



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, September 2, 2021

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall

PLANNING BOARD AGENDA

FOR REGULAR MEETING

SEPTEMBER 2, 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 August 5, 2021.

New Business.

CZ-21-07 Whitley Townes: J&J Flowers Finch Inc. is requesting a conditional rezoning request of 11.61-acres of land from the B-3 (Business) zoning district to the R-8 CZ (Residential-Conditional Zoning) district with a master plan for a planned development consisting of 70 attached single-family townhomes. The properties considered for rezoning is located on the northeast side of West Market Street approximately 300 feet southeast of its intersection with Britt Street. The properties are further identified as Johnston County Tax ID# 15084001 and a portion of 15084003A.

ZA-21-05 Town of Smithfield: The Planning Board is requested to discuss single-family residential landscape regulations and provide Staff with instructions for future ordinance amendments.

Old Business.

Adjournment.

**Town of Smithfield
Planning Board Minutes
Thursday, August 5th, 2021
Town Hall
Council Chambers
6:00 PM**

Members Present:

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

Members Absent:

Staff Present:

Mark Helmer, Senior Planner
Julie Edmonds, Administrative Assistant

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

Chairman Stephen Upton suggested that the board vote to amend the agenda and hear RZ-21-02 first and move CZ-21-06 to the second item.

AMENDED AGENDA

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

APPROVAL OF MINUTES from July 8, 2021

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

NEW BUSINESS:

RZ-21-02 Kimberly Gower Johnson: The applicant is requesting to rezoning five parcels of land totaling 69.26 acres from the B-3(Highway Entrance Business) and R-20A (Residential-Agricultural) zoning district to the LI (Light-Industrial) zoning district. The properties considered for rezoning are located on the east and west side of US Hwy 70 Business West approximately 670 feet south of its intersection with Barbour Road. The properties are furth identified as Johnston County Tax ID# 15078019A, 15078019D, 15078019F, 15078020 and 15078020A.

Mark Helmer stated that all the parcels are split zoned with the area within 500 feet of US Highway 70 Business W zoned B-3 and the remainder zoned R-20A, except for parcel 5 which is fully within the B-3 zoning district. The rezoning is mostly consistent with the Comprehensive Growth Management Plan which guides parcels 2-5 as industrial, however it guides parcel 1 as low density residential. Approval of the rezoning of parcel 1 to Light Industrial would simultaneously amend the comprehensive plan. The industrial zoning in West Smithfield has been part of a long-term economic development initiative

that created certified industrial sites and the Amazon development site. The rezoning of parcels 2-5 is a further step towards the realization of a larger industrial area as envisioned in the comprehensive plan. Parcel 1 was not included in that vision and it was guided for low density residential in the comprehensive plan.

The properties to the north and south of parcel 1 are guided and zoned for low density residential. There are 3 existing residential parcels to the north of parcel 1 that would be surrounded by industrial zoning if the map amendment is approved. These properties are buffered from the airport by existing forest and would be buffered from industrial parcel 1 by a man-made pond. The parcels to the south of parcel 1 are currently planned for a residential development. The Johnston County Regional Airport has a long-term vision to develop the south side of the runway with supportive industrial uses. The rezoning of parcel 1 to industrial would support this vision by providing a southern entrance to the airport property. The parcels proposed for rezoning are within the Town's ETJ and the Town has first rights to serve them with the Town's water and sewer utilities. Johnston County currently provides water and sewer utilities to the airport and the industrial properties off of Citation Lane. The properties are within Duke's electric service area.

CONSISTENCY STATEMENT (Staff Opinion): With approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action is consistent with adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest.

Planning Staff considers the action to be consistent and reasonable:

Consistency with the Comprehensive Growth Management Plan -The Comprehensive Plan guides parcels 2-5 as Industrial and the rezoning is consistent with the Comprehensive Plan. The Rezoning of Parcel 1 to Light Industrial is not consistent with the Comprehensive Plan and the approval of the rezoning would simultaneously result in an amendment to the Plan.

Consistency with the Unified Development Code – the properties will be developed in conformance with the UDO.

Compatibility with Surrounding Land Uses - The properties considered for rezoning is or will be compatible with the land uses surrounding the parcels. There are or will be natural and planted buffers between the industrial and low-density residential areas.

Mark Helmer said planning staff recommends the Planning Board approve RZ-21-02 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan as being amended and other adopted plans, and that the amendment is reasonable and in the public interest.

Chris Johnson of 516 S. Fourth Street came forward to speak on behalf of his wife Kimberly Gower Johnson. He wanted everyone to know their intend for the properties was to see the opportunity to grow jobs. He currently doesn't have the property under contract or have any clients at this time. It does however shorten the time for any future clients if the property has already been rezoned.

Mark Lane made a motion to recommend approval of zoning map amendment, RZ-21-02, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan as being amended and other adopted plans, and that the amendment is reasonable and in the public interest, seconded by Debbie Howard. Unanimously approved

CZ-21-06 Marin Woods Subdivision: The applicant is requesting to rezone one parcel of land totaling 31.56 acres from the R-8 (Residential) and R-20A (Residential-Agricultural) zoning district to the R-8 CZ (Residential-Conditional Zoning) district for the construction of a 143-lot residential subdivision. The property considered for rezoning is located on the north side of NC Hwy 210 approximately 1,300 feet west of its intersection with Skyland Drive. The property is further identified as Johnston County Tax ID# 15077008.

Mark Helmer said CE Group Inc. is requesting a conditional rezoning request of 1 property, 31.56-acres, from R-20A and R-8 to R-8 CZ with a master plan for a subdivision consisting of 53 detached single-family homes and 90 townhomes. (143 total number of dwelling units). The property is located on the north side of the NC Hwy 210 approximately 1,300 feet west of its intersection with Skyland Drive. The property considered for approval is located within the Neuse River Basin and within the floodplain of Swift Creek. The site considered for development is located on the high side of the property which is adjacent to NC Highway 210. As the property slopes away from NC Hwy 210, the elevation drops to below the base flood elevation (BFE) of the 100-year floodplain which is 124.7 feet above sea elevation. All finished grades for each lot will be at a minimum of 2 feet above the BFE. Encroachment into the 100-year floodplain by the stormwater management facility is proposed. The land is currently used for agriculture purposes and is a mix of open agricultural fields, wooded areas and marsh land.

The applicant is proposing a master plan with a mix of detached single-family residential and townhomes.

Comprehensive Land Use Plan and Density. The Town's land use plan guides the site for medium density residential. The overall development will have an average density of 4.53 units per acre. The proposed land uses and densities match the Town's comprehensive plan and are consistent with R-8 zoning.

Highway Access. The proposed development will access the highway in 2 locations where there are existing breaks in the median.

Streets. All the roads within the development will be publicly maintained with 60' right-of-way and a 29' back-to-back of curb driving surface. The Town's Standard Street Detail calls out a 34' wide road back-to-back of curb within a 60' right-of-way. The curbing is shown as B6-12 type matching the Town's Standard Detail. Visitor parking for the townhouse section is not proposed by the developer at this time.

Open space. Approximately 8.31 acres or 26% of the site will remain undeveloped open space. This area will be comprised of streams, wetlands, ponds, flood plain and buffers.

Riparian Buffers. A protected stream with a 50' riparian buffer is shown of the plan. The proposed walking trail is shown crossing this buffer at two locations.

Garages.

- 1-car garage will have a 9' wide garage door
- 2-car garage will have a 16' wide garage doors

Building Heights. All proposed structures will have a building height of 35 feet or less as permitted by R-8 zoning district standards.

Public Sidewalks. 5' wide public sidewalk will be constructed in the public right-of-way along on side of all subdivision streets and along US Hwy 210.

Parking. Two parking spaces are proposed for each single-family residential unit (detached and attached) within an enclosed garage and driveway. Multi-family parking will comply with the UDO requirements. There will be limited on-street parking within the townhouse developments given the separation between driveways. Within the townhome areas, it is recommended that additional off-street parking be provided due to excessively narrow street and townhouse lots.

Driveways to Intersections. Residential driveways are prohibited from being within 20' of an intersection corner. It's unclear whether the townhouse development complies with this requirement.

Recreational Amenities. The project is proposing 1 tot lot and a natural area with a walking trail.

Landscaping and Bufferyard. The project is proposing a 10'landscaped buffer adjacent to US NC Hwy 210. Within the townhouse section, this 10' landscape yard will a leave the units with a usable back yard that's is only 15 feet deep.

Dumpster/Trash facilities. No dumpster or trash facilities are shown on the plan. All lots can be served by roll out containers.

Stormwater Management. The development will comply with the Town's stormwater management ordinance.

Signs. Subdivision signs are recommended as part of the approved master plan and not preliminary subdivision approval.

HOA. An HOA will provide common ownership and maintenance of the shared open space, stormwater SCMs and amenities.

Conditional Rezoning. The developer is seeking deviations from the UDO as part of the rezoning. The purpose of conditional zoning is to provide flexibility from conventional zoning and to allow creative projects to occur through a negotiated (give and take) approach to achieve the desired project that both the developer and town mutually can be satisfied with. The applicant is seeking the following deviations from the following UDO Requirements:

- Requested lot dimensions

Item	R-8/UDO	R-8 CZ
SF Min. lot size	10,000 sq. ft. (.23 ac.)	2,161 sq. ft.
SF Min. lot width	70 feet	50 feet
SF Min. front setback	30 feet	20 feet
SF Min. Side Setback	10 feet	5 feet
SF Min Rear Setback	25 feet	25 feet
TH Min. front setback	30 feet	20 feet
TH Min. Side Setback	10 feet	0 feet
TH Min Rear Setback	25 feet	25 feet
Max. Bldg. Height	35 feet	35 feet
Street	34' wide back-to- back with 5' utility strip and sidewalk on one side.	29' wide back-to-back with 5' utility strips and sidewalks on one side.
Sidewalks	1 side of each street	1 side of each street.

Proposed Improvements Exceeding UDO requirements:

- Undisturbed open space except for walking trail.

CONSISTENCY STATEMENT (Staff Opinion):

With the approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action is consistent with the adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest.

Planning Staff considers the action to be consistent and reasonable:

- **Consistency with the Comprehensive Growth Management Plan** – the comprehensive plan supports flexibility in zoning regulations.
- **Consistency with the Unified Development Code** – the property will be developed in conformance with the UDO conditional zoning provisions.
- **Compatibility with Surrounding Land Uses** - The property considered for rezoning will be compatible with the surrounding land uses.

Planning Staff recommends the Planning Board recommend approval of CZ-21-03 with the following conditions:

That the future preliminary plat and development plans for the subdivision be in accordance with the approved Master Plan, R-8 Zoning District, and UDO regulations with the with sated deviations:

Stephen Upton asked Mark Helmer if this recommendation was consistent with CZ-21-06 only or does it also include S-21-03?

Mark Helmer said specifically we're talking about CZ-21-06 but it also applies to S-21-03 as well.

Mark Lane asked what would be between the highway and the back of the residences that face Highway 210?

Mark Helmer said there would be a 15-foot landscape buffer, an easement owned by the HOA, and a sidewalk.

Debbie Howard asked why the Town of Smithfield wouldn't supply the power to this subdivision?

Mark Helmer said essentially it is Duke Powers territory. We can't encroach into their service area.

Zach Anderson of 6801 Falls of the Neuse Rd Raleigh, NC came forward on behalf of Ellis Developments NC, LLC. He stated he was happy to be apart of the growth coming to Smithfield and that he hopes the board will consider their request. They plan to go above and beyond with landscaping and architectural requirements. They will submit a master landscape plan from a licensed landscape architect.

Mark Lane asked if we were ok with the sewer capacity by adding this development on?

Mark Helmer said public utilities has reviewed the plan and has made some minor comments regarding the construction of the plan. There is no concern as far as capacity goes.

Perry Harris of 496 Skinner Rd Four Oaks, NC came forward. He has been working with the property owner in the development of this property. There is a demand for moderately priced homes. He strongly urged the board to recommend the request and help bring these homes to Smithfield.

Doris Wallace made a motion to recommend approval of zoning map amendment, CZ-21-06 with the stated conditions of approval and finding the rezoning consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest, seconded by Debbie Howard. Unanimously approved.

S-21-03 Marin Woods Subdivision: The applicant is requesting preliminary subdivision approval of a 31.56-acre tract of land for the creation of 143 residential lots to be located within an R-8 CZ (Residential-Conditional Zoning) district. The property considered for preliminary subdivision approval is located on the north side of NC Hwy 210 approximately 1,300 feet west of its intersection with Skyland Drive. The property is further identified as Johnston County Tax ID# 15077008.

Mark Helmer stated that CE Group Inc. is requesting a preliminary plat approval of a 143-lot subdivision on property located within a R-8 CZ zoning district. The applicant had the property rezoned to R-8 CZ on September 7, 2021, with a master plan for a 53-lot detached single-family residential lots and 90 townhouse lots. The preliminary plat is consistent with the approved master plan. The masterplan and plat consist of the following:

Comprehensive Land Use Plan and Density. The Town's land use plan guides the site for medium density residential. The overall development will have an average density of 4.53 units per acre. The proposed land uses and densities match the Town's comprehensive plan and are consistent with R-8 zoning.

Highway Access. The proposed development will one permanent access point on and one emergency entrance on NC Hwy 210. NCDOT road improvements will include a left turn lane and a deceleration lane within the existing right-of-way.

Streets. All the roads within the development will be publicly maintained with 60' right of-way and a 29' back-to-back of curb driving surface. The Town's Standard Street Detail calls out a 34' wide road back-to-back of curb within a 60' right-of-way. The curbing is shown as B6-12 type matching the Town's Standard Detail. Visitors parking for the townhouse section is not proposed by the developer at this time.

Open space. Approximately 8.31 acres or 26% of the site will remain undeveloped open space. This area will be comprised of streams, wetlands, ponds, flood plain and buffers.

Riparian Buffers. A protected stream with a 50' riparian buffer is shown of the plan. The proposed walking trail is shown crossing this buffer at two locations.

Building Heights. All proposed structures will have a building height of 35 feet or less as permitted by R-8 zoning district standards.

Public Sidewalks. 5' wide public sidewalk will be constructed in the public right-of-way along on side of all subdivision streets and along US Hwy 210.

Parking. Two parking spaces are proposed for each single-family residential unit (detached and attached) within an enclosed garage and driveway. Multi-family parking will comply with the UDO requirements. There will be limited on-street parking within the townhouse developments given the separation between driveways. Within the townhome areas, it is recommended that additional off-street parking be provided due to excessively narrow street and townhouse lots.

Driveways to Intersections. Residential driveways are prohibited from being within 20' of an intersection corner. It's unclear whether the townhouse development complies with this requirement.

Recreational Amenities. The project is proposing 1 tot lot and a natural area with a walking trail.

Landscaping and Buffer yard. The project is proposing a 10'landscaped buffer adjacent to US NC Hwy 210. Within the townhouse section, this 10' landscape yard will a leave the units with a usable back yard that's is only 15 feet deep.

Dumpster/Trash facilities. No dumpster or trash facilities are shown on the plan. All lots can be served by roll out containers.

Stormwater Management. The development will comply with the Town's stormwater management ordinance.

HOA. An HOA will provide common ownership and maintenance of the shared open space, stormwater SCMs and amenities.

Utilities. All Lots will be served by public water, sewer and electric.

To approve a preliminary plat, the Planning Board/Town Council shall make the following finding (staff's opinion in Bold/ Italic):

1. The plan is consistent with the adopted plans and policies of the town; **The plan is consistent with the adopted plans and policies of the town.**
2. The plan complies with all applicable requirements of this ordinance; **The plan complies with all applicable requirements of this ordinance and the R-8 Conditional Zoning District.**

3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed. **There is adequate infrastructure.**

4. The plan will not be detrimental to the use or development of adjacent properties or other neighborhood uses. **The plan will not be detrimental to the use or development of adjacent properties or another neighborhood uses.**

Planning Staff recommends the Planning Board recommend approval of S-21-03 with the following conditions:

That the preliminary plat and development plans for the subdivision be in accordance with the approved Master Plan, R-8 Zoning District, and UDO regulations with stated deviations and conditions:

Emma Gemmell of 207 Hancock Street Smithfield, NC came forward. She asked if the Wilson's Mills Fire Department was contacted about their responsibilities to the property mentioned earlier, RZ-21-02?

Mark Helmer said no, that isn't a requirement in the process.

Emma Gemmell asked if it wasn't a courtesy?

Mark Helmer said no, it isn't part of the process. In the future as properties are annexed then it would be part of the process to contact the responsible fire department.

Emma Gemmell stated that she felt the turning lane for the entrance of this development need to be extra long coming from the Raleigh side versus the Smithfield side.

Mark Helmer said NC HWY 210 is an NCDOT maintained road and will require improvements in accordance with NCDOT standards. The plan does show a left turn lane traveling east bound and a deceleration lane .

Emma Gemmell asked if the proposed property has flooded in the last 10 years?

Mark Helmer said he didn't know. The flood insurance rate map has established where the 100 year and 500-year flood plain are. All proposed structures will be outside and above the 100-year flood-plane.

Debbie Howard said she has never seen flooding in the area we are talking about.

Emma Gemmell asked how much sewer capacity we were using for this project. She encouraged everyone to be aware of the usage.

Debbie Howard made a motion to recommend approval of zoning map amendment, S-21-03 with the stated conditions of approval and finding the rezoning consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest with the recommendation of staff of 2.5 parking spaces per townhome and all other conditions as mentioned, seconded by Ashley Spain. Unanimously approved.

OLD BUSINESS

None

Adjournment

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

Respectfully Submitted,

A handwritten signature in cursive script that reads "Julie Edmonds".

Julie Edmonds
Administrative Support Specialist



Request for Planning Board Action

Agenda CZ-21-
Item: 07
Date: 9/2/21

Subject: Conditional Zoning Map Amendment
Department: Planning
Presented by: Stephen Wensman, Planning Director
Presentation: Public Meeting

Issue Statement

J&J Flowers Finch Inc. is requesting a conditional rezoning request of 11.61-acres of land from B-3 to R-8 CZ with a master plan for a planned development consisting of 70 attached single-family townhomes.

Financial Impact

The subdivision will add to the town's tax base.

Action Needed

The Planning Board is respectfully requested to review the conditional rezoning request to and to decide whether to recommend approval, approval with conditions, or denial.

Recommendation

Planning Staff recommends approval of CZ-21-07 with conditions with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan as to be amended and that the request is reasonable and in the public interest

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Consistency Statement
3. Application
4. Master Plan



Staff Report

**Agenda CZ-
Item: 21-07**

REQUEST:

J&J Flowers Finch Inc. is requesting a conditional rezoning request of 11.61-acres of land from B-3 to R-8 CZ with a master plan for a planned development consisting of 70 attached single-family townhomes.

PROPERTY LOCATION:

The property is located on the north side of the West Market Street approximately 1,056 feet west of its intersection with Wilson's Mills Road and west of the former Heilig-Meyers store.

APPLICATION DATA:

Applicant: J&J Flowers Finch Inc.
 Property Owners: Twin States Farming, Inc. & Americus Partners Development, LLC
 Subdivision Name: Whitely Townes
 Tax ID#: 15084001 and 15084003A (a portion of)
 Rezoning Acreage: 10.74 + 0.87 (11.61) acres.
 Present Zoning: B-3
 Proposed Zoning: R-8 CZ
 Existing Use: Vacant Land/Vacant Building
 Proposed Use: Attached single-family (townhouses)
 Fire District: Town of Smithfield
 School Impacts: Potential students
 Parks and Recreation: Park Dedication Fee in Lieu
 Water and Sewer Provider: Town of Smithfield
 Electric Provider: Duke

**ADJACENT ZONING AND LAND USES:
(see attached map)**

	Zoning	Existing Land Uses
North	R-10	Detached single-family residential
South	R-20A / B-3/ O/I	Commercial
East	B-3	Vacant Commercial
West	B-3 / R-10	Single-family / Commercial Office

EXISTING CONDITIONS/ENVIRONMENTAL:

The property considered for approval contains some wetland and a drainage ditch that crosses through the center of the property and along the south edge of the Twin States Farming parcel. The site has not been surveyed. There are no floodplain present.

CURRENT ZONING:

The site is currently zoned B-3 and currently located within the corporate limits of the Town of Smithfield.

MASTER PLAN/ANALYSIS:

The applicant is proposing a master plan consisting of 70 attached single-family townhomes fronting on private parking facilities and accessed by a public cul-de-sac.

Comprehensive Land Use Plan and Density. The Town's land use plan guides the site for mixed use. These townhomes and adjacent commercial would together be considered a mixed of uses consistent with the comprehensive plan. The proposed density is 6 units per acre, well within the allowed density of the comprehensive plan.

Access Easement. The rezoning is predicated on the purchase of approximately 0.87 acres of the adjacent parcel with a shared driveway access. An access easement will be required for the shared use of the driveway.

Built-upon area/Open space. About 58% of the site will be developed leaving the remainder to serve as a vegetative buffer from adjacent development, and containing passive recreation areas, stormwater management facilities and existing wetland/ditch areas.

Highway Access. The proposed development will access West Market Street with a new public cul-de-sac and through an existing driveway access to be shared with the future redevelopment of the former Heilig-Meyers. There is a median cross over on West Market Street at the shared driveway location.

Streets. A new public +/- 600-foot-long cul-de-sac is proposed with the development providing access to private parking lots with townhouses. The cul-de-sac will consist of 60' wide right-of-way, 30' wide street back of curb to back of curb

The proposed street curbing will be B6-12 type matching the Town's Standard Detail. The site plan was labelled incorrectly with a roll curb.

Public Sidewalks. 5' wide public sidewalk will be constructed along the public right-of-way of West Market Street and along the side of the public cul-de-sac and throughout the development connecting the individual units, parking and other amenities.

Mail Kiosk. A proposed mail kiosk is located adjacent to the public street and accessed by a pullout parallel parking area and sidewalk.

Townhouse Details. The applicant is proposing 20' wide x 80' townhouse lots with single car garages fronting on HOA owned parking lots.

- **Setbacks.** The townhouses front on private parking lots. The sides of the townhouses are setback from the public street approximately 26'. The townhouses will be setback over 50 feet from West Market Street in accordance with the UDO requirements.
- **Yards/Driveways.** The Townhouses are situated on the individual lots such that the townhouses have minimal front yards (< 5 feet) with space for some landscaping, and 20-foot rear yards. The individual townhomes are accessed from parking lots with 20' long driveways. The driveways and parking lots will be on HOA property.
- **Building Heights.** All proposed structures will have a building height of 35 feet or less as permitted by R-8 zoning district standards.
- **Target Sales Price:** \$230,000 (\$137/heated sq. ft.)
- **Space between townhouses:** 20' minimum.
- **Architectural Standards.** Although no formal architectural standards have been presented, the applicant has shown images of a similar project with suggested changes that could be made to enhance the project. Suggestions include a mix of mix of siding types such as lap board and batten, shakes and brick and that end units be comprised of windows and other architectural details.

Parking. Each townhouse will have access to 4 parking spaces per unit. Parking will be available in a one-car garage, a driveway space, and two paved parking spaces in a parking lot. The parking lots will have standard 9x18 foot parking stalls, 24' wide drive lanes, valley curbs and 5' sidewalks located at the back of the curb.

The driveways should be constructed in accordance with the Town's standard driveway detail.

Signs. A master sign plan will be submitted with the preliminary plat. The plan will include a lighted and landscaped 14' wide x 42" tall brick entrance sign with black and gold lettering adjacent to the main entry on West Market Street.

Recreational Amenities. The applicant is proposing roughly 26,000 sq. ft. of unprogrammed open space to be owned by the HOA. There are no proposed totlots or other recreational amenities as required by Section 7.35.1.5

Landscaping and Bufferyard. The project is proposing a 25' landscaped buffer along the boundaries of the property. The 25' buffer is encroached upon by unit #15. Additional landscaping should be provided in this area to ensure a proper buffer comprised of existing vegetation, landscaping and or fencing to a minimal 60% opacity.

A landscaped berm is proposed along the West Market Street frontage. A sketch plan and detail were provided by the applicant. The landscaping should extend up and down the berm to provide a solid screen of rear yards from West Market Street. It is recommended that a landscape architect designed landscape and buffer plan be submitted with the preliminary plat in accordance with the sketch plan and staff comments.

It is recommended that the townhouse rear yards be screened with fences and landscaping and that there be at least 4 shrubs and one ornamental tree planted in front of each unit.

It is also recommended that at a minimum one overstory street tree be planted along every 50' of public right-of-way, within 15' of the edge of the right-of-way.

Dumpster/Trash facilities. No dumpster or trash/recycling facilities are shown on the plan. All lots will be served by roll out containers. Rollout containers can become a landscape feature in townhouse developments if not planned for. A condition is recommended requiring their storage in the garage or in the rear yard.

Stormwater Management. The development will comply with the Town's stormwater management ordinance. The stormwater pond is shown that will be accessible from the public right-of-way.

HOA. An HOA will provide common ownership and maintenance of the shared open space, landscaping, stormwater SCMs and amenities.

Conditional Rezoning. The developer is seeking deviations from the UDO as part of the rezoning. The purpose of conditional zoning is to provide flexibility from conventional zoning and to allow creative projects to occur through a negotiated (give and take) approach to achieve the desired project that both the developer and town mutually can be satisfied with. The applicant is seeking the following deviations from the following UDO Requirements:

Item	R-8/UDO	R-8 CZ
Street	34' wide back-to-back	30' wide back-to-back.
Parking Lot Curbing	B6-12 curbs	Valley curbs are proposed in the parking lots.
Recreational Amenities	66,000 sq. ft. open space with amenities	26,000 sq. ft. open space with no amenities.

- Proposed Improvements Exceeding UDO requirements:
 - Landscaped berm along West Market Street.
 - Enhanced Street Lights
 - Enhanced Street Signs
 - Parking exceeding 2 per dwelling unit.
 - Landscaped entrance monument

CONSISTENCY STATEMENT (Staff Opinion):

With the approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action is consistent with the adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest. Planning Staff considers the action to be consistent and reasonable:

- **Consistency with the Comprehensive Growth Management Plan** – *the comprehensive plan supports flexibility in zoning regulations and the master plan complies with the medium density guidance.*
- **Consistency with the Unified Development Code** – *the property will be developed in conformance with the UDO conditional zoning provisions.*
- **Compatibility with Surrounding Land Uses** - *The property considered for rezoning will be compatible with the surrounding land uses.*

RECOMMENDATION:

Planning Staff recommends approval of CZ-21-07 with the following conditions:

1. That the future preliminary plat and development plans for the subdivision be in accordance with the approved Master Plan, R-8 Zoning District, and UDO regulations with the with the following deviations:

Item	R-8 CZ
Street	30' wide back-to-back.
Parking Lot Curbing	Valley curbs are proposed in the parking lots.
Recreational Amenities	26,000 sq. ft. open space with no amenities.

2. That the trash/recycling rollouts be stored within garages or rear yards.
3. That the parking lot entrances be constructed in accordance with the town's standard driveway.
4. That a landscape architect designed landscape and buffer plan be submitted with the preliminary plat in accordance with the sketch plan and staff comments, including

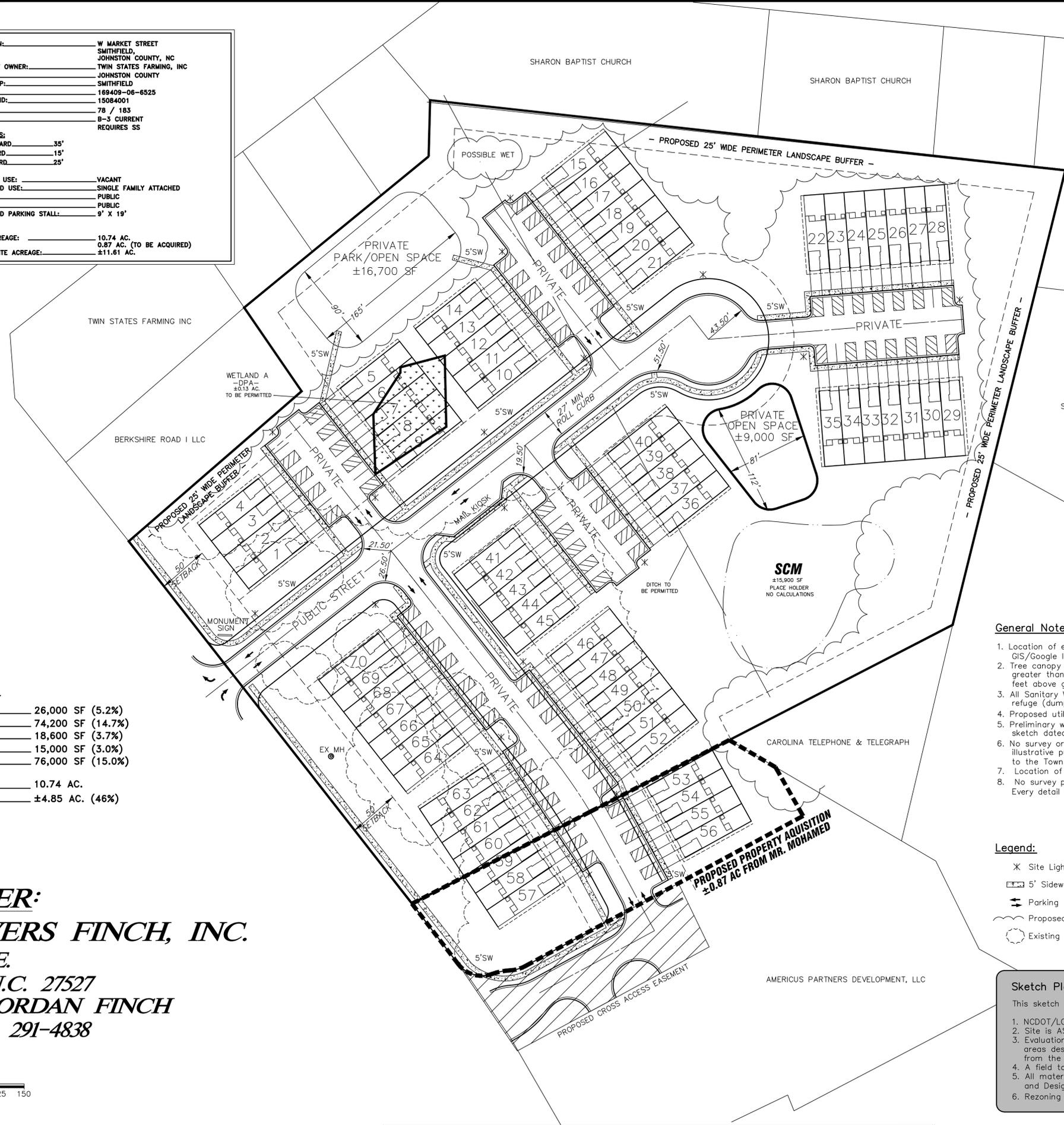
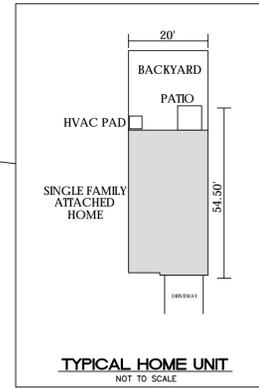
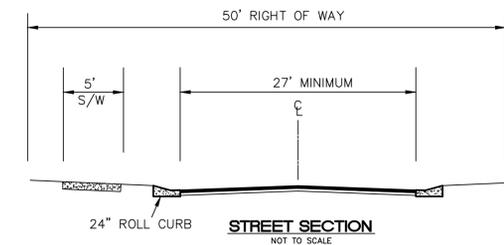
- a. landscaping should extend up and down the berm to provide a solid screen of rear yards from West Market Street
 - b. Rear yards be screened with fences and landscaping and that there be at least 4 shrubs and one ornamental tree planted in front of each unit.
 - c. A minimum one overstory street tree be planted along every 50' of public right-of-way, within 15' of the edge of the right-of-way.
 - d. That the 25' perimeter buffer planting be comprised of existing vegetation and landscaping/ and or fencing to ensure at least 60% opacity.
5. That an architectural plan be submitted for the townhouses with a mix of siding types such as lap board and batten, shakes and brick and that end units be comprised of windows and other architectural details.
 6. That an easement be executed for the shared use of the driveway off of West Market Street.
 7. That a master sign plan be submitted with the preliminary plat in accordance with the rezoning master plan.
 8. That decorative street lights and signs be incorporated into the development and be submitted with the preliminary plat.

RECOMMENDED MOTION:

“move to approve the zoning map amendment, CZ-21-07, with the ___ conditions of approval, finding the rezoning consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”



LOCATION:	W MARKET STREET SMITHFIELD, JOHNSTON COUNTY, NC
CURRENT OWNER:	TWIN STATES FARMING, INC
COUNTY:	JOHNSTON COUNTY
TOWNSHIP:	SMITHFIELD
PIN:	169409-06-6525
PARCEL ID:	15084001
DB/PG:	78 / 183
ZONING:	B-3 CURRENT REQUIRES SS
SETBACKS:	
FRONT YARD:	35'
SIDE YARD:	15'
REAR YARD:	25'
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED
WATER:	PUBLIC
SEWER:	PUBLIC
STANDARD PARKING STALL:	9' X 19'
SITE ACREAGE:	10.74 AC.
TOTAL SITE ACREAGE:	0.87 AC. (TO BE ACQUIRED) ±11.61 AC.



BUILT UPON AREA:

PUBLIC STREETS:	26,000 SF (5.2%)
PRIVATE STREETS:	74,200 SF (14.7%)
SIDEWALKS:	18,600 SF (3.7%)
DRIVEWAYS:	15,000 SF (3.0%)
TOWNHOME UNIT:	76,000 SF (15.0%)
SITE ACREAGE:	10.74 AC.
TOTAL BUILT UPON AREA:	±4.85 AC. (46%)

General Notes:

1. Location of existing and proposed structures are from GIS/Google Images. Not surveyed.
2. Tree canopy taken from Google Images. Not surveyed. All trees greater than 8 inches in diameter measured four and one-half feet above ground shall be surveyed.
3. All Sanitary Waste Collection shall be roll out cart. No central refuge (dumpster) location.
4. Proposed utility lines proposed to be underground.
5. Preliminary wetlands line taken from Brown's Environmental Group sketch dated 4-8-21 (Wyatt Brown).
6. No survey or final design has been done. All data shown is for illustrative purposes only. Site must be surveyed and designed to the Town of Smithfield's standards.
7. Location of existing manhole is approximate. Not surveyed.
8. No survey performed. No engineering design or calculations performed. Every detail of this map is for illustrative purposes only.

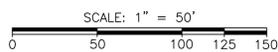
Legend:

- * Site Lighting (LED). 17 total.
- 5' Sidewalk
- Parking Traffic Pattern
- Proposed Limits of Disturbance
- Existing Tree Line

Sketch Plan Notes

- This sketch plan shown hereon is a preliminary sketch of streets and lots and is subject to:
1. NCDOT/LOCAL/COUNTY review and approval.
 2. Site is ASSUMED to be served with public Water and Sewer.
 3. Evaluation of 404 Jurisdictional Wetlands. No filling of grading is to be performed in areas designated as 404 jurisdictional wetland until an approved permit has been obtained from the USCOE and NCDEQ, as necessary.
 4. A field topographical and boundary survey.
 5. All materials and construction shall meet NCDOT/LOCAL/COUNTY Standards and Design, latest revision.
 6. Rezoning to allow for Townhome products.

DEVELOPER:
J&J FLOWERS FINCH, INC.
 4884 NC 42 E.
 CLAYTON, N.C. 27527
 CONTACT: JORDAN FINCH
 PHONE: (919) 291-4838



STOCKS ENGINEERING
 P.O. BOX 1108
 801 EAST WASHINGTON STREET
 NASHVILLE, N.C. 27556
 PHONE: (252) 459-8196
 WWW.STOCKSENGINEERING.COM

BLN-C-1874

**WHITLEY TOWNES - 70 TOWNHOME UNITS
 SMITHFIELD, JOHNSTON COUNTY, NORTH CAROLINA**



PRELIMINARY SKETCH

REVISIONS

FILE NO. 2021-001
 HORIZ. SCALE: 1"=50'
 VERT. SCALE: NONE

SK-08

900 Block of West Market Street

File Number:
CZ-21-07

Project Name:
Whitley Townes

Location:
West Market Street

Tax ID#:
15084001
15084003A

Existing Zoning:
B-3 (Highway
Entrance Business)

Proposed Zoning:
R-8 CZ
(Residential
Conditional Zoning)

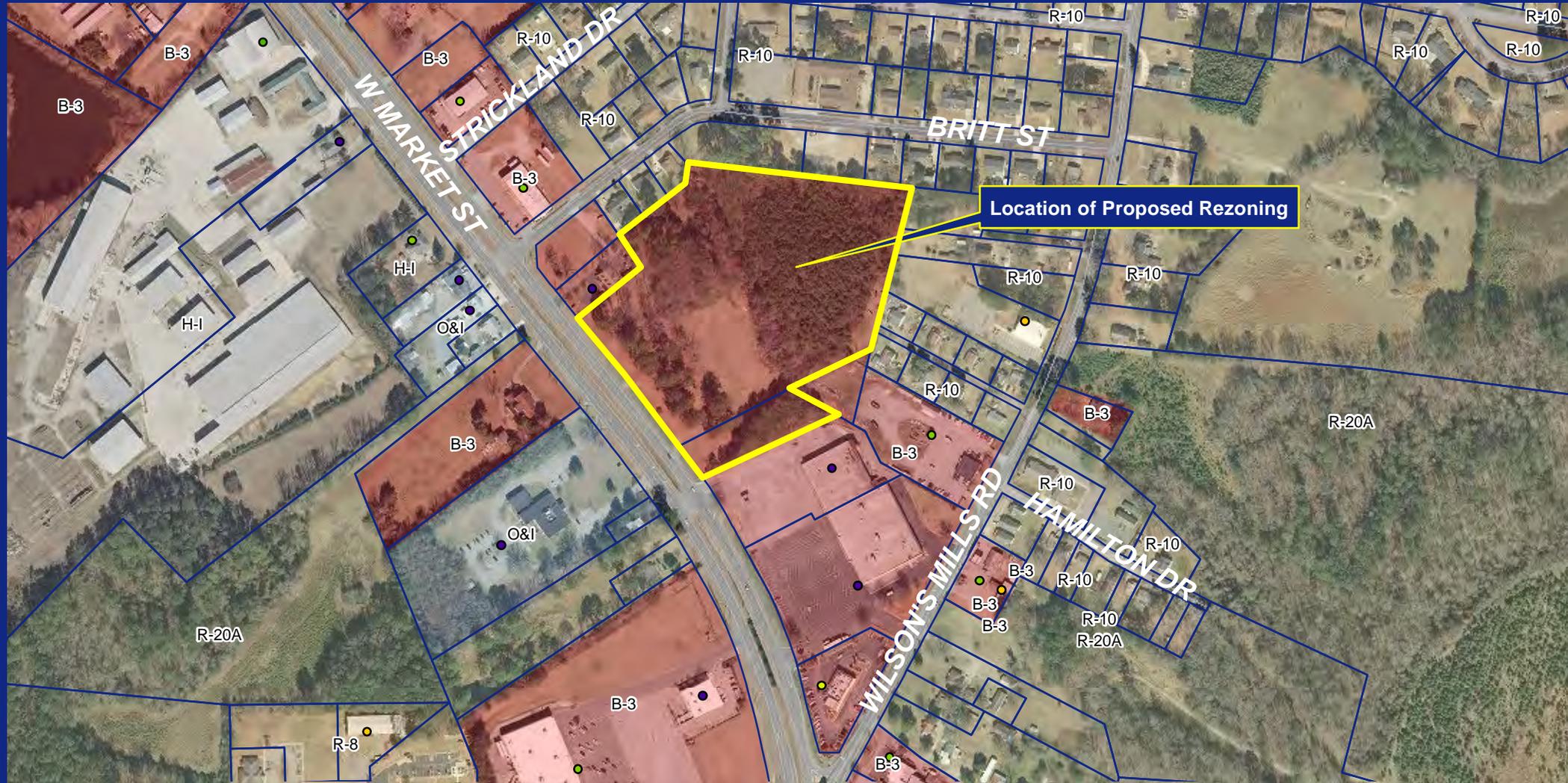
Owner:
Twin States Farming Inc.
Aericus Partners
Dev., LLC

Applicant:
J&J Flowers
Finch Inc.



1 in = 400 ft

Map created by the Mark E. Helmer, AICP
Senior Planner, GIS Specialist on 8/13/2021





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

REZONING APPLICATION

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

Name of Project: _____ Acreage of Property: _____

Parcel ID Number: _____ Tax ID: _____

Deed Book: _____ Deed Page(s): _____

Address: _____

Location: _____

Existing Use: _____ Proposed Use: _____

Existing Zoning District: _____

Requested Zoning District _____

Is project within a Planned Development: Yes No

Planned Development District (if applicable): _____

Is project within an Overlay District: Yes No

Overlay District (if applicable): _____

FOR OFFICE USE ONLY

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

APPLICANT AFFIDAVIT

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

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: _____ Submittal Date: _____

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.

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.

Signature of Owner/Applicant *Print Name* *Date*

FOR OFFICE USE ONLY

File Number:	Date Received:	Parcel ID Number:
--------------	----------------	-------------------

Whitley Townes
Townhome Community
Smithfield, NC

Developer: **J&J Flowers Finch Inc.**
4884 NC HWY 42 E
Clayton, NC 27527

Date 8/5/2021



Section 1: Table of Contents

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Attachments: Existing Town home community with images from the development, signage example

Section 3: Project Data

Project Name: Whitley Townes

Developer: J&J Flowers Finch Inc.
4884 NC HWY 42 E
Clayton, NC. 27527

Prepared By: J&J Flowers Finch Inc.
4884 NC HWY 42 E
Clayton, NC. 27527

Designated Point of Contact: Josh & Jordan Finch (J&J Flowers Finch Inc.)

Current & Proposing Zoning:
Current: B3
Proposed: B3-CZ

Current & Proposed Land Use:
Current: Vacant
Proposes: Townhome

Section 4: Purpose Statement:

Whitley Townes is a proposed residential town home development under the town of Smithfield UDO ordinance. The property is currently located within the Town's Planning jurisdiction. The project is located on US 70 Business (Market Street) with (1) existing direct access point.

The proposed project is in conformity with the Town's Land Use map. This project is currently designed with 70 townhome units.

The project is 6 units per acre at 58% impervious.

The project will have sidewalks on both sides of the street providing for a pedestrian friendly environment. The project will be complimentary with adjoining uses providing high quality residential townhomes.

Whitley Townes will have a target sales value as high as possible. Current comparables are selling for over \$230,000(\$137 a sqft. Htd)

Section 5: Permitted Uses

The project includes residential uses and residential support uses including:

- 1) Townhomes
- 2) Private Parking lots(140) w/30" Type B valley curb
- 3) Drive & Garage parking(140)
- 4) Public street w/B6.12 curb as desired by UDO
- 5) Park/Open Space

Section 6: Design Controls

- A. Maximum density for the project is 6.6 units per gross acre.
- B. Minimum Building Setbacks
 - a. All Types: 10' from buffer
 - b. Front Yard: 25'
 - c. Side Yard: 0'
 - d. Rear Yard: 10'
 - e. Driveways from Sidewalk to Garage: 20'
 - f. Building Height: 26'
- C. Percentage of Impervious Area: Will not Exceed 58% for Entire Project
- D. Perimeter Buffer: 25' (50' on Highway 70 Business (Market Steet))

Section 7: Off-Street Parking – 4 per unit (280 total)

Each townhome residence will have at least (2) paved parking spaces as well as (1) driveway and (1) in the garage. Two parking spaces in front of the driveway need the Valley curb to access the driveway and garage parking spaces. Parking and side streets will be private and maintained by community HOA.

Section 8: Signs

The developer will submit a master sign plan that shows the location of signage with details at master subdivision phase. Signage for this project will comply with the UDO. 1 sign on Highway 70 at main entrance of the property. Oversized brick sign 14' wide and 42" tall with black and gold label on front. Sign will have Landscape lights as well as plantings that tie into the Berm landscaping.

See attached: plan, elevation and images of one sign just completed the exact same.

Section 9: Natural Resource and Environmental Protection

- A. One small wetland impacted area
- B. There are no known historic structures within the project limits.

Section 10: Storm Water Management

The project will meet all applicable requirements and standards of the Town of Smithfield UDO. This project will meet all storm water quantity and quality reduction requirements. The proposed devices will include water quality ponds, bio retention areas, and other approved measures to treat and control storm water runoff. The devices will be located within open spaces areas and be positioned and landscaped to be an amenity for the project. The Property Owners Association will be responsible for maintaining and operation of these features.

Section 11: Parks and Recreation

The project will have 2 open spaces designed as private play areas and dog parks for onsite residents.

Section 12: Public Facilities

Water: The project will connect to the Towns Water distribution system. Detailed routing to be determined prior to submission of the preliminary plat.

Sewer: The project will connect to the Townes Sewer collection system. Detailed routing to be determined prior to submission of the preliminary plat.

Road Improvements:

Public streets will have B6.12 curbing as desired by UDO

Private streets will have Type B 30" valley curb for ramping onto driveways

Section 13: Consistency

The land plan identifies this location as Medium Density Residential. The project as proposed complies with the objectives of the Land Use Plan by proposing residential development. The Town of Smithfield has already identified this area for both water and sewer service. Both Water and Sewer infrastructure are nearby.

Section 14: Compliance with UDO & Exceptions

The proposed plans for the project are in compliance with the Town's UDO with the following exceptions:

Townhome Variances: Townhome lot

1. Minimum Lot Area: 1500 Sq Ft
2. Street width at minimum 27' back of pavement/over 30' with curbing
3. Type B 30" valley curb for private streets
4. Minimum Lot Frontage: 20'
5. Front Yard Setback: 20'
6. Side Yard Width: 0'
7. Rear Yard Width: 20'
8. Rear Yard Depth: 20'

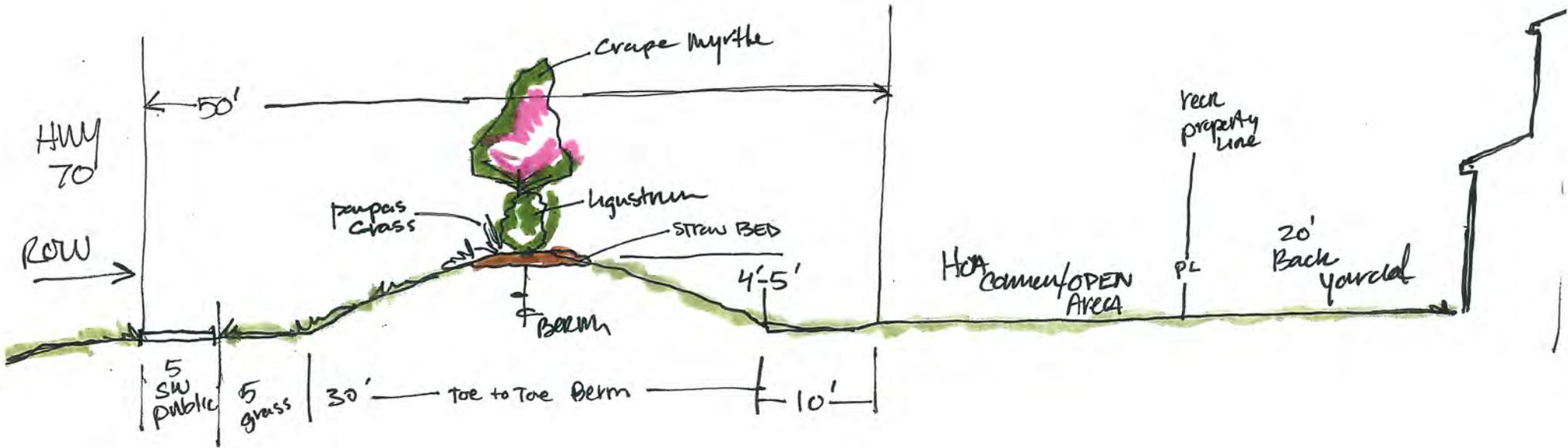
Improvements in exchange for Variances

1. Heavy landscape buffers and site improvements
2. Higher end price point of town home
3. More internal and external connectivity – sidewalks throughout
4. High number of private parking spaces – 4 per unit
5. Hoa maintained site as a whole. Less impact on the town

Section 15: Land Use Notes

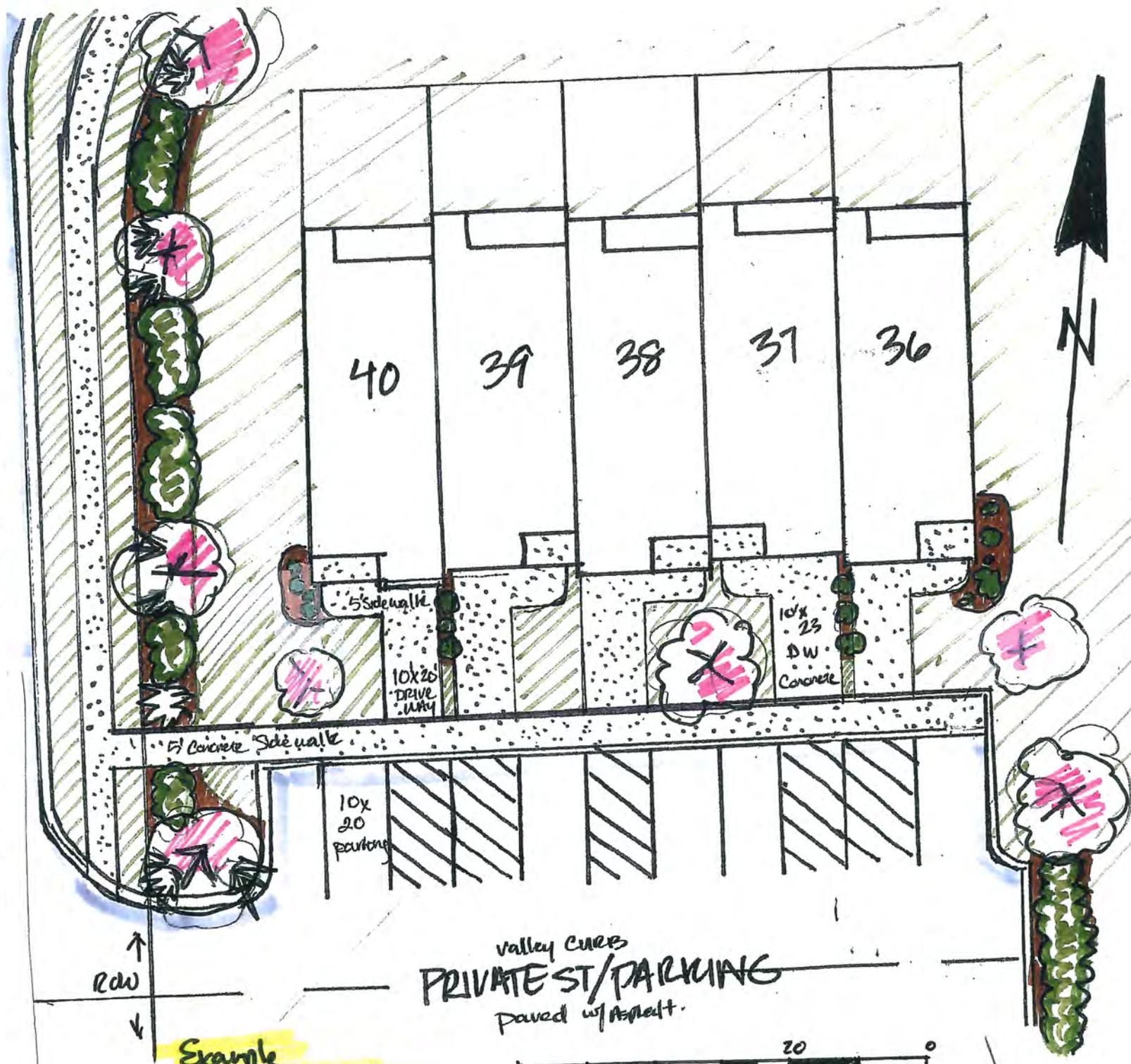
- A. The project will require the formation of a Property Owners Association (Home Owner's Association, HOA) which will handle the maintenance and ownership of common areas, buffers, recreation facilities, and storm water quality features.
- B. Existing site is vacant (Open Area & Wooded Area)
- C. Current project has multiple types of vinyl siding to add character to the façade – we are open to brick. Not in favor of stone due to moisture issue from the past few years.
- D. Landscape design and buffering throughout the project – it our experience that we prefer to “buffer” projects with adequate berms and landscaping to create privacy and screening for the resident and other citizens. We would install a 4' to 5' berm around the perimeter on HWY 70 with landscaping that is appealing and at the same time thick enough to screen the project from the road. We would plan on similar landscaping internally without the berm, keeping the back yards a private place for each resident.

HWY 70 50' Buffer LANDSCAPE DETAIL



156.12 CURBS
PUBLIC ST A.
 paved w/ Asphalt

-  Pampass Grass
-  Holly
-  Ligustrum
-  Crape Myrtle
-  Pine straw Beds
-  Bermud Grass
-  Concrete Sw & DW
-  Asphalt.



valley curbs
PRIVATE ST/PARKING
 paved w/ Asphalt.

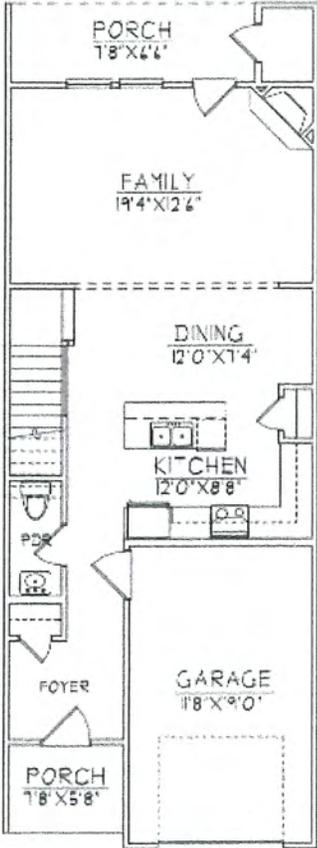
Example Landscape plan



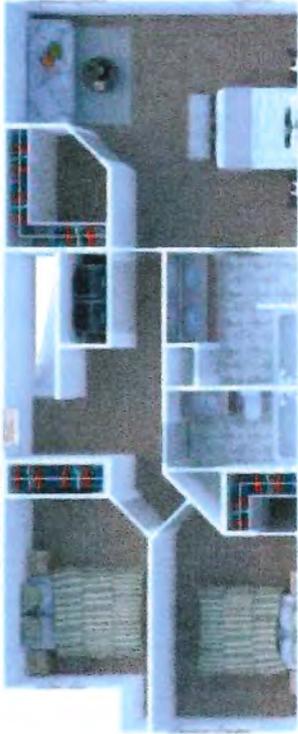
PARKWAY Townes

The Rockville | 3 BR/ 2.5 BA
 1 Car Garage
 1,652 Total Heated Sqft

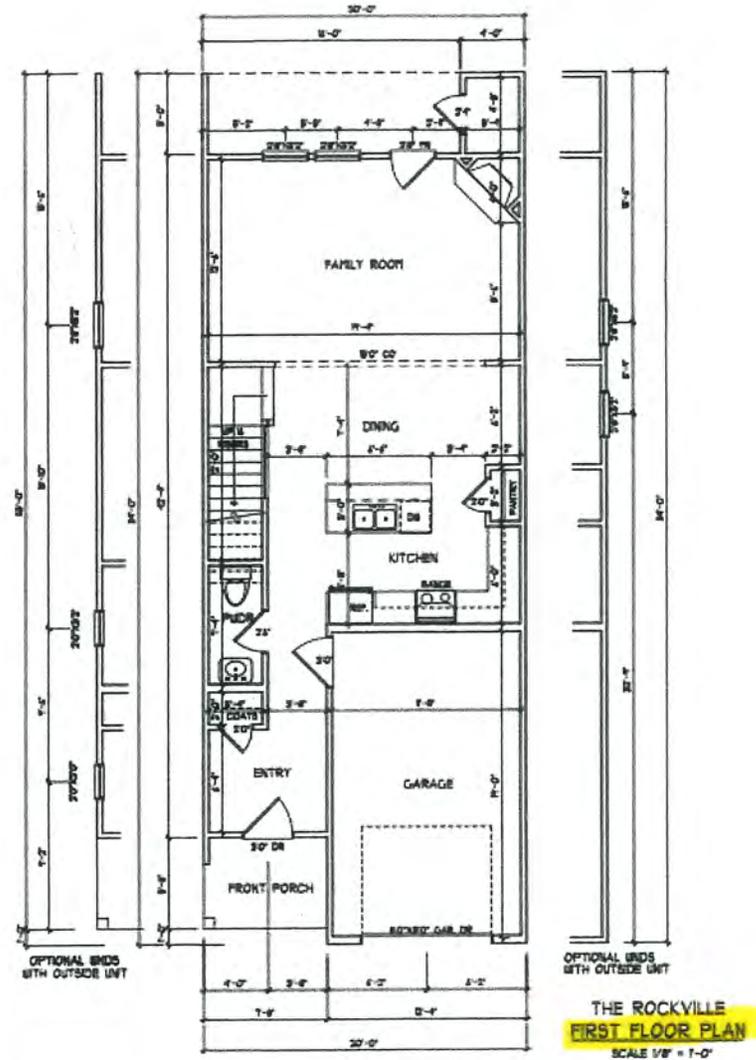
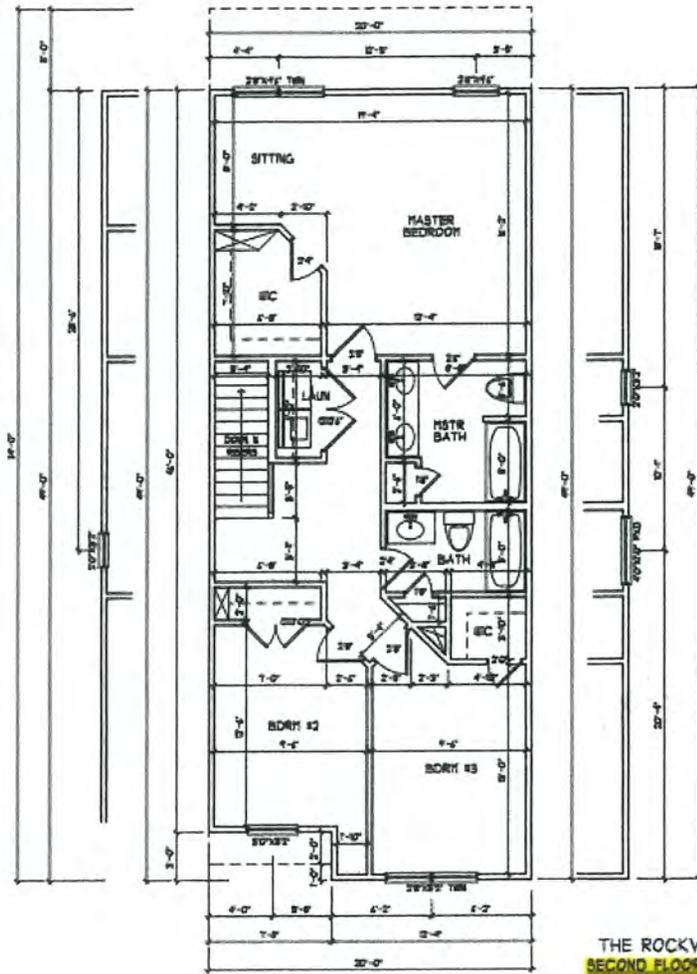
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First Floor

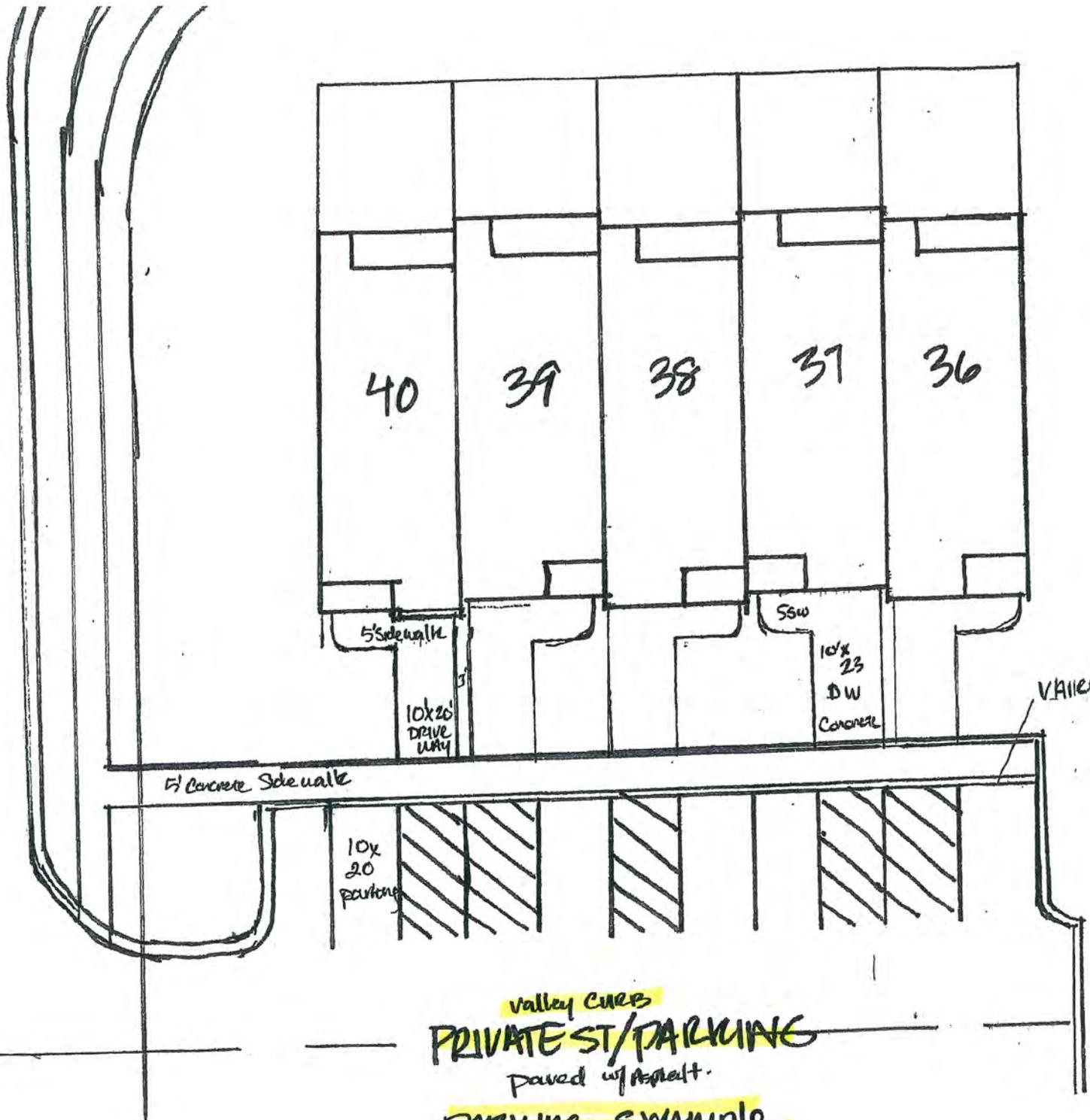


Second Floor

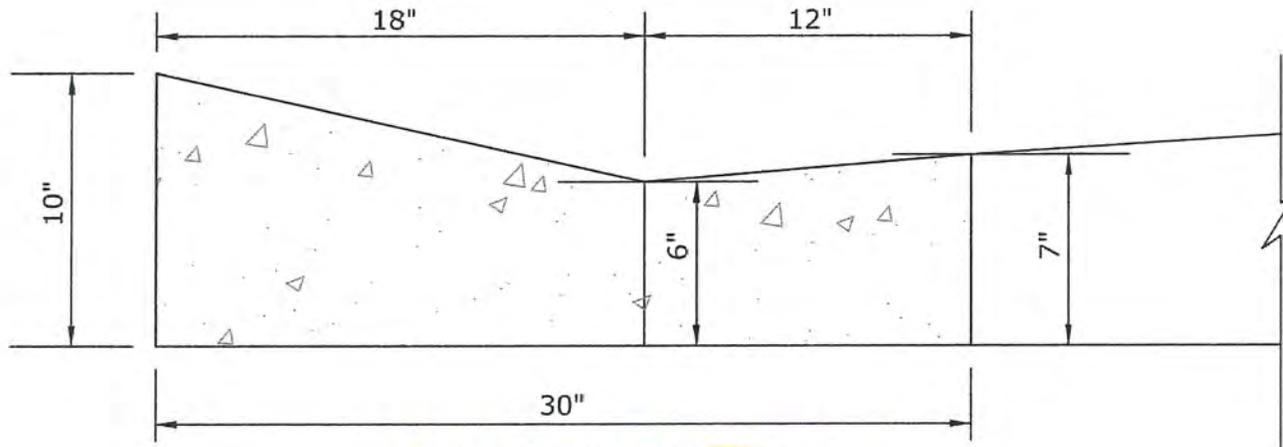


56.12 CURBS
PUBLIC ST A.
paved w/ asphalt

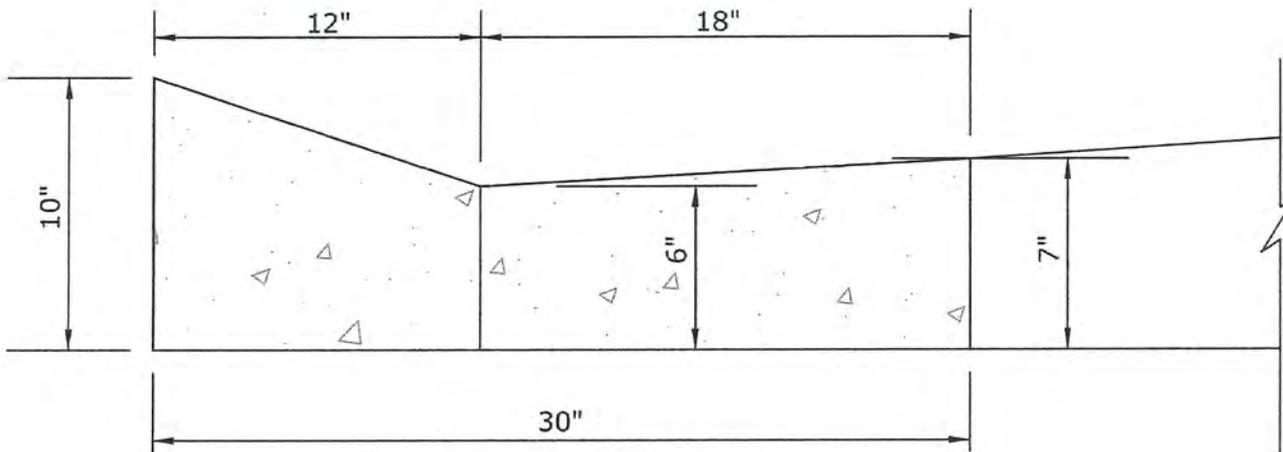
60' ROW



valley curbs
PRIVATE ST/PARKING
paved w/ asphalt.
PARKING EXAMPLE



Type 'B' Valley Curb



Type 'C' Valley Curb

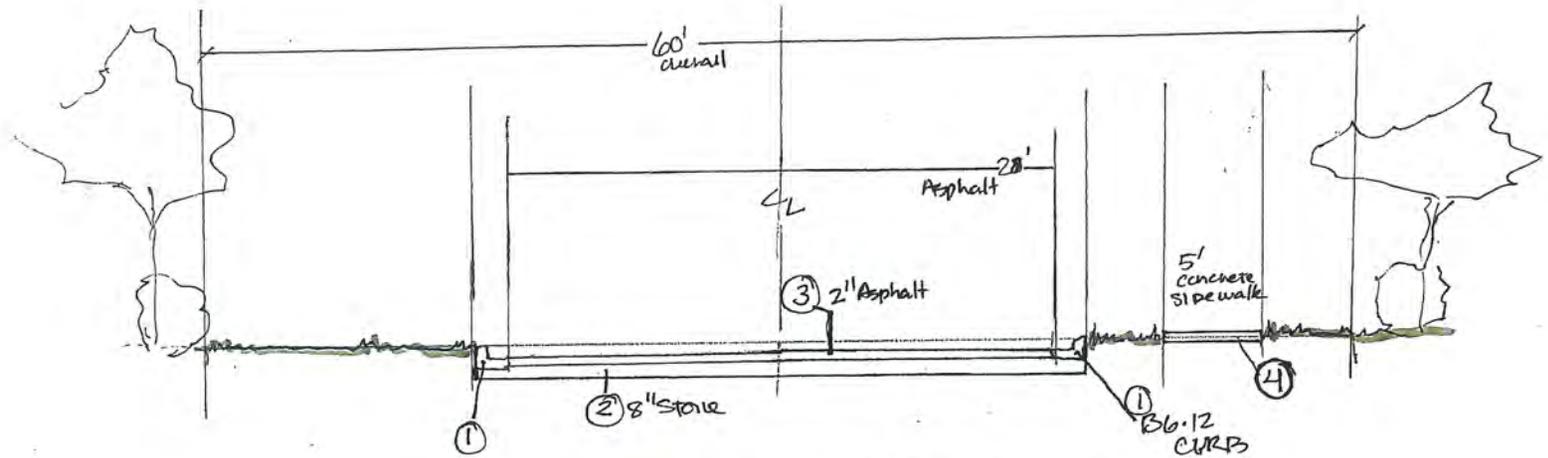


Concrete - Valley Curb

Dwg. No. SD-R-002

Date: 07/10/14

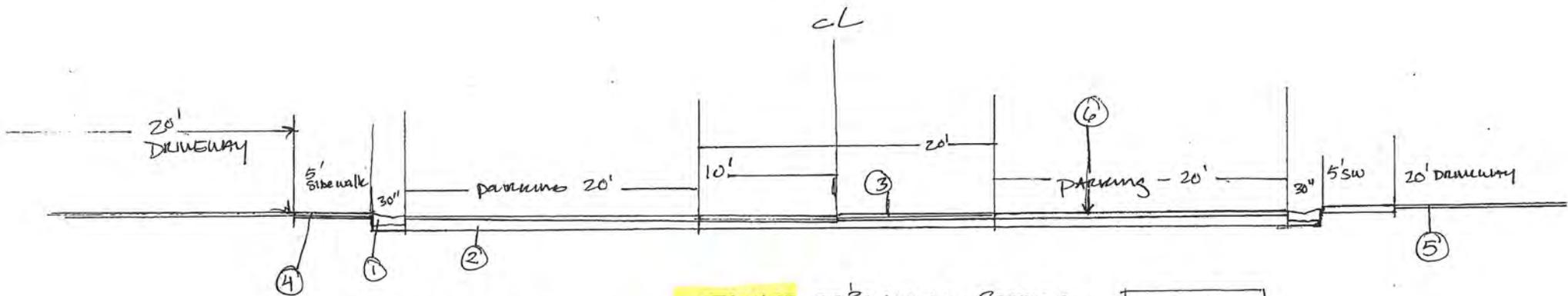
Scale: Not To Scale



PUBLIC ST typical Cross SECTION

- ① - B6.12 CURB & CUTTER
- ② - 8" ABC Stone
- ③ - 2" Asphalt
- ④ - 5' concrete Side walk

STREET SECTIONS



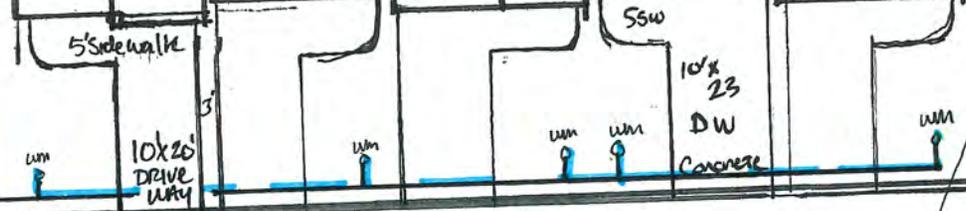
PRIVATE ST PARKING SECTION

10 Scale.

- ① - 30" valley CURB
- ② - 8" ABC Stone
- ③ - 2" Asphalt.
- ④ - 5' concrete Side walk.
- ⑤ - 20' parking (PRIVATE Driveway)
- ⑥ - 20' PRIVATE parking in the lot.

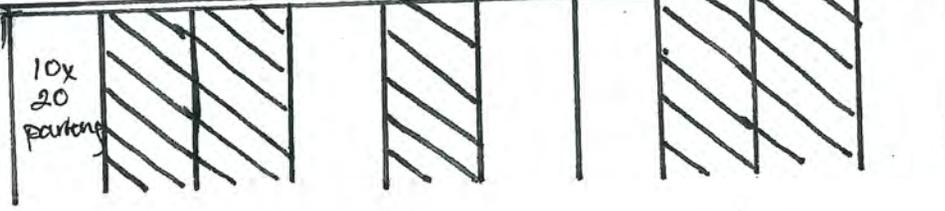
8" S.S. M.H. M.H.

156.12 CURBS
PUBLIC ST A.
Paved w/ Asphalt



6" C-900 WATER 5' Concrete Side walk VALLEY CURBS

60' ROW

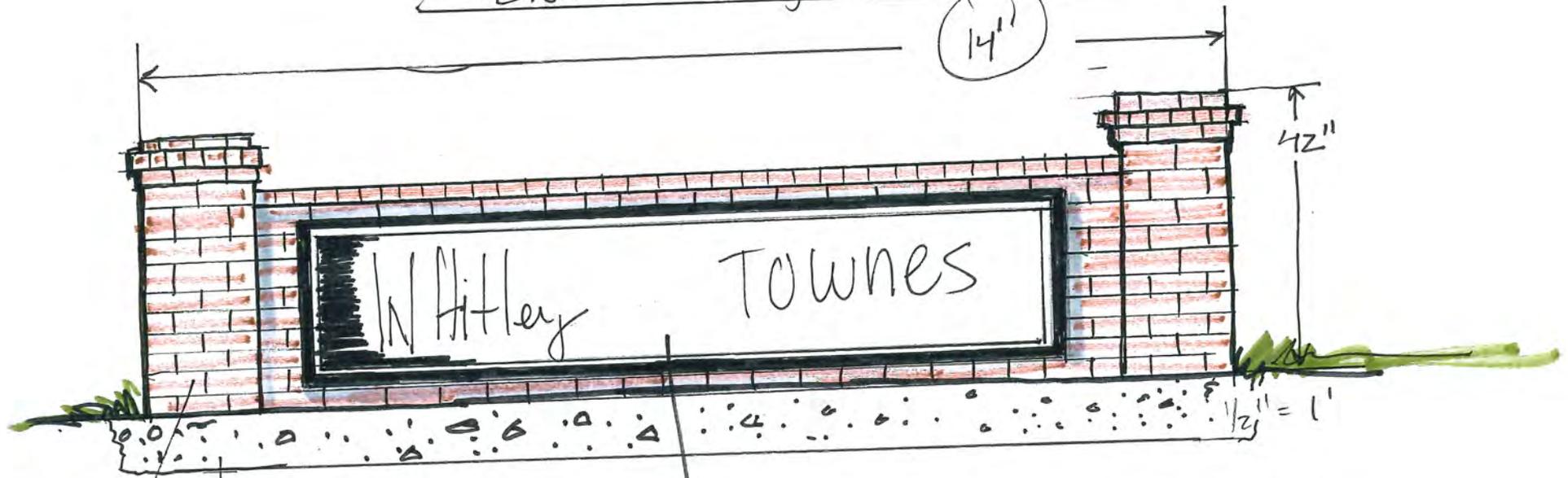


valley curb
PRIVATE ST/PARKING
Paved w/ Asphalt.

Utility $\frac{1}{2}$ Sewer $\frac{3}{4}$ Water
Pavement

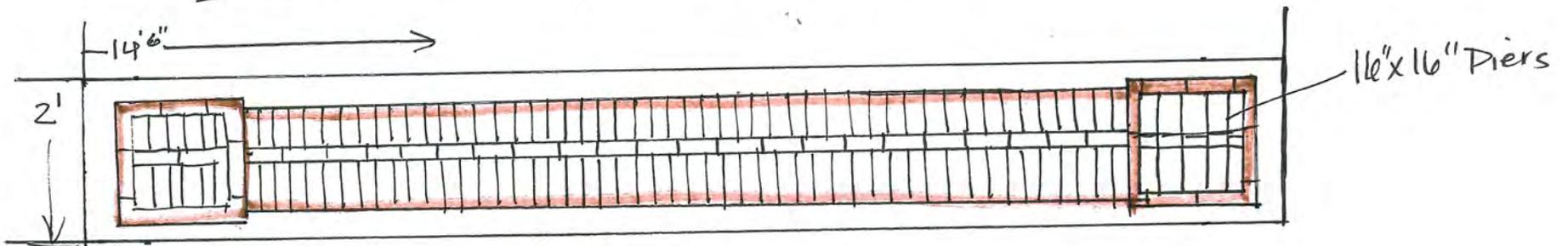
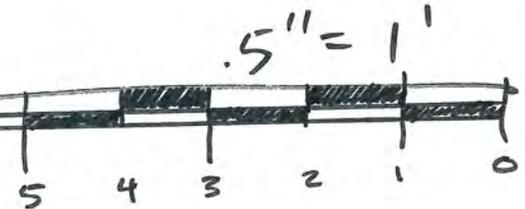


ENTRANCE Sign Elevation



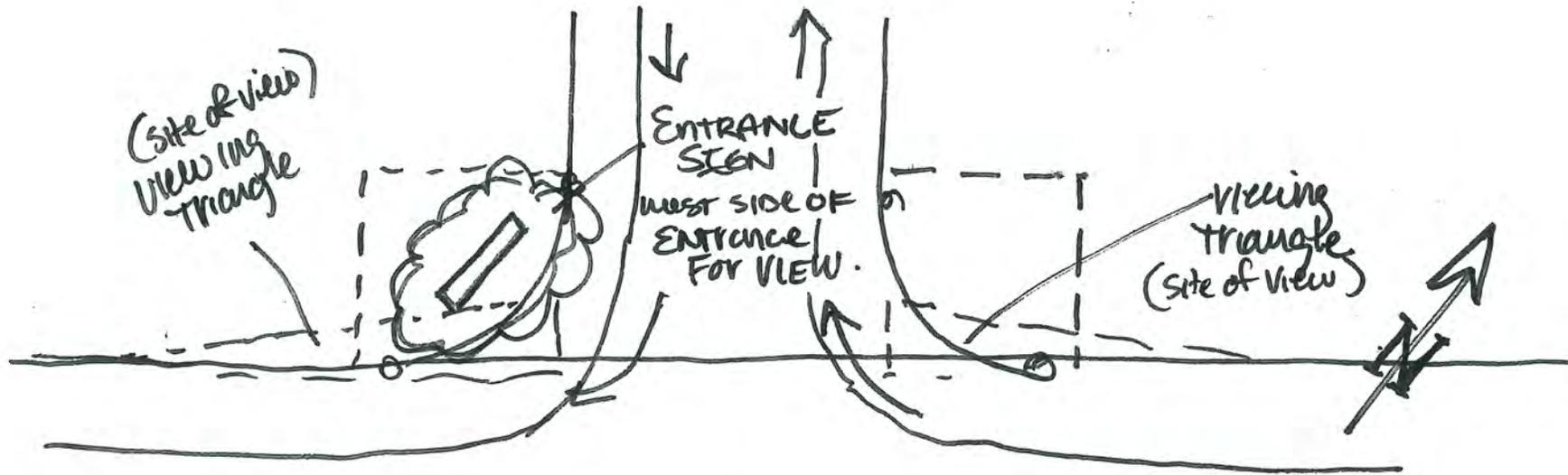
10" Continuous Footing
x 24"

Scottsdale Oversized
Brick
with white mortar.



14'6" x 24" Continuous
Concrete
Footing

Plan or Top View



← HWY 70 WEST BOUND

| | | | | | | |



WALNUT HALL COURT



PARKWAY
Townes

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[FLOOR PLANS](#)

[RESOURCES](#)

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PARKWAY















Siding Improvement Areas



Siding Impairment Areas

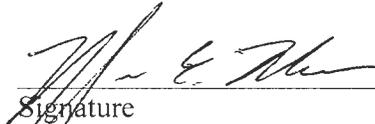




PLANNING DEPARTMENT
Mark E. Helmer, AICP, Senior Planner

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, CZ-21-07, were notified by First Class Mail on 8-16-21.



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

16th day of August, 2021



Notary Public Signature

Julianne Edmonds

Notary Public Name

My Commission expires on January 15, 2023
(Seal)



Adjacent Property Owners of
CZ-21-07

TAG	MAPSHEET	NAME2	ADDRESS2	CITY	ZIPCODE
169409-06-7896	SHARON BAPTIST CHURCH				00000-0000
169409-07-7015	SHARON BAPTIST CHURCH				00000-0000
169409-05-2823	MCLEOD, AMELIA MASSENGILL	210 S SMITH ST	CLAYTON	NC	27520-2537
169409-06-3821	HUNT, TAMMY OWENS	203 BRITT STREET	SMITHFIELD	NC	27577-0000
169409-16-1482	SOLDIERS OF THE CROSS OF	301 BARBOUR ROAD	SMITHFIELD	NC	27577-0000
169409-16-0843	HIGH, CLARENCE MARSHALL JR	109 BRITT ST	SMITHFIELD	NC	27577-0000
168412-96-8305	CROCKER, GLENWOOD P	P O BOX 1202	SMITHFIELD	NC	27577-0000
169409-16-0699	SUBURBAN REAL ESTATE	P O BOX 759	SMITHFIELD	NC	27577-0000
168412-95-8756	1023 WEST MARKET LLC	PO BOX 708	SMITHFIELD	NC	27577-0708
169409-06-2518	BERKSHIRE ROAD I LLC	P O BOX 1187	SMITHFIELD	NC	27577-1187
169409-06-6525	TWIN STATES FARMING INC	P O BOX 1352	SMITHFIELD	NC	27577-1352
169409-06-1658	TWIN STATES FARMING INCORP	P O BOX 1352	SMITHFIELD	NC	27577-1352
168412-96-7033	ALLIED COMMERCIAL PROPERTIES	PO BOX 1761	SMITHFIELD	NC	27577-1761
169409-06-2755	PRICE, LUCILLE P LIFE ESTATE	205 BRITT ST	SMITHFIELD	NC	27577-3101
169409-06-1790	OWENS, ELMER LEON SR.	207 BRITT ST	SMITHFIELD	NC	27577-3101
169409-06-9835	DEBATS, KATHRYN JOHNSON	111 BRITT ST	SMITHFIELD	NC	27577-3201
169409-06-9480	GILMORE, NELSON LAVERN	307C WILSONS MILLS RD	SMITHFIELD	NC	27577-3247
168412-95-1415	OTHERS	8 AFTON LN	SMITHFIELD	NC	27577-3621
169409-06-9259	LMR RENTALS	201 S BRIGHTLEAF BLVD STE 1	SMITHFIELD	NC	27577-4077
169409-16-2557	RODRIGUEZ, RICARDO RUTILLO	374 WEATHERSPOON LN	SMITHFIELD	NC	27577-9653
169409-05-6948	DEVELOPMENT, LLC	7105 GLENWOOD AVE	RALEIGH	NC	27612-7146
169409-06-8201	TELEGRAPH	720 WESTERN BLVD	TARBORO	NC	27886-0000
169409-16-0055	TELEGRAPH	720 WESTERN BLVD	TARBORO	NC	27886-0000
	J & J Flowers Finch, INC.	4884 NC Hwy 42 E	Clayton	NC	27527



PLANNING DEPARTMENT

Mark E. Helmer, AICP
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, September 2, 2021 at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following request:

CZ-21-07 Whitley Townes: J&J Flowers Finch Inc. is requesting a conditional rezoning request of 11.61-acres of land from the B-3 (Business) zoning district to the R-8 CZ (Residential-Conditional Zoning) district with a master plan for a planned development consisting of 70 attached single-family townhomes. The properties considered for rezoning is located on the northeast side of West Market Street approximately 300 feet southeast of its intersection with Britt Street. The properties are further identified as Johnston County Tax ID# 15084001 and a portion of 15084003A.

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 August 18th and August 25th of 2021.



Request for Planning Board Action

Consent
Agenda ZA-21-05
Item:
Date: 09/02/21

Subject: Single-Family Residential Subdivision Landscape Requirements

Department: Planning Department

Presented by: Stephen Wensman, Planning Director

Presentation: Business Item

Issue Statement

The Town Council has directed Staff to review the UDO Landscape regulations in consideration of adding single-family residential subdivision landscape regulations

Financial Impact

None

Action Needed

The Planning Board should review and discuss single-family residential landscape regulations.

Recommendation

Staff recommends the Planning Board review and discuss single-family residential landscape regulations and provide Staff with instructions for a future ordinance amendment.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Landscape Ordinances for Angier, Holly Springs, Knightdale, and Apex



Staff Report

Agenda Item: ZA-21-05

Overview:

The Town of Smithfield is experiencing unprecedented residential growth and many new subdivisions. The Town Council has become concerned about the character of proposed developments and wants to ensure there is adequate landscaping with new development. The Council has directed staff to look into updating the Town's Landscape Ordinance to include landscape standards for residential development. Currently, there are no standards for single family residential development.

Staff has researched single family landscape requirements in Clayton, Angier, Apex, Knightdale and Holly Springs and has provided a summary of each.

Knightdale

- No Bufferyards required for single-family developments.
- Single-family and duplex lots are required to have 1 canopy tree for every 2,000 sq. ft. of lot area up to 20,000 sq. ft, not including easement areas.
- Existing trees may satisfy this requirement.
- Evergreen foundation shrubs required along the entire foundation at 4' intervals, 2' in height.
- Canopy Street trees required along public right of way, except for Rural Residential Districts every 40'. Under utility lines, understory trees can be substituted.
- Canopy Street trees need to be 10' from light poles and 12 feet from electrical transformers (5' for understory).

Angier

- No Bufferyards required for single-family developments.
- Townhomes and Multi-family residential require bufferyards.
- Yard trees (overstory) required for major residential subdivisions except in Rural district at the rate:
 - Lots less than 10,000 sq. ft. = 1 tree
 - Lots 10-20,000 sq. ft = 2 trees
 - Lots 20,000+ = 3 trees.
- One tree is required to be in the front yard, outside the public right-of-way.
- Understory trees can be used if overhead utilities are in conflict.

Clayton

- Landscape Plans by a Registered Landscape Architect is required.

- Residential bufferyards are required when development is adjacent to lesser density residential development, such as an R-6 development being constructed next to an existing R-10 development.
- Class C Buffer (greatest buffer) is required on the periphery of all planned developments, i.e., Conditional District and PUDs.
- Double fronted lots on collector streets require a Class A buffer along rear yard frontage.
- Street trees required at 1 canopy tree per lot or 1 canopy tree per 40 lineal feet (max 50 feet apart) planted within 15' of a sidewalk.

Apex

- All Single-family residential subdivisions are required to have 1 ornamental tree and 2 shrubs per lot located in the front, side or rear yard.
- Trees to be 6' back from public right of way.
- Single-family Attached Townhomes are required to have at least 1 ornamental tree and 2 shrubs per lot.
- Mass graded subdivisions with lots 8,000 sq. ft. or greater also are required to have 4 shrubs and two trees in the front, side or rear yard.
- Mass graded subdivisions are required to save 5% of the development as a Resource Conservation Area.
- Single-family (less than 6000 sq. ft. lots), townhouses and multi-family require variable buffers from adjacent land uses
- Buffers for residential subdivisions cannot be located on individual residential lots and must be on common open space.

Holly Springs

- Canopy Street trees are required along thoroughfares at 50-65 feet on center (understory trees permitted where utilities conflict at 30-45 feet on center) located 5 feet from right of way on private property side.
- Bufferyards required

Summary

Most of the ordinances reviewed required some combination of perimeter buffers, street trees, yard trees and/or foundation plantings for single-family residential development. Only Knightdale and Angier lack perimeter buffer requirements for single family residential developments.

Planning Staff requests the Planning Board review the landscape ordinances and provide staff with some direction on the creation of single-family residential landscape standards for the Town of Smithfield.