



PLANNING BOARD AGENDA

Members:

Chairman: Stephen Upton (Town)

Vice-Chairman: Mark Lane (ETJ)

Teresa Daughtry (Town)

Ashley Spain (ETJ)

Doris Wallace (Town Alt)

Alisa Bizzell (Town)

Michael Johnson (Town)

Debbie Howard (Town)

Stephen Wensman, AICP, ALA, Planning Director

Mark Helmer, AICP, CZO, Senior Planner

Julie Edmonds, Administrative Assistant

Meeting Date: Thursday, August 6, 2020

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall

PLANNING BOARD AGENDA

FOR REGULAR MEETING

AUGUST 6, 2020

MEETING TIME: 6:00 PM

TOWN HALL COUNCIL CHAMBERS

Call to Order.

Identify voting members.

Approval of the agenda.

Approval of the minutes for July 9, 2020.

New Business.

ZA-20-02 Lesley Thomas: The applicant is requesting an amendment to the Town of Smithfield Unified Development Ordinance (UDO) Article 6, Section 6.5 Table of Uses and Activities to allow for child care centers as an accessory use to Churches/Places of Worship as a special use in all zoning districts that allow for Churches/Places of Worship.

Old Business.

Development Report for July 31, 2020.

Adjournment.

**Draft
Town of Smithfield
Planning Board Minutes
Thursday, July 9, 2020
6:00 P.M. Town Council Chambers**

Members Present:

Chairman Stephen Upton
Vice Chairman Mark Lane
Debbie Howard
Doris Wallace
Michael Johnson

Members Absent:

Alisa Bizzell
Ashley Spain
Teresa Daughtry

Staff Present:

Stephen Wensman, Planning Director
Mark Helmer, Senior Planner
Julie Edmonds, Administrative Assistant

Staff Absent:

CALL TO ORDER

IDENTIFY VOTING MEMBERS

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES from June 4, 2020

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

NEW BUSINESS

RZ-20-04 TIMA, LLC: The applicant is requesting to rezone five tracts of land totaling approximately 7.45 acres from the PUD (Planned Unit Development) and R-20A (Residential-Agricultural) zoning district to the B-3 (Business) zoning district. The properties considered for rezoning are located on the southeast side of the intersection of Buffalo Road and M Durwood Stephenson Parkway and further identified as Johnston County Tax ID# 14075030B, 14075030G, 14075030F, 14075027 and 14075028.

Mr. Wensman stated that Frank Lee is requesting approval of a zoning map amendment to rezone approximately 0.73 acres of land from R20A to B-3 and 6.715 acres of land from Planned Unit Development (PUD) to B-3. The land is currently vacant and the proposed use is for commercial purposes. Mr. Wensman pointed out the location of the property on a map and stated that this same property was reviewed back in 2018 rezoning it to PUD. Since that time there is a piece of property at the corner of Buffalo Rd and Durwood Stephenson Parkway that has been included into this proposal.

In 2008, Frank Lee was interested in zoning the property for commercial. The comprehensive plan at that time guided the property as a mixed-use node, so Staff had supported a rezoning to PUD with a mixed-use plan consisting of office, convenience gas station and apartments. The Plan was not viable as proposed and the applicant is back asking for a rezoning to B-3. The property is not located within a floodplain and no delineated wetlands exist on or near property considered for rezoning.

The Town Plan/Future Land Use Map guides this area as mixed use. The mixed-use guidance is shown on all four corners of the M. Durwood Stephenson Parkway and Buffalo Road intersection. B-3 zoning is the Town's most expansive commercial zoning district that allows a wide variety of commercial land uses and that's what Mr. Lee wants to zone the property to. Staff feels the rezoning will be consistent with the Strategic Growth Plan because of its flexibility. It's consistent with the Unified Development Ordinance. Any plans that come forward will require plat approval and approved against those rules and it will be compatible with surrounding land uses. It's an area that is rapidly growing in residential and there is a commercial need in the area.

Mr. Lane asked what the property was currently zoned as.

Mr. Wensman said a mixed use/PUD (Planned Use Development). They provided a plan that showed a commercial gas station type use, an office residential use and an apartment building. There was never any interest in the property and now there is but as commercial only.

Debbie Howard made a motion to recommend approval of the rezoning of the 0.73 acre parcel from R-20A to B-3 and the 6.815 acre parcel area from PUD to B-3 finding the request to be consistent with the Town of Smithfield Comprehensive Growth Management Plan as amended by the rezoning and that the request is reasonable and in the public interest; seconded by Doris Wallace. Unanimously approved

S-20-01 Twin Oaks Subdivision, Section III, Phase VI: The applicant is requesting review and approval of a 20-lot subdivision on an 8.62-acre tract of land that is within an existing RMH (Residential Manufactured Home) zoning district. The property considered for subdivision approval is located on the west end of Will Drive approximately 1,000 feet northwest of its intersection with Yelverton Grove Road. The property is further identified as Johnston County Tax ID# 15J11008M.

Mr. Lane pointed out that he was lifelong friends with the applicant's parents; he grew up beside them and didn't feel the need to recuse himself but did want the board to be aware of the friendship.

Mr. Wensman stated JYMCO Development, Inc. is requesting a preliminary subdivision plat for Twin Oaks Subdivision, Section 3, Phase 6, a proposed 20-lot two-family residential development on 8.62 acres of land in the R-MH Manufactured Home Residential District. Town of Smithfield will provide water and sewer services and Duke Energy will provide power.

The subdivision site is comprised of open field that gently slopes towards a creek located on the west edge of the property. The low area around the creek is woodland. This new development will connect the two dead end streets of Will and Ray Drive. There will be lateral connection to the North and South to provide for potential future development in both directions. Storm ponds are proposed for the open space to the West side of the property. There will be a need for an HOA to manage, maintain and own the storm pond area.

The proposed right-of-way will be a 27' paved road with ditches in a 50' public right-of-way. That road is designed to have sewer down the center, a water line on the side and no sidewalks. The standard for DOT is 20' to 24' but after talking to the developer today, they have letters stating the DOT approved the previous 27' road and anticipate they will again. Will and Ray Drive are not currently accepted by NCDOT. In order for the new phase to be accepted for maintenance, the older phases will also need to be accepted. The applicant is proposing the right-of-way be dedicated to the NCDOT. The new road will tie into the existing Ray and Will Drives which lack public sidewalks. According to UDO Section, 10.112, the Town Council may require sidewalks. In this case, Planning is not recommending them. There are no sidewalks in the earlier phases of the development and none along Yelverton Grove Road.

Debbie Howard asked if the applicant would have to bring the older phase up to DOT standards.

Mr. Wensman said yes, that's correct.

Mr. Lane asked if the applicant was hoping that DOT would maintain all roads.

Mr. Wensman said yes, the previous phase and this new phase.

Mr. Upton asked if the current phase in its present condition now having not been maintained was accepted as is?

Mr. Wensman said no, DOT gives a punch list which included paving the roads which the applicant has done.

Mrs. Howard asked if it was correct that 20 duplexes would be built in this new phase providing homes for 40 families.

Mr. Wensman said yes, duplexes are twin homes and are allowed in that district.

Mrs. Howard asked if they weren't considered multi-family.

Mr. Wensman said no, 3 or more units are considered multi-family.

Mr. Wensman mentioned that sidewalks had been an issue the Town had struggled with. The subdivision ordinance states that Town Council may require applicants to construct a public sidewalk along all new streets. In rural areas that are likely going to stay rural, we wouldn't recommend or require sidewalks.

Mr. Upton asked if that would be updated in the ordinance.

Mr. Wensman said yes, DOT doesn't maintain sidewalks. If a road is truly going to remain DOT and not part of the Town, it puts a burden on homeowners to have that maintenance responsibility.

Mr. Upton asked if the new development down Hwy 210 would have been required to install sidewalks if it were being built now instead of when it was.

Mr. Wensman said yes, they are guided for greater density in our new Comp Plan. It's a walkable area and the Town anticipates that land to come into the city.

Mr. Lane stated that this stipulation on sidewalks needed to be placed in the UDO to prevent problems in the future.

Mrs. Howard stated that she could be why this new phase of Twin Oaks wouldn't need sidewalks.

Mr. Wensman said that Stormwater was being shown in two areas. There will be a cluster mailbox area which is required by the postal service. Park dedication will be required for the 20 lots consistent with the code at the time of final plat. Staff is recommending approval of the preliminary plat. Plats are an administrative approval in this Town. We can't conditionalize them unless a PUD or Special Use Permit.

Mrs. Howard asked if what the applicant was proposing was currently allowed in that district.

Mr. Wensman said yes, that plat is allowed as long as it's approved. The Plat does meet the code requirements.

Mrs. Wallace stated that the plan reads it was amended to allow for 2 parking spaces instead of 1.

Mr. Wensman said yes, we will ensure that all code requirements are met.

Mrs. Howard asked if those parking spaces would be paved.

Mr. Wensman said yes.

Doris Wallace made a motion to recommend approval of the preliminary plat of the Twin Oaks, Section 3, Phase 6 S-20-01; seconded by Debbie Howard. Unanimously approved.

Old Business

Mr. Wensman said he had an update on the Conditional Zoning. The Planning Department had planned to organize a Planning Workshop with the Town Council and Planning Board later this month along with Town Attorney Bob Spence. We also would like to make some changes to the Subdivision Ordinance. Right now, it is administrative and it's cumbersome not being able to address any issues that you see. Someone in Bob's office got sick and has been tested for Covid-19. They have quarantined for 14 days. We haven't been able to schedule anything yet.

Mr. Lane asked how much the hired attorney was able to help in clearing up what could and couldn't be done with the conditional zoning.

Mr. Wensman said she clarified what the Town could and couldn't do. We can't force conditional zoning; it has to be an option. We would need options in our code between quasi-judicial and legislative. We can make it more compelling to do legislative and that's what we're working to do.

Mrs. Howard asked when the two items approved here tonight go before Town Council, will at that time the surrounding property owners be contacted.

Mr. Wensman said our code isn't terribly clear. It's an administrative process and he doesn't think there are any administrative requirements for a hearing.

Mr. Upton asked if there are any municipalities carrying out hearings as this board use to do.

Mr. Wensman doesn't know but the statues don't require advisory quasi-judicial hearings at the Planning Board before the Town Council. They warn that isn't not advisable but it's not prohibited.

Adjournment

Being no further business, Debbie Howard made a motion seconded by Doris Wallace to adjourn the meeting. Unanimously approved

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist



Request for Planning Board Action

Agenda
Item: ZA-20-02
Date: 08/06/2020

Subject: Zoning Text Amendment
Department: Planning
Presented by: Mark Helmer, Senior Planner
Presentation: Business Item

Issue Statement

Request to amend Article 6, Table 6.5 Table of Uses and Activities to allow Child Care Centers as an accessory use to Churches/Places of Worship with supplemental regulations as a special use permit in all zoning districts that allow for Churches/Places of Worship.

Financial Impact

None.

Action Needed

Planning Board is respectfully requested to review the zoning text amendment and to make a decision whether to recommend approval, approval with changes, or to recommend denial of the request.

Recommendation

Planning Staff recommend approval of the zoning text amendment ZA-20-02 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Draft Zoning Text Amendment
2. Consistency Statement
3. Application



Staff Report

Agenda ZA-
Item: 20-02

REQUEST:

Lesley Thomas is requesting an amendment to the Town of Smithfield Unified Development Ordinance (UDO) Article 6, Section 6.5 Table of Uses and Activities to allow for child care centers as an accessory use to Churches/Places of Worship as a special use in all zoning districts that allow for Churches/Places of Worship.

ANALYSIS:

Child Care Centers are regulated by the Division of Child Development and Early Education and are defined as a child care arrangement where, at any one time, there are three or more preschool-age children or nine or more school-age children receiving child care. This also includes a center located in a residence, where the program is in a residence and the licensed capacity is six through twelve children, or up to fifteen school-age children.

Religious sponsored programs are given the option in child care law to operate under a Notice of Compliance with child care rules and laws rather than a child care license. They meet the rules for a one star license except that they are exempt from certain child care rules regarding certain age appropriate activities, staff qualification and training requirement. The Division of Child Development and Early Education monitors programs that operate under a "Notice of Compliance" in the same manner all other programs are monitored to ensure the facilities are healthy and safe for children. If religious sponsored programs receive child care subsidies, the exemptions apply, except they must meet the health and safety training requirements of staff.

The Town of Smithfield supported child care centers in residential zoned properties with the adoption of a 1994 zoning ordinance amendment that permitted day care establishments in all residential zoning districts with a Board of Adjustment approved conditional use permit. The subsequent Unified Development Ordinance adopted in 2008 removed day care centers from the list of permitted uses in all residential zoning districts. All day care establishment permitted before 2008 are now considered legal non-conforming and cannot be rebuilt if completely destroyed by fire or other natural disasters. In the 2016 UDO, child care centers are not allowed in residential districts as either primary or accessory uses. The draft zoning

ordinance amendment will allow child care centers with a Town Council issued special use permit as an accessory use to churches and places of worship in all zoning districts that currently allow for churches and places of worship. All child care centers accessory to churches will be required to meet the following existing supplemental regulations for child care centers and Churches/places of worship.

SECTION 7.4 CHILD CARE FACILITIES. (Supplemental Regulations)

7.4.1. Child Care Center

7.4.1.1. When a center is licensed for six to twenty-nine children, inclusive, there shall be 75 square feet per child of outdoor play area for the total number of children for which the center is licensed. In addition, the total number of children on the playground shall not exceed the number the space will accommodate at 75 square feet per child. When a center is licensed for 30 or more children, there shall be 75 square feet per child of outdoor play area for at least one-half of the total number for which the center is licensed, provided that the minimum amount of space on the outdoor play area shall be enough to accommodate at least 30 children. The outdoor play area shall provide an area that is shaded by a building, awnings, trees, or other methods. The outdoor area shall be designed so that staff are able to see and easily supervise the entire area.

7.4.1.2. If a special use permit is required, the permit shall establish the hours of operation.

7.4.1.3. Minimum paved off-street parking spaces: Two spaces plus one for each employee.

7.4.1.4. Minimum paved off-street loading and unloading area: In addition to the off-street parking area, there shall be sufficient paved driveway to accommodate at least two autos at one time for the purpose of loading and unloading passengers. The drop off area must be full drive through with no backing of vehicles required.

SECTION 7.32 CHURCHES /PLACES OF WORSHIP, CLUB OR PRIVATE LODGE MEETING HALLS AND INDOOR STORAGE FACILITIES. (AMENDED 8/7/18 SEE ZA-18-04) (Supplemental Regulations)

7.25.1 Churches/Places of Worship and Club or Private Lodge Meeting Halls shall have adequate parking meeting Article 10, Section 10.3.

7.25.2 The land use will not significantly increase traffic on local roadways within a residential neighborhood.

7.25.3 In B-2 and B-3 zoning districts, the land use should not substantially decrease vehicular and/or pedestrian traffic or inhibit business activity for adjacent commercial businesses particularly during normal business hours. Obviously, some businesses have more traffic than others. The Town recognizes that businesses in these zoning districts need active adjacent business space to attract customers to B-2 and B-3 zoning districts. The town intends for planning policies to encourage business traffic in these zoning districts while not prohibiting uses with less traffic. If a special use, due to inactivity during business hours or otherwise, substantially decreases commercial traffic then that special use is likely not to be in harmony with the existing development and uses with the area in which it is to be located.

7.25.4 The land use will not impede the normal and orderly development of the surrounding property for uses permitted in the district. If a substantial portion of a commercial center is closed or not attracting traffic during normal business hours then that absence of activity would likely impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

PROPOSED AMENDMENT:

Article 6, Section 6.5 is proposed to be amended to read as follows:

SECTION 6.5 TABLE OF USES AND ACTIVITIES.

Accessory Uses / Buildings	R-20A	R-10	R-8	R-6	R-MH	O/I	B-2	B-3	Supplemental Regulation
<u>Child Care Center (As accessory use to Churches/places of worship)</u>	<u>SS</u>	<u>Section 7.4.1</u> <u>Section 7.32</u>							

CONSISTENCY STATEMENT:

The zoning text amendment as proposed is consistency with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.

RECOMMENDATION:

Planning Staff recommend approval of the zoning text amendment ZA-20-02 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest

RECOMMENDED MOTION:

Staff recommends the following motion:

“move to recommend approval of zoning text amendment ZA-20-02, adding Child Care Centers as an accessory use to Churches/ Places of worship as a special use. The Planning Board finds the amendment to Article 6, Section 6.5 Table of Uses and Activities consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”

DRAFT ORDINANCE # ZA-20-02
AN ORDINANCE TO AMEND THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ARTICLE 6, SECTION 6.5, TABLE OF USES AND ACTIVITIES

WHEREAS, the Smithfield Town Council wishes to amend certain provisions in the Unified Development Ordinance by making changes to the Town of Smithfield Unified Development Ordinance to allow Child Care Centers as an accessory use to Churches/places of worship with supplemental regulations as a special use permit in all zoning districts that allow for Churches/Places of worship.

WHEREAS, it is the objective of the Smithfield Town Council to have the UDO promote regulatory efficiency and consistency and the health, safety, and general welfare of the community;

NOW, THEREFORE, be it ordained that the following Articles are amended to make the following changes set forth in the deletions (strikethroughs) and additions (double underlining) below:

[Revise Article 6, Section 6.5, to allow for the Child Care Centers as an accessory use to Churches/places of worship with supplemental regulations.

PART 1

SECTION 6.5 TABLE OF USES AND ACTIVITIES.

Uses	R-20A	R-10	R-8	R-6	R-MH	O/I	B-2	B-3	Supplemental Regulation
<u>Child Care Center</u> <u>(As accessory use to Churches/places of worship)</u>	<u>SS</u>	<u>Section 7.4.1</u> <u>Section 7.32</u>							

PART 2

That the Unified Development Ordinance shall be page numbered and revision dated as necessary to accommodate these changes.

PART 3

That these amendments of the Unified Development Ordinance shall become effective upon adoption.

Duly adopted this the ___ day of _____, 20__.

M. Andy Moore, Mayor

ATTEST

Shannan L. Parrish, Town Clerk

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD PLANNING BOARD
ZA-20-02**

Whereas the Smithfield Planning Board, upon acting on a zoning ordinance amendment to the *Unified Development Ordinance* and pursuant to NCGS §160A-383, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

Whereas the Smithfield Planning Board, upon acting on a zoning ordinance amendment to the *Unified Development Ordinance* and pursuant to NCGS §160A-383, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

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

IN THE EVENT THAT THE MOTION TO RECOMMEND APPROVAL OF THE ORDINANCE AMENDMENT,

That the final action regarding zoning ordinance amendment ZA-20-02 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Planning Board and information provided at the regularly scheduled meeting of Planning Board; and

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

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

That the final action regarding zoning ordinance amendment ZA-20-02 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

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



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

Petition for Amendment to the Unified Development Ordinance

Pursuant to Article 4 of the Town of Smithfield Unified Development Ordinance, Proposed amendments may be initiated by the Town Council, Planning Board, Board of Adjustment, members of the public, or by one or more interested parties. The application for any amendment shall contain a description of the proposed zoning regulation.

APPLICANT INFORMATION:

Lesley Thomas 144 Elvenia Cir
 Petitioner's Name Address or PO Box

Benson NC 27504 984-789-0058
 City, State, Zip Code Telephone

Proposed amendment to the Town of Smithfield Unified Development Ordinance:

To allow Childcare Centers as an accessory use to Churches with a special use permit.
 (Attach additional sheets as necessary)

This application must be accompanied by a Statement of Justification which addresses the following:

1. How the amendment proposed would serve the public interest or correct an obvious error in the existing ordinance.
2. How the amendment proposed will enhance or promote the purposes and goals of the adopted plans and policies of the governing body.

The undersigned hereby authorizes the filing of this petition and certifies that the information contained herein stands alone based on the merits of this request and is accurate to the best of their knowledge and belief.

Lesley Thomas 7/9/2020
 Signature of Petitioner Date

FOR OFFICE USE ONLY

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



Planning Department Development Report

Thursday, July 30, 2020

Project Name: Daycare Centers at Place of Worship
Request: Ammend to allow Daycares as accessory use to place of worsh
Location
Tax ID#: **PIN#:**
Project Status In First Review
Notes: Amend 6.5 Table of uses and activities

Text Amendment 2020--02	
Submittal Date:	7/3/2020
Planning Board Review:	8/6/2020
Board of Adjustment Review:	
Town Council Hearing Date:	9/1/2020
Approval Date:	

Project Name: Daycare Center
Request: Daycare Center @ existing place of worship
Location 720 Second Avenue
Tax ID#: 15066010 **PIN#:** 169311-57-2189
Project Status In First Review
Notes: Complimentary sketch plan review completed.

Special Use 2020-09	
Submittal Date:	7/3/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	9/1/2020
Approval Date:	

Project Name: TIMA LLC
Request: Rezone From PUD To B-3
Location Buffalo Road
Tax ID#: 14075030B **PIN#:**
Project Status In First Review
Notes: Southeast quadrant of Buffalo Rd and M Durwood Stephenson Pkwy

Map Amendment 2020-04	
Submittal Date:	6/17/2020
Planning Board Review:	7/2/2020
Board of Adjustment Review:	
Town Council Hearing Date:	8/4/2020
Approval Date:	

Project Name: Twin Oaks Subdivision
Request: 20 lot subdivision
Location Will Drive
Tax ID#: 15J11008M **PIN#:** 160300-46-0287
Project Status First Review Complete
Notes: TC review schedualed for 8/4/2020

Subdivision 2020-02	
Submittal Date:	6/5/2020
Planning Board Review:	7/9/2020
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	

Project Name: **Smithfield Living Facility**
 Request: 83 Unit Assisted Living Facility
 Location Kellie Drive
 Tax ID#: 14075022D PIN#: 260405-09-8645
 Project Status First Review Complete
 Notes:

Site Plan 2020-07	
Submittal Date:	6/5/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	

Project Name: **JCC Engineering Building**
 Request: 46,365 square foot educational facility
 Location 245 College Road
 Tax ID#: 15K10199F PIN#: 159308-87-5887
 Project Status Approved
 Notes: SUP recorded

Special Use 2020-06	
Submittal Date:	5/19/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	7/7/2020
Approval Date:	7/7/2020

Project Name: **JCC Engineering Building**
 Request: 46,365 square foot educational facility
 Location 245 College Road
 Tax ID#: 15K10199F PIN#: 159308-87-5887
 Project Status First Review Complete
 Notes:

Site Plan 2020-06	
Submittal Date:	5/19/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	

Project Name: **Mosquito Squad**
 Request: Amend UDO to allow for pest control in the LI zoning district
 Location 104 Airport Industri Drive
 Tax ID#: 15J08017F PIN#: 168500-04-8569
 Project Status Approved
 Notes: Ordinance posted to web site

Text Amendment 2020-01	
Submittal Date:	5/1/2020
Planning Board Review:	6/4/2020
Board of Adjustment Review:	
Town Council Hearing Date:	7/7/2020
Approval Date:	7/7/2020

Project Name: **Twin Creeks Cluster Subdivision**
 Request: SUP to allow for a 28 lot cluster subdivision
 Location Galilee Road
 Tax ID#: 15I09011B PIN#: 167300-56-5565
 Project Status **Second Review Complete**
 Notes: To allow for the use of the cluster subdivision provisions

Special Use 2020-01	
Submittal Date:	5/1/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	6/2/2020
Approval Date:	6/2/2020

Project Name: **Kiddie College R-8 to OI**
 Request: Amend zoning map to eliminate nonconforming use
 Location 304 Canterbury Road
 Tax ID#: 15004023A PIN#: 260413-14-2680
 Project Status **Approved**
 Notes: Official zoning map revised

Map Amendment 2020-03	
Submittal Date:	5/1/2020
Planning Board Review:	6/4/2020
Board of Adjustment Review:	
Town Council Hearing Date:	7/7/2020
Approval Date:	7/7/2020

Project Name: **True Hotel**
 Request: 4 Story Hotel
 Location 167 South Equity Drive
 Tax ID#: 15008046c PIN#: 260417-10-4438
 Project Status **Approved**
 Notes: Building Plans approved by JoCo Building Inspection

Site Plan 2020-04	
Submittal Date:	4/29/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	6/1/2020

Project Name: **Burger King**
 Request: Building Remodel / Drive Thru Reconfiguration
 Location 1932 East Market Street
 Tax ID#: 15L11001C PIN#: 260305-09-9223
 Project Status **Approved**
 Notes: Building Plans approved by JoCo Building Inspection

Site Plan 2020-05	
Submittal Date:	4/29/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	7/18/2020

Project Name: **Smithfield Independent Living**
 Request: 83 unit Assisted Living Facility
 Location Kellie Drive
 Tax ID#: 14075022D PIN#: 260503-00-6120
 Project Status **Approved**
 Notes: SUP recorded

Special Use 2020-05	
Submittal Date:	4/28/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	7/7/2020
Approval Date:	7/7/2020

Project Name: **Johnston County Detention Center**
 Request: Site Plan Approval
 Location 1071 Yelverton Grov Road
 Tax ID#: 15L11011 PIN#: 260300-67-6920
 Project Status **Approved**
 Notes:

Site Plan 2020-02	
Submittal Date:	2/7/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	7/14/2020

Project Name: **East River Phase II**
 Request: 32 lot division / Construction Plan Review
 Location Buffalo Road
 Tax ID#: 14075013 PIN#: 169520-80-3415
 Project Status **Approved**
 Notes: Under Construction

Subdivision 2018-01	
Submittal Date:	1/29/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	4/20/2020

Project Name: **Johnston Animal Hospital**
 Request: Free Standing Facility
 Location 826 North Brightleaf Boulevard
 Tax ID#: 15005038 PIN#: 260413-02-5950
 Project Status **Approved**
 Notes: Site Plan Approved

Site Plan 2020-01	
Submittal Date:	1/7/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	6/24/2020

Project Name: **Johnston Regional Airport FBO**
Request: FBO Hanger Addition
Location 3149 Swift Creek Road
Tax ID#: 15079017D PIN#: 168500-12-1015
Project Status **Approved**
Notes: Under Construction

Site Plan 2019-04	
Submittal Date:	5/22/2019
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	8/22/2019

Project Name: **Kamdon Ranch**
Request: 110 Lot Division
Location Swift Creek Road
Tax ID#: 15I08020 PIN#: 167400-55-9495
Project Status **Approved**
Notes: Under Construction

Subdivision 2019-02	
Submittal Date:	4/5/2019
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	6/27/2019

Project Name: **College Plaza**
Request: Retail Center
Location 1547 East Market Street
Tax ID#: 15K10023L PIN#: 169308-99-5886
Project Status **Approved**
Notes: Final Site Inspection completed with comments

Site Plan 2018-10	
Submittal Date:	8/9/2018
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	2/19/2019

Project Name: **Hampton Inn**
Request: Free Standing Hotel
Location 160 Towne Centre Place
Tax ID#: 15L11001G PIN#: 260305-08-5727
Project Status **Approved**
Notes: Under Construction

Site Plan 2018-08	
Submittal Date:	8/7/2018
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	3/28/2019

Project Name: **East River Phase 1**

Request: 40 lot division

Location 1899 Buffalo Road

Tax ID#: 14075013 PIN#: 169520-80-0490

Project Status **Approved**

Notes: Final Site Inspection Not Yet Completed

Subdivision 2018-01

Submittal Date: 7/9/2018

Planning Board Review:

Board of Adjustment Review:

Town Council Hearing Date:

Approval Date: 2/12/2019

Project Name: **Tires and Wheels**

Request: Auto Repair

Location 2134 South Brightleaf Boulevard

Tax ID#: 15A61047D PIN#: 168320-91-1779

Project Status **Approved**

Notes: Under Construction

Site Plan 2017-09

Submittal Date: 8/8/2017

Planning Board Review:

Board of Adjustment Review:

Town Council Hearing Date:

Approval Date: 3/8/2018