complete the task.

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 property is located at an intersection with only one side of a joining property.

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 child care will be in harmony with the area considering that there are multiple child care centers with in the same vicinity. ~~vicinity~~ vicinity.

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.

Shonda Covington Shonda Covington 10-13-16
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: Higher Calling Child Care Submittal Date: 12/16/16

OWNERS AUTHORIZATION

I hereby give CONSENT to _____ (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.

C.B.I. LEASING
By C. Allen Turner C.B.I. LEASING 11/2/16
 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.

Shonda Covington Shonda Covington 11-9-16
 Signature of Owner/Applicant Print Name Date

FOR OFFICE USE ONLY

File Number: CDP-17-02 Date Received: 12/16/16 Parcel ID Number: 169419-01-0298

100 Block of North Seventh Street



Project Name:
Higher Calling
Child Care Services

Proposed Use:
Child Day Care

File Number:
CUP-17-01

Owner:
CBI Leasing Corp.

Applicant:
Nelson and Shonda
Covington

Location:
115 North
Seventh Street

Tax ID#
15021012

Zoning District:
B-2

Map created by the
Mark E. Helmer, AICP
Senior Planner,
GIS Specialist
on 1/19/2017

1 inch = 40 feet





PLANNING DEPARTMENT
Paul C. Embler, Jr., Director

ADJOINING PROPERTY OWNERS CERTIFICATION

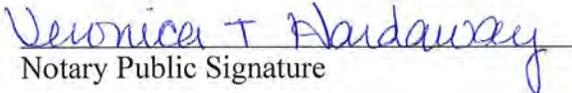
I, **Mark E. Helmer**, hereby certify that the property owner and adjacent property owners of the following petition, **CUP-17-01**, were notified by First Class Mail on **1-13-17**.

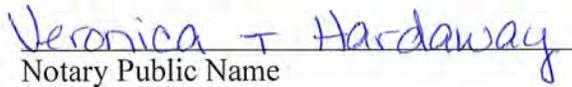

Signature

Johnston County, North Carolina

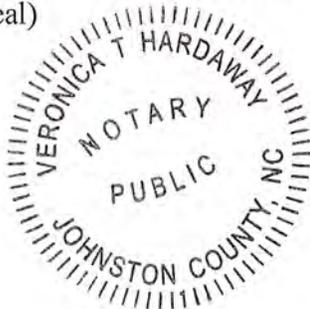
I, Veronica Hardaway, Notary Public for Johnston County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

13th day of January, 2017


Notary Public Signature


Notary Public Name

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



Adjacent Property Owners of
CUP-17-01

TAG	PIN	NAME1	ADDRESS1	CITY	STATE	ZIPCODE
15021012	169419-61-0298	CBI LEASING CORPORATION	P O BOX 97114	RALEIGH	NC	27624-0000
15021033	169419-51-9082	MOGHADASS INC	5040 ISABELLA CANNON DR	RALEIGH	NC	27612-4804
15021006	169419-51-8382	KENNEDY, WILLIAM T	121 W RIVERSIDE DR	SMITHFIELD	NC	27577-0000
15021032	169419-61-2072	STANCIL OIL COMPANY	PO BOX 188	SELMA	NC	27576-0188
15099031L	169419-61-3107	ANYON, ANDRE G	118 N 7TH STREET	SMITHFIELD	NC	27577-3936
15021022	169419-51-9540	K RENTAL PROPERTIES LLC	121 W RIVERSIDE DRIVE	SMITHFIELD	NC	27577-0000
15021023	169419-61-0454	K RENTAL PROPERTIES LLC	121 W RIVERSIDE DRIVE	SMITHFIELD	NC	27577-0000
15021003	169419-51-7109	DAUGHTRY, N LEO	121 W RIVERSIDE DR	SMITHFIELD	NC	27577-3807



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-17-02
Project Name: Saddle Up Saloon
TAX ID number: 15022007
Town Limits/ETJ: City
Applicant: Linda M. Caulder
Owners: Bon-RIC LLP
Agents: none
Neighborhood Meeting: none

PROJECT LOCATION: West side of the North Brightleaf Boulevard approximately 260 feet north of its intersection with East Market Street.

REQUEST: The applicant is requesting a conditional use permit to allow for a private club on a .46 acre tract of land located within a B-2 (Business) zoning district.

SITE DATA:

Acreage: .46 acres
Present Zoning: B-2 (Business)
Proposed Zoning: N/A
Existing Use / Previous: Existing establishment with approved ABC permits for beer and wine sales.

DEVELOPMENT DATA: The property is the former home of Betty's Bar and has been in continuous operation as a bar for many years. The new owner is seeking to expand the business to include mixed drinks by the glass without prepared food service. North Carolina Alcohol and Beverage Control can issue full ABC permits if the establishment is a private club with membership requirements.

The Town of Smithfield Unified Development, Article 10, Table of Permitted Uses has identified private clubs as a permitted use within the B-2 (Business) zoning district with a valid Conditional Use Permit issued by Town Council. The request for a private club also represents a change of use and triggers full compliance with the Town of Smithfield Unified Development Ordinance to include on-site parking, landscaping and buffering from adjacent residential land uses. It is recommended that a site plan showing the parking layout and landscaping be reviewed by the Planning Board prior to forwarding a favorable recommendation to Town Council.

Proposed Use: Private club with full service ABC permits.

ENVIRONMENTAL: There does not appear to be any environmentally sensitive areas on the property considered for a Conditional Use permit to include flood plains or designated wetlands.

ADJACENT ZONING AND LAND USES:

North:	Zoning:	B-2(Business)
	Existing Use:	Commercial / Single family dwelling
South:	Zoning:	B-2 (Business)
	Existing Use:	Vacant
East:	Zoning:	B-2 (Business)
	Existing Use:	Automotive parts sales
West:	Zoning:	B-2 (Business)
	Existing Use:	Convenience store with fuel

- **Consistency with the Strategic Growth Plan**

The proposed private club is consistent with the recommendations of the Comprehensive Growth Management Plan which calls for commercial uses near the intersection of Brightleaf Boulevard and Market Street.

- **Consistency with the Unified Development Code**

Private clubs are permitted uses within B-2 (Business) zoning district with a valid conditional use permit. On-site parking with landscaping NCDOT driveway permits will need to be constructed prior to or a small daycare center and no other site improvements are proposed or requested at this time.

- **Compatibility with Surrounding Land Uses**

A Private club at this location should not pose a compatibility issue with surrounding land uses providing required on-site parking is constructed and required landscaping and buffers are installed as per the Town of Smithfield Unified Development Ordinance.

- **Signs**

The proposed night club will qualify for a wall sign on the Brightleaf Boulevard building elevation.

OTHER:

FIRE PROTECTION: Town of Smithfield

SCHOOL IMPACTS: NA

PARKS AND RECREATION: NA

ACCESS/STREETS: North Brightleaf Boulevard

WATER/SEWER PROVIDER: Town of Smithfield

ELECTRIC PROVIDER: Town of Smithfield

Planning Department Recommendations:

The Planning Department recommends approval of the request for a conditional use permit to allow for a private club providing a site plan showing adequate on-site parking, landscaping and buffering is approved and constructed prior to operating as a private club.

Planning Board Action Requested:

The Planning Board is requested to review the petition for a private club within a B-2 zoning district and make a recommendation to Town Council in accordance with the finding of fact for a conditional use permit.



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: Saddle Up Saloon Acreage of Property: .463
 Parcel ID Number: 69419-60-4983 Tax ID: 600800713 15022007
 Deed Book: 01898 Deed Page(s): 0248
 Address: 113 N. Briantleaf Blvd Smithfield NC 27577
 Location: acrossed from Advance Auto
next door to City Barber Shop
 Existing Use: Beer + Wine Proposed Use: Mixed Beverage
 Existing Zoning District: B-2 (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-17-02 Date Received: 1/5/17 Amount Paid: 300.00

OWNER INFORMATION:

Name: Linda M. Caulder
Mailing Address: 707 Garner Rd.
Phone Number: 919 333 5890 Fax: N/A
Email Address: caulderlinda@yahoo.com

APPLICANT INFORMATION:

Applicant: Linda Caulder
Mailing Address: 707 Garner Rd
Phone Number: 919 333 5890 Fax: N/A
Contact Person: _____
Email Address: caulderlinda@yahoo.com

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.

The Saddle Up Saloon has already been registered as a private club with the ABC Commission and have met all requirements for a private club, which include:
private membership - application on file.
completed the Alcohol Training program w/ ABC
obtained ~~so~~ a certificate of compliance from ABC
all government, local & State requirement have been met, and the fire marshal, town inspection office, and Chief of Smithfield Police have already signed off in acceptance to my request of a mixed Beverage license to accompany my malt beverage & wine license

#300 check

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;

I do not intend to cause damage or obstruction surrounding businesses. I have made several improvements on the exterior of the building as well as within, and this property is no longer an eyesore.

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

I have met all required conditions & specifications requested of me by local, government, county organizations.

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

all the properties is fenced off around the rear of the building, and there is no exit from the rear of this location either.

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).

Saddle Up Saloon is a bar that is going to attract a mature clientele with a rustic atmosphere with no intentions of being a "club" atmosphere.

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.

Linda Caulder
Print Name

Linda Caulder
Signature of Applicant

12-22-2016
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: Saddle Up Saloon Submittal Date: 12-22-2016

OWNERS AUTHORIZATION

I hereby give CONSENT to _____ (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.

Linda Caulder Linda Caulder 12-22-2016
 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.

DR Godwin DAVID RICKY GODWIN 12/28/16
 Signature of Owner/Applicant Print Name Date

FOR OFFICE USE ONLY

File Number: CV-17-02 Date Received: 1/5/17 Parcel ID Number: 169419-60-4983

100 Block of North Brightleaf Boulevard



Project Name:
Saddle Up Saloon

Proposed Use:
Private Nightclub

File Number:
CUP-17-02

Owner:
Bon-Ric LLP

Applicant:
Linda Caulder

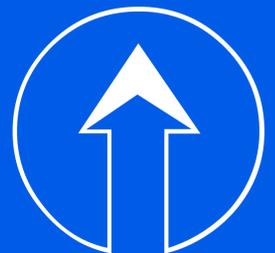
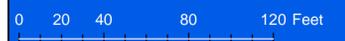
Location:
113 North
Brightleaf Blvd

Tax ID#
15022007

Zoning District:
B-2

Map created by the
Mark E. Helmer, AICP
Senior Planner,
GIS Specialist
on 1/23/2017

1 inch = 40 feet



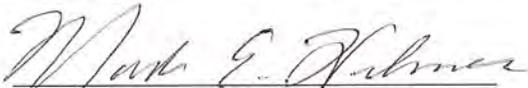


PLANNING DEPARTMENT

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-17-02**, were notified by First Class Mail on **1-13-17**.

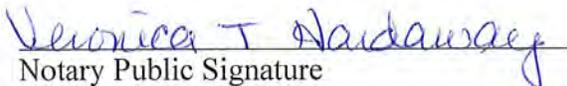


Signature

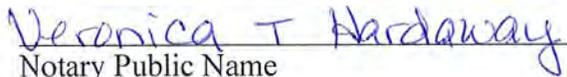
Johnston County, North Carolina

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

13th day of January, 2017



Notary Public Signature



Notary Public Name

My Commission expires on 1-14-18

(Seal)



Adjacent Property Owners of
CUP-17-02

TAG	PIN	NAME1	ADDRESS1	CITY	STATE	ZIPCODE
15022001	169419-60-3835	MOHAMED & SONS INC	PO BOX 1236	SMITHFIELD	NC	27577-0000
15022002	169419-60-4802	MOHAMED AND SONS INC	P O BOX 1236	SMITHFIELD	NC	27577-0000
15022003	169419-60-5707	TILGHMAN, GRANVILLE M AND OTHERS	27 ANNETTE DR STE 107	BENSON	NC	27504-8045
15022007	169419-60-4983	BON-RIC LLP	P O BOX 607	SELMA	NC	27576-0607
15022009	169419-61-5074	HOPKINS, RONALD JOE	432 E MARKET ST	SMITHFIELD	NC	27577-0000
15022018	169419-60-8905	W T BARTHOLOMEW TRUST	955 NORTH MAIN STREET	LOUISBURG	NC	27549-2148
15022025	169419-60-7632	CROSTOWN SMITHFIELD LLC	594 BROADWAY SUITE 1010	NEW YORK	NY	10012-0000
15022008	169419-61-4140	REGISTER, SALLY C	710 BRIDGE ST	SMITHFIELD	NC	27577-0000
15021032	169419-61-2072	STANCIL OIL COMPANY	PO BOX 188	SELMA	NC	27576-0188
15022024	169419-60-8800	M & F LLC	PO BOX 148	SMITHFIELD	NC	27577-0000
15099031L	169419-61-3107	ANYON, ANDRE G	118 N 7TH STREET	SMITHFIELD	NC	27577-3936
15022006B	169419-60-5822	POPE, MARY T	27 ANNETTE DR	BENSON	NC	27504-8045
15022006A	169419-60-4827	MOHAMED & SONS INC	PO BOX 1236	SMITHFIELD	NC	27577-0000
15022006	169419-60-5902	HYATT, SHERRIE LYNN	3000 WEDGE COURT	MATTHEWS	NC	28104-0000



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-17-03
Project Name: Classic Ford
TAX ID number: 14074005
Town Limits/ETJ: City
Applicant: Classic Ford
Owners: Mamco Rock Hill Properties, LLC
Agents: none
Neighborhood Meeting: none

PROJECT LOCATION: Southeast side of the intersection of North Brightleaf Boulevard and Ava Gardner Avenue.

REQUEST: The applicant is requesting a conditional use permit to allow for an automotive sales dealership on a 7.75 acre tract of land located within a B-3 (Highway Entrance Business) zoning district.

SITE DATA:

Acreage: 7.75 acres
Present Zoning: B-3 (Business)
Proposed Zoning: N/A
Existing Use / Previous: Vacant / Furniture Warehouse

DEVELOPMENT DATA: The applicant has submitted a sketch plan of the proposed facility. This version of the plan indicates two requested access points to Brightleaf Boulevard as well as two access points to a private access easement on the adjacent property to the west. The sketch plan shows the location of a 33,992 square foot building as well as 26 customer parking spaces, 40 employee parking spaces and 390 parking spaces for display of vehicles for sale. Landscaping includes standard street yards and transition yards as well as required interior parking lot planting islands. Required storm water facilities will be constructed in the rear portion of the lot. Lighting plans and signage plans will be produced prior to site plan approval.

Proposed Use: Automobile sales dealership

ENVIRONMENTAL: There does not appear to be any environmentally sensitive areas on the property considered for a Conditional Use permit to include flood plains or designated wetlands.

ADJACENT ZONING AND LAND USES:

North:	Zoning:	B-3(Business)
	Existing Use:	Commercial
South:	Zoning:	B-3 (Business) and R-20A (Residential)
	Existing Use:	Johnston County Animal Services / Vacant Land
East:	Zoning:	B-3 (Business)
	Existing Use:	Commercial
West:	Zoning:	B-3 (Business)
	Existing Use:	Commercial / Government Facilities

- **Consistency with the Strategic Growth Plan**

The proposed automobile sales dealership is consistent with the recommendations of the Comprehensive Growth Management Plan which calls for commercial uses near the intersection of Brightleaf Boulevard and Ava Gardner Avenue.

- **Consistency with the Unified Development Code**

An automobile sales dealership is a permitted uses within B-3 (Business) zoning district with a valid conditional use permit. All applicable development regulation to include parking, access, landscaping, and storm water regulations can and will be met prior to site plan approval and issuance of a valid zoning permit.

- **Compatibility with Surrounding Land Uses**

An automobile sales dealership at this location should not pose a compatibility issue with surrounding land uses providing required on-site parking is constructed and required landscaping and buffers are installed as per the Town of Smithfield Unified Development Ordinance.

- **Signs**

The proposed automobile sales dealership will qualify for wall and ground signs on the Brightleaf Boulevard side of the property.

OTHER:

FIRE PROTECTION: Town of Smithfield

SCHOOL IMPACTS: NA

PARKS AND RECREATION: NA

ACCESS/STREETS: Private street adjacent to western property line

WATER/SEWER PROVIDER: Town of Smithfield

ELECTRIC PROVIDER: Town of Smithfield

Planning Department Recommendations:

The Planning Department recommends approval of the request for a conditional use permit to allow for an automobile sales dealership on a 7.75 acre tract of land and located within the B-3 (Business) zoning district.

Planning Board Action Requested:

The Planning Board is requested to review the petition for an automobile sales dealership on property within a B-3 zoning district and make a recommendation to Town Council in accordance with the finding of fact for a conditional use permit.



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: Classic Ford Acreage of Property: 7.458
 Parcel ID Number: 260415642955 Tax ID: 14074005
 Deed Book: 01358 Deed Page(s): 0828
 Address: 1324 N Bright Leaf Boulevard, Smithfield, NC 27577
 Location: _____

Existing Use: Vacant Proposed Use: Retail - Automotive Sales & Service
 Existing Zoning District: B-3 (Highway Entranceway Business District)
 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): _____

FOR OFFICE USE ONLY

File Number: CUR-17-03 Date Received: 1/6/17 Amount Paid: 1/6/17

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 subject property is currently zoned for business use and the proposed development will meet all current land use requirements.

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

The proposed development will meet all conditional use requirements for an automobile dealership.

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 be compatible with current adjacent property uses.

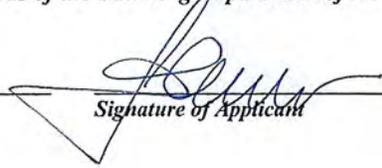
4. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located. The conditional use shall demonstrate conformance to the Land Use Plan or other plan in effect at the time and address impacts of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

A state of the art new Ford sales and service facility will be constructed to be in harmony with the surrounding business uses and to conform with the current land use plan.

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.

Scott Calhoun
Print Name


Signature of Applicant

1/5/17
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: Classic Ford Submittal Date: 1/6/17

OWNERS AUTHORIZATION

I hereby give CONSENT to Scott Calhoun (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.

Damien Mills Damien Mills 1/15/17
 Signature of Owner Print Name Date

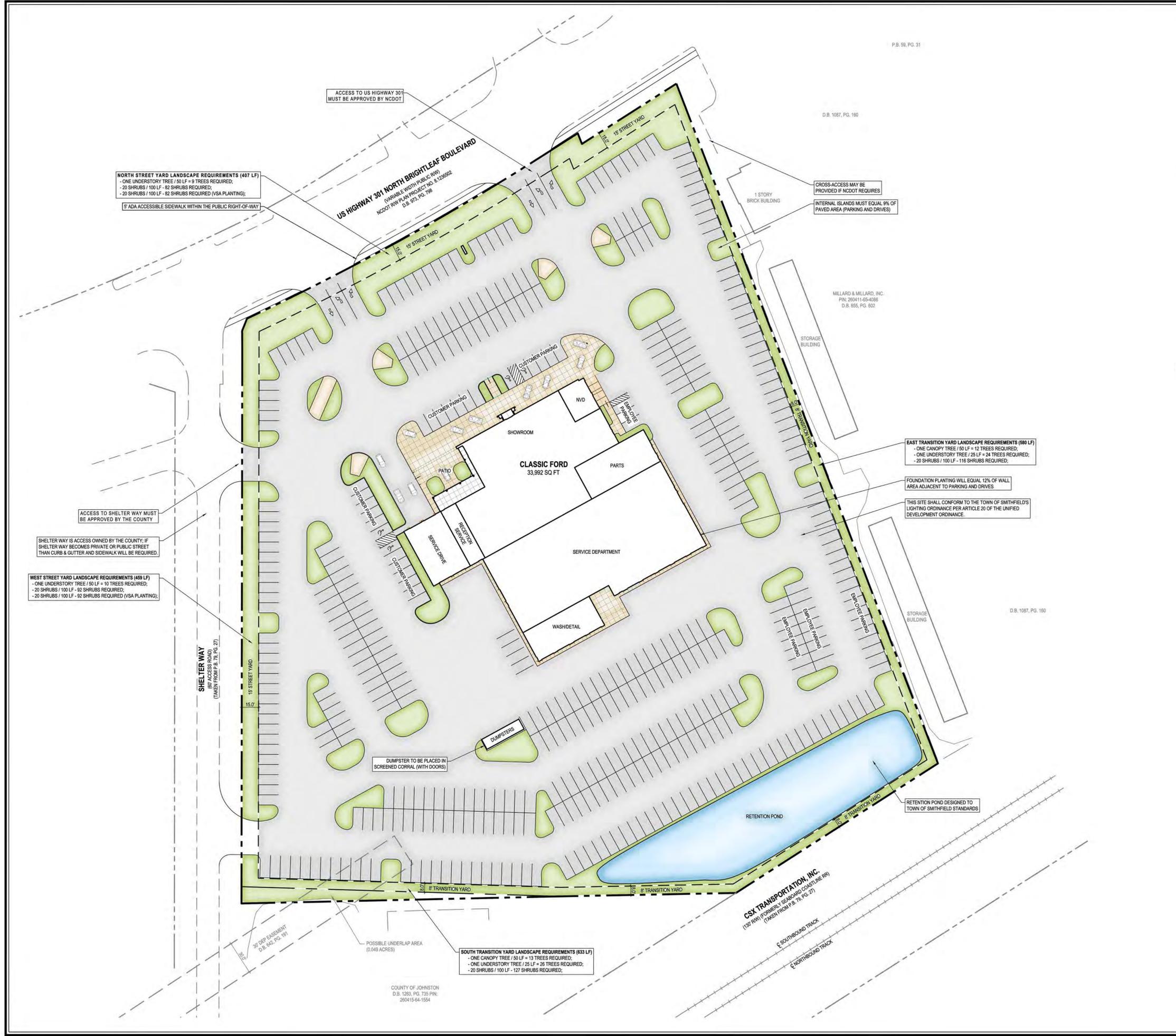
CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

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.

Scott Calhoun Scott Calhoun 1/5/17
 Signature of Owner/Applicant Print Name Date

FOR OFFICE USE ONLY

File Number: CUP-17-03 Date Received: 1/6/17 Parcel ID Number: 260415642955



SITE DATA:

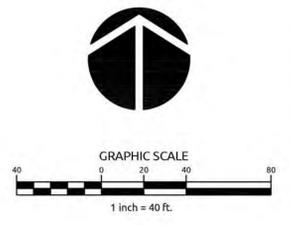
ADDRESS	1324 N BRIGHTLEAF BLVD SMITHFIELD, NC 27577
PAR #	260415642955
REAL ID#	14074005
OWNER	JONES BROTHERS REALTY LIMITED
DEED BOOK AND PAGE	D6 01358 PG 0826
GROSS SITE AREA	7.458 ACRES
EXISTING ZONING	B-3 (HIGHWAY ENTRANCEWAY BUSINESS DISTRICT)
EXISTING USE	VACANT
PROPOSED USE	RETAIL
EXISTING BUILDINGS	NONE
PROPOSED BUILDING	33,992 SF
PARKING CALCULATIONS PROVIDED	26 CUSTOMER SPACES 49 EMPLOYEE SPACES 390 VEHICLE DISPLAY SPACES
HANDICAP PARKING CALCULATIONS REQUIRED	4 SPACES

- NOTES:**
- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW COMMITTEE OF THE TOWN OF SMITHFIELD.
 - THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF COMPLIANCE PER THE GRADING PERMIT.
 - WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS THE REQUIRED BUFFER TYPE (I.E. BUFFER TYPE A, B, C) THE SMITHFIELD SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE PLANTING PLAN BASED ON ACTUAL FIELD CONDITIONS.
 - ALL EXTERIOR SITE LIGHTING IS WILL BE DESIGNED TO PREVENT OFF-SITE GLARE.
 - THE SIZE OF THE PLANTING ARE AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB.
 - NO TREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT-OF-WAY OR WITHIN 5' OF A SIDEWALK.
 - ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION.
 - ALL VEHICULAR USE AREAS (DRIVES AND PARKING AREAS) SHALL BE SCREENED FROM OFF-SITE VIEWS.
 - ALL STREET SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO TOWN OF SMITHFIELD GUIDELINES AND REGULATIONS AND THE MUTCD (LATEST REVISION).
 - ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF SMITHFIELD STANDARD SPECIFICATIONS AND DETAILS.
 - ALL NECESSARY PERMITS RELATIVE TO THIS PROJECT SHALL BE OBTAINED.

Job No.	02160695.00	Drawn By	W&R
Date	01/05/17	Designer	W&R

RECEIVED
By Mark Helmer at 9:36 am, Jan 13, 2017

Revisions



K:\1512\0101010695\Classic Ford\smithfield\CD\BASIC\02160695.dwg - Friday, January 13, 2017 8:45:44 AM - LUCAS.CDF@WRN

1300 Block of North Brightleaf Boulevard



Project Name:
Classic Ford

Proposed Use:
Automobile
Dealership

File Number:
CUP-17-03

Owner:
MAMCO Rock
Hill Properties, LLC

Applicant:
Classic Ford

Location:
1338 North
Brightleaf Blvd

Tax ID#
14074005

Zoning District:
B-3

Map created by the
Mark E. Helmer, AICP
Senior Planner,
GIS Specialist
on 1/23/2017

1 inch = 60 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-17-03, were notified by First Class Mail on 1-13-17.

Mark E. Helmer
Signature

Johnston County, North Carolina

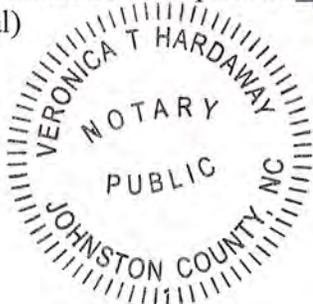
I, Veronica Hardaway, Notary Public for Johnston County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

13th day of January, 2017

Veronica T Hardaway
Notary Public Signature

Veronica T Hardaway
Notary Public Name

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



Adjacent Property Owners of
CUP-17-03

TAG	PIN	NAME1	ADDRESS1	CITY	STATE
14L10010A	260411-65-4198	ALLIED COMMERCIAL PROPERTIES	PO Box 1761	SMITHFIELD	NC
14L10199C	260411-65-2428	RAGSDALE, WILLIAM SMITH III	PO Box 272	SMITHFIELD	NC
14L10010D	260415-64-6824	MILLARD, DONALD E	PO Box 595	SELMA	NC
14057020	260411-65-3605	HLK COMMERCIAL LLC	2533 LITTLE DIVINE RD	SELMA	NC
14L10013	260415-64-1554	COUNTY OF JOHNSTON	PO Box 1049	SMITHFIELD	NC
14L10081	260411-65-5150	MILLARD, DONALD E	PO Box 595	SELMA	NC
14057026E	260411-55-8383	TRMIHA LLC	240 LAKEVIEW HILLS DR	FOUR OAKS	NC
14L10199B	260411-65-4086	MILLARD, DONALD E	PO Box 595	SELMA	NC
14N99030V	260415-54-6661	JOHNSTON COUNTY			
14057020C	260411-55-9495	CNL APF PARTNERS LP	8377 E HARTFORD DR STE 200	SCOTTSDALE	AZ
14074019	260411-55-6272	SMITHFIELD AYCOCK LAND LLC	PO Box 2020	GARNER	NC
14074019A	260411-55-9256	SMITHFIELD AYCOCK LAND LLC	PO Box 2020	GARNER	NC
15L10061	260415-63-4202	SMITHFIELD BUSINESS PARK LLC	ONE WEST AVE	LARCHMONT	NY
14074005	260415-64-2955	JONES BROTHERS REALTY LIMITED	PO Box 17806	RALEIGH	NC



PLANNING DEPARTMENT

Paul C. Emblar, Jr., Director

Notice Of Public Hearings

Notice is hereby given that public hearings will be held before the Planning Board of the Town of Smithfield, N.C., on Tuesday, February 2, 2017 at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following requests:

CUP-17-01 Nelson and Shonda Covington: The applicant is requesting a conditional use permit to allow for a commercial daycare center on a .98 acre tract of land located within a B-2 (Business) zoning district. The property considered for approval is located on the southwest side of the intersection of North Seventh Street and Bridge Street and further identified as Johnston County Tax ID# 15021012.

CUP-17-02 Linda Caulder: The applicant is requesting a conditional use permit to allow for a private nightclub on a .46 acre tract of land located within a B-2 (Business) zoning district. The property considered for approval is located on the west side of the North Brightleaf Boulevard approximately 260 feet north of its intersection with East Market Street. The property is further identified as Johnston County Tax ID# 15022007.

CUP-17-03 Classic Ford: The applicant is requesting a conditional use permit to allow for automotive sales on a 7.75 acre tract of land located within a B-3 (Highway Entrance Business) zoning district. The property considered for approval is located on the southwest side of the intersection of North Brightleaf Boulevard and Ava Gardner Avenue and further identified as Johnston County Tax ID# 14074005.

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 1/18/17 and 1/25/17



PLANNING DEPARTMENT

Paul C. Emblar, Jr., Director

Notice Of Public Hearings

Notice is hereby given that public hearings will be held before the Planning Board of the Town of Smithfield, N.C., on Thursday, February 2, 2017 at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following requests:

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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.