



PLANNING BOARD AGENDA

Members:

Chairman: Stephen Upton (Town)

Vice-Chairman: Mark Lane (ETJ)

Doris Wallace (Town)

Ashley Spain (ETJ)

Michael Johnson (Town)

Alisa Bizzell (Town)

Sloan Stevens (Town Alt)

Debbie Howard (Town)

Stephen Wensman, AICP, ALA, Planning Director

Mark Helmer, AICP, CZO, Senior Planner

Julie Edmonds, Administrative Assistant

Meeting Date: Thursday, May 6, 2021

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall

PLANNING BOARD AGENDA

FOR REGULAR MEETING

MAY 6, 2021

MEETING TIME: 6:00 PM

TOWN HALL COUNCIL CHAMBERS

Call to Order.

Identify voting members.

Approval of the agenda.

Approval of the minutes for April 1, 2021.

New Business.

SUP-21-04 Saint Ann Catholic Church: The applicant is seeking a special use permit to allow for an outdoor columbaria on a 15.2 acre tract of land located within the B-3 (Highway Entrance Business) and R-20A (Residential-Agricultural) zoning districts. The property considered for approval is located on the west side US Highway 70 Business West approximately 2,100 feet north of its intersection with Cloverdale Drive and further identified as Johnston County Tax ID# 17Q99003.

Old Business.

Adjournment.

**Draft
Town of Smithfield
Planning Board Minutes
Thursday, April 1st, 2021
Town Hall Council Chambers
6:00 PM**

Members Present:

Chairman Stephen Upton
Debbie Howard
Michael Johnson
Doris Wallace
Ashley Spain
Sloan Stevens
Alisa Bizzell

Members Absent:

Vice Chairman Mark Lane

Staff Present:

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

Staff Absent:

CALL TO ORDER

SWEARING in of SLOAN STEVENS

Sloan Stevens was sworn in as a new member by Town Clerk, Shannan Parrish.

APPROVAL OF AGENDA

Michael Johnson made a motion, seconded by Doris Wallace to approve the agenda. Unanimously approved

APPROVAL OF MINUTES from March 4th, 2021

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

NEW BUSINESS:

CZ-21-02 Spring Branch Commons: The applicant is seeking conditional zoning approval to rezone a 1.2-acre tract of land from the R-8 (Residential) zoning district to the R-8 CZ (Conditional Zoning) district for the creation of 10 single family dwelling units. The property considered for rezoning is located on the southeast side of the intersection of South Sixth Street and East Johnston Street. The property is further identified as Johnston County Tax ID#15026060.

Stephen Wensman stated TerraEden Landscape and Design, LLC, is requesting a conditional rezoning request of a 1.21-acre parcel in the R-8 Zoning District to R-8 CZ with a master plan for a 10-lot detached single-family residential development. The property is located on East Johnston Street

between South Seventh and South Sixth Street. The site is currently vacant. Sometime before 2005, a +/- 1300 sq. ft. warehouse sat on the corner of S. Sixth and East Johnson along with 3 silo-type structures. That structure is gone, but about 290 feet of valley curb wraps the corner of S. Sixth and E Johnson Street adjacent to where the warehouse once stood. The curbing on the rest of the block is a B6-12 type. Overhead electric utilities run along the right-of-way on S. Sixth Street. Streetlights attached to the power poles are located at both street corners. There are no wetlands or other environmentally sensitive features on the property. The applicant is proposing to redevelop a 1.21-acre parcel into a 10-detached single-family residential subdivision on 0.34-acres of common open space providing driveway access to residential parking, guest/handicap parking, mail kiosk, picnic shelter, picnic tables, play structure, and 2 area lights. The 10-lots range from 3,444 sq. ft. (.079-acres) to 4,343 sq. ft. (.1 acres in size). The minimum lot size is 41' x 84' and the largest lot is 54.50' x 86'. The setbacks are 10' – front, 5.5' -side (11' between homes), 25'-rear. Min. 1,290 sq. ft. single-story homes (average approximately 3,770 sq. ft. in size), with full-width front porch, three bedrooms, and two bathrooms. 5' wide public sidewalk will be constructed in the public right-of-way along the front property line. Decorative fencing will be installed along the street frontage on each lot. The lots and open space will be landscaped with grass, trees, and shrubs. No accessory buildings will be allowed. An HOA will provide common ownership and maintenance of the shared open space. Staff recommends approval with the following conditions:

1. That the driveway aprons be constructed in accordance with the Town's Standard Specifications and Details.
2. That concrete pads for trash bins be shown on the master plan.
3. That the valley curb in the public right-of-way be replaced with B6-12 curb.

Paul Emblar of 11 Kentwood Drive Smithfield, NC spoke on behalf of the property owner. He stated this development was much needed due to the need of affordable housing. He pointed out that pads would be provided for the trash receptacles to the rear of the house. There will be attached utility buildings. The two parking spaces meet the code requirement but in addition to that they have exceeded the code requirement and provided common parking in the amenity area.

Emma Gemmell of 207 Hancock St came forward. She lives beside an apartment complex that has these attached utility rooms that were previously mentioned and none of the tenants use them for garbage. She doesn't feel this Spring Branch Commons will be any different unless it's a requirement to live there.

Stephen Wensman stated he didn't think the utility rooms were required to be used for garbage but he did request there be a place for the garbage bins.

Mrs. Gemmell asked if anything would be done about a fire retardant due to the close proximity of these units.

Mr. Wensman said typically the town code will dictate the type of materials to meet this requirement.

Debbie Howard made a motion “move to recommend approval of zoning map amendment, CZ-21-02, with 3-conditions finding is consistent with the Town of Smithfield Comprehensive Growth Management Plan as to be and other adopted plans, and that the amendment is reasonable and in the public interest, seconded by Ashley Spain. Unanimously approved

SUP-21-03 Bonnie Godwin: The applicant is seeking a special use permit to allow for a single-family residential dwelling within a OI (Office & Institutional) zoning district. The property considered for approval is located on the north side of Wilkins Street approximately 175 feet east of its intersection with North Seventh Street and further identified as Johnston County Tax ID# 15010038.

The remaining minutes concerning SUP-21-03 were redacted from the Planning Board minutes provided to Town Council. Mark Helmer said detached single-family residential uses in the O/I district require a special use permit. The structure proposed for detached single-family residential was originally constructed and used as a detached single-family residential home then converted to an office many years ago. When converted, the entire yard was paved with concrete for parking. The paved parking is contiguous to parking on adjacent properties including the rear yard of 518 N Seventh Street (a residential property owned by the applicant), 515 N Eighth St (an office property owned by the applicant), and 601 N. Eighth St (an office property owned by William and Suzanne Bizzell). The properties to the west of the subject property are used as detached single-family and mid-block east (including the subject property) have been used as offices. According to the applicant, the office has been vacant for a long time and the property is no longer attractive for office tenants. The current driveway access spans the width of the property and the parking configuration requires vehicles to back out into the street. The UDO requires commercial vehicles to ingress and egress in a forward motion. The driveway exceeds the maximum driveway width for commercial and residential properties. Vehicle parking in the front yard, encroach on the public right-of-way.

The applicant would like to return the property to its original detached single-family residential use. The applicant has no plans to convert the pavement back to a yard with grass and landscaping as is typical of a detached single-family residential use. There are no proposals to create a barrier to the contiguous commercial parking at the rear of the property. The existing conditions in the yard are to remain the same as they are currently. Although originally constructed as a single-family residential use, the property no longer has a residential character because of the entire yard being paved. The yard parking is contiguous to adjacent commercial uses in the rear of the property with no differentiation in land uses. The area from the mid-block east has been transitioning toward office development over the years. The return to residential use for this lot is not in harmony with the surrounding development.

Wilkins Street has taken on a commercial-office character over the years. Unlike N. 7th Street also in the O/I district, the half-block in which the property sits consists of office uses entirely. There are no buffers between the uses except for a short strip of grassy vegetation separating the property from the office directly to the east and no opportunity to create them because of the concrete paving. The UDO, Section 10.14 requires a Type B buffer yard between commercial and single-family residential uses. The ingress and egress to the property infringe on the public right-of way. The UDO and the Town’s Standard Specifications and Details do not allow residential driveways to exceed 24’ in width.

The Planning Department recommends denial of the SUP-21-03 based on the findings of fact.

Planning Board reviewed the case, it will now go before Town Council on Tuesday, May 4th, 2021 at 7pm.

ZA-21-03 Town of Smithfield: The applicant is requesting an amendment to the Town of Smithfield Unified Development Ordinance, Article 7, Section 7.2 Accessory Uses or Structures to allow for fences as an accessory structure in all zoning districts.

Mr. Helmer stated There are no fence regulations in the Smithfield Unified Development Ordinance. These appear to have been omitted during the last major update to the UDO in 2016. The purpose of fence regulations is to maintain adequate visibility on private property and in public right of-way, to maintain the openness of front and street side yards, to protect the light and air to abutting properties, and to provide adequate screening by regulating the height, location, and design of fences and walls.

The draft ordinance regulates fences and walls such that:

- the height of fences and walls in front yards or in front of principal structures cannot exceed (3) feet in height or be more than 75% solid.
- the height of retaining walls in front yards or in front of principal structures greater than five (5) feet in height
- the height of fences in residential side and rear yards cannot exceed (7) feet in height.
- The height of commercial and industrial fences cannot exceed 10 in height and that part of the fence or wall greater than (7) feet must be open similar to woven wire or wrought iron.
- Fences are exempt from setbacks and can be up to the property line.
- Fences must respect the vision triangle at intersections for public safety reasons.
- Fences and walls that are consistent with the provisions of the ordinance are to be permitted accessory uses not requiring a zoning permit.

Mr. Wensman pointed out the changes in red on the agenda are from a discussion he had this morning with Mrs. Lampe.

Debbie Howard moves to recommend approval of zoning text amendment, ZA-21-03, finding the amendment consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest, seconded by Doris Wallace. Unanimously approved.

OLD BUSINESS:

Mark Helmer stated he had included the development report in the agenda for all new development and was open for discussion if anyone had a question. You will also find the permit report too showing all permits that have been issued.

Adjournment

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

Next Planning Board meeting is May 6th, 2021 at 6pm.

Respectfully Submitted,

Julie Edmonds

Julie Edmonds
Administrative Support Specialist

DRAFT



Request for Planning Board Action

Business SUP-
Item: 21-04
Date: 5/6/21

Subject: St. Ann's Columbaria
Department: Planning
Presented by: Stephen Wensman, Planning Director
Presentation: Special Use Business Item

Issue Statement

Terraeden Landscape and Design, LLC is requesting on behalf of St. Ann's Church a special use permit to construct columbaria on the church property located at 4057 US Highway 70 Business.

Financial Impact

None.

Action Needed

To review the special use permit request and provide feedback to the applicant.

Recommendation

Planning Staff is recommending the Town Council approve SUP-21-04 based on finding of fact for special use permits.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Application
3. Site Plans



Staff Report

**Business SUP-
Item: 21-04**

REQUEST:

Terraeden Landscape and Design, LLC is requesting on behalf of St. Ann's Church a special use permit to construct columbaria on the church property located at 4057 US Highway 70 Business..

SPECIAL USE:

Columbaria in the B-3 zoning district and those with over 200 niches require a special use permit.

APPLICATION:

Application Number: SUP-21-04
Location: 4057 US Highway 70 Business West
Project Name: St. Ann's Columbaria
Parcel ID number: 17Q00993
Town Limits/ETJ: ETJ
Applicant: Terraeden Landscape and Design, LLC
Property Owner: Luis Rafael Arama, Bishop of the Roman Catholiod Diocese of Raleigh
Agents: None

SITE/DEVELOPMENT DATA:

Acreage: 15.29 acres
Present Zoning: B-3
Existing Uses: Place of Worship
Proposed Use: Place of Worship with Columbaria
Fire Protection: Wilson's Mills
School Impacts: None
Parks and Recreation: None
Water Provider: Johnston County
Sewer Provider: Johnston County
Electric Provider: Duke

ADJACENT ZONING AND LAND USES:

	Exiting Zoning	Existing Use:
North	General Business	Vacant agricultural
South	General Business	Vacant agricultural
West	R-20A	Rural Residential
East	B-3	Vacant agricultural

EXISTING CONDITIONS:

The area planned for the columbaria is adjacent the church between the church and parking lot (phase 1) and between the church and the Chapel addition (phase 2). The area is comprised of turfgrass and landscaping.

ANALYSIS:

The Town recently adopted regulations for columbaria and had been aware of St. Ann's planned columbaria project. The regulations were recently amended by St. Ann's to refine the regulations and to make adjustments needed to accommodate this application.

The columbaria is comprised of 2 phases. Phase 1 contains 1460 niches located between the parking lot and the church. The site is organized with the columbaria arranged in a cross shaped wall, surrounded by 4 ornamental trees and more columbaria in a circle arrangement around the cross with paving and benches. The columbaria are identified as being 5'-6" tall on the plans. The approach to the columbaria is a walkway passing through a 8'-6" tall memorial plaque wall and scripture wall with a statue and fountain.

Phase 2 contains 2,540 niches located between the church and the chapel addition. Phase 2 will be visible from US 70 Business West. The site is organized with single sided columbaria walls that form the edge of the columbaria site and create a wall or barrier from US 70 Business West. Within the walls are three linear columbaria walls within a plaza with trees and benches. The columbaria are identified as being 5'-6" tall on the plans, consistent with Phase 1.

The columbaria is in accordance with the standards of Section 7.35 as follows:

- Adequate access is provided for maintenance. The columbaria is accessible from the St. Ann's parking lot.
- St. Ann's will be creating perpetual care and maintenance trust fund in the amount of 15% of the sales price.
- The church has clear title to the land.

- The columbaria are shown as 5'-6" tall, less than the maximum allowed
 - They comply with setbacks
 - The columbaria are made of stone that complement the church.
 - Commemorative plaques will conform to the standards.
 - There are over 200 niches, therefore approval of the Special Use Permit will allow the greater number of niches.
-

DRAFT FINDINGS OF FACT:

The UDO, Article 4, sets forth eight findings of fact that are required for approval of a special use permit through a quasi-judicial process. (Please see the attached application which contains the applicant's findings of fact). Staff's opinion for each finding are shown in *Bold/Italics* below:

4.9.3.5.1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare. *The proposed columbaria will not be detrimental to or endanger the public health, safety, or general welfare. The columbaria is well designed and integrated with the church campus.*

4.9.4.5.2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. *The columbaria will have no impact on the surrounding area. The columbaria is complementary to the church.*

4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided. *All necessary facilities are present.*

4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas. *It will not.*

4.9.4.5.5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. *There is adequate access for pedestrians and for future maintenance.*

4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property. *The columbaria is well integrated into the church campus and will have no impact on adjoining property.*

4.9.4.5.7. 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 plan will be in harmony with the church.*

4.9.4.5.8. The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located. *The use will conform to applicable regulations.*

PLANNING DEPARTMENT RECOMMENDATION TO TOWN COUNCIL:

The Planning Department recommends approval of the SUP-21-04 based on the findings of fact.

No Recommendation is needed from the Planning Board, only review of the application.



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

SPECIAL USE PERMIT APPLICATION

Pursuant to Article 4, 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 Special Use. Special Uses are uses that may be appropriate in a particular district, but has the potential to create incompatibilities with adjacent uses.

Special Use Permit applications must be accompanied by nine (9) sets of the application, nine (9) sets of required plans and one (1) digital copy of all required documents, an Owner's Consent Form (attached) and the application fee.

SITE INFORMATION:

Name of Project: St. Ann Columbarium Acreage of Property: 15.29 ac
Parcel ID Number: 168617-01-1829 Tax ID: 17Q00993
Deed Book: 05157 Deed Page(s): 0051
Address: 4057 US Highway 70 Bus, Clayton NC 27520
Location: 4320' northwest of the intersection of US 70 Bus and Swift Creek Rd.

Existing Use: Church Proposed Use: Church/Columbarium
Existing Zoning District: Combination of B-3 Commercial, R-20A Residential and AR Agricultural

Is project within a Planned Development: Yes No
Planned Development District (if applicable): not applicable
Is project within an Overlay District: Yes No
Overlay District (if applicable): not applicable

FOR OFFICE USE ONLY

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

REQUIRED FINDING OF FACT

Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a Special Use Permit to address the following findings. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which this section requires. The Town Council shall issue a special use permit if it has evaluated an application through a quasi-judicial process and determined that:

- 1) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.
see attachment

- 2) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
see attachment

- 3) Adequate utilities, drainage, parking, or necessary facilities have been or are being provided
see attachment

- 4) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
see attachment

- 5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
see attachment

- 6) That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.
see attachment

- 7) 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.
see attachment

- 8) The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.
see attachment

REQUIRED SITE PLAN INFORMATION

Article 5 of the Town of Smithfield Unified Development Ordinance requires a site plan be prepared by a professional engineer, registered land surveyor, or licensed architect and shall be drawn to scale of not less than one inch equals 30 feet. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan. The site plan shall contain the following information, if applicable as determined by the UDO Administrator:

- 1) A key map of the site with reference to surrounding areas and existing street locations.
- 2) The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records.
- 3) Parcel Identification Numbers (PIN) for site and adjacent properties.
- 4) Deed book and page reference demonstrating ownership of property.
- 5) Location of all existing and proposed structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- 6) Building setback, side line, and rear yard distances.
- 7) Location of watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- 8) All existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level, and significant soil conditions.
- 9) Topography showing existing and proposed contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- 10) The zoning of the property, including zoning district lines where applicable.
- 11) Lot line dimensions and property lines of the tract to be developed (with dimensions identified), adjacent property lines (including corporate limits, Town boundaries, and county lines).
- 12) Parking, loading, and unloading areas shall be indicated with dimensions, traffic patterns, access aisles, and curb radii per the requirements of Article 10, Part I.
- 13) Types of surfaces for drives, sidewalks, and parking areas.
- 14) Location and design of existing and proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- 15) Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- 16) Location of all US Clean Water Act Section 404 wetland areas, located of detention/retention ponds (Best Management Practices), riparian buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot.
- 17) The location of all common areas.
- 18) The location and dimensions of all areas intended as usable open space, including all recreational areas. The plans shall clearly indicate whether such open space areas are intended to be offered for dedication to public use or to remain privately owned.
- 19) Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants, trees, and dimensions, approximate time of planting, and maintenance plans per the requirements of Article 10, Part II. The plan shall include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name.
- 20) Proposed site lighting.

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 Special 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.

TELAD, Paul C. Embler, Jr.



4/1/2021

Print Name

Signature of Applicant

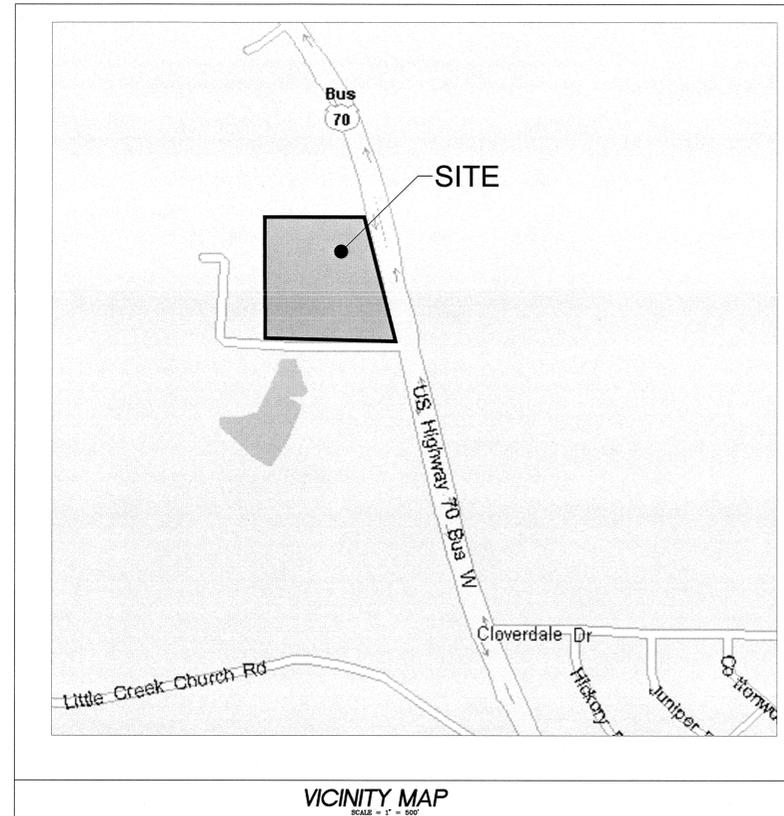
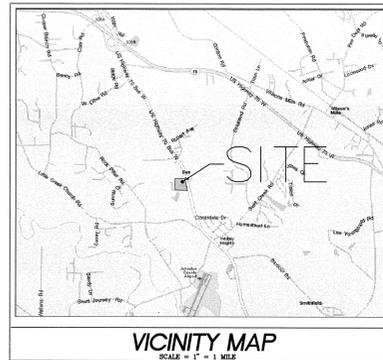
Date

Site Plan Information FOR St Ann Catholic Church -Columbarium SUP

4057 US 70 BUS HWY
CLAYTON, NC 27520

Sheet List Table

Sheet Number	Sheet Title
SUP 0.0	Cover Sheet
SUP 1.0	Existing Site Plan
SUP 1.1	Existing Grading and Drainage Plan
SUP 1.2	Existing Utility Plan
SUP 1.3	Enlarged Existing Utility Plan
SUP 2.0	Campus Masterplan
SUP 3.0	Enlarged Columbarium Phase I
SUP 3.1	Enlarged Columbarium Phase II



PROJECT INFORMATION:
 PROJECT LOCATION/ADDRESS:
 4057 US 70 BUS HWY
 CLAYTON, NC 27520
 TAX ID: 3804828
 BOOK: 01662 PAGE: 0530

OWNER/DEVELOPER:
 THE ROMAN CATHOLIC DIOCESE
 PHONE: (919) 821-9717
 ATTN: Luis Rafael Zarama

SITE PLAN PREPARER/ Landscape Architect
 Paul C. Embler Jr., PSLA
 Terraeden Landscape & Design, LLC (TELAD)
 11 Kentwood Drive, Smithfield, NC 27577
 (919) 219 - 3410

ZONING: B-3, HIGHWAY BUSINESS, & R-20A,
 RESIDENTIAL-AGRICULTURAL

GIS PIN #: 168617012708

CURRENT USE: CHURCH AND CLASS ROOMS
PROPOSED USE: CHURCH AND CLASS ROOMS
REFUSE COLLECTION: PRIVATE SERVICE.

LOCAL INSPECTIONS: TOWN OF SMITHFIELD, NC
 (919) 934-2116

UTILITIES: JOHNSTON COUNTY UTILITIES
 MIKE KEEN (919) 989-5075

STORMWATER: EXISTING BMP DESIGNED FOR
 188,817 SF (4.34 ACRES) BUILT
 UPON AREA (BUA), PROPOSED
 BUA=184,041 SF (4.23 ACRES)

DISTURBED AREA: 7.349 AC

ARCHITECT

ROGER CANNON,
 CANNON ARCHITECTS
 401-135 N. WEST STREET
 RALEIGH, NC 27603
 (919) 833-1122

LANDSCAPE ARCHITECT

Paul C. Embler Jr., PSLA
 Terraeden Landscape & Design,
 LLC (TELAD)
 11 Kentwood Drive, Smithfield,
 NC 27577
 (919) 219 - 3410

CIVIL ENGINEER

H. Dean Penny, P.E.
 1013 Quail Trail
 Clayton, NC 27520
 (919) 815 - 3998

SURVEYOR

MATTHEW CRAWFORD, PLS
 KCI ASSOCIATES OF NC
 4601 SIX FORKS ROAD, SUITE 220
 RALEIGH, NC 27609
 (919) 783-9214

GEOTECHNICAL ENGINEER

R.L."LEVI" DENTON, II, PE
 TERRACON
 2401 BRENTWOOD ROAD, SUITE 107
 RALEIGH, NC 27604
 (919) 873-2211

OWNER

Luis Rafael Zarama, Bishop of the Roman Catholic Diocese of Raleigh
ST ANN CATHOLIC CHURCH
 7200 STONEHENGE DRIVE
 Raleigh, NC 27613
 (919) 821-9717



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ST. ANN CATHOLIC CHURCH
 Parish Center
 4057 US. 70 Business CLAYTON, NC

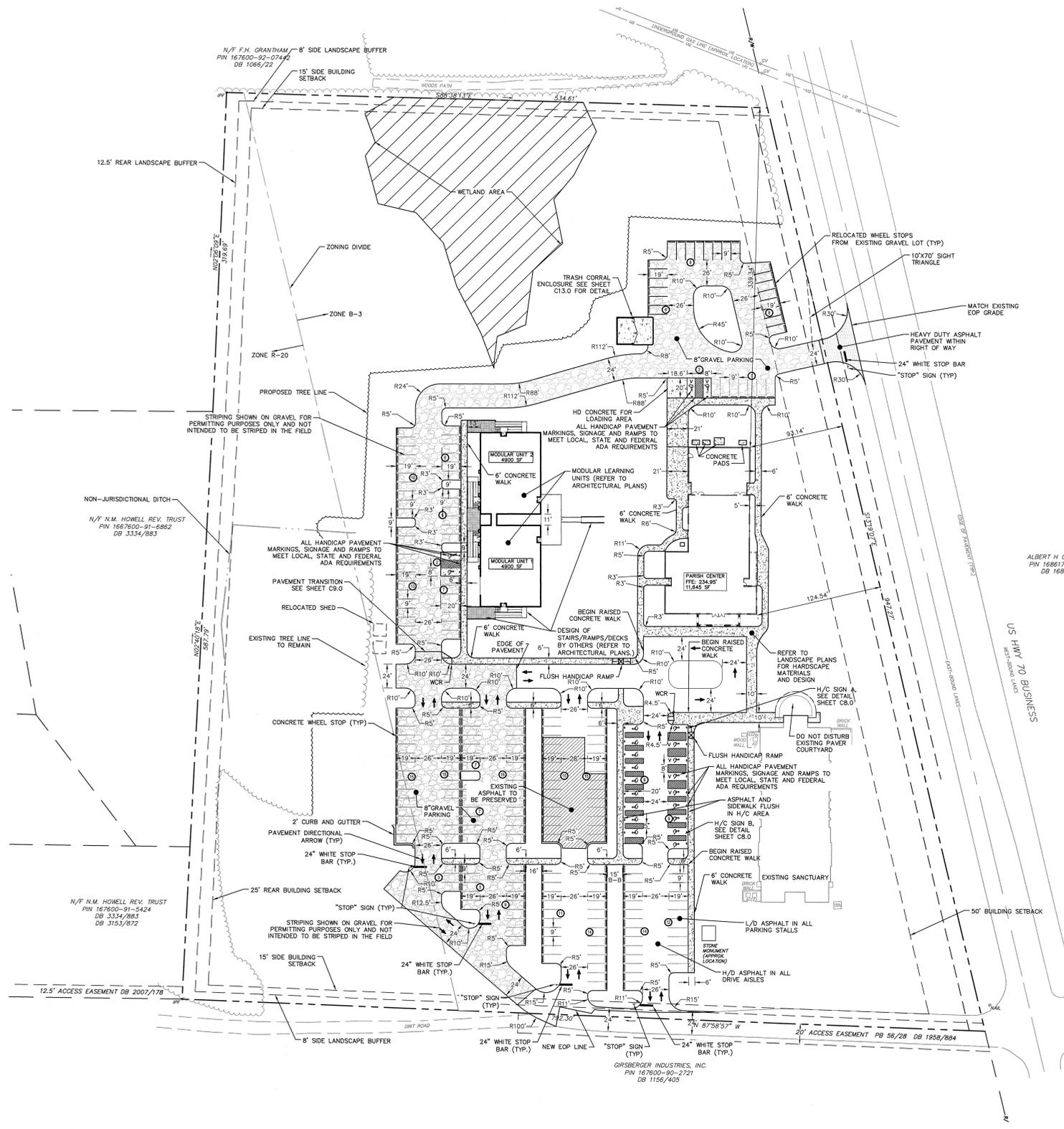
COVER SHEET

PHASE
 Special Use Permit
 Application

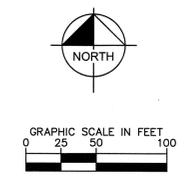
REVISIONS
 # DATE DESCRIPTION

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 SUP 0.0

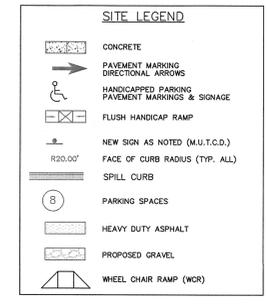
Plotted By: Wayland, Derek Sheet Set: ST. ANN PARISH CENTER Layout: C6.0 SITE PLAN February 13, 2015 12:13:34pm K:\ARDI_LDEV\01471000_ST. Anne Catholic Church\Planning Phase\15_CAD_Files\PlanSheets\C6.0 SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Abuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. and its without liability to Kimley-Horn and Associates, Inc.



PROJECT INFORMATION:
 PROJECT LOCATION/ADDRESS:
 4057 US 70 BUS HWY
 CLAYTON, NC 27520
 TAX ID: 3804828
 BOOK: 01662 PAGE: 0530
 OWNER/DEVELOPER:
 THE ROMAN CATHOLIC DIOCESE
 PHONE: (919) 821-9717
 ATTN: DAVID BROCKMAN
 SITE PLAN PREPARER/CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 ATTN: MR. BRIAN MICHOT, P.E., LEED AP
 POST OFFICE BOX 33068
 RALEIGH, NORTH CAROLINA 27636-3068
 TELEPHONE: (919) 878-4132
 ZONING: B-3, HIGHWAY BUSINESS, & R-20A
 RESIDENTIAL-AGRICULTURAL
 GIS PIN #: 168617012708
 CURRENT USE: CHURCH AND CLASS ROOMS
 PROPOSED USE: CHURCH AND CLASS ROOMS
 REFUSE COLLECTION: PRIVATE SERVICE.



SITE DATA	
EXISTING SITE AREA =	14.075 ACRES
PROPOSED SITE AREA =	14.075 ACRES
TOTAL DISTURBED/DENIED AREA =	7.349 AC
IMPERVIOUS AREA (EXISTING) =	2,554 AC
PREVIOUSLY APPROVED IMPERVIOUS AREA =	4.34 AC
TOTAL IMPERVIOUS AREA (PROPOSED) =	4.13 AC
PERVIOUS AREA =	9.72 AC
PERCENT IMPERVIOUS (ON-SITE) (4.13/14.075) =	29.34 %
EXISTING USE:	CHURCH & CLASS ROOMS
EXISTING USE ON ADJACENT PROPERTY:	AGRICULTURAL/RESIDENTIAL
PROPOSED USE:	CHURCH, ASSEMBLY HALL & CLASS ROOMS
PROPOSED PARISH CENTER AREA:	11,645 SF
PROPOSED MODULAR LEARNING UNITS:	9,866 SF
EXISTING CHURCH AREA:	12,066 SF
OCCUPANCY:	ASSEMBLY
SETBACK:	
FRONT BUILDING =	50 FEET FROM ROW
SIDE BUILDING =	15 FEET
REAR BUILDING =	25 FEET
RECEIVING WATERCOURSE:	REEDY BRANCH
FLOOD ZONE:	SITE IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAN PER FIRM MAP NO. 3720187600L, PANEL 1676, AND NO. 3720187600L, PANEL 1686L.
TOTAL REQUIRED PARKING (CALCULATION: 613 (CHURCH CAPACITY)/3=204.33)	205 SPACES
TOTAL PARKING PROVIDED (INCLUDES 22 HC SPACES)	250 SPACES
PAVED PARKING	99 SPACES
HC PROVIDED	22 SPACES
VAN ACCESSIBLE HC STALLS	6 STALLS
STANDARD HC STALLS	16 STALLS
REFER TO SHEET L2.0 FOR LANDSCAPE REQUIREMENTS	



CANNON architects
 401-135 N. West Street
 Raleigh, North Carolina 27603
 tel: 919.833.1122 fax: 919.833.0012

Kimley-Horn
 © 2014 KIMLEY-HORN AND ASSOCIATES, INC.
 333 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 WWW.KIMLEY-HORN.COM
 NC LICENSE # F-10102



ST. ANN CATHOLIC CHURCH
 Parish Center
 4057 US. 70 Business CLAYTON, NC

NEUSE RIVER BUFFER NOTE:
 JOHNSTON COUNTY DEPARTMENT OF PUBLIC UTILITIES HAS DETERMINED THAT NO BUFFERS EXIST ON PROJECT SITE. REFER TO NBR # NB-0012.

WETLANDS NOTE:
 WETLAND JURISDICTIONAL DETERMINATION APPROVED BY THE US ARMY CORPS OF ENGINEERS ON 1 OCTOBER 2014. REFER TO SAW-2014-01811.

SURVEY NOTE:
 EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN PROVIDED BY K&H ASSOCIATES OF NC, 4601 SIX FORKS ROAD, SUITE 220, RALEIGH, NC 27609, (919) 783-9214 ON 11/18/2013 AND UTILITY ASBLUTS PROVIDED BY JOHNSTON COUNTY TITLED "OVERALL UTILITIES PLAN - RECORD DRAWING" DATED 4/13/2014 BY MCKIM & CREED, CARY, NC.

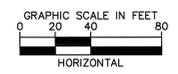
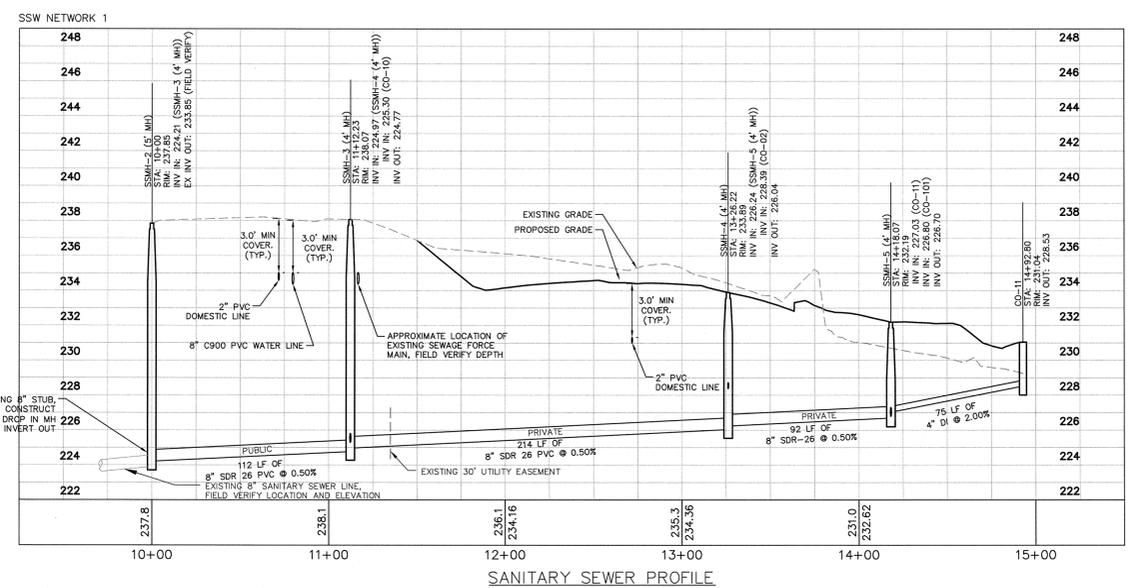
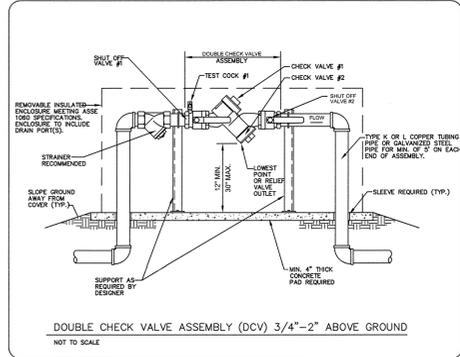
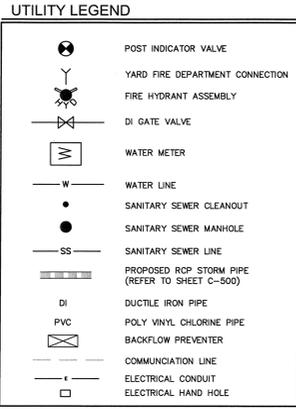
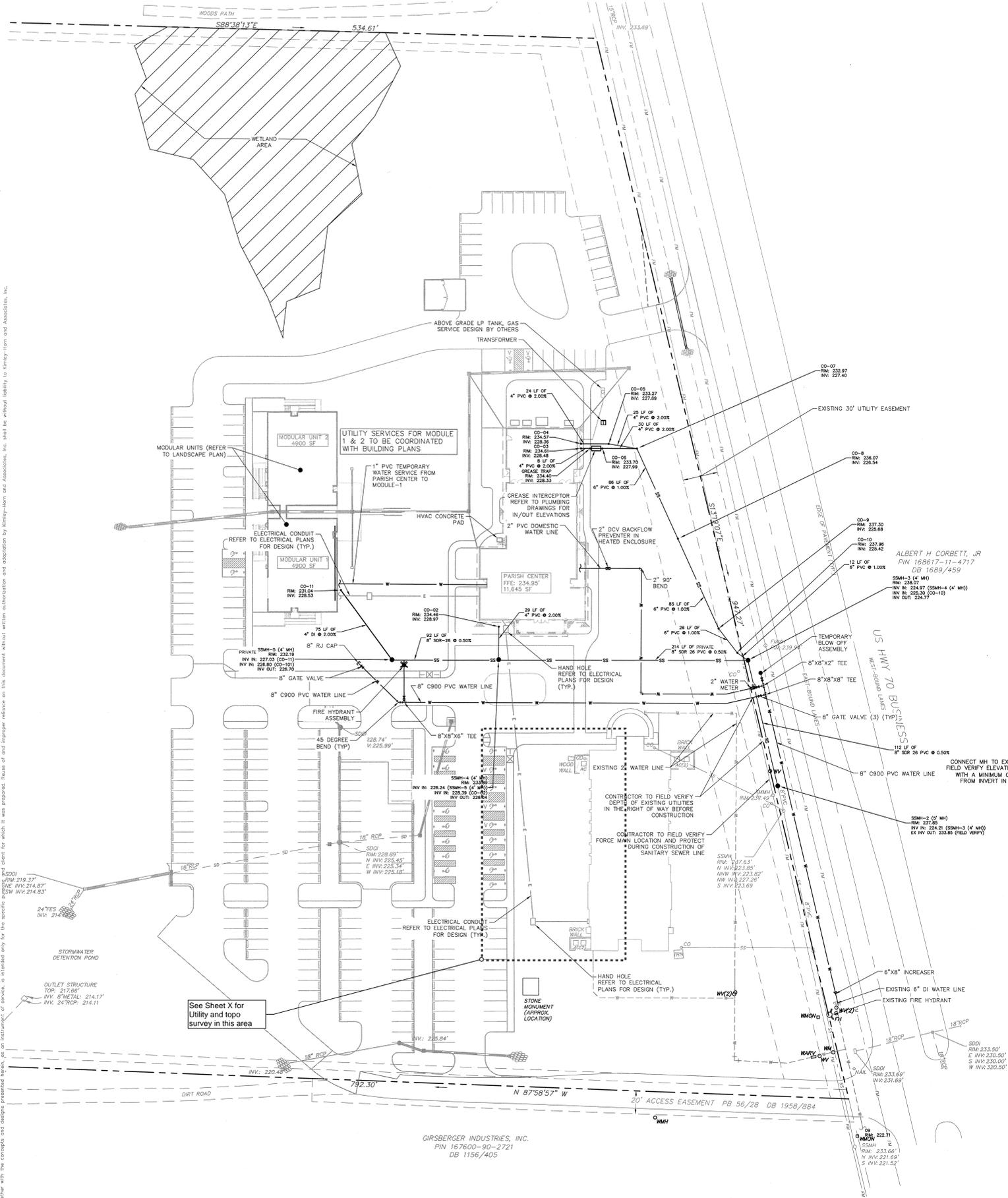
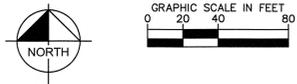
Existing Site Plan

PHASE
 Special Use Permit Application

REVISIONS

SHEET
 SUP 1.0

Plotted By: Wayland, Derek Sheet: ST. ANN PARISH CENTER Layout: C8.0 UTILITY PLAN February 13, 2015 11:25:26am K:\PDI\LDEV\01471000.st once catholic church\planning phase\15_cad_files\plansheets\C8.0 UTILITY PLAN.dwg



NEUSE RIVER BUFFER NOTE:
JOHNSTON COUNTY DEPARTMENT OF PUBLIC UTILITIES HAS DETERMINED THAT NO BUFFERS EXIST ON PROJECT SITE. REFER TO NBR # NB-0012.

WETLANDS NOTE:
WETLAND JURISDICTIONAL DETERMINATION APPROVED BY THE US ARMY CORPS OF ENGINEERS ON 1 OCTOBER 2014. REFER TO SAW-2014-01811.

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CANNON architects
401-135 N. West Street
Raleigh, North Carolina 27603
tel: 919.833.1122 fax: 919.833.0012

ST. ANN CATHOLIC CHURCH
Parish Center
4057 US. 70 Business CLAYTON, NC

Existing Utility Plan

PHASE
Special Use Permit Application

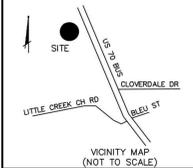
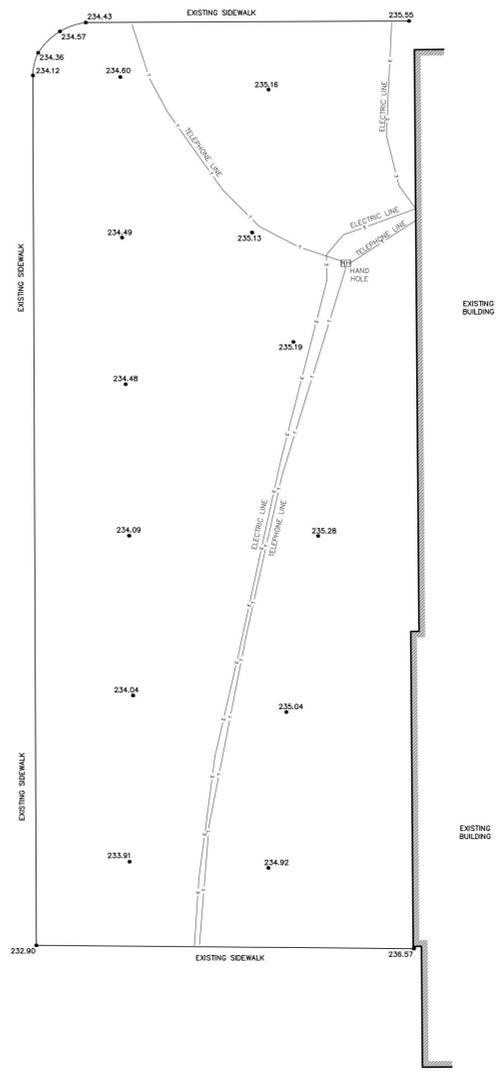
REVISIONS

DWGT
SUP 1.2

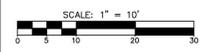
NAL SET - 2
 N=661741.20'
 E=2160230.36'
 (NC GRID NAD 83/11)
 ELEV.=23.88'
 (NAVD 88)

2024 (REV)
 2024 (REV)

NAL SET - 1
 N=661448.56'
 E=2160230.52'
 (NC GRID NAD 83/11)
 ELEV.=23.87'
 (NAVD 88)



I, E. SULLIVAN GIBBS, II, PLS L-5050,
 CERTIFY THAT THIS PLAT WAS DRAWN UNDER
 MY SUPERVISION FROM AN ACTUAL SURVEY
 MADE UNDER MY SUPERVISION, THAT THIS
 UTILITY SURVEY WAS PERFORMED TO THE
 STANDARDS OF PRACTICE FOR LAND SURVEYING
 IN NORTH CAROLINA.
 WITNESS MY ORIGINAL SIGNATURE,
 REGISTRATION NUMBER, AND SEAL THIS THE
 DAY OF _____ A.D., 2021.
PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCE, OR SALES
 E. SULLIVAN GIBBS, II
 PROFESSIONAL LAND SURVEYOR L-5050



- NOTES:**
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET, UNLESS OTHERWISE STATED.
 2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
 3. ELEVATIONS SHOWN ARE NAVD88 VERTICAL DATUM.
 4. NO NC GRID MONUMENT IS WITHIN 2000' OF SURVEYED TRACT.
 5. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 6. THIS MAP DOES NOT CONFORM TO G.S. 47-30 AND IS NOT INTENDED FOR RECORDATION.
 7. LINES NOT SURVEYED SHOWN AS DASHED.
 8. THE EXISTENCE OR NONEXISTENCE OF WETLANDS ON THE SUBJECT PROPERTY HAS NOT BEEN DETERMINED BY THIS SURVEY.
- UTILITY NOTE:**
- THE HORIZONTAL UNDERGROUND UTILITY LINES SHOWN REPRESENT QUALITY LEVEL B SUBSURFACE UTILITY ENGINEERING SERVICES. UTILITY MARKS PLACED ON THE GROUND BY MOIM & CREED ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. USE OF THIS INFORMATION DOES NOT RELIEVE ANY PARTY FROM THEIR OBLIGATION TO CONTACT THE UTILITY DAMAGE PREVENTION SYSTEM BEFORE DIGGING BEGINS. THIS QUALITY LEVEL B UTILITY INVENTORY DOES NOT GUARANTEE THE EXISTENCE OF EACH UTILITY OR THAT ALL UNDERGROUND UTILITIES HAVE BEEN ACCOUNTED FOR. EXACT HORIZONTAL AND VERTICAL POSITIONS CAN ONLY BE VERIFIED WHERE QUALITY LEVEL A (EXPOSURES) HAVE BEEN PERFORMED. SERVICES WERE PROVIDED IN ACCORDANCE WITH THE STANDARD OF PRACTICE FOR THE SUBSURFACE UTILITY ENGINEERING PROFESSION, AMERICAN SOCIETY OF CIVIL ENGINEERS STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA (CLASSIC 38-02).

DATE	REVISION	INITIAL

1730 Varsity Drive, Suite 500
 Raleigh, North Carolina 27606
 Phone: (919)233-8091, Fax: (919)233-8031
 Internet Site: <http://www.mckimcreed.com>

UTILITY SURVEY
 OF
COLUMBARIUM SITE
 FOR
ST. ANN CATHOLIC CHURCH
 DATE: DECEMBER 18, 2020 SCALE: 1" = 10'
 CLAYTON JOHNSTON COUNTY NORTH CAROLINA

PROJECT # : 08206-001
 PROJ. SVR# : ESG, II
 DRAWN BY : ESG, II
 FIELD BK. :
 COMP. FILE :
 SHEET # : 1 OF 1

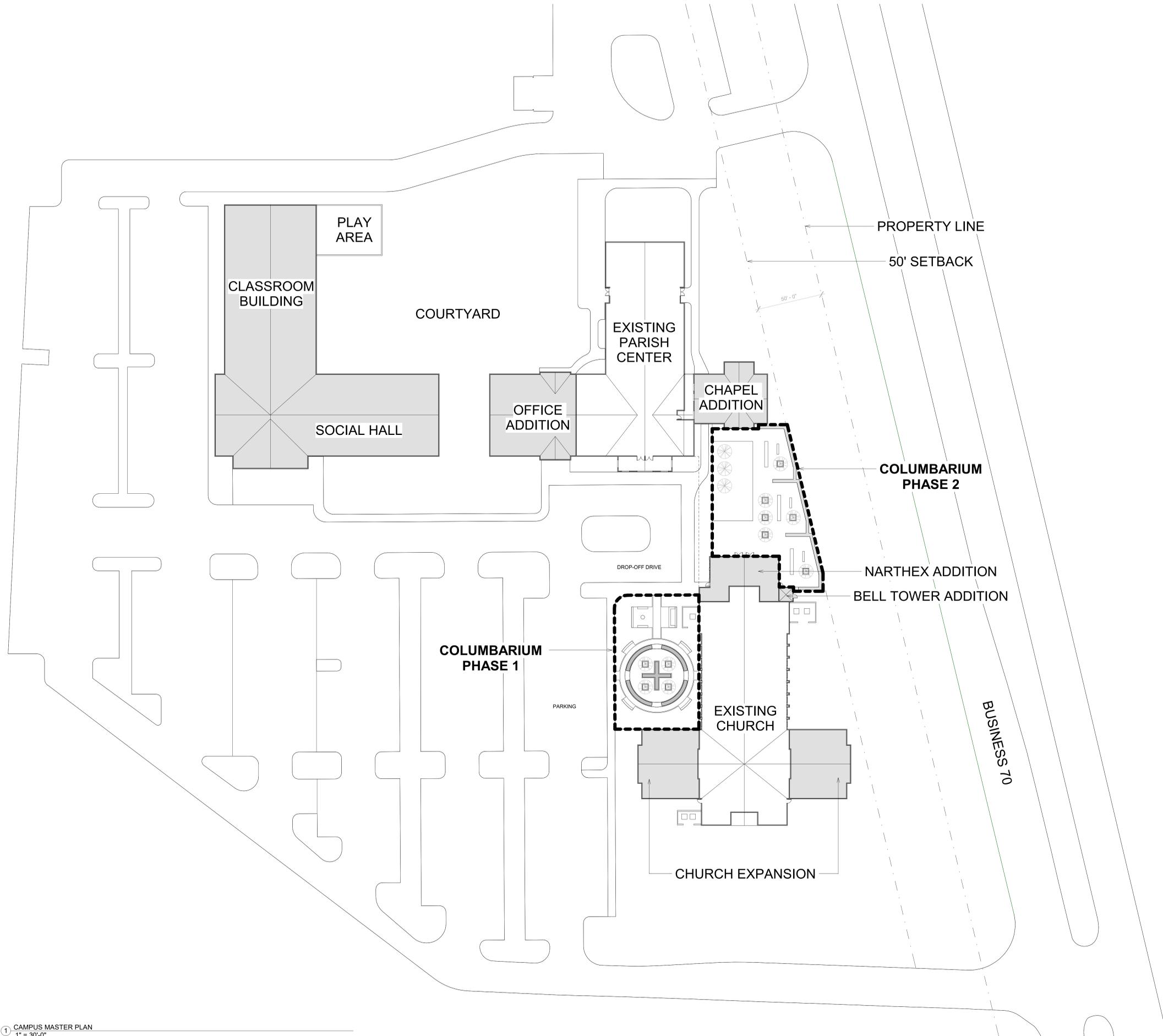
DWG. # : wj01-082060001.dwg

CANNON architects
 401-135 N. West Street
 Raleigh, North Carolina 27603
 TEL: 919.833.1122 FAX: 919.833.0012

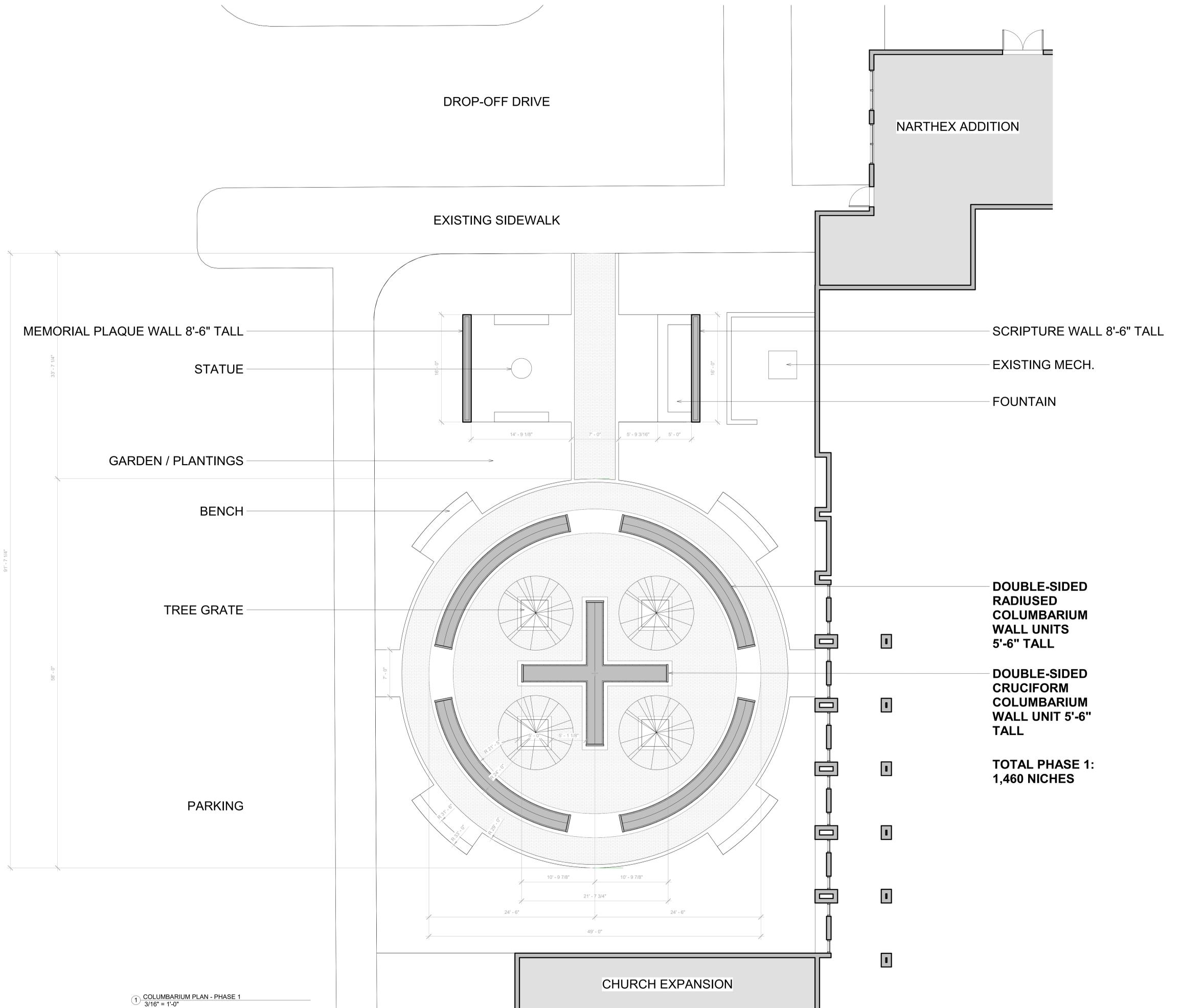
ST. ANN CATHOLIC CHURCH
 Parish Center
 4057 US. 70 Business CLAYTON, NC

Enlarged Utility Plan

PHASE
Special Use Permit Application
REVISIONS
DWBT
SUP 1.3



REVISIONS		
NO.	DESCRIPTION	DATE



1 COLUMBARIUM PLAN - PHASE 1
3/16" = 1'-0"

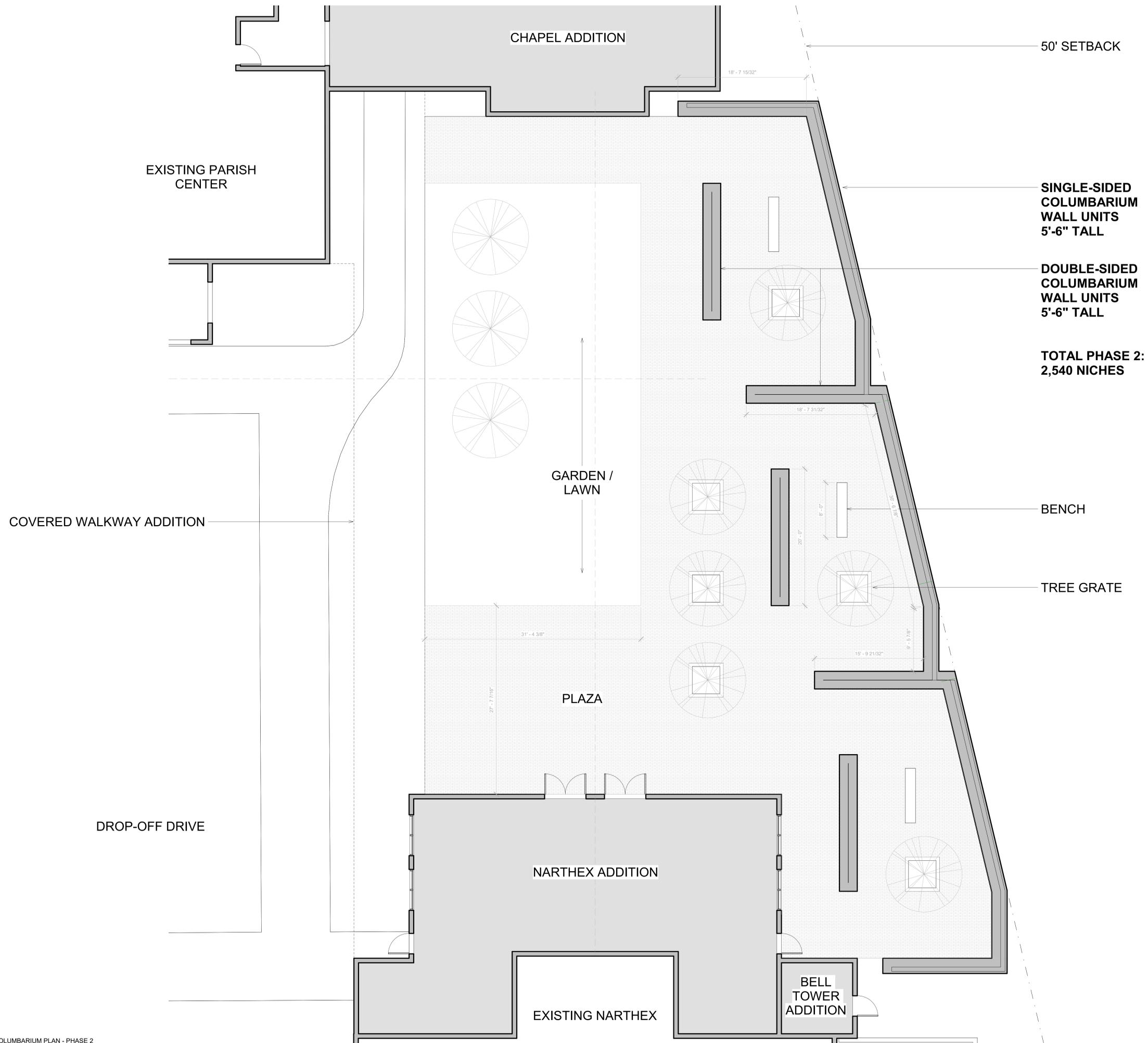


NO.	DESCRIPTION	DATE

DOUBLE-SIDED
RADIUSED
COLUMBARIUM
WALL UNITS
5'-6" TALL

DOUBLE-SIDED
CRUCIFORM
COLUMBARIUM
WALL UNIT 5'-6"
TALL

TOTAL PHASE 1:
1,460 NICHES



1 COLUMBARIUM PLAN - PHASE 2
3/16" = 1'-0"



COLUMBARIUM PHASE 2

DATE
Issue Date

PHASE

REVISIONS		
NO.	DESCRIPTION	DATE

4000 Block of US Highway 70 Business West

File Number:
SUP-21-04

Request:
Outdoor Columbaria

Location:
4057 US Highway
70 Business West

Tax ID#:
17Q99003

Existing Zoning:
B-3 (Highway
Entrance Business)
R-20A (Residential-
Agricultural)

Applicant:
Terraeden Landscape
& Design, LLC

Owner:
St. Ann Catholic Church
Roman Catholic
Diocese of Raleigh



1 in = 300 ft

Map created by the Mark E. Helmer, AICP
Senior Planner, GIS Specialist on 4/30/2022

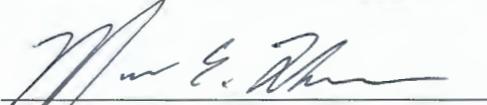




PLANNING DEPARTMENT
Mark E. Helmer, AICP, Senior Planner

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, SUP-21-04, were notified by First Class Mail on 4-19-21.

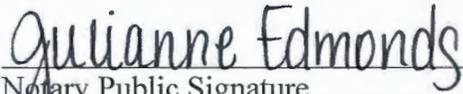


Signature

Johnston County, North Carolina

I, Julianne Edmonds, 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

19th day of April, 2021



Notary Public Signature

Julianne Edmonds

Notary Public Name

My Commission expires on 1-15-2023



Adjacent Property Owners of
SUP-21-04

TAG	PIN	NAME1	ADDRESS1	CITY	STATE	ZIPCODE
17J07028C	167600-91-7835	BYRDS WHOLESALE INCORPORATED	3777 US 70 BUS HWY W	CLAYTON	NC	27520-6826
17J07028D	167600-91-5674	SINGLETARY, LINDA KAYE	3974G US 70 BUS HWY W	CLAYTON	NC	27520-6891
17J08001A	168617-11-8272	TEKNION NORTH CAROLINA, LLC	3940 US 70 BUS HWY W	CLAYTON	NC	27520-7888
17J07028B	167600-91-6501	NELL M HOWELL REVOCABLE TRUST	PO BOX 528	SMITHFIELD	NC	27577-0000
17J07027	167600-90-2721	GIRSBERGER INDUSTRIES INC	P O BOX 1476	SMITHFIELD	NC	27577-0000
17I06043B	167600-92-6458	GRANTHAM, FLORA HULL	400 DOGWOOD ST	SMITHFIELD	NC	27577-0000
17J07026	168617-11-4717	MULECO, LLC	PO BOX 2346	SMITHFIELD	NC	27577-2346
17Q99003	168617-01-1829	NORTH CAROLINA	7200 STONEHENGE DR	RALEIGH	NC	27613-1620
17J07032	168600-13-3158	WALKER, NOVA C	PO BOX 277	PLATTSMOUTH	NE	68048-0277
		Terraeden Landscape & Design	11 Kentwood Drive	Smithfield	NC	27577



PLANNING DEPARTMENT

Mark E. Helmer, AICP, CZO

Senior Planner

Notice of Public Meeting

Notice is hereby given that a public meeting will be held before the Planning Board of the Town of Smithfield, N.C., on Thursday, May 6, 2021 at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following requests:

SUP-21-04 Saint Ann Catholic Church: The applicant is seeking a special use permit to allow for an outdoor columbaria on a 15.2 acre tract of land located within the B-3 (Highway Entrance Business) and R-20A (Residential-Agricultural) zoning districts. The property considered for approval is located on the west side US Highway 70 Business West approximately 2,100 feet north of its intersection with Cloverdale Drive and further identified as Johnston County Tax ID# 17Q99003.

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 Johnstonian News on April 21, 2021 and April 28, 2021.



PLANNING DEPARTMENT

Mark E. Helmer, AICP, CZO

Senior Planner

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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.