



## **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, February 3, 2022***

***Meeting Time: 6:00 p.m.***

***Meeting Place: Council Chambers, Smithfield Town Hall***

# PLANNING BOARD

## REGULAR MEETING AGENDA

FEBRUARY 3, 2022 MEETING TIME: 6:00 PM

TOWN HALL COUNCIL CHAMBERS

**Call to Order.**

**Identify voting members.**

**Approval of the agenda.**

**Approval of the minutes for January 6, 2022.**

**New Business.**

**S-22-01 Franklin Townes:** The applicant is requesting preliminary subdivision approval to divide one parcel of land totaling 15.9 acres and located within a to the R-8 CZ (Conditional Zoning) district into 134 residential lots. The property considered for approval is located on the southeast side of the intersection of Wilson's Mills Road and M. Durwood Stephenson Parkway and further identified as Johnston County Tax ID# 15083049E.

**Old Business.**

**Public Comment.**

**Adjournment.**

**Town of Smithfield  
Planning Board Minutes  
Thursday, January 6<sup>th</sup>, 2022  
Town Hall Council Chambers  
6:00 PM**

Members Present:

Chairman Stephen Upton  
Vice-Chairman Mark Lane  
Debbie Howard  
Sloan Stevens  
Ashley Spain  
Doris Wallace

Members Absent:

Alisa Bizzell  
Michael Johnson

Staff Present:

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

Staff Absent:

**CALL TO ORDER**

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES FOR DECEMBER 2<sup>nd</sup>, 2021**

Debbie Howard made a motion to approve the minutes for December 2, 2021, seconded by Sloan Stevens. Unanimously approved.

**NEW BUSINESS**

**Town Plan Amendment:** The Town of Smithfield is requesting an amendment to update the Transportation and Growth Management Plan in response to rapid growth in the West Smithfield area.

Stephen Wensman stated that staff is requesting an amendment to the town's Transportation Comprehensive Growth Management Plan, collectively called the Town Plan. The Town approved the current Town Plan on February 4, 2020. Comprehensive Plans are typically long-range planning documents and are typically renewed every ten years. Smithfield has been experiencing unprecedented growth that has rendered portions of the plan in need of an update. The Town Plan guided approximately 389 acres of land to Industrial/Employment of which nearly all has been rezoned to light industrial including the 240-acre planned West Smithfield Business Park (WSBP) (of which 170 is under construction for Amazon) and future industrial road. According to the town's economic development consultants, additional industrial land is needed and in demand.

The Town Plan envisioned an industrial park and connectivity through the block of land bordered by US Highway 70 Business, M. Durwood Stephenson Parkway and Barbour Road and a road connection to M. Durwood Stephenson Parkway, but this will not be allowed by NCDOT. The Plan did not anticipate the Amazon site and the proposed WSBP industrial road which is different than what was envisioned.

Staff is recommending the Town amend the Comprehensive Growth Management Plan to guide 2 parcels of land, 51.64-acres, (Johnston County Tax IDs 15078199W and 15078199V) for Industrial/Employment. The land is adjacent to the planned WSBP development and would allow for an expansion of the industrial park in the future. The land is relatively flat and open and suitable for industrial development and currently used for agriculture. Staff is recommending the Town amend its Transportation Plan to allow for a future extension of the WSBP road infrastructure through 4 parcels of land Johnston County Tax IDs 15078011G, 15077033C, 15078199W 15078199V to prepare for a collector road between US 70 Business West and Barbour Road for future development in the area. The Plan also proposes local connector roads to create a local network of streets.

Mark Lane asked where the additional road was that he was proposing?

Stephen Wensman pointed on the map and stated it's a single road coming up through the North. With what Amazon is proposing what we have will never cut it. We can't get access to Durwood Stephenson Parkway as a road corner. The NCDOT will not give us access.

Mark Lane asked if any of the area property owners had been contacted.

Stephen Wensman said no, this is a comprehensive plan guidance so there will be a hearing for it next month at the Town Council meeting.

Mark Lane said he didn't like making decisions such as these without public input.

Stephen Wensman said the public was notified by the newspaper.

Debbie Howard asked we are only making a recommendation, correct?

Stephen Wensman said correct.

Mark Helmer said individual property owners are not required by the state statute to be notified by first class mail because the plan affects all people and property within the limits of the plan. It is not practical to send out first class mail to all citizen and property owners.

Mark Lane asked if the area property owners would be notified when this recommendation went before Town Council.

Stephen Wensman said no, it will be for a public hearing advertised through the newspaper and website.

Stephen Upton asked what the timeframe was for this to take place?

Stephen Wensman said these are considered 10-year plans. At the end of the 10 years, you reevaluate what's happened and make changes. In this case, we redid the comp plan two years ago. However, with Amazon coming we have to look at this area in more detail and realize what we have doesn't work. If someone came and developed behind Amazon, we wouldn't ever get us through road. This will ensure us that we will have a transportation network that provides for future growth.

Pam Lampe of 415 N. Second Street agreed that this amendment to the Town Plan was needed but she feels area property owners should be notified of any changes.

Emma Gemmel of 207 Hancock St asked if she misunderstood that this was a rezoning.

Stephen Wensman said it's not a rezoning but a comprehensive plan amendment. It guides future rezoning's.

Emma Gemmel said but you mentioned it couldn't be residential.

Stephen Wensman said if the property were being rezoned to something different, you'd have to follow the plan. With our new subdivision standards, they have to be compliant with the comprehensive plan which is one of the four findings of fact. It would make it hard to be a residential development if it was non-compliant with the comprehensive plan.

Emma Gemmel asked what about the property now?

Stephen Wensman said without this amendment this property could become a residential development.

Debbie Howard made a motion to recommend the Town Council approve the proposed amendments to the Transportation Plan and Comprehensive Growth Management Plan, seconded by Sloan Stevens. Denied by Doris Wallace, Mark Lane, Stephen Upton and Ashley Spain.

Stephen Wensman asked if those opposed were due to the first call mail notification concerns. They answered yes.

**ZA-21-08 Regulations for Signs:** Staff is proposing an amendment to Town of Smithfield Unified Development Ordinance, Article 10, Part III Regulations for Signs.

Mark Helmer stated that the Town of Smithfield Planning Department is proposing an update to the Sign Code to allow additional wall signs for commercial business. The proposed ordinance provides for additional wall signs for commercial properties and other amendments.

Mark Lane asked if the ordinance amendment would eliminate the need for the Board of Adjustment to issue sign variances?

Mark Helmer said the ordinance amendment will allow for additional sign opportunities but some land uses will always want more than what is currently allowed.

Mr. Helmer also stated that the proposed amendment does not reduce sign setback requirements due to safety concerns.

Mr. Helmer stated the proposed sign amendment makes the following changes:

- Allows for wall signs on all side of commercial buildings that have approved parking or internal drives.
- Provides additional sign area on secondary wall and secondary ground mounted signs.
- Provides a more relaxed ground mounted sign standard that will allow for sign content to be within 24 inches of the adjacent grade. Up from 12 inches.
- Allows larger ground mounted residential development sign and requires residential development signs at a minimum of two entrances when applicable.
- Updates permit requirements including eliminating late fee provision.
- Consolidates regulation for signs into distinct sections, i.e., Pole Sign area calculations have been moved to Section 10.21.1 Computation of Sign Area.
- Updates standards for all permitted signs.
- Eliminates contradicting or differing regulations for the same sign.

- Updates and clarifies temporary sign regulations.
- Moves Entry Corridor Overlay District sign regulations into the sign code.
- Updates Permitted District Signs.
- Adds high-rise signs to the commercial signage tables.
- Eliminates all the footnotes to the commercial signage tables.
- Updates pole sign regulations (billboards) to ensure conformance with NCDOT regulations.
- Improves order of regulations with signs not requiring permits and exempt signs moved to the end of the ordinance.
- Consolidates all regulations for sign lighting.

Mark Helmer reviewed changes in the sign code by section.

Mark Lane asked about the height of the sign from the ground to the bottom of the sign. He said say it's 12 inches and we're going to allow 24 inches.

Mark Helmer said the height of the sign doesn't change, it's still 6ft maximum height. If the area of the text is smaller than the maximum we allow for, it easily allows them to move the bottom of the sign up and allow them to create a larger base.

Mark Lane asked if it went to 24 inches would it be feasible to require landscaping?

Mark Helmer said the proposed amendment will allow for better landscaping around the base of monument signs but required landscaping for signs in not proposed with the current revision of the sign ordinance. In the past, sign contractor's execution of landscape plans and installation have been lacking.

Doris Wallace made a motion to recommend approval of zoning text amendment, ZA-21-08, finding the amendment consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest, seconded by Ashley Spain. Unanimously approved

## **OLD BUSINESS**

**ZA-21-06 Short Term Rental:** The Town of Smithfield is requesting an amendment to Article 6 and Article 7 of the Unified Development Ordinance to allow for short term rental units and to create standards for which they must meet to be considered for approval.

Stephen Wensman said he wanted to bring this back before the board since it was tabled at the last Planning Board meeting. He requested feedback from the board.

Doris Wallace said it seems as though there is nothing, we can do about these short-term rentals.

Stephen Upton asked if there was anything we could do not ban these short-term rentals?

Stephen Wensman said they are not allowed in our zoning code but they exist. They are hard to enforce. We have a complaint-based code, if anyone does complain we can try to shut them down. They are almost statutorily protected.

Mark Lane asked why we couldn't shut them down if they are out of compliance?

Stephen Wensman said because we have a complaint-based code. We did have one come in and apply for a zoning permit as a BnB because we didn't have any Airbnb regulations. I can't prove they are a true

BnB because we don't work on the weekends to make sure they are serving breakfast and living on the premises.

Stephen Upton asked if there was anyone that could do that on the weekends?

Stephen Wensman said Tommy Choe, our code enforcement officer said at one time that he would. He works off hours and is part-time so he really can't be here then.

Mark Lane feels if this passes it is opening the door to others to open short term rentals.

Debbie Howard asked how tough is it to enforce when the operators post pictures of their houses online advertising their home.

Stephen Wensman said we could enforce it but no one has asked us to. We are complaint based so until we get a complaint there's not much we can do.

Sloan Stevens asked what kind of taxes the home owners pay operating as an Airbnb?

Stephen Wensman said they have to pay the occupancy tax.

Mark Lane asked if it gets inspected by the health department?

Stephen Wensman said he doesn't know.

Stephen Wensman said if the board is split on this, he isn't going to take it to the Town Council. If later in the future this board wants to revisit this we can.

Stephen Upton asked for a motion and no one made one. He said it dies from a lack of a motion.

### **Adjournment**

Being no further business, Ashley Spain 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  
Item: S-22-01  
Date: 02/03/22

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**Subject:** Franklin Townes Preliminary Plat  
**Department:** Planning  
**Presented by:** Stephen Wensman, Planning Director  
**Presentation:** Public Meeting

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## Issue Statement

Morris and Ritchie Associates of NC, PC is requesting the preliminary plat of Franklin Townes, a 134 lot townhouse development on 15.9-acres of land in a R-8 Conditional Zoning District.

## Financial Impact

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

## Action Needed

The Planning Board is respectfully requested to review the preliminary plat and provide feedback to the developer. No recommendation is required for quasi-judicial items.

## Recommendation

None

Approved:  Town Manager  Town Attorney

## Attachments:

1. Staff report
2. Draft Finding of Fact
3. Application
4. Preliminary Plat
5. CZ-21-11 Staff Report and Attachments



# Staff Report

Agenda S-22-  
Item: 01

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## REQUEST:

Morris and Ritchie Associates of NC, PC is requesting the preliminary plat of Franklin Townes, a 134 lot townhouse development on 15.9-acres of land in a R-8 Conditional Zoning District.

## PROPERTY LOCATION:

The property is located southeast of Wilson's Mills Road and M. Durwood Stephenson Parkway.

## APPLICATION DATA:

Applicant:	Morris and Ritchie Associates of NC, PC
Property Owners:	Market Street 1500, LLC
Subdivision Name:	Franklin Townes
NC Pin#	169406-29-7604
Rezoning Acreage:	15.9 acres.
Present Zoning:	R-8 CZ/ WS-IV-CA Overlay
Existing Use:	Vacant Farmland
Proposed Use:	Attached Single-Family Townhomes
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:	Town of Smithfield
Provided Open Space:	235,685 sq. ft (34%)
Development Density:	8.43 D.U.A.(max allowed 9.68)
Roads:	3,119 Lin. Feet

## PRELIMINARY PLAT/ANALYSIS:

The property was rezoned to R-8 CZ with a site plan for the Franklin Townes development on 12/07/21 by the Town Council. The preliminary plat is consistent with the approved master plan (See CZ-21-11 Staff Report and Attachments).

## FINDING OF FACT (STAFF OPINION):

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

1. The plat is consistent with the adopted plans and policies of the town; *The plat is consistent with the adopted plans and policies of the town.*
2. The plat complies with all applicable requirements of this ordinance; *The plan complies with all applicable requirements of this ordinance and the R-8 Conditional Zoning Master Plan*
3. There exists adequate infrastructure (transportation and utilities) to support the plat as proposed. *There is adequate infrastructure.*
4. The plat will not be detrimental to the use or development of adjacent properties or other neighborhood uses. *The plat will not be detrimental to the use or development of adjacent properties or other neighborhood uses.*

**DRAFT TOWN COUNCIL RECOMMENDATIONS:**

Planning Staff recommends approval of S-22-01 with the following conditions based on the finding of fact for preliminary plats:

1. That the the subdivision be in accordance with the approved R-8 Conditional Zoning Master Plan with the following deviations from the R-8 Zoning District:

Item	R-8 CZ
Streets & right-of-way	27' wide back-to-back in 50' R/W with 3' utility strip
Curb and gutter	Valley curbs in front of units and within 10' of an end unit.
Rear setback	15'
Perimeter buffer	10'
Building separation	20'
Building height	39'-6 ¼"

2. That the driveway entrances be constructed in accordance with the town's standard driveway apron detail.
3. That park dedication fees in lieu be paid prior to recording the final plat in accordance with the UDO Section 10.114.8.
4. That all utility fees including system development fees be paid before recording the final plat.
5. That the Town of Smithfield Stormwater Operations and Management agreement with a maintenance plan be submitted and recorded prior to final plat recording.

6. That the HOA declarations and covenants be submitted for Town Attorney review prior to final plat and the HOA
  - a. be responsible for the ownership and maintenance of all common amenities including front, side yard and open space landscaping, the stormwater SCM, parking lots, recreational amenities, and open space
  - b. enforce no parking in the subdivision streets
  - c. enforce the provision requiring trash and recycling rolloffs to be stored in garages or rear yards.
7. That streets be posted "no parking".

**Town of Smithfield  
Preliminary Plat  
Finding of Fact / Approval Criteria**

**Application Number:** S-22-01 **Project Name:** Franklin Townes Subdivision

**Request:** The applicant seeks a preliminary plat of Franklin Townes, a 134-lot townhouse subdivision located within the R-8 CZ zoning district. The property considered for rezoning is located at the Southeast intersection of M. Durwood Stephenson Parkway and Wilson’s Mills Road. The property is further identified as Johnston County Tax ID# 15083049E.

In approving an application for a preliminary plat in accordance with the principles, conditions, safeguards, and procedures specified herein, the Town Council may impose reasonable and appropriate conditions and safeguards upon the approval. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the Town Council. The Town Council shall include in its comments a statement as to the consistency of the application with the Town’s currently adopted Comprehensive Plan. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which the below requires.

The Town Council shall issue a preliminary plat if it has evaluated an application through a quasi-judicial process and determined that:

1. The plan is consistent with the adopted plans and policies of the town;
2. The plan complies with all applicable requirements of this ordinance;
3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed; and
4. The plan will not be detrimental to the use or development of adjacent properties or other neighborhood uses

**Once all findings have been decided one of the two following motions must be made:**

**Motion to Approve:** *Based upon satisfactory compliance with the above stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant’s representative, I move to approve Preliminary Plat Application # S-22-01 with the following conditions:*

1. That the subdivision be in accordance with the approved R-8 Conditional Zoning Master Plan with the following deviations from the R-8 Zoning District:

Item	R-8 CZ
Streets & right-of-way	27’ wide back-to-back in 50’ R/W with 3’ utility strip
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  - a. be responsible for the ownership and maintenance of all common amenities including front, side yard and open space landscaping, the stormwater SCM, parking lots, recreational amenities, and open space
  - b. enforce no parking in the subdivision streets
  - c. enforce the provision requiring trash and recycling roll offs to be stored in garages or rear yards.
7. That streets be posted "no parking".

\_\_\_\_\_ **denied for the noted reasons.**

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**Decision made this 1st day of March 2022 while in regular session.**

\_\_\_\_\_  
**M. Andy Moore, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Shannan L. Parrish, Town Clerk**

# 1000 Block of Wilson's Mills Road

File Number:  
S-22-01

Project Name:  
Franklin Townes

Location:  
Wilson's Mills Rd &  
M Durwood  
Stephenson Parkway

Tax ID#:  
15083049E

Existing Zoning:  
R-8 CZ

Owner:  
Market Street 1500 LLC

Applicant:  
R&R Development  
of NC, LLC



1 in = 250 ft

Map created by the Mark E. Helmer, AICP  
Senior Planner, GIS Specialist on 1/24/2022

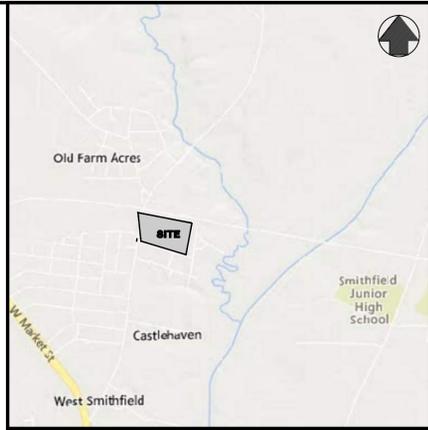


# CONSTRUCTION DOCUMENTS

## FOR

# FRANKLIN TOWNES

## SMITHFIELD, NORTH CAROLINA



**VICINITY MAP**  
SCALE: 1"=200'

### AGENCY CONTACTS

A. Town of Smithfield  
Planning Department  
350 East Market Street  
Smithfield, NC 27577  
Contact: Mark Helmer  
Phone: (919) 934-2116  
Email: mark.helmer@smithfield-nc.com

B. Johnston County  
Watershed Management  
gricultural Building 2736 NC Highway 210  
Suite B, Smithfield, NC 27577  
Contact: Greg Walker  
Phone: 919-934-7156  
Email: soilwater@johnstonnc.com

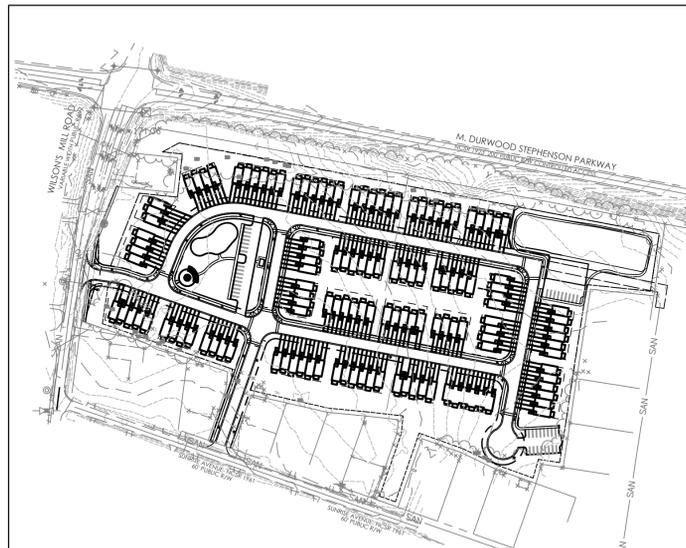
C. Johnston County Utilities Department  
Land Use Center  
309 E. Market Street  
Smithfield, NC 27577  
P.O.Box 2263  
Smithfield, NC 27577  
Contact: Chandra Cox Farmer  
Phone: 919-989-5075  
Email: chandra.farmer@johnstonnc.com

D. NCDOT  
Division 4, District Office  
509 Ward Blvd.  
Wilson, NC 27895  
Contact:  
Phone:  
Email:

### REZONING CONDITIONS

ITEM	R-8 CZ
STREETS & RIGHT-OF-WAY	27' WIDE BACK-TO-BACK IN 50' R/W WITH 3' UTILITY STRIP
CURB AND GUTTER	VALLEY CURBS IN FRONT OF UNITS AND WITHIN 10' OF AN END UNIT
REAR SETBACK	15'
PERIMETER BUFFER	10'
BUILDING SEPARATION	20'
BUILDING HEIGHT	39'-6"

- PARKING LOT ENTRANCES TO BE CONSTRUCTED IN ACCORDANCE WITH TOWNSHIP STANDARD DRIVEWAY DETAIL
- TREE PRESERVATION PLAN TO BE PROVIDED THAT IDENTIFIES THE TREES TO BE REMOVED AND PRESERVED.
- TRASH AND RECYCLING ROLL OFF CONTAINERS IN THE TOWNHOUSE UNITS TO BE STORED WITHIN GARAGE OR WITHIN THE REAR YARDS
- N6-12 CURB AND GUTTER TO BE INSTALLED EXCEPT IN FRONT OF TOWNHOUSE UNITS AND WITHIN 10 FEET OF AN END UNIT WHERE A VALLEY CURB WILL BE ALLOWED
- LANDSCAPE PLAN BE AMENDED TO INCLUDE A PLANT SCHEDULE INDICATING THE TYPE, NUMBER AND SIZE OF PROPOSED TREES, MULCH TYPE AND PLANTING BED EDGES, AND ANY REQUIRED REPLACEMENT TREES
- LANDSCAPED BERM WITH A PRIVACY FENCE OPAQUE PLANTING BE INSTALLED ALONG THE WILSON MILLS ROAD FRONTAGE
- ENCROACHMENTS ON THE DEVELOPMENTS PROPERTY TO BE REMOVED OR REMAIN WITH AN ENCROACHMENT AGREEMENT OR LOT LINE ADJUSTMENTS
- ARCHITECTURAL STANDARDS BE INCLUDED IN THE HOA DECLARATIONS.
- AN HOA BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF ALL COMMON AMENITIES INCLUDING LANDSCAPING, INCLUDING AND SIDE YARD LANDSCAPING, THE STORMWATER SCM, PARKING LOTS, RECREATIONAL AMENITIES, AND OPEN SPACE
- A PROHIBITION OF STREET PARKING BE INCORPORATED INTO THE HOA DECLARATIONS
- THE 5' SIDEWALK WITHIN THE DEVELOPMENT BE INSTALLED 3' OFF T BACK OF CURB WITH THE REMAINING 2' FEET OF GRASS STRIP BE ADJACENT TO THE PUBLIC RIGHT OF WAY LINE.
- THE SCREENING VEGETATION (ARBORVITAE OR NELLIE STEVENS HOLLIES OR SIMILAR) BE PLANTED AT 6' HEIGHT ALONG THE PERIMETER BOUNDARY LINE ADJOINING PARCELS 1271, 1370 AND 2408)

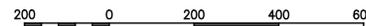


### SITE DATA

OWNER	MARKET STREET 1500, LLC PO BOX 2346 SMITHFIELD, NC 27577	
PIN	169406-29-7604	
DEED BOOK/PAGE/MAP	04643/0450/169406	
CURRENT ZONING	R20-A	
PROPOSED ZONING	R8-CZ	
MIN. LOT SIZE	1868 SQ FT (TOWNHOMES)	
LAND USE	RESIDENTIAL	
PROPOSED DEVELOPMENT	134 UNITS	
TOTAL SITE AREA	15.90 ACRES	
PROPOSED DENSITY	8.42	
FLOOD PLAIN/ZONE	NONE/ZONE X	
FIRM PANEL NO.	#3720169500K	
WATERSHED PROTECTION	NONE	
MINIMUM LOT WIDTH	20' TOWNHOMES	
OPEN SPACE	ACTIVE OPEN SPACE	0.59 (PROVIDED)
	PASSIVE OPEN SPACE	3.26 (PROVIDED)
SETBACKS	FRONT: 30' (REQUIRED) 30' (PROVIDED) SIDE: 10' REAR: 25' CORNER: 15'	
IMPERVIOUS AREA (EXISTING)	0 SQ FT (0.00%)	
IMPERVIOUS AREA (PROPOSED)	ROADS	145,221 SQ FT
	WALKS	23,455 SQ FT
	TOWNHOUSE UNITS	168,676 SQ FT (24.35%)
	MAX IMP PER LOT	134 UNITS
		2,600 SQ FT
		117,384 SQ FT (16.94%)
	TOTAL IMPERVIOUS:	286,060 SQ FT (41.30%)

### KEY MAP

SCALE: 1" = 200'



SCALE 1" = 200'



FOR SITE PLAN REVIEW ONLY  
NOT FOR CONSTRUCTION  
PLAN IS SUBJECT TO REVISIONS DURING  
THE CONSTRUCTION APPROVAL PROCESS

### PROJECT TEAM

DEVELOPER/  
OWNER: MARKET STREET 1500, LLC  
PO BOX 2346  
SMITHFIELD, NC 27577  
ATTN: ROB BAILEY  
919-446-6865

LAND PLANNERS,  
CIVIL ENGINEER: MORRIS & RITCHIE ASSOCIATES OF NC, PC  
5605 CHAPEL HILL ROAD, SUITE 112  
RALEIGH, NC 27607  
ATTN: MR. JEREMY M KEENEY, PE, PLS

SURVEYOR: MORRIS & RITCHIE ASSOCIATES OF NC, PC  
5605 CHAPEL HILL ROAD, SUITE 112  
RALEIGH, NC 27607  
ATTN: MR. JEREMY M KEENEY, PE, PLS

ENVIRON.  
CONSULTANT: MORRIS & RITCHIE ASSOCIATES OF NC, PC  
5605 CHAPEL HILL ROAD, SUITE 112  
RALEIGH, NC 27607  
ATTN: MR. JAMIE B. GUERRERO, PE, CPSWQ

### STREET DATA

STREET A	1,067 LF
STREET B	1,443 LF
STREET C	558 LF

### SEWER FLOW

134 UNITS @ 250 GPD/UNIT = 33,500 GPD

Sheet List Table			
Sheet Number	Sheet Title	Date	Revised Date
COV	COVER		
CO.0	OVERALL EXISTING CONDITIONS		
CO.1	EXISTING CONDITIONS PLAN WEST		
CO.2	EXISTING CONDITIONS PLAN EAST		
C1.0	OVERALL SITE PLAN		
C1.1	SITE PLAN WEST		
C1.2	SITE PLAN EAST		
C2.0	OVERALL UTILITY PLAN		
C2.1	UTILITY & LIGHTING PLAN WEST		
C2.2	UTILITY & LIGHTING PLAN EAST		
C2.3	UTILITY & LIGHTING NOTES		
C3.0	OVERALL STAGE 1 ESC PLAN		
C3.1	STAGE 1 ESC PLAN WEST		
C3.2	STAGE 1 ESC PLAN EAST		
C3.3	OVERALL STAGE 2 ESC PLAN		
C3.4	STAGE 2 ESC PLAN WEST		
C3.5	STAGE 2 ESC PLAN EAST		
C4.0	OVERALL GRADING & DRAINAGE PLAN		
C4.1	GRADING & DRAINAGE PLAN WEST		
C4.2	GRADING & DRAINAGE PLAN EAST		
C4.3	GRADING & DRAINAGE NOTES		
C5.1	LANDSCAPE PLAN SHEET 1 OF 2		
C5.2	LANDSCAPE PLAN SHEET 2 OF 2		
C6.1	ROAD PLAN & PROFILE SHEET 1 OF 4		
C6.2	ROAD PLAN & PROFILE SHEET 2 OF 4		
C6.3	ROAD PLAN & PROFILE SHEET 3 OF 4		
C6.4	ROAD PLAN & PROFILE SHEET 4 OF 4		
C6.5	STORM & SEWER PROFILES		
C6.6	STORM & SEWER PROFILES		
C7.1	WIDENING PLAN		
C7.2	SIGNAGE AND MARKING PLAN		
C7.3	ROAD WIDENING CROSS-SECTIONS		
D1.1	SITE DETAILS		
D1.2	SITE DETAILS		
D1.3	SITE DETAILS		
D2.1	UTILITY DETAILS		
D2.2	UTILITY DETAILS		
D2.3	UTILITY DETAILS		
D3.1	EROSION CONTROL DETAILS		
D3.2	ESC DETAILS		
D3.3	ESC DETAILS		
D4.1	GRADING DETAILS		
D4.1	SCM LAYOUT PLAN		
D4.2	SCM PLANTING PLAN		
D4.3	SCM DETAILS		
DB.1	STORMWATER DETAILS		
DB.2	STORMWATER DETAILS		



**COVER**  
FOR  
**FRANKLIN TOWNES**

SMITHFIELD JOHNSTON COUNTY, NORTH CAROLINA

**MORRIS & RITCHIE ASSOCIATES OF NC, PC**  
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
5605 CHAPEL HILL RD. STE 112  
RALEIGH, NC 27607  
(984) 200-2103  
LICENSE # C-4182  
WWW.MRAGTA.COM  
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STATUS: PRELIMINARY NOT FOR CONSTRUCTION REVISION SHEET: COV

DATE	REVISIONS
	JOB NO. 21337
	SCALE: Value
	DATE: 01/07/2022
	ENGINEER: JMK
	DRAWN BY: RAJ
	DESIGN BY: PKN
	REVIEW BY: JMK

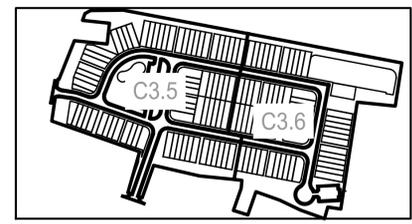
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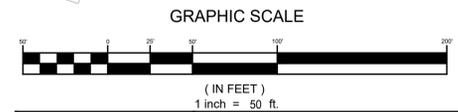
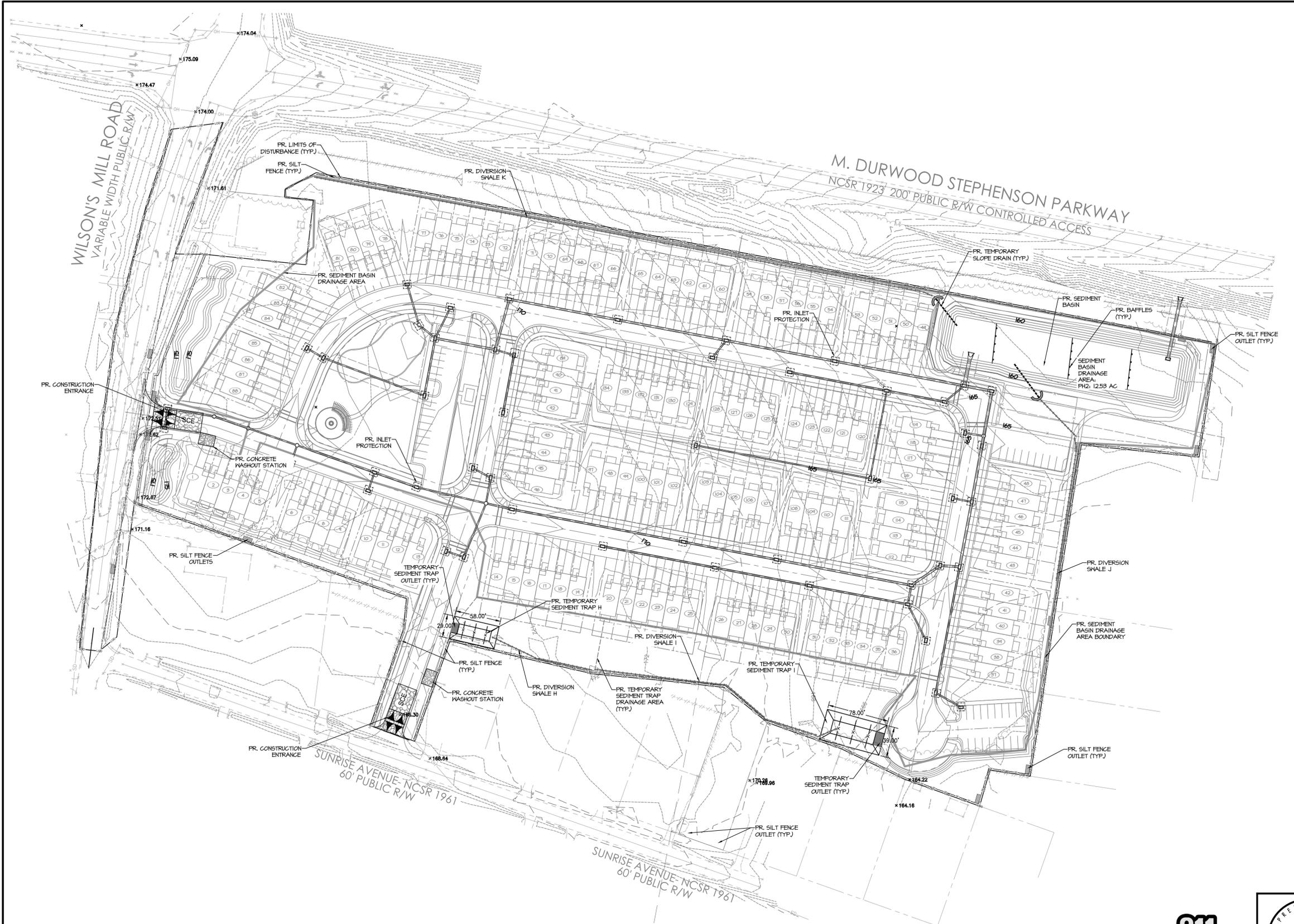


KEY PLAN  
NOT TO SCALE



LEGEND PH.2

- PR. LIMIT OF DISTURBANCE
- PR. TREE PROTECTION FENCE
- PR. TREELINE
- PR. SEDIMENT TRAP DRAINAGE AREA
- PR. SEDIMENT BASIN DRAINAGE AREA
- PR. SILT FENCE
- PR. TEMPORARY DIVERSION SWALE
- PR. CHECK DAM
- PR. HORSESHOE INLET PROTECTION
- PR. SLOPE DRAIN
- PR. SILT FENCE OUTLET
- PR. SILT FENCE PROTECTION
- EX. 1' CONTOUR
- EX. 5' CONTOUR
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. 1% ANNUAL CHANCE FLOODPLAIN
- EX. NON-TIDAL WETLAND
- EX. STREAM BUFFER
- EX. BUILDING
- EX. CURB
- EX. PAVEMENT/EDGE OF GUTTER
- EX. WALK
- EX. STREAM/POND
- EX. TREELINE
- EX. TREE
- SD EX. STORM DRAIN
- SAN EX. SANITARY LINE
- W EX. WATERLINE
- G EX. GAS LINE
- UGE EX. UNDERGROUND ELECTRIC
- CHE EX. OVERHEAD ELECTRIC
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- EX. POWER POLE
- EX. LIGHT POLE
- OS OPEN SPACE



OVERALL STAGE 2 ESC PLAN  
FOR  
FRANKLIN TOWNES  
SMITHFIELD JOHNSTON COUNTY, NORTH CAROLINA

DATE	REVISIONS

STATUS: PRELIMINARY NOT FOR CONSTRUCTION

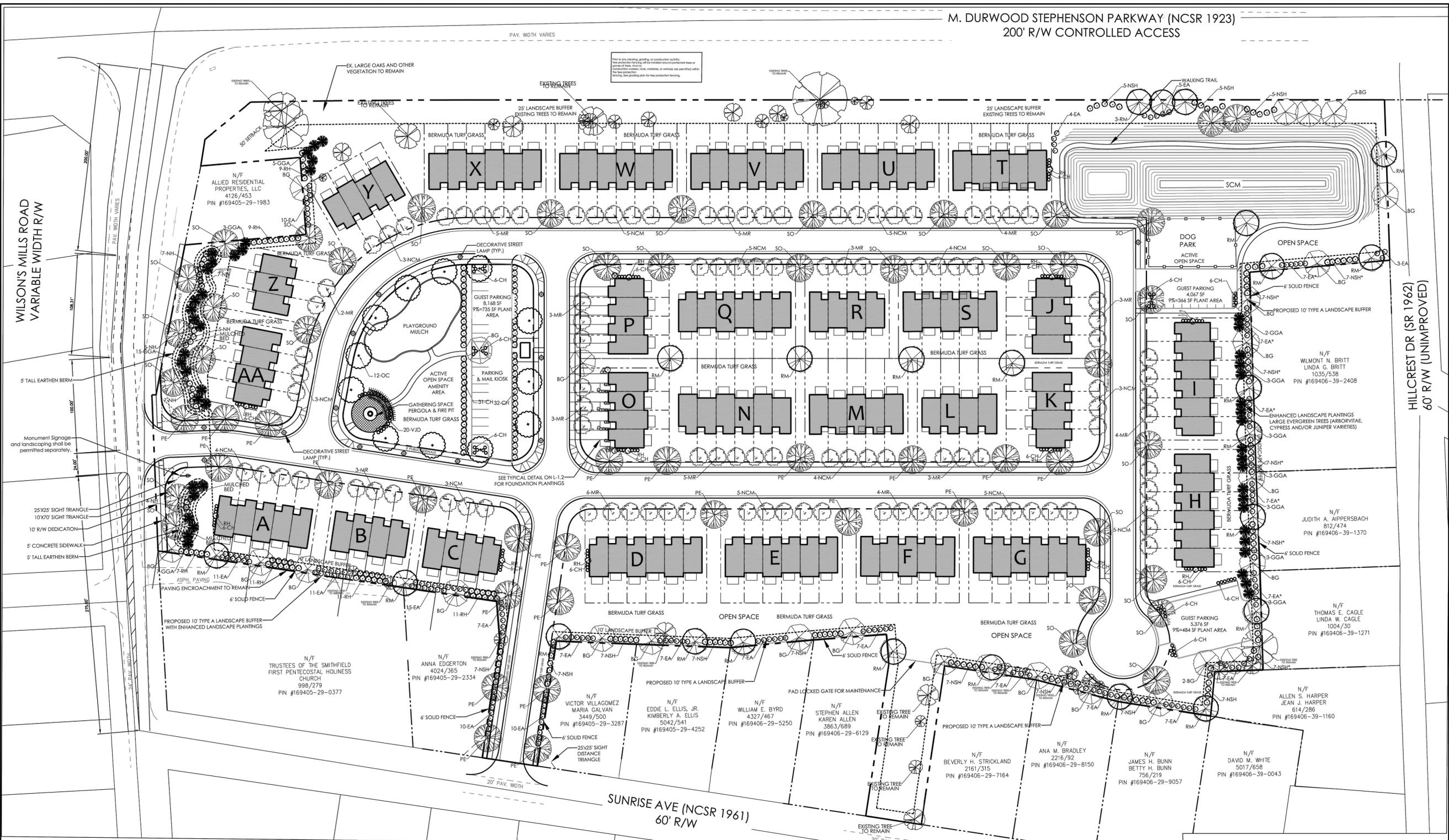
**MORRIS & RITCHIE ASSOCIATES OF NC, PC**  
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REVISION SHEET: C3.3

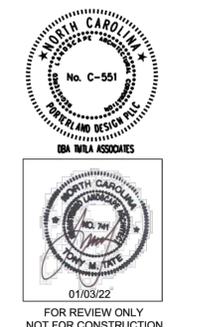
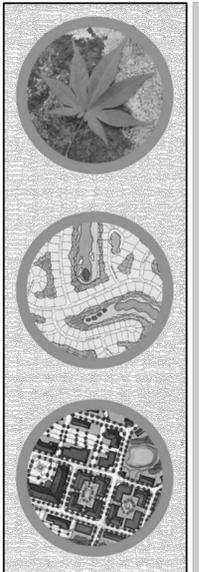
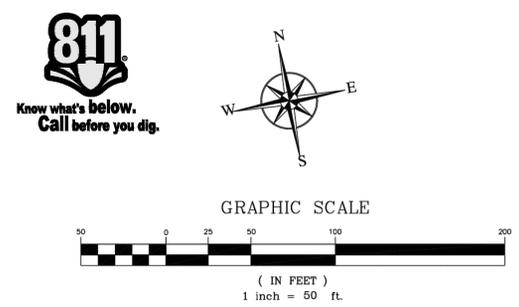
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M. DURWOOD STEPHENSON PARKWAY (NCSR 1923)  
200' R/W CONTROLLED ACCESS



- LANDSCAPE NOTES**
- All landscaping shall be installed and maintained in accordance with the Town of Smithfield development code and the latest edition of nursery standards by the American Nursery and Landscape Association (ANLA).
  - Call utility locator service prior to any disturbance on this site. Contractor shall be responsible for confirmation of marked utilities within the area of work.
  - Do not change the design without approval from the the Owner and/or code compliance authority.
  - All turf areas or areas not otherwise specified shall be a hybrid Bermuda Variety and established per sediment and erosion control requirements.
  - All exposed soils or areas of disturbance shall be mulched, seeded, covered with sod or stabilized per sediment and erosion control requirements.
  - Planting areas shall be fine graded consisting of 8" of native topsoil or imported eqv and fertilized/limed per soil report.
  - Seeded or turf areas shall be fine graded, consisting of 4" of native topsoil or imported eqv and fertilized/limed per soil report.
  - Landscape contractor shall verify plant quantities. If discrepancy exists, use higher quantity.
  - Sod or seeding areas shall be established per sediment and erosion control requirements for vegetative coverage.
  - All newly installed trees and shrubs shall be guaranteed for one year and replaced at the owners request if plant is stressed, damaged, diseased or dead.



REVISIONS:

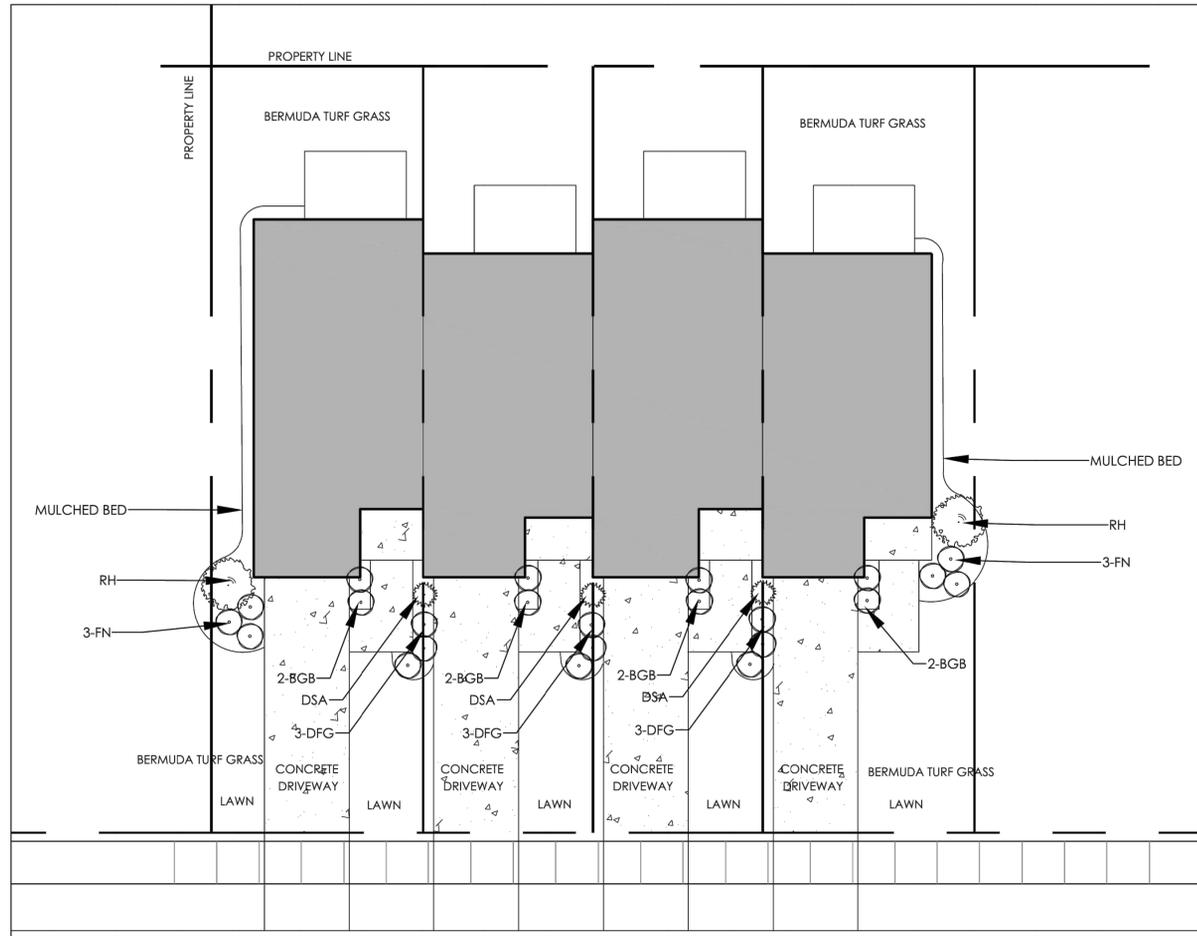

LANDSCAPE PLAN  
**FRANKLIN**  
Wilson's Mills Road, Smithfield, NC  
R&R Development of NC, LLC

SCALE:  
1"=50'  
DRAWN BY:  
TMT  
PROJECT #  
21114  
DATE:  
1/3/2022

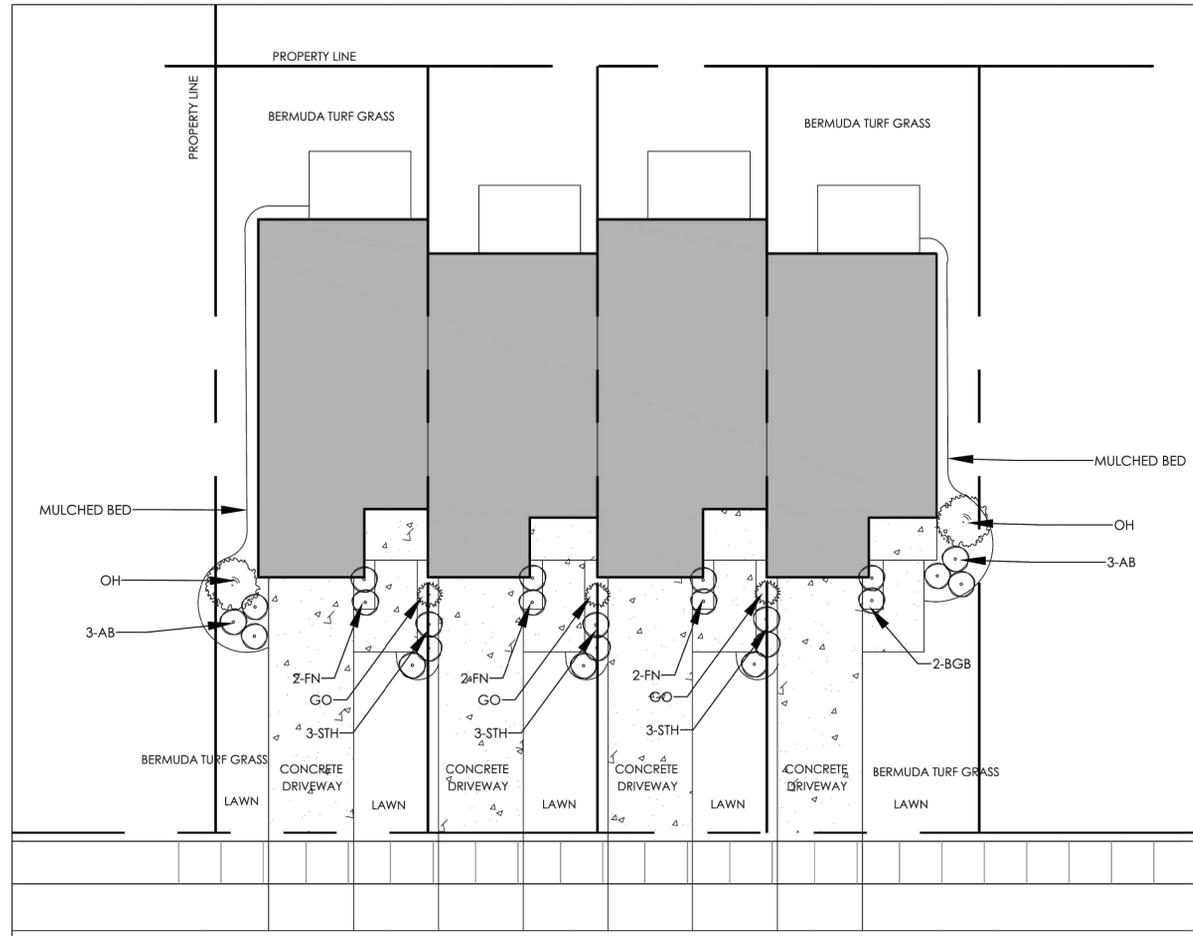
SHEET  
**L-1.1**  
OF

**TMTLA ASSOCIATES**  
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713  
p: (919) 484-8880 e: info@tmtla.com

S:\PROJECTS\CT 2021\21114 - Franklin Town's 20-LR-20 CD\VD\LA-20-LANDSCAPE PLAN.dwg, 1/5/2022 4:56:33 PM, J.Meswar, 1:1, Copyright 2021 Morris & Ritchie Associates, Inc.

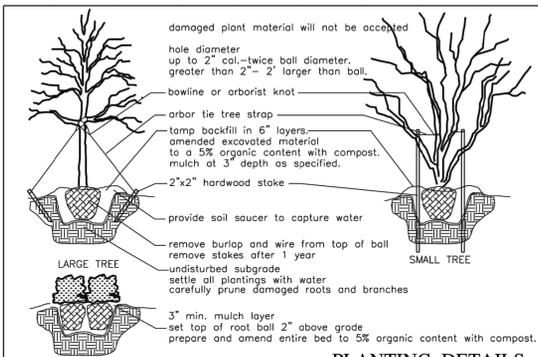


TYPICAL FOUNDATION LANDSCAPE PLAN OPTION #1



TYPICAL FOUNDATION LANDSCAPE PLAN OPTION #2

NOTE:  
ALTERNATE OPTIONS DOWN THE STREET  
QUANTITIES VARY DUE TO UNIT COUNTS FROM TYPICAL 4 UNIT SHOWN



PLANTING DETAILS

GENERAL PLANTING NOTES

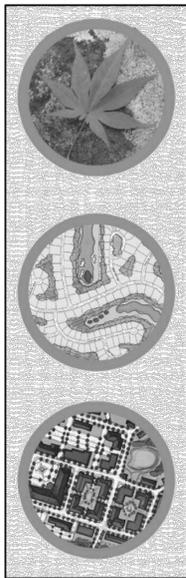
- INSTALLATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANTING PLAN SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR.
- ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- ALL PLANTINGS AND SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
- SET TOP OF TREE ROOT BALL 3" ABOVE GRADE, SHRUBS 2" ABOVE GRADE.
- THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAS STANDARDS.
- FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL APPLIED AT MANUFACTURERS RECOMMENDED RATE PER SOIL TEST REPORT.
- GUYNING AND STAKING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES AND STRUCTURES. VERIFY ANY FIELD ADJUST WITH OWNER OR AGENT.
- REPORT ANY DISCREPANCIES TO THE PROJECT OWNER OR AGENT.
- SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION BY THE OWNER OR GOVERNING AUTHORITY.
- APPLY 3" OF TRIPLE SHREDED HARDWOOD MULCH TO ALL PLANTING AREAS.
- IF ADVERSE PLANTING CONDITION EXIST, REPORT ISSUES TO PROJECT OWNER OR AGENT.
- ALL NEWLY INSTALLED TREES, SHRUBS AND BEDDING PLANTS SHALL BE GUARANTEED FOR ONE YEAR.

LANDSCAPE NOTES

- All landscaping shall be installed and maintained in accordance with the Town of Smithfield development code and the latest edition of nursery standards by the American Nursery and Landscape Association (ANLA).
- Call utility locator prior to any disturbance on this site. Contractor shall be responsible for confirmation of marked utilities within the area of work.
- Do not change the design without approval from the the Owner and/or code compliance authority.
- All turf areas or areas not otherwise specified shall be a hybrid Bermuda Variety and established per sediment and erosion control requirements.
- All exposed soils or areas of disturbance shall be mulched, seeded, covered with sod or stabilized per sediment and erosion control requirements.
- Planting areas shall be fine graded consisting of 8" of native topsoil or imported eqv and fertilized/limed per soil report.
- Seeded or turf areas shall be fine graded, consisting of 4" of native topsoil or imported eqv and fertilized/limed per soil report.
- Landscape contractor shall verify plant quantities. If discrepancy exists, use higher quantity.
- Sod or seeding areas shall be established per sediment and erosion control requirements for vegetative coverage.
- All newly installed trees and shrubs shall be guaranteed for one year and replaced at the owners request if plant is stressed, damaged, diseased or dead.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANTITY	COMMENTS
<b>TREES</b>						
BG	<i>Nyssa sylvatica</i>	Black Gum	2 1/2" Cal.	B&B	26	
PE	<i>Ulmus parvifolia</i> 'Princeton'	Princeton Elm	2 1/2" Cal.	B&B	23	Sub: 'Bosque'
SO	<i>Quercus shumardii</i>	Shumard Oak	2 1/2" Cal.	B&B	32	Sub: 'Nutalli'
RM	<i>Acer rubrum</i> 'Sun Valley'	Sun Valley Red Maple	2 1/2" Cal.	B&B	24	
NCM	<i>Lagerstroemia fauriei</i> 'Natchez'	Natchez Crape Myrtle	3" Cal.	B&B	51	3 Stem-1" Min. per Stem
MR	<i>Cercis canadensis</i> 'Merlot'	Merlot Redbud	1 1/2" Cal.	B&B	53	Sub: 'Forest Pansy'
OC	<i>Prunus x incamp</i> 'Okame'	Okame Cherry	1 1/2" Cal.	Cont.	12	
<b>SHRUBS</b>						
NH	<i>Ilex x comuta</i> 'Needlepoint'	Needlepoint Holly	36" HT.	Cont.	35	
GGA	<i>Thuja</i> 'Green Giant'	Green Giant Arborvitae	72" HT.	Cont.	50	Full to the ground & Matching
NSH	<i>Ilex x 'Nellie R. Stevens'</i>	Nellie Stevens Holly	36" HT.	Cont.	66	Full to the ground & Matching
NSH*	<i>Ilex x 'Nellie R. Stevens'</i>	Nellie Stevens Holly	72" HT.	Cont.	42	Full to the ground & Matching- West Buffer
EA	<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	36" HT.	Cont.	176	Full to the ground & Matching
EA*	<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	72" HT.	Cont.	35	Full to the ground & Matching- West Buffer
RH	<i>Ilex x 'Robin'</i>	Robin Holly	36" HT.	Cont.	69	Full to the ground & Matching
CH	<i>Ilex cornuta</i> 'Carissa'	Carissa Holly	20" SP.	Cont.	171	
VJD	<i>Distylium</i> 'Vintage Jade'	Vintage Jade Distylium	20" SP.	Cont.	20	
BGB	<i>Buxus mycophylla</i> 'Baby Gem'	Baby Gem Boxwood	20" SP.	Cont.	As Required	Sub: 'Winter Gem'
FN	<i>Nandina domestica</i> Flirt PP#21391	Flirt Nandina	18" sp.	Cont.	As Required	
DFG	<i>Pennisetum alpeccuroides</i> 'Cassian'	Cassian Dwarf Fountain Grass	1 Gal.	Cont.	As Required	
STH	<i>Ilex crenata</i> 'Soft Touch'	Soft Touch Holly	18" HT.	Cont.	As Required	
DSA	<i>Thuja occidentalis</i> 'Degroot's Spire'	Degroot Spire Arborvitae	36" HT.	Cont.	As Required	
OH	<i>Ilex</i> Hybrid 'Magland'	Oakland Holly	48" HT.	Cont.	As Required	
GO	<i>Osmanthus heterophyllus</i> 'Goshiki'	Goshiki Osmanthus	24" HT.	Cont.	As Required	
AB	<i>Abelia grandiflora</i> 'Kaleidoscope'	Kaleidoscope Abelia	20" SP.	Cont.	As Required	



TMTLA ASSOCIATES  
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p: (919) 484-8880 e: info@tmtla.com



01/03/22  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

REVISIONS:


LANDSCAPE DETAILS  
FRANKLIN

Wilson's Mills Road, Smithfield, NC  
R&R Development of NC, LLC

SCALE:  
1"=50'  
DRAWN BY:  
TMT  
PROJECT #  
21114  
DATE:  
1/3/2022

SHEET

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OF

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## 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

### Preliminary Subdivision Application General Information

Development Name Franklin Townhomes

Proposed Use Townhomes

Property Address(es) N/A

Johnston County Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN# 169406-29-7604

TAX ID# 15083049E

Project type?  Single Family  Townhouse  Multi-Family  Non-Residential  Planned Unit Development (PUD)

### OWNER/DEVELOPER INFORMATION

Company Name Market Street 1500, LLC

Owner/Developer Name

Address PO Box 2346, Smithfield, NC 27577

Phone 919-446-6865

Email

Fax

### CONSULTANT/CONTACT PERSON FOR PLANS

Company Name Morris & Ritchie Associates of NC, PC

Contact Name Jeremy Keeny

Address 5605 Chapel Hill Road, Suite 112, Raleigh, NC

Phone 984-200-2103

Email jkeeny@mragta.com

Fax

### DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

#### ZONING INFORMATION

Zoning District(s) R-8CZ

If more than one district, provide the acreage of each:

Overlay District?  Yes  No

Inside City Limits?  Yes  No

### FOR OFFICE USE ONLY

File Number: \_\_\_\_\_ Date Submitted: \_\_\_\_\_ Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_

## Project Narrative

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

a) A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;

b) A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s); ✓

c) A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way; ✓

d) A narrative explaining the intent of the project and/or your original or revised vision for the finished product; ✓

e) A statement showing the proposed density of the project with the method of calculating said density shown; ✓

f) Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; ✓

g) A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);

h) A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated; ✓

i) Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area; ✓

j) A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas; ✓

k) A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).

**STORMWATER INFORMATION**

Existing Impervious Surface <input type="checkbox"/> acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <u>6.57/286,100</u> acres/sf	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Watershed protection Area Yes <input checked="" type="checkbox"/> <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If in a Flood Hazard Area, provide the FEMA Map Panel # and Base Flood Elevation N/A

**NUMBER OF LOTS AND DENSITY**

Total # of Single Family Lots <u>0</u>	Overall Unit(s)/Acre Densities Per Zoning Districts
Total # of Townhouse Lots <u>134</u>	Acreage in active open space <u>0.59</u>
Total # of All Lots <u>134</u>	Acreage in passive open space <u>- 3.26</u>

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the Town.

I hereby designate ROB BAILEY to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature Robert Thomas Hester Morgan 1500 Market Date 12/23/2021  
STLCC

Signature \_\_\_\_\_ Date \_\_\_\_\_

**REVIEW FEES**

Major Subdivision (Submit 7 paper copies & 1 Digital copy on CD) \$500.00 + \$5.00 a lot

**FOR OFFICE USE ONLY**

File Number: \_\_\_\_\_ Date Submitted: \_\_\_\_\_ Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_

**STORMWATER INFORMATION**

Existing Impervious Surface 0 acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 6.57/286,060 acres/sf	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Watershed protection Area Yes <input type="checkbox"/> No <input type="checkbox"/>	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the FEMA Map Panel # and Base Flood Elevation N/A	

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I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**REVIEW FEES**

<input checked="" type="checkbox"/> Major Subdivision (Submit 7 paper copies & 1 Digital copy on CD)	\$500.00 + \$5.00 a lot

**FOR OFFICE USE ONLY**

File Number: \_\_\_\_\_ Date Submitted: \_\_\_\_\_ Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_

**INFORMATION TO BE PROVIDED ON PRELIMINARY AND FINAL PLATS.**

The preliminary plats shall depict or contain the information indicated in the following table. An "X" indicates that the information is required.

<b>Information</b>	<b>Preliminary Plat</b>
Vicinity map (6" W x 4" H) showing location of subdivision in relation to neighboring tracts, subdivision, roads, and waterways (to include streets and lots of adjacent developed or platted properties). Also include corporate limits, Town boundaries, county lines if on or near subdivision tract.	X
Boundaries of tract and portion to be subdivided, including total acreage to be subdivided, distinctly and accurately represented with all bearings and distances shown.	X
Proposed street layout and right-of-way width, lot layout and size of each lot. Number lots consecutively throughout the subdivision.	X
Name of proposed subdivision.	X
Statement from the Johnston County Health Department that a copy of the sketch plan has been submitted to them, if septic tanks or other onsite water or wastewater systems are to be used in the subdivision, AND/OR statement from the County Public Utilities that application has been made for public water and/or sewer permits.	
Graphic scale.	X
North arrow and orientation.	X
Concurrent with submission of the Preliminary Plat to the Town, the subdivider or planner shall submit copies of the Preliminary Plat and any accompanying material to any other applicable agencies concerned with new development, including, but not limited to: District Highway Engineer, County Board of Education, U.S. Army Corps of Engineers, State Department of Natural Resources and Community Development, for review and recommendation.	X
List the proposed construction sequence.	X
Storm water plan – see Article 10, Part VI.	X
Show existing contour lines with no larger than five-foot contour intervals.	X
New contour lines resulting from earth movement (shown as solid lines) with no larger than five-foot contour intervals (existing lines should be shown as dotted lines).	X
Survey plat, date(s) survey was conducted and plat prepared, the name, address, phone number, registration number and seal of the Registered Land Surveyor.	X
Names, addresses, and telephone numbers of all owners, mortgagees, land planners, architects, landscape architects and professional engineers responsible for the subdivision (include registration numbers and seals, where applicable).	X
Date of the drawing(s) and latest revision date(s).	X

<b>Information</b>	<b>Preliminary Plat</b>
The owner's name(s) of adjoining properties and Zoning District of each parcel within 100' of the proposed site.	X
State on plans any variance request(s).	
Show existing buildings or other structures, water courses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining. Show wooded areas, marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site.	X
The exact location of the flood hazard, floodway and floodway fringe areas from the community's FHBM or FIRM maps (FEMA). State the base flood elevation data for subdivision.	X
Show the minimum building setback lines for each lot.	X
Provide grading and landscape plans. Proposed plantings or construction of other devices to comply with the screening requirements of Article 10, Part II.	X
Show location of all proposed entrance or subdivision signage (see Section 10.23.1).	X
Show pump station detail including any tower, if applicable.	N/A
Show area which will not be disturbed of natural vegetation (percentage of total site).	X
Label all buffer areas, if any, and provide percentage of total site.	X
Show all riparian buffer areas.	X
Show all watershed protection and management areas per Article 10, Part VI.	X
Soil erosion plan.	X
Show temporary construction access pad.	X
Outdoor illumination with lighting fixtures and name of electricity provider.	X
<b>The following data concerning proposed streets:</b>	
Streets, labeled by classification (see Town of Smithfield construction standards) and street name showing linear feet, whether curb and gutter or shoulders and swales are to be provided and indicating street paving widths, approximate grades and typical street cross-sections. Private roads in subdivisions shall also be shown and clearly labeled as such.	X
Traffic signage location and detail.	X
Design engineering data for all corners and curves.	X
For office review; a complete site layout, including any future expansion anticipated; horizontal alignment indicating general curve data on site layout plan; vertical alignment indicated by percent grade, PI station and vertical curve length on site plan layout; the District Engineer may require the plotting of the ground profile and grade line for roads where special conditions or problems exist; typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed; drainage facilities and drainage.	X

<b>Information</b>	<b>Preliminary Plat</b>
Type of street dedication; all streets must be designated public. (Where public streets are involved which will be dedicated to the Town, the subdivider must submit all street plans to the UDO Administrator for approval prior to preliminary plat approval).	X
When streets have been accepted into the municipal or the state system before lots are sold, a statement explaining the status of the street in accordance with the Town of Smithfield construction standards.	
If any street is proposed to intersect with a state maintained road, a copy of the application for driveway approval as required by the Department of Transportation, Division of Highways Manual on Driveway Regulations. (1) Evidence that the subdivider has applied for such approval. (2) Evidence that the subdivider has obtained such approval.	
<b>The location and dimensions of all:</b>	
Utility and other easements.	X
Pedestrian and bicycle paths.	X
Areas to be dedicated to or reserved for public use.	X
The future ownership (dedication or reservation for public use to governmental body or for owners to duly constituted homeowners' association) of recreation and open space lands.	X
Required riparian and stream buffer per Article 10, Part VI.	X
<b>The site/civil plans for utility layouts including:</b>	
Sanitary sewers, invert elevations at manhole (include profiles).	X
Storm sewers, invert elevations at manhole (include profiles).	X
Best management practices (BMPs)	X
Stormwater control structures	X
Other drainage facilities, if any.	X
Impervious surface ratios	X
Water distribution lines, including line sizes, the location of fire hydrants, blow offs, manholes, force mains, and gate valves.	X
Gas lines.	
Telephone lines.	
Electric lines.	
Plans for individual water supply and sewage disposal systems, if any.	
<b>Provide site calculations including:</b>	
Acreage in buffering/recreation/open space requirements.	X
Linear feet in streets and acreage.	X
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the US Department of Interior's National Register of Historic Places.	X

<b>Information</b>	<b>Preliminary Plat</b>
Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings, or deflection angles, radii, central angles and tangent distance for the center line of curved property lines that is not the boundary line of curved streets. All dimensions shall be measured to the nearest one-tenth of a foot and all angles to the nearest minute.	X
The accurate locations and descriptions of all monuments, markers, and control points.	X
Proposed deed restrictions or covenants to be imposed upon newly created lots. Such restrictions are mandatory when private recreation areas are established. Must include statement of compliance with state, local, and federal regulations.	X
A copy of the erosion control plan submitted to the Regional Office of NC- DNRCD, when land disturbing activity amounts to one acre or more.	X
All certifications required in Section 10.117.	
Any other information considered by either the subdivider, UDO Administrator, Planning Board, or Town Council to be pertinent to the review of the plat.	X
Improvements guarantees (see Section 5.8.2.6).	

<b>FOR OFFICE USE ONLY</b>			
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 preliminary subdivision plat approval 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 grant preliminary subdivision approval if it has evaluated an application through a quasi-judicial process and determined that:*

- 1) The plan is consistent with the adopted plans and policies of the town;

The Preliminary Plan follows the adopted plans and policies of the Town within the UDO. The Subdivision has been designed in accordance with the Town Engineering Standard Specifications and Details and in conjunction with Johnston County Design and Construction Technical Standards.

- 2) The plan complies with all applicable requirements of this ordinance;

The plan complies with the applicable Development Review Process, Zoning, and Performance Standard sections of the UDO.

- 3) There exists adequate infrastructure (transportation and utilities) to support the plan as proposed; and

The subdivision will connect to Wilson's Mill Road and Sunrise Avenue NCSR 1961. The proposed sewer utility will connect to the existing sewer system along Hillcrest Drive. The proposed water system will connect to the existing water system along Wilson's Mill Road.

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

The proposed subdivision will not detrimentally impact the adjacent properties which are mainly single family residential lots. A conditional rezoning application has been submitted to modify the existing zoning of R20-A to R8-CZ. The proposed use of Townhome homes will not detrimentally impact the mainly residential uses of the adjacent properties.

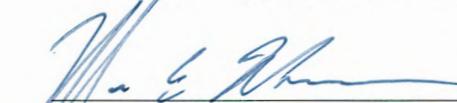


**PLANNING DEPARTMENT**  
Mark E. Helmer, AICP, Senior Planner

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**ADJOINING PROPERTY OWNERS CERTIFICATION**

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, S-22-01, were notified by First Class Mail on 1-18-22.

  
\_\_\_\_\_  
Signature

Johnston County, North Carolina

I, Shannan Parrish, 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

18<sup>th</sup> day of January, 2022

  
\_\_\_\_\_  
Notary Public Signature

Shannan L. Parrish  
\_\_\_\_\_  
Notary Public Name



My Commission expires on 5-20-2022  
(Seal)

Adjacent Property Owners of  
S-22-01

TAG	PIN	NAME1	ADDRESS1	CITY	STATE	ZIPCODE
15083058A	169405-29-0377	SMITHFIELD FIRST PENTECOSTAL				00000-0000
15090032	169405-19-8656	JAEN, EZEQUIREL	9691 US 70 HWY W	CLAYTON	NC	27520-3020
15K09161B	169518-30-0197	HANSLEY, JERRY JR. LIFE ESTATE	176 LAKEVIEW HILLS DR	FOUR OAKS	NC	27524-9213
15083051	169405-29-1983	ALLIED RESIDENTIAL PROP LLC	PO BOX 1761	SMITHFIELD	NC	27577
		Market Street 1500 LLC	PO Box 2436	Smithfield	NC	27577
15083045	169406-29-7164	STRICKLAND, BEVERLY H	301 SUNRISE AVE	SMITHFIELD	NC	27577-0000
15083054	169406-39-5607	BRYANT, OLIVE	101 POPLAR DR	SMITHFIELD	NC	27577-0000
15083043	169405-29-3287	VILLAGOMEZ, VICTOR	201 SUNRISE AVENUE	SMITHFIELD	NC	27577-0000
15083040	169405-29-3006	BOONE, GREGORY C	200 SUNRISE AVE	SMITHFIELD	NC	27577-0000
15083046	169406-29-8150	BRADLEY, ANA M	303 SUNRISE AVENUE	SMITHFIELD	NC	27577-0000
15083059	169406-39-1271	CAGLE, LINDA	401 HILLCREST DR	SMITHFIELD	NC	27577-0000
15K09195A	169518-40-3558	TOWN OF SMITHFIELD	PO Box 761	SMITHFIELD	NC	27577-0761
15083049E	169406-29-7604	MARKET STREET 1500 LLC	PO BOX 2346	SMITHFIELD	NC	27577-2346
15090031	169405-19-8525	JAEN, MAHALY LOPEZ	402 WILSONS MILLS RD	SMITHFIELD	NC	27577-3250
15K09161M	169517-10-3170	STEVENS, IRENE SMITH LIFE ESTATE	690 W MARKET ST	SMITHFIELD	NC	27577-3325
15083026	169406-28-6948	MATHENY, AUSTIE	207 CLOVERDALE DR	SMITHFIELD	NC	27577-3506
15083048B	169406-39-1160	HARPER, ALLEN S	303 HILLCREST DR	SMITHFIELD	NC	27577-3512
15083049C	169406-39-2408	BRITT, WILMOT N	405 HILLCREST DR	SMITHFIELD	NC	27577-3514
15083058	169405-29-2334	LOPEZ, LAWRENCE ANTHONY	103 SUNRISE AVE	SMITHFIELD	NC	27577-3520
15083039	169405-29-2019	THORNE, JOSEPH E	104 SUNRISE AVE	SMITHFIELD	NC	27577-3521
15083056	169405-29-4252	ELLIS, EDDIE LEE JR	203 SUNRISE AVE	SMITHFIELD	NC	27577-3522
15083044A	169406-29-6129	ALLEN, STEPHEN	207 SUNRISE AVE	SMITHFIELD	NC	27577-3522
15083044	169406-29-5250	BYRD, WILLIAM E	205 SUNRISE AVE	SMITHFIELD	NC	27577-3522
15083047	169406-29-9057	BUNN, JAMES HAROLD	305 SUNRISE AVE	SMITHFIELD	NC	27577-3524
15083048	169406-39-0043	WHITE, DAVID MORRIS	307 SUNRISE AVE	SMITHFIELD	NC	27577-3524
15083048A	169406-38-1947	BARNES REAL PROPERTY LLC	702 CHESTNUT DR	SMITHFIELD	NC	27577-3836
15K09161F	169405-19-9836	ALLEN, CHRISTINE J.	1005 WILSONS MILLS RD	SMITHFIELD	NC	27577-5530
15K09161	169517-10-8333	MCKINNEY, MARK	924 BROADHAVEN DR	RALEIGH	NC	27603-7823
		R&R Development of NC, LLC	1611 Jones Farnklin Road Ste 101	Raleigh	NC	27606
15K09161C	169518-20-5204	TDRLEGAL PROPERTY MANAGEMENT, LLC	PO Box 966	DURHAM	NC	27702-0966



**PLANNING DEPARTMENT**

Mark E. Helmer, AICP  
Senior Planner

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**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, February 3, 2022 at 6:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following request:

**S-22-01 Franklin Townes:** The applicant is requesting preliminary subdivision approval to divide one parcel of land totaling 15.9 acres and located within a to the R-8 CZ (Conditional Zoning) district into 134 residential lots. The property considered for approval is located on the southeast side of the intersection of Wilson's Mills Road and M. Durwood Stephenson Parkway and further identified as Johnston County Tax ID# 15083049E.

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](http://www.smithfield-nc.com).

Run Legal ad in the Johnstonian News on January 19, 2022 and January 26, 2022.

350 E. Market Street P.O. Box 761 Smithfield, NC 27577  
919-934-2116 Fax 919-934-1134