



PLANNING BOARD AGENDA

Members:

Chairman: Stephen Upton (Town)

Vice-Chairman: Mark Lane (ETJ)

Doris Wallace (Town)

Ashley Spain (ETJ)

Debbie Howard (Town)

Alisa Bizzell (Town)

Stephen Wensman, AICP, ALA, Planning Director

Mark Helmer, AICP, CZO, Senior Planner

Julie Edmonds, Administrative Assistant

Meeting Date: Thursday, August 4, 2022

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall

PLANNING BOARD

REGULAR MEETING AGENDA
AUGUST 4, 2022 MEETING TIME: 6:00 PM
TOWN HALL COUNCIL CHAMBERS

Call to Order.

Identify voting members.

Approval of the agenda.

Voting of new Chairperson and Vice Chairperson

Approval of the minutes for July 14, 2022.

New Business.

SUP-22-02 Home2 Suites: The applicant is requesting a special use permit for the construction of a five-story hotel that exceeds 40 feet in height. The project considered for approval is located on a 2.26-acre tract of land within a B-3 (Business) zoning district. The property is located on Towne Centre Place approximately 850 feet southeast of its intersection with East Market Street and further identified as Johnston County Tax ID# 15L11001H.

Old Business.

Public Comment.

Adjournment.

**Draft
Town of Smithfield
Planning Board Minutes
Thursday, July 14th, 2022
Town Hall Council Chambers
6:00 PM**

Members Present:

Chairman Stephen Upton
Vice-Chairman Mark Lane
Debbie Howard
Doris Wallace
Alisa Bizzell

Members Absent:

Ashley Spain

Staff Present:

Mark Helmer, Senior Planner
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

APPROVAL OF MINUTES FOR May 5th, 2022

Mark Lane made a motion to approve the minutes, seconded by Alisa Bizzell. Unanimously approved.

NEW BUSINESS

CZ-22-03 Blue Line Aviation: The applicant is requesting rezoning of a 14.43-acre tract of land from an R-20A (Residential) zoning district to a PUD (Conditional Zoning) district. The property considered for approval is located on the west side of Swift Creek Road approximately 650 feet north of its intersection with Airport Industrial Drive and further identified as Johnston County Tax ID# 15J08015B.

Mark Helmer stated that Blue Line Aviation is requesting a conditional rezoning of 14.43 acres of land from R-20A to PUD-CZ with a master plan for a planned development consisting of a mix of uses: residential dormitory, classroom/office, hotel and flex industrial/office. The property is located at the west side of Swift Creek Road approximately 650 feet north of its intersection with Airport Industrial Drive. The property was recently cleared of trees. The front ½ acre to 1 acre has been graded and a gravel parking lot was installed. In the center of the site is the remnants of a former gravel storage yard. There have been no permits for any development on the site and none of the paving/impervious was approved. The developer has submitted a voluntary annexation petition with the development of the site. If accepted, the annexed land will be a satellite to the primary corporate limits. The developer has proposed a phasing plan, it has been broken up into phase 1 and future phases giving it a total of 4 potential phases. Phase 1 includes a parking lot for Blue Line facility on the airport property and a 28-room dormitory/classroom structure, expandable for additional 24 rooms and associated parking.

The developer has proposed PUD District Design and Dimensional Standards that include a list

of permitted uses. With a PUD, the uses on the master plan are the permitted uses. Accessory uses are typically those associated with the uses on the master plan and are regulated by the UDO. The listed land uses are not shown on the PUD Masterplan and are not permitted:

- **Recreational uses**, there are no outdoor recreation areas shown on the plan. Only indoor recreation or entertainment within a flex industrial building or a fitness center in an office building or a flex industrial building or hotel building are permitted.
- **Manufacturing and Industrial uses** – the master plan does not show a contractor building with outdoor storage. Outdoor storage is not permitted if not shown on the master plan.
- **Retail Sales and Services** – Food trucks are an accessory use regulated by Article 7, Section 7.25.
- **Wholesale sales and Warehousing** – Outdoor sales, service or storage areas as a principal use are not shown on the master plan and therefore are not permitted uses.
- **Accessory Uses (Article 6)**– Accessory uses are also subject to the supplementary standards in Article 7 of the UDO.
- **Nonpermitted Uses** – outdoor storage should be listed as a non-permitted use.

The access to the development will be off of Swift Creek Road. A traffic impact study was prepared and reviewed by NCDOT and will require left turn lane into the development and ADA accessible crosswalks tying the development into the airport property. Given the dangerous conditions that include hills, curves and poor visibility, staff recommends flashing lights or other safety equipment be installed, as permitted by NCDOT, to ensure public safety is achieved. NCDOT required turn lanes are not shown on the master plan.

Streets and Right-of-Way

- The project proposes 27' wide b/b streets within a 50' right-of-way. The Town's standard right-of-way width is 60' wide (UDO Section 10.110.9) but a 50' wide right-of-way can be approved by the Town Council. The 50' public right-of-way may be appropriate given the narrowness of the development site. Wider right-of-way may restrict the ability to develop the site.
- Lateral connections to the adjacent vacant parcel are appropriate and meet the UDO requirements.
- Throughout the development, minimum building setbacks from the public right-of-way are substantially reduced.
Future building in phase 1 and the future 2-story office/classroom are shown to have a 15' setback from the proposed right-of-way.
- The first driveway off of Swift Creek Road should be moved further back from Swift Creek Road for safety and to allow stacking when traffic exits the development.
- Sidewalks are shown on the north side of the proposed street.
- A five-foot sidewalk is required along Swift Creek Road.

Building Setbacks

- The future building in phase 1 and the future 2-story office/classroom are shown to have a 15' setback from the proposed right-of-way.
- The dorm facility in phase 1 is shown to have a 26' rear setback

- The future hotel in the future phase is shown to have a 28' rear setback
- The setback from Swift Creek Road is 50', not 30' as shown on the plan.

Mark Lane asked what setback does the UDO require?

Mark Helmer said because it's a PUD it is its own district. Therefore, it doesn't have setbacks so all we can do is compare to like districts based on the uses.

Landscaping and Buffering

- The Master Plan shows trees in the street yard and parking islands and identifies the street and buffer yards. There are no details on shrub plantings.
- The buffer yard for the flex industrial/office should have a Type C planting, not a Type A.
- The rear loading area of the flex industrial/office should be screened from the residentially zoned property to the north with an opaque fence, wall or solid vegetated buffer.
- Foundation plantings and interior parking lot island shrubs are not shown.

PUD CONDITIONAL ZONING

The UDO lacks specific PUD standards except for PUD Streets found in UDO Section 10.110.19. These standard addresses pedestrian and vehicular connectivity. In the absence of specific standards, staff has evaluated the mixed-use development based on the overall mix of uses and the dimensional regulations typically associated with those uses. For instance, institutional uses found in the O/I district have setbacks that different than those found in commercial uses found in the B-3 zoning district. Industrial standards are again slightly different.

Deviations from UDO. Because there are no specific PUD standards, there are no specific deviations requested from the UDO, however there are clearly several standards shown that should be considered:

Standard	UDO Typical	Proposed
Front Yard Setbacks	O/I = 25' B-3 =35' LI = 50'	<ul style="list-style-type: none"> • Institutional-15' • Hotel – 30' • Industrial flex – 30'
Parking Requirements	<ul style="list-style-type: none"> • Office uses 4/1000 • Hotel 1/guest = 120 	a. 3/1000 (still a deficit of parking unless used by phase 1 guests) b. Hotel provided +/-49
Architectural Standards	None required, but typically provided with Conditional Zoning	None provided

Right-of-way/Street	Transportation Plan Street Typology recommends a 34' b/b in 60' right-of-way.	27' b/b street in 50' right-of- way.
Sidewalk	5' sidewalk on Swift Creek Road	

With the approval of the rezoning, the 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 development is not consistent with the comprehensive plan. If approved, the Council should acknowledge that the comprehensive plan is hereby amended guiding the property for Mixed Use development.*
- **Consistency with the Unified Development Code** – *the property will be developed in conformance with the UDO conditional zoning provisions that allows a good faith negotiation of development standards.*
- **Compatibility with Surrounding Land Uses** - *The property considered for rezoning will be compatible with the surrounding land uses.*

Parking The master plan shows 138 parking stalls in phase 1 and 154 in future phases. Based on all the uses and building areas there is a total parking deficit of approximately 57 spaces. The site is not well suited to shared parking so when each use is considered on its own, there is inadequate parking for the uses and building areas shown:

- In phase 1, there are 52 dorm units and 2 beds per unit. If each student has their own vehicle, 104 parking spaces are need. The master plan shows 138 parking spaces between the two parking lots. That leaves an excess of roughly 34 spaces as overflow for the Blueline facility on the airport property.
- The future 2 story office/classroom building is shown to have roughly 25,200 sq. ft of floor area which would require 101 parking spaces (4 parking spaces per 1000 sq. ft.) The property is deficient roughly 60 parking stalls. If the office and classrooms are for the guests in phase 1, the reduction in parking maybe appropriate.
- The future 3-story hotel is described as having +/- 120 rooms. The parking requirement would therefore be +/- 125 parking stalls (1 per room employees). The master plan shows approximately 50 parking stalls. The property is deficient approximately 75 parking stalls.
- The flex industrial property requires 1 parking stall per employee for industrial, but 4 spaces/1000 sq. ft. for office. The Master Plan shows 65 parking spaces which may be in excess of what is needed depending on how the building is used.

Mark Lane asked if Phase 1 was in compliance?

Mark Helmer said Phase 1 is technically in compliance, however the project wouldn't be able to go forward to Phase 2 without counting the excess parking in Phase 1.

Mark Lane asked if anyone else was using the parking space in Phase 1?

Mark Helmer said he didn't know, that would be a question for the applicant.

Mark Lane asked if the applicant would be constructing sidewalks on Swift Creek Road?

Mark Helmer said, the applicant has proposed sidewalks on one side of the proposed street and staff has recommended that sidewalks be constructed on Swift Creek Road.

Mark Lane asked if the Fire Marshall says the streets are adequate for emergency vehicles.

Mark Helmer said the fire marshal is generally fine with the Town of Smithfield standards in this case for access, however he has identified access around the educational/dormitory building. He wants full access around that building and fire lanes as well.

Mark Lane asked if this plan met the Comprehensive Growth Management Plan?

Mark Helmer said currently the Comprehensive Growth Management Plan calls for this property to be used for industrial purposes not commercial/office uses.

Mark Lane asked if any changes can be made to this plan if Town Council approves it?

Mark Helmer said no substantial changes could be made. Minor tweaks between the master plan and the preliminary plan.

Mark Lane asked if there would be enough sewer capacity with the proposed hotel?

Mark Helmer said the project will tie into a metered line within Swift Creek Rd. There is a certain amount of capacity for phase 1, however the other 3 phases would have to wait until additional capacity was achieved.

Debbie Howard asked if the driveway permit mentioned in the attorneys' letter was addressed to Blue Line on behalf of NCDOT?

Mark Helmer said the applicant said they have an approved by NCDOT temporary construction driveway permit but also stated that it would be unusual for NCDOT to issue such permits without site plan approval issued by the Town of Smithfield.

Debbie Howard asked why it wasn't added to the conditions that a fire access road be required?

Mark Helmer said the condition is placed on the project at this time and that fire lanes will be required on upcoming revisions. The applicant was consulted by the Smithfield Fire Department well in advance of this meeting.

Patrick Byker of 700 W. Main Street Durham, NC 27701 spoke on behalf of Morningstar Law Group. He is representing the applicant, Blue Line Aviation. He thanked Planning Staff for their guidance and they are fine with the 12 conditions they proposed. Blue Line prides itself on being a first-class aviation school to train future pilots.

Adam Walters, President of Blue Line stated their company was founded approximately 10 years ago by a former Raleigh law enforcement officer. At Blue Line we train the next

generation of aviators. They are on track to train about 120 students this year, and plan to increase that number to 200 next year. They look forward to this opportunity to grow in Johnston County and they appreciate the boards cooperation.

Patrick Byker stated that Blue Line operates Low and Slow Smokehouse at the airport. They had a parking problem. Between the employees and customers there was simply not enough parking onsite. They were careful when choosing parking across the street to not go below the erosion control area. The school facility is the first phase of the project. They are limited on this phase by the sewer capacity but after meeting with Town Manager, Michael Scott they were able to secure 6,000 gallons per day for phase 1. They can't build anything beyond phase 1 in the foreseeable future until the sewer plant has been constructed. There is a desperate need for more pilots. He hopes the board will consider the need for this training school.

Debbie Howard addressed the parking issue and asked where employees are allowed to park now?

Patrick Byker said they use their own property for employee parking.

Debbie Howard asked if Blue Line had a contract with the Johnston County Airport to stay long term and see this project through?

Patrick Byker said yes there is a contract between the two, Blue Line plans to be in for the long haul.

Emma Gemmel of 207 Hancock Street asked what the benefits or incentives as a town would be for approving this project?

Mark Helmer said a benefit would be having a flight school locally and if annexed in, their sewer rates would be in town rates. There would be tap fees associated to hook onto the system.

Emma Gemmel asked what the risks of this expansion would be to the Town?

Mark Helmer said there are managed risks associated with flying as well as living near an airport. The risk is not as great as one may think.

Emma Gemmel asked why this training school wasn't constructed on the airport property?

Mark Helmer said the Blue Line Aviation's fixed base of operation was approved by the Town of Smithfield and included classrooms, hangars, offices, and a restaurant with ample parking for all proposed uses. They are now requesting to expand their operation off-site to include dormitories.

Emma Gemmel asked what would happen if all phases weren't constructed?

Patrick Byker said then it would just be a training school and associated parking.

Mike Proffitt of 116 Sunset Pointe Drive Clayton. His property backs up to the west side of the airport property. When he purchased his home in 2014 there were a lot of woods, therefore he expected growth to take place eventually. He says the flights coming from that airport now have increased significantly. He believes the training school and expansion would be great for many but they should take into consideration the residents that live next to it. He has planes that go overhead that are definitely below 500 feet. He has to deal with noises from drilling therefore his house vibrates. When the lot was cleared out the trees were burnt and the ash from the fire came down on his house, cars, shed and camper. This proposed project is a huge tax base for the town and county but as a resident he thinks it's not a good idea. He doesn't agree that Blue Line should be allowed to deviate from the plan. He said the parking lot mentioned earlier for employees has 40 to 50 vehicles parked in it each day. The students walk across the street which is a hazard. Currently they aren't in compliance but that's being overlooked. A few years back I built a 12'x15' shed and I wasn't allowed to deviate from that plan. He's all for growth but he doesn't agree with everything that comes along with a project of this size. The noise, the traffic and the lights it brings are a huge disturbance.

Bob Hugel of 700 Olivia Way Selma came forward. He thanked the Planning Board for all of their questions. He is a pilot and flies from Johnston County Airport. He's there almost every weekend. There are rules for flights and sometimes they are not followed. He encouraged any resident present to report any deviations from rules to the airport. No pilots want to cause problems for the community they want to be a good steward.

Pam Lampe of 415 N. Second Street came forward. She thanked Blue Line for their work in training so many students. She asked Mark Helmer if the property was currently zoned R-20?

Mark Helmer said yes.

Pam Lampe said so the applicant wants to build on this property because of the flight school. She asked Mark Helmer if a project such as this would be allowed in an R-20 zoning district?

Mark Helmer said no.

Pam Lampe said this appears to be a very sophisticated operation and the owners of this company bought this and knowing it was in an R-20 zoning district. They hoped when the time came, they could have that changed. She asked Mark Helmer if we could say no to that if it was something we didn't want done?

Mark Helmer said yes.

Pam Lampe said the property was zoned the way it is for a reason and she doesn't understand why we would deviate from that. She said they have been using property for parking and that isn't allowed but nothing has been done to enforce it. She asked Mark Helmer why it has been allowed?

Mark Helmer said they did notify the owners of the violation. Both pieces of property were cited for illegal parking. They also had an illegal sign. They stopped parking on one lot and removed the illegal sign.

Pam Lampe asked Mark Helmer if the applicant was aware of the \$11/gallon fee they would be required to pay for the 6,000 gallons of sewer capacity?

Mark Helmer said yes, all development fees are public record.

Pam Lampe said we made the zoning what it is with purpose and she doesn't know why we would deviate from that.

Mark Lane asked Mark Helmer if we as a board are voting on this as a planned unit?

Mark Helmer said yes, we are looking at the conditional zoning request for this which is PUD CZ. The approval criteria for that would be to find that the project is compliant with the Comprehensive Land Use Plan, meets all requirements of the UDO and is compatible with surrounding land uses.

Mark Lane made a motion to deny CZ-22-03 based on inadequate parking, pedestrian safety concerns, fire safety concerns and inconsistency with the comprehensive land use plan. Seconded by Stephen Upton. A show of hands indicated that CZ-22-03 was unanimously recommended for denial by all members.

OLD BUSINESS: None

Adjournment

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

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist



Request for Planning Board Action

Agenda SUP-22-
Item: 02
Date: 8/4/22

Subject: Home 2 Special Use Permit to exceed 40 feet in building height

Department: Planning

Presented by: Mark Helmer

Presentation: Public Hearing

Issue Statement

The applicant, Wintergreen Hospitality, is requesting a special use permit to exceed the 40' height limitation in the B-3 Zoning District (the hotel is to be roughly 70-foot tall).

Financial Impact

None

Action Needed

The Smithfield Planning Board is requested to review the petition, conduct a public meeting and provide feedback to the developer.

Recommendation

None requested. Planning Staff will be recommending approval.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Site Plan and Elevations
3. Application
4. Email request for 70' building height.



Staff Report

Agenda SUP-
Item: 22-02

Application Number: SUP-22-02
Applicant/Owner: Wintergreen Hospitality/Monaparthly Properties LLC
Agents: none
Property Identification Number: 260305-08-8796
Town Limits/ETJ: Town Limits

PROJECT LOCATION: The property considered for a special use permit is located on Town Centre Place approximately 600 feet south of its intersection with East Market Street.

REQUEST: The applicant is requesting a special use permit in accordance with Article 8

ADJACENT ZONING AND LAND USES:

	Zoning	Existing Land Use
North:	B-3 (Highway Entrance Business)	Undeveloped Lot
South:	B-3 (Highway Entrance Business)	SCD (Stormwater Control Device)
East:	N/A	I-95
West:	B-3 (Highway Entrance Business)	Hotel

SITE DATA:

Acreage: 2.26 acres
Present Zoning: B-3 (Highway Entrance Business)
Existing Use: none / undeveloped
Proposed Use: Hotel
Water Service: Town of Smithfield
Sewer Service: Town of Smithfield
Electrical Service: Town of Smithfield or Duke-Progress

ENVIRONMENTAL: there are no environmental issues.

STAFF ANALYSIS AND COMMENTARY:

The developer, Wintergreen Hospitality, is proposing a Homes 2 Suites hotel on the 2.26-acre property located at the end of the Towne Centre Place cul-de-sac. The Hotel will provide required parking, landscaping, and dumpster screening in accordance with the UDO. The applicant is requesting a special use permit to allow the hotel to exceed the 40' height maximum (roughly 70' proposed) in the B-3 District in accordance with UDO Section 8.13.5. The requested building height is typical of other hotels in the area and creates no offsite issues.

FINDINGS OF FACT (*Staff findings in Bold Italic*)

4.9.4.5.1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare. The project will not be detrimental to or endanger the public health, safety or general welfare. ***The additional height is typical for hotels in the B-3 district. The Fire Marshall has reviewed the application and has no concerns. Therefore, staff believes the special use will not be a deterrent to the public, health, safety or welfare.***

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 project will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.***

4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided. The development will provide adequate utilities, drainage, parking and necessary facilities. ***The development will have adequate utilities, drainage, parking and necessary facilities.***

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

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. Proper ingress and egress will be provided. ***Adequate ingress and egress will be provided as required.***

4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property. ***The use will have no adverse impacts on the abutting or adjoining properties.***

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***

proposed hotel is adjacent to another hotel and nearby retail and it will be in harmony with the area.

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 proposed project will be in conformance with the UDO requirements.*

RECOMMENDATION:

- No recommendation is requested. The Planning Board should review the request and provide feedback to the developer.



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: Home2 Suites Acreage of Property: 2.29
Parcel ID Number: 260305-08-8796 Tax ID: CI51ADVLTX - Smithfield Tax
Deed Book: 05921 Deed Page(s): 0715
Address: Towne Centre Place
Location: Smithfield, NC

Existing Use: Vacant Proposed Use: Hotel
Existing Zoning District: B-3

Is project within a Planned Development: Yes No
Planned Development District (if applicable): N/A
Is project within an Overlay District: Yes No
Overlay District (if applicable): N/A

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.
The subject property is located on the eastern edge of an existing cul-de-sac, Towne Centre Place.
The proposed hotel use is a harmonious use with existing commercial uses and will not be detrimental to the public health, safety, or general welfare.
- 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 development of the subject parcel as a hotel will not impeded the normal and orderly development and improvement of the surrounding properties. Approval of the requested special use permit will likely increase the value of surrounding properties by adding to the potential customer base for adjacent development.
- 3) Adequate utilities, drainage, parking, or necessary facilities have been or are being provided
Adequate utilities are present to serve the proposed hotel. The site will be designed to meet standards for access, stormwater management, parking, and other requirements found in the Smithfield UDO.
- 4) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
The proposed hotel will not by noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
- 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.
The proposed hotel will be accessed through one driveway connecting to Towne Centre Place. Towne Centre Place is a public street, approximately 700' in length and terminating in a cul-de-sac.
The proposed hotel will have minimal impact on traffic congestion in the surrounding public streets.
- 6) That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.
The proposed hotel will not adversely affect the use or any physical attribute of adjoining or abutting property.
- 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 hotel will be a complimentary use to future and existing development on Towne Centre Place.
Development of this parcel as a hotel will add to the economic vitality of adjacent commercial uses by adding to the customer base for the existing restaurant and retail uses.
- 8) The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.
The proposed hotel will comply with the applicable development requirements found in the Town of Smithfield UDO.

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.

Anup Patel

Print Name

Anup Patel

Signature of Applicant

Digitally signed by Anup Patel
Date: 2022.06.23 13:25:50
-04'00'

Date

OWNER'S CONSENT FORM

Name of Project: Home2 Suites Submittal Date: July 1, 2022

OWNERS AUTHORIZATION

I hereby give CONSENT to The John R. McAdams Company (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.

Please see next page for Owner's signature.

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.

Anup Patel Digitally signed by Anup Patel
Date: 2022.06.23 13:26:07
-04'00' Anup Patel _____
Signature of Owner/Applicant *Print Name* *Date*

FOR OFFICE USE ONLY

File Number: _____ Date submitted: _____ Date received: _____

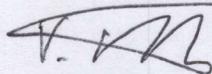
OWNER'S CONSENT FORM

Name of Project: Home2 Suites Submittal Date: July 1, 2022

OWNERS AUTHORIZATION

I hereby give CONSENT to The John R. McAdams Company (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.

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Signature of Owner

VENKATA M. TAPARTHY

Print Name

6-23-22

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.

Anup Patel

Signature of Owner/Applicant *Print Name*

Date

FOR OFFICE USE ONLY

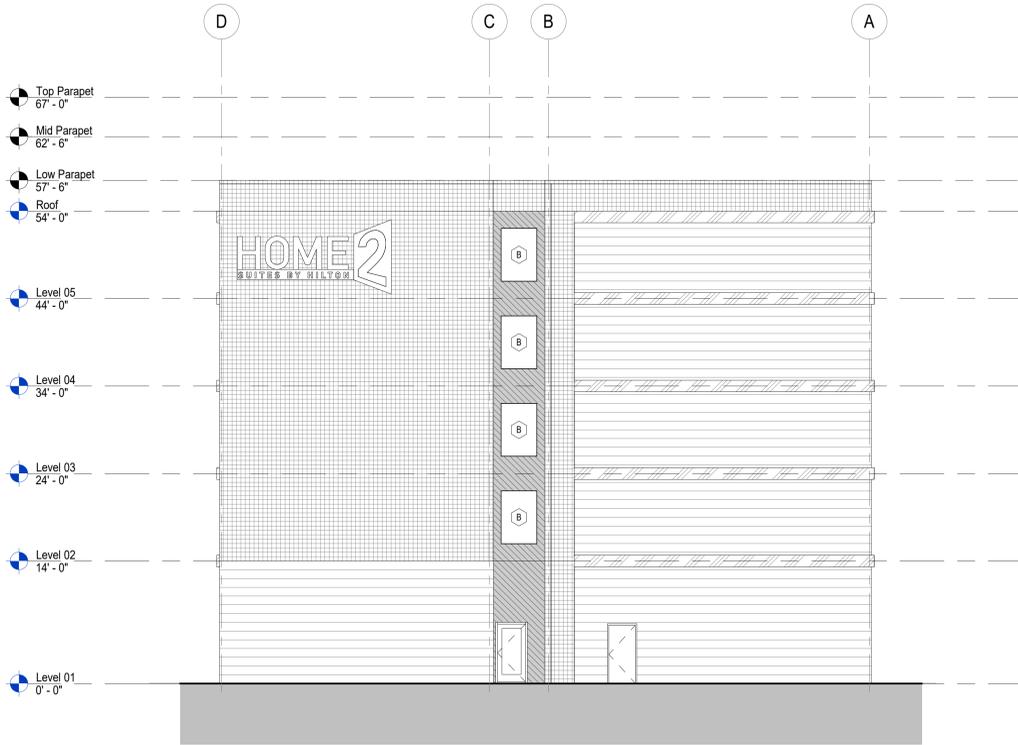
File Number: _____ Date submitted: _____ Date received: _____

ELEVATION NOTES

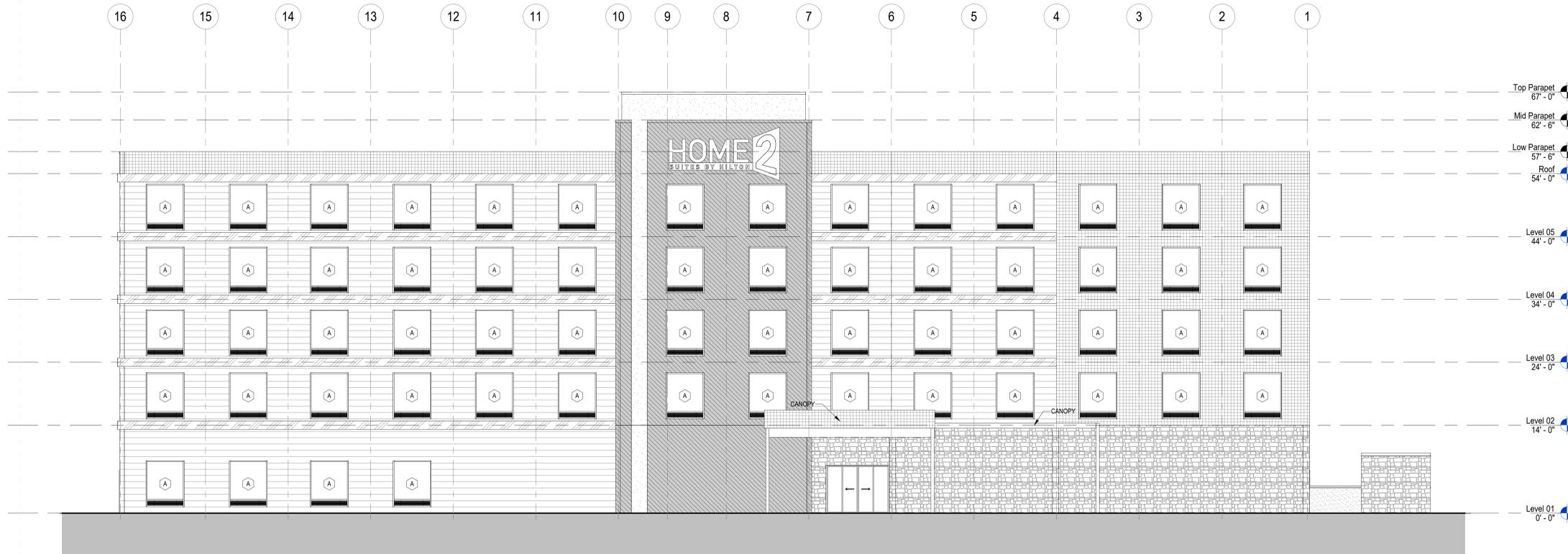
- CONTRACTOR TO COORDINATE LOCATION OF KNOX-BOX WITH FIRE MARSHAL FOR STREET LEVEL ENTRANCE & PER LOCAL CODES. KNOX-BOX TO BE FULLY RECESSED IF ALLOWED BY LOCAL CODES.
- ALL EXTERIOR HOSE BIBS ARE TO BE RECESSED, FROST PROOF TYPE WITH LOCKABLE ACCESS DOOR & NUT KEYS HANDLE, NICKEL BRONZE IN COLOR.
- ALL EXTERIOR OUTLETS TO BE GR. RECESSED TYPE WITH APPROVED WATERPROOF & LOCKABLE COVER PLATE.
- E.I.F.S. SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS, STANDARDS AND RECOMMENDATIONS. PROVIDE FULLY DRAINABLE SYSTEM.
- SEALANTS AT ALL GLAZING, DOORS & LOUVERS SHALL MATCH THE COLOR OF THE SYSTEM BEING USED AND APPROVED TO BE COMPATIBLE WITH ALL ADJACENT MATERIALS.
- ALL ALUMINUM COPING TO BE PRE-FINISHED AND INSTALLED WITH HIDDEN CLIPS OVER CONTINUOUS TPO MEMBRANE UNDERLAYMENT TO CAP SHEATHING FRAMING.
- CONTRACTOR TO COORDINATE BRICK VENEER SHELF ANGLE SUPPORTS OVER 30- FEET IN LENGTH AND SET CONTINUOUS WITH TYPICAL HEAD HEIGHT OF WINDOW WITH BRICK TO CREATE A CONSISTENT BRICK SEAM.
- ALL BRICK LINTELS ARE TO BE GALVANIZED, PRIMED ON ALL SIDES AND PAINTED TO MATCH COLOR OF ADJACENT BRICK OR HEADER.
- ALL COPING TO TURN DOWN FACE OF WALL/PARAPET 6" WITH CONTINUOUS ROLLED HEMMED DRIP EDGES U.N.O.

FACADE SIGNAGE NOTES

- ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY.
- MAXIMUM 3/4" THICK EXTERIOR GRADE PLYWOOD BACKER BOARD REQUIRED AT SIGN LOCATION. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE.
- ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR, ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY, TYPICAL 120 V. 1714 REQUIREMENTS.
- RACEWAYS/WIREWAYS ARE NOT ALLOWED.
- GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL PENETRATION. LAYOUT MUST BE OBTAINED FROM THE SIGN COMPANY.



2 EAST ELEVATION
A3.01 1/8" = 1'-0"



1 NORTH ELEVATION
A3.01 1/8" = 1'-0"

HOME 2
SMITHFIELD, NC

WINTERGREEN
HOSPITALITY
157 E FRANKLIN ST.
CHAPEL HILL, NC 27514
919.442.5310

CONCEPTUAL DESIGN

ISSUE DATE: 06/29/2022

CURRENT REVISION

No.	Description	Date

PROJECT NUMBER: 22-2163

BUILDING ELEVATION

A3.01



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, August 4, 2022 at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following request:

SUP-22-02 Home2 Suites: The applicant is requesting a special use permit for the construction of a five-story hotel that exceeds 40 feet in height. The project considered for approval is located on a 2.26-acre tract of land within a B-3 (Business) zoning district. The property is located on Towne Centre Place approximately 850 feet southeast of its intersection with East Market Street and further identified as Johnston County Tax ID# 15L11001H.

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 on July 20 and July 27, 2022.

Adjacent Property Owners of
SUP-22-02

TAG	PIN	NAME1	ADDRESS1	CITY	STATE	ZIPCODE
15L11001B	260305-19-0175	SMITH NC POOH, LLC	101 W 55TH ST	NEW YORK	NY	10019-5343
15L11001K	260305-19-1196	ROSELLE BUILDING CO., INC.	80 WINDSOR AVE	MINEOLA	NY	11501-1922
15L11001G	260305-08-4774	SMITHFIELD HOTEL INVESTORS LLC	157 E FRANKLIN ST STE 8	CHAPEL HILL	NC	27514-3562
15L11001J	260305-08-5414	MOTAPARTHY PROPERTIES LLC	105 CASHWELL DR	GOLDSBORO	NC	27534-0000
15L11001I	260305-09-7050	MOTAPARTHY PROPERTIES LLC	105 CASHWELL DR	GOLDSBORO	NC	27534-0000
15L11001H	260305-08-8796	MOTAPARTHY PROPERTIES LLC	105 CASHWELL DR	GOLDSBORO	NC	27534-0000
15L11002B	260305-18-4276	DANBAR LIMITED PARTNERSHIP	P O BOX 1333	SMITHFIELD	NC	27577-0000
15L11002A	260305-17-0922	198 MALLARD INC.	198 MALLARD RD	SMITHFIELD	NC	27577-7103
		Wintergreen Hospitality	157 East Franklin St. STE 8	Chapel Hill	NC	27514



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-22-02, were notified by First Class Mail on 7-20-22.

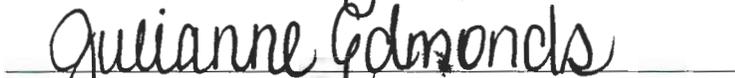


Signature

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

20th day of July, 2022



Notary Public Signature

Julianne Edmonds

Notary Public Name

My Commission expires on January 15, 2023
(Seal)

