



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, March 3, 2022

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall

PLANNING BOARD

REGULAR MEETING AGENDA

MARCH 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 February 3, 2022.

New Business.

CZ-22-01 Foster Commons: The applicant is requesting conditional zoning approval for the construction of a 50-unit apartment building on a 5.46-acre tract of land located within the B-3 (Business) zoning district. The property considered for approval is located on the south side of the intersection South Brightleaf Boulevard and East Holt Street and further identified as Johnston County Tax ID# 15041020A.

Old Business.

Public Comment.

Adjournment.

**Town of Smithfield
Planning Board Minutes
Thursday, February 3rd, 2022
Town Hall Council Chambers
6:00 PM**

Members Present:

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

Members Absent:

Staff Present:

Mark Helmer, Senior Planner
Julie Edmonds, Administrative Assistant

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES FOR JANUARY 6TH, 2022

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

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.

Mark Helmer stated that 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. The property is located southeast of Wilson's Mills Road and M. Durwood Stephenson Parkway. The property owners are Market Street 1500, LLC. 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.

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.

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

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
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
 - 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
 - enforce no parking in the subdivision streets
 - enforce the provision requiring trash and recycling roll offs to be stored in garages or rear yards.
7. That the streets are posted "no parking".

Debbie Howard asked if the Town had the sewer capacity to service this development?

Mark Helmer said yes, we do.

Doris Wallace asked what the price ranges would be for the proposed townhomes?

Mark Helmer said a representative of this project would gladly come forward later in the meeting to answer the question.

Sloan Stevens asked what was decided on the piece of land that jutted out between the houses of the adjoining property.

Mark Helmer said the plan was approved with conditions that the buffer be adequate through there. Some discussions were made about a gate being installed there so groundskeepers could enter and exit through there.

Mark Helmer told Doris Wallace he did find the information she requested earlier about price ranges for the townhomes. He said The Rose is a 2,106 sq. ft townhome for \$275,000 and The Akamatsu is a 1,792 sq. ft townhome for \$250,000.

Rob Bailey of 1611 Jones Franklin Rd Suite 101 Raleigh, NC spoke on behalf of R&R Development of NC, LLC. He spoke on Doris Wallace's question about the pricing. He said it seems to be changing daily. The prices Mark Helmer mentioned earlier are on the bottom range of where they think the pricing will be. There is a possibility the prices could go higher.

Stephen Upton asked Mr. Bailey if he and the Planning Department staff were in agreement on any recommendations?

Rob Bailey said yes, we are. We added a few during the Town Council meeting. They also had a few concerns from the resident's properties that back up to this property. They were able to accommodate the residents. They added additional buffering to provide more privacy.

Emma Gemmel of 207 Hancock Street wanted to show her appreciation to the board for doing their job last month, showing concern about not letting the land owners know about the changes around them other than the newspaper advertisement. The Town Council was divided as well, there wasn't a unanimous vote on either board.

Stephen Upton stated that he contacted the Town Manager, Michael Scott about the procedure for petitioning the Town Council for a full-time code enforcement officer. He read a letter to Town Council from the Planning Board.

Debbie Howard made a motion to petition the Town Council to add to the 2022-2023 Town Budget a full-time position for a code enforcement and zoning officer, seconded by Doris Wallace. Unanimously approved.

Mark Lane voiced his concerns about comments made at the February 1st Town Council meeting. They were directed toward the Planning Board. He doesn't feel they were appropriate for a public setting. After

5 terms on the Planning Board, he has always voted to protect the citizens of Smithfield and the surrounding ETJ. If the town officials don't like how he votes he will gladly turn in his resignation.

Doris Wallace was present at the Town Council meeting and she too felt the way the comment from Town Council was worded was wrong. She doesn't feel like they vote on the Planning Board using personal opinions.

Mark Helmer said the Planning Board is tasked with reviewing development proposals for compliance with current development standards and policies. The Planning Board must review plans and make recommendations to Town Council based on the merits of the plan. Critiquing current Town policies during the course of a plan review should be avoided until after the board has made a formal recommendation. Failure to do so could lead to a violation of the applicants right to due process.

Debbie Howard said she agrees with what Mark Helmer just said. What she doesn't agree with is the Town Council chastising the Planning Board in a public meeting and calling her out.

Mark Helmer stated that Planning staff would be creating a library of training material that can be checked out at any time by anyone. It will cover a wide range of topics that would be of interest to this board.

Adjournment

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

Respectfully Submitted,

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

Julie Edmonds
Administrative Support Specialist



Request for Planning Board Action

Agenda CZ-22-
Item: 01
Date: 11/4/21

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

Issue Statement

Woda Cooper Development Inc. is requesting a rezoning to B-3 Conditional Zone from the B-3 zoning district with a master plan for Foster Commons, a 50-unit senior (55+ restricted) multi-family apartment on 5.46 acres.

Financial Impact

The development will add to the town's tax base. The development will be constructing approximately 300 lineal feet of public road for site access.

Action Needed

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

Recommendation

Planning Staff recommends approval of CZ-22-01 with 7 conditions with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan as to be amended and that the request is reasonable and in the public interest

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Consistency Statement
3. Application and narrative
4. Foster Commons Master Plan



Staff Report

REQUEST:

Woda Cooper Development Inc is requesting a rezoning to B-3 Conditional Zone from the B-3 zoning district with a master plan for Foster Commons, a 50-unit senior (55+ restricted) multi-family apartment on 5.46 acres.

PROPERTY LOCATION:

The property on the southwest corner of South Brightleaf Boulevard and East Holt Street, and approximately 1,240 lineal feet north-east of the Brogden Road/S. Brightleaf Boulevard intersection.

APPLICATION DATA:

Applicant:	Woda Cooper Development Inc.
Property Owners:	E & F Properties Inc.
Proposed Development Name:	Foster Commons
NC Pin#	169306-47-6832
Rezoning Acreage:	5.47 acres.
Present Zoning:	B-3
Proposed Zoning:	B-3 CZ
Existing Use:	Vacant
Proposed Use:	Age restricted 55+ multi-family residential
Fire District:	Town of Smithfield
School Impacts:	N/A
Water and Sewer Provider:	Town of Smithfield
Electric Provider:	Town of Smithfield
Development Density:	9.15 dwelling units per acre
Roads:	+/- 300 Lin. Feet

ADJACENT ZONING AND LAND USES:
(see attached map)

	Zoning	Existing Land Uses
North	B-2	Auto Dealership
South	B-3	Auto Dealership
East	N/A	Railroad
West	B-3	Commercial

EXISTING CONDITIONS/ENVIRONMENTAL:

The property considered for approval is vacant with road frontage on S. Brightleaf Boulevard and the CSX Railroad to the rear of the property. There is a deep ditch along the southwest edge of the property. There are no wetlands or floodplain on the property.

MASTER PLAN/ANALYSIS:

Multi-family residential is a special use with supplemental standards in the B-3 Zoning District according to Article 9, Table 6.6 of the Unified Development Ordinance. The alternative is a conditional rezoning to B3-CZ with a master plan.

- **Multi-Family Building.**

- The 3-story, 50-unit, 55+ age restricted apartment building will be comprised of 18-660 sq. ft. 1-Bedroom units, and 32-900 sq. ft. 2- Bedroom units. There will be an elevator near the center of the building and stairways at the ends of the shared hallways.
 - The building materials will consist of brick, fiber cement lap and board and batten siding with decorative trim. The building will be in compliance with the appearance requirements of UDO Section 7.34.1.4.
 - Building amenities include a management/leasing office, multipurpose space, laundry facility, fitness center and computer room as well as some indoor sitting areas on each floor.
 - All units will have central, electric heat and air conditioning, washer/dryer closets with connections, LVT flooring, blinds, and will have a 16-sf dedicated storage closet (located on the floor). Each unit will have pre-wired connections for cable, telephone and internet. All the kitchens will have Energy Star appliances. Each unit will have an emergency pull chord in the bedroom and bathroom.
- **Storage per unit.** The supplemental standards for multi-family requires a minimum of 24 sq. ft. of storage space per unit. The development proposes 16 sq. ft. of storage per unit. Given the project is for restricted to 55+ residents, the lesser amount of storage may be appropriate.
 - **Setbacks.** The building is located over 200 feet back from Brightleaf Boulevard and exceeds all setbacks of the B-3 zoning district.
 - **Building Heights.** A 3-story, 43 feet tall, building with a 5:12 roof slope is proposed This is 3 feet taller than allowed in the B-3 zoning district. Building heights are allowed to exceed 40 feet with a special use permit or as approved by conditional zoning.
 - **Density.** The project would have an overall density of 9.15 dwelling units per acre (d. u. a.). The UDO allows up to 9.68 d.u.a.

- **Site Access & Road.** The primary access to the development will be off of East Holt Street. East Holt is currently a closed public right-of-way. The developer will construct approximately 300 lineal feet of road in the right-of-way that will match the street width found across S. Brightleaf Blvd with curb and gutter. The site will have two driveways off of Holt with no direct access onto Brightleaf Boulevard. The new street will require a cul-de-sac bulb at its terminus.

A driveway apron should be provided at the end of the E. Holt Street cul-de-sac for the driveway to the business at 711 E Rose Street.

- **Sidewalks.** Sidewalks will be constructed along Brightleaf Boulevard and on the south side of East Holt Street that will connect to the front door of the apartment building.
- **Parking.** 83 parking spaces are proposed as required. Eight spaces will be ADA accessible and van accessible. The parking lot will be set back over 100 feet from Brightleaf Boulevard right-of-way.
- **Site Amenities.** Outside amenities will include a gazebo, a covered patio with seating and some additional outdoor sitting areas connected by sidewalks. Senior developments are exempt from the recreation requirements in Article 7.35.1.5, however there is a large open space area in the front and back of the building that could be further developed and used by residents to enjoy for walking, sitting or other passive or active recreation activities.
- **Landscaping and Buffering.** No landscape or bufferyard plan has been submitted, however the master plan shows general compliance with streetyard and bufferyard and parking lot landscape requirements. Foundation plantings will also be required. A landscape plan meeting UDO requirements will be required with construction plans. Additional street and bufferyard plantings are recommended beyond the minimum requirements.
- **Utilities.** The project will be served by Town utilities. Currently, there is no capacity in the sewerlines needed to serve this project. This situation will be remedied with the County's sewer projects expected to be completed by the first quarter of 2025. Construction plans for this project cannot be approved until the sewer is available.
- **Stormwater Management.** The site drains toward the railroad tracks where the developer is proposing to locate the required Stormwater Control Measure (SCM). A stormwater management plan will be required with the construction plans. An operations and maintenance agreement will be required for the long term operation and maintenance of the SCM.
- **Trash and Recycling.** A dumpster pad and enclosure has been shown on the southwest corner of the building. This facility should be designed to accommodate trash and recycling as required in UDO Section 7.35.1.4.6.

- **Signage.** A location for a monument site identification sign is shown near the corner of S. Brightleaf Blvd. and Holt St. All signs for the project require a separate sign permit from the Planning Department.
- **Property Management.** For Foster Commons we would have a local Property Manager and Service Technician.
- **Site Lighting and Security.** The parking area will be well lit providing a secure access to the building, with attention given to prevent any light pollution to adjacent property owners. The building itself will be controlled via a locked door with a FOB remote control system and call in to each unit to allow residents remote access to their guests.

A lighting plan will be required with construction plans meeting UDO requirements.

CONDITIONAL ZONING:

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

	UDO Standard	Proposed
Storage per unit	24 sq. ft.	16 sq. ft.
Building Height	40 feet	43 feet

CONSISTENCY STATEMENT (Staff Opinion):

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

- **Consistency with the Comprehensive Growth Management Plan** – *the use is consistent with the comprehensive plan.*
- **Consistency with the Unified Development Code** – *the property will be developed in conformance with the UDO conditional zoning provisions.*
- **Compatibility with Surrounding Land Uses** - *The property considered for rezoning will be compatible with the surrounding land uses. Multi-family is a permitted use in the B-3 zoning district and the use will not detrimentally impact adjacent properties and will improve property values.*

RECOMMENDATION:

Planning Staff recommends approval of CZ-22-01 with the following conditions:

1. That the future preliminary plat and development plans for the subdivision be in accordance with the approved Master Plan, R-8 Zoning District, and UDO regulations with the exception that the Storage Per Unit no less than 16 sq. ft. and the building height not exceed 43 feet.
2. That the parking lot entrances be constructed in accordance with the town's standard driveway detail.
3. That a landscaping and lighting plan be submitted with the construction plans in accordance with the UDO.
4. This facility should be designed to accommodate trash and recycling as required in UDO Section 7.35.1.4.6.
5. That a cul-de-sac bulb be constructed at the terminus to East Holt Street
6. That a driveway apron be provided at the end of the public street to accommodate the gravel driveway for 711 E. Rose St.
7. That site plan approval be contingent upon their being adequate sewer capacity for the project.

RECOMMENDED MOTION:

"move to approve the zoning map amendment, CZ-22-01, with the 7 conditions of approval, finding the rezoning consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest."



CONDITIONAL ZONING APPLICATION

Development Name

Proposed Use

Project location or address

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

PIN#

TAX ID#

Project type? Single Family Townhouse Multi-Family Non-Residential PUD/Mixed Use

PROPERTY OWNER INFORMATION

Name

Address

Phone

Email

OWNER/DEVELOPER INFORMATION

Company Name

Contact Name

Address

Phone

Email

CONSULTANT/ENGINEERING FIRM

Company Name

Contact Name

Address

Phone

Email

ZONING INFORMATION

Existing Zoning District

Proposed Zoning District

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

Overlay District?

Yes

No

Inside City Limits?

Yes

No

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):

The proposed Foster Commons is a new construction senior development for seniors aged 55 years and above in Smithfield (Johnston County). Foster Commons will be co-developed by The Woda Group, Inc. and Woda Cooper Development, Inc. part of Woda Cooper Companies, Inc. Based in Columbus, Ohio, Woda Cooper Companies, Inc. is a national leader in the development, ownership, construction and management of affordable housing.

The development will consist of 50 senior units, comprised of 18 1-Bedroom units, and 32 2-Bedroom units. The development will have one building with an elevator. The amenities such as the management/leasing office, multipurpose space, laundry facility, fitness center and computer room as well as some indoor sitting areas will be located in the building. Outside amenities will include a gazebo, a covered patio with seating and some additional outdoor sitting areas. With brick and fiber cement on the exterior facades and decorative trim, the development will convey an image of quality and regional character.

The property is located on South Brightleaf Boulevard which is one of the commercial arteries of downtown Smithfield. All amenities such as shopping, grocery, restaurants, cultural activities, medical facilities and public offices can be found nearby.

The site will be very visible and will have adequate parking spaces. The parking area will be well lit providing a secure access to the building, with attention given to prevent any light pollution to adjacent property owners. The building itself will be controlled via a locked door with a FOB remote control system and call in to each unit to allow residents remote access to their guests.

The development will have the appropriate number of handicapped accessible units as well as units specifically equipped for sight/hearing impaired.

Each unit will offer a bright, comfortable and efficient living space. All units will have central, electric heat and air conditioning, washer/dryer closets with connections, LVT flooring, blinds, and will have a 16-sf dedicated storage closet. Each unit will have pre-wired connections for cable, telephone and internet. In the kitchen, all units will feature Energy Star appliances (electric range/oven, dishwasher, and refrigerator with freezer compartment). All bedrooms will feature closets. Each unit will have an emergency pull chord in the bedroom and bathroom.

Woda Cooper Companies, Inc. is a vertically integrated company. In addition to the development of Foster Commons, we will handle the construction (Woda Construction, Inc.) and most importantly we will manage the property of the foreseeable property (Woda

Management & Real Estate, LLC). We own and manage over 400+ properties that we have developed. We have only sold one property, and that was over 10 years ago.

Woda Management is well established in North Carolina with over a dozen properties in operation. We have a strong Management and Maintenance leadership team in NC. For Foster Commons we would have a local Property Manager and Service Technician.

•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;

Current Owner: E & F PROPERTIES INC. [Contact: Olivia Holding, PO Box 547, Smithfield, NC 27577 – 919.989.3281]

Site under contract/Developer: Woda Cooper Development, Inc. [Contact: Denis Blackburne, Senior Vice President. 50 Meeting Street, Suite D, Savannah, GA 31411 – 912.224.2169]

Projected owner: Foster Commons Limited Partnership, an affiliate of Woda Cooper Companies, Inc. [Contact: David Cooper, Authorized Representative, 500. S. Front Street, 10th Floor, Columbus, OH 43215 – 614.396.3206]

Architect: TightLines Designs, [Contact: David S. Maurer, AIA, LEED-AP, President, 19 W. Hargett St. Suite 50, Raleigh, NC 27601 - 919.834.3600]

Civil Engineer: Crumpler Consulting Services, PLLC [Contact: Josh Crumpler, PE, 2308 Ridge Road, Raleigh, NC 27612 - 919-413-1704]

Developer's Legal Counsel: Pease Law PLLC [Contact: Paige H. Pease, Esq., 16151 Lancaster Highway, Suite B, Charlotte, North Carolina 28277 - 704-900-0202]

•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);

Property Address: 611 S Brightleaf Boulevard, Smithfield, NC 27577

Current Zoning: B-3

Acreage: 5.468+/- acres

NC PIN: 169306-47-6832

Parcel ID number: 15041020A

Legal Description: See attached survey

•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;

Our development will consist of one lot and one building with an elevator. The development will be called Foster Commons. There would be approx 4 acres of open/green spaces, including 1.5 acres of green space that could be enjoyed by the residents of Foster Commons.

•A statement showing the proposed density of the project with the method of calculating said density shown;

We will be developing 50 units for seniors aged 55 years and above. With 5.468 acres that would equate to a density of 9.15 units per acres ($50/5.468 = 9.15$)

•Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.

The total development would be built in one single phase. The proposed access would be off the currently non-paved city road that is adjacent to our property to the northeast. This currently unpaved road leads into Brightleaf Boulevard. Based on initial discussions with the City's Planning Department, the developer would pave that road to city standards just past the entrance into the Foster Commons property (approx. 100-150 feet).

Sidewalks would be built along Brightleaf Blvd and to the entrance of our property.

Sewer capacity being addressed separately with the Town's Public Utilities Department (Ted Credle, Public Utilities Director). We understand that there is currently not adequate capacity in the sewer lines. The County expects the capacity issue to be cleared up in the first quarter of 2025.

•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);

We are not aware of any potential issues or concerns from neighbors. The site is located on the south side of S. Brightleaf Boulevard, which is one of the main commercial and retail corridors of downtown Smithfield. This site is very close to shopping, restaurants, cultural activities, and public services. There is a brand-new Family Dollar just 250 feet away to the west of the site. To the north, on the other side of S. Brightleaf Blvd, are single-family homes. Another single-family neighborhood can be found to the southwest of the site. To the south, adjacent to the site is a single-railroad track (our building will be located more than 250 feet from the track). On the other side of the track is a single-family residential

area. This development will fit in nicely between residential and commercial/retail properties.

•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;

We have not identified any conflicts. We are not disturbing any wetlands and will keep approx 4 acres of total open/green space of which 3 acres are located behind the residential building. The stormwater retention area will be located behind the building but there will be approx 1.5 acres of open green space for seniors to enjoy. The development will retain the wooded area that screens the single-railroad track to the south.

Our development will be a quality development of over \$10 million and not expected to have any negative impact on nearby land values.

•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;

The development will be for seniors aged 55 years and above. Consequently, this will not place an excessive burden on schools, or other public facilities as would a traditional multifamily development.

All the retail, commercial, cultural amenities, medical and public services are located in the vicinity. This site is richer in amenities close by than many other properties we have developed. Although the site is on a commercial/retail corridor there will be a safe ingress/egress as there is a yellow left-turn lane in the center of S. Brightleaf Blvd. A recent Trip Generator Report by for a multifamily development with 60 units in North Carolina disclosed that at morning and evening peak hours there are 22 and 23 trips respectively; approx one in or out every 2 minutes and 40 seconds. This report was issued by a third-party consultant, Ramey Kemp & Associates. Foster Commons has less units and seniors will have less trips at peak hours than a multifamily property. This development will not create any traffic issues.

Water and electricity are readily available at the site with sufficient capacity to serve this development. A sewer line is adjacent to the site on the same side of Brightleaf Boulevard. The City sewer line has sufficient capacity. Working in parallel on the sewer capacity with the Town's Public Utilities Department (Ted Credle, Public Utilities Director). We understand that there is currently not adequate capacity in the sewer lines. The County expects the capacity issue to be cleared up in the first quarter of 2025.

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

Special attention shall be made to the site stewardship including erosion controls, landscaping with no invasive plants and drought-tolerant plants and nontoxic pest control. As a general principle, native species will be heavily emphasized for all new plantings. The benefit of having species proven to live in this area will minimize expenses required for replacing failed plantings. Outside amenities will include a gazebo, a covered patio with seating and some outdoor sitting areas.

•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).

The development of Foster Commons would be built in one phase. Once sewer capacity has been confirmed funding application will be sent to the North Carolina Housing Finance Agency. Projected timeline would be as follows:

2025: Start of Construction
2026: End of Construction

•List of deviations from the town's minimum UDO requirements.

None

•List of improvements that exceed the town's minimum UDO requirements.

None

•Expected sales, rental prices

The current projected rents are as follows:

For 1-Bedrooms: Monthly rents \$400 - \$650 depending on the income level

For 2-Bedrooms: Monthly rents \$460 - \$745 depending on the income level

Tenants pay for water & electricity. We pay for trash pick-up.

•Architectural standards if applicable. N/A

ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf 0.90ac/39,210sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/sf 1.32ac/57,578sf	Neuse River Buffer	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Watershed Protection Area N/A	Wetlands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
FEMA Map Panel 3720168200L	Base Flood Elevation		

SITE DATA

Total # of single-family lots 0	Total densities per zoning district		
Total # of townhouse lots 0	Acreage in active open space 4.13ac		
Total # of all lots 1	Acreage in passive open space		
Linear feet of new roadways 110lf	Linear feet of new sewer mains 0lf		
Linear feet of new water mains 0lf	Linear feet of new sidewalks 203lf		
Proposed sewer allocation 6,000 gallons/day	Linear feet in new trails 0		

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 plan as approved by the Town.

I hereby designate Denis Blackburne 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 <i>Oliver B Holding, Pres. E&F Properties</i>	Date 1/31/22
Signature	Date

APPLICATION FEES

Conditional Zoning (4 paper copies & 1 Digital copy of all documents on USB flash drive)		\$400.00 + \$10 per acre
<i>Application Date</i>	<i>Application Number</i>	<i>Application Fee</i>

OWNER AUTHORIZATION

I hereby give CONSENT to Denis Blackburne (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Signature of Owner E + F Properties Inc. by Olivia B Holding Printed Name of Owner Olivia Holding, Pres.

North Carolina
(State)
Johnston
(County)

I, Anita C Mitchell, a Notary Public in and for said County and State, do hereby certify that Olivia B Holding personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 31st day of January 2022.

Notary Public: Anita C Mitchell

(Printed Name)
Anita C Mitchell
(Signature)

Anita C. Mitchell
Notary Public
Johnston County, NC
My Commission Expires August 8, 2024

County of Commission: Johnston

Commission Expires: 8-8-2024

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 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;
- 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);
- 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;
- A statement showing the proposed density of the project with the method of calculating said density shown;
- Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
- 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);
- 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;
- 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;
- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- 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).
- List of deviations from the town's minimum UDO requirements.
- List of improvements that exceed the town's minimum UDO requirements.
- Expected sales, rental prices
- Architectural standards if applicable.

INFORMATION TO BE PROVIDED ON PLAN

The Town of Smithfield Site Plan Requirements is found in Article 5 of the Unified Development Ordinance. Site plans shall contain the following information, if applicable, as determined by the UDO Administrator:

- Preferred sheet size is 24" x 36" for site plans (maximum sheet size of 30" x 42"); if more than one sheet, all sheets should be numbered; should be the same size and scale; and should show match lines, along with an index sheet.
- Submittals should also be made in digital PDF file format.
- The site plan shall be prepared by a professional engineer, registered land surveyor, or licensed architect.
- Engineer's scale – no smaller than 1" = 100' for Site Plans unless approved by staff. Larger scale showing more detail is better. Include both a graphic scale and a numeric scale. 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.
- North arrow or compass rose.
- Date (original and all revisions) should be shown on all sheets.
- A vicinity map of the site with reference to surrounding areas and existing street locations.
- 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
- Proof of ownership - Deed book and page reference demonstrating ownership of property.
- Parcel Identification Numbers (PIN) for site and adjacent properties.

Existing Conditions:

- The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by metes and bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
- Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- Required setbacks, setback lines, or typical lots.
- Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
- Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- Show 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 include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
- Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- Existing zoning of the property, including zoning district lines where applicable.
- Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television
- Existing open space and any other common areas.
- Existing parking and loading areas.

Proposed Conditions:

- All proposed streets, drives, parking areas, fire lanes and access, loading and unloading areas with dimensions, traffic patterns, access aisles, and curb radii per the requirements of Article 10, Part I.
- The total quantity of parking spaces required and the total quantity of parking spaces provided. Indicate uses of buildings.
- Sight distance triangles (minimum 10' by 70' for driveway intersections at ROW lines; or as per NCDOT requirements or Town of Smithfield UDO Section 2.21 at all other intersections)
- Location of all proposed structures, including their outside dimensions and elevations, streets, entrances and exits on the site.
- Sidewalks, trails and other pedestrian ways with locations, dimensions and surfacing, including handicap curb cuts. Internal sidewalks and/or other proposed means of pedestrian access (note: internal pedestrian access should connect with public ROW sidewalk).
- General location and design of proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel, as applicable
- Proposed other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- Location of all US Clean Water Act Section 404 wetland areas, 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.
- Location of all proposed common areas.
- All parcels of land proposed to be designated, dedicated and/or reserved, for public or private use, shown with total land area and boundary descriptions.
- Distance between buildings and height of buildings.
- Building locations, footprints, entrances area by floor (sq.ft.), finished floor elevation (first).
- Location, dimensions, and details of signs per the requirements of Article 10, Part III.
- Proposed building elevations and floor plans, if applicable.
- Conceptual traffic impact analysis.
- Conceptual grading plan: proposed contours with a maximum of two-foot contour intervals within 100 feet of all buildings and along all driveways, entrances, exits, private streets, parking areas, loading areas, retaining walls and a maximum of ten-foot contour intervals for the remainder of the property. Supplement with spot elevations where necessary. All topography should be referred to permanent benchmarks and referenced to accepted datum.
- Conceptual stormwater management provisions.
- Total impervious surface square footage and percentage calculations for all development.
- Conceptual site lighting plan:
- Dumpster (or any other trash handling facilities) location, proposed screening labeled with height material, dimensions of concrete pad and details of gates, including support. Any dumpster to be used for recycling should be labeled as such.
- Landscape Plan: Include the genus and species, common name, quantity, size and location of all plant material proposed to meet Article 10, Part II requirements. The plan must include a "plant list" (in chart form), which should be coded to the plan. Show all calculations used to determine the quantity of plants required. All proposed planting, should be coordinated with both the utility plan and the grading/storm drainage plan to eliminate conflicts. No landscaping allowed in water or sewer easements.
- Description of all fences, walls and/or berms used to fulfill landscaping or screening requirements with details and cross-sections as needed (all fences over 6 feet must be sealed by a licensed Engineer).



600 Block of South Brightleaf Boulevard

File Number:
CZ-22-01

Project Name:
Foster Commons

Location:
South Brightleaf Blvd
& East Holt Street

Tax ID#:
15041020A

Existing Zoning:
B-3 (Highway
Entrance Busienss)

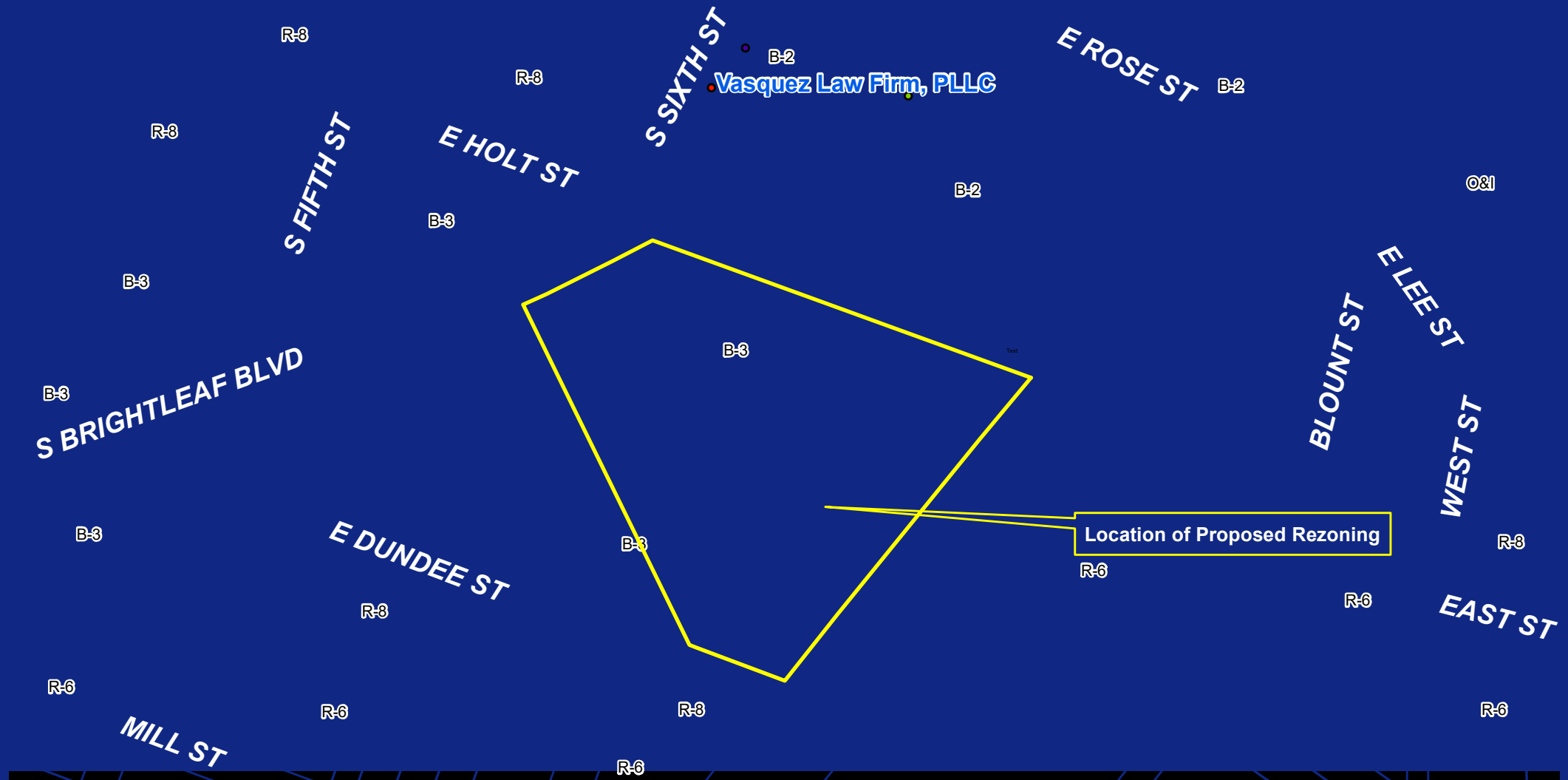
Proposed Zoning:
B-3 CZ (Highway
Entrance Business
Conditional Zoning)

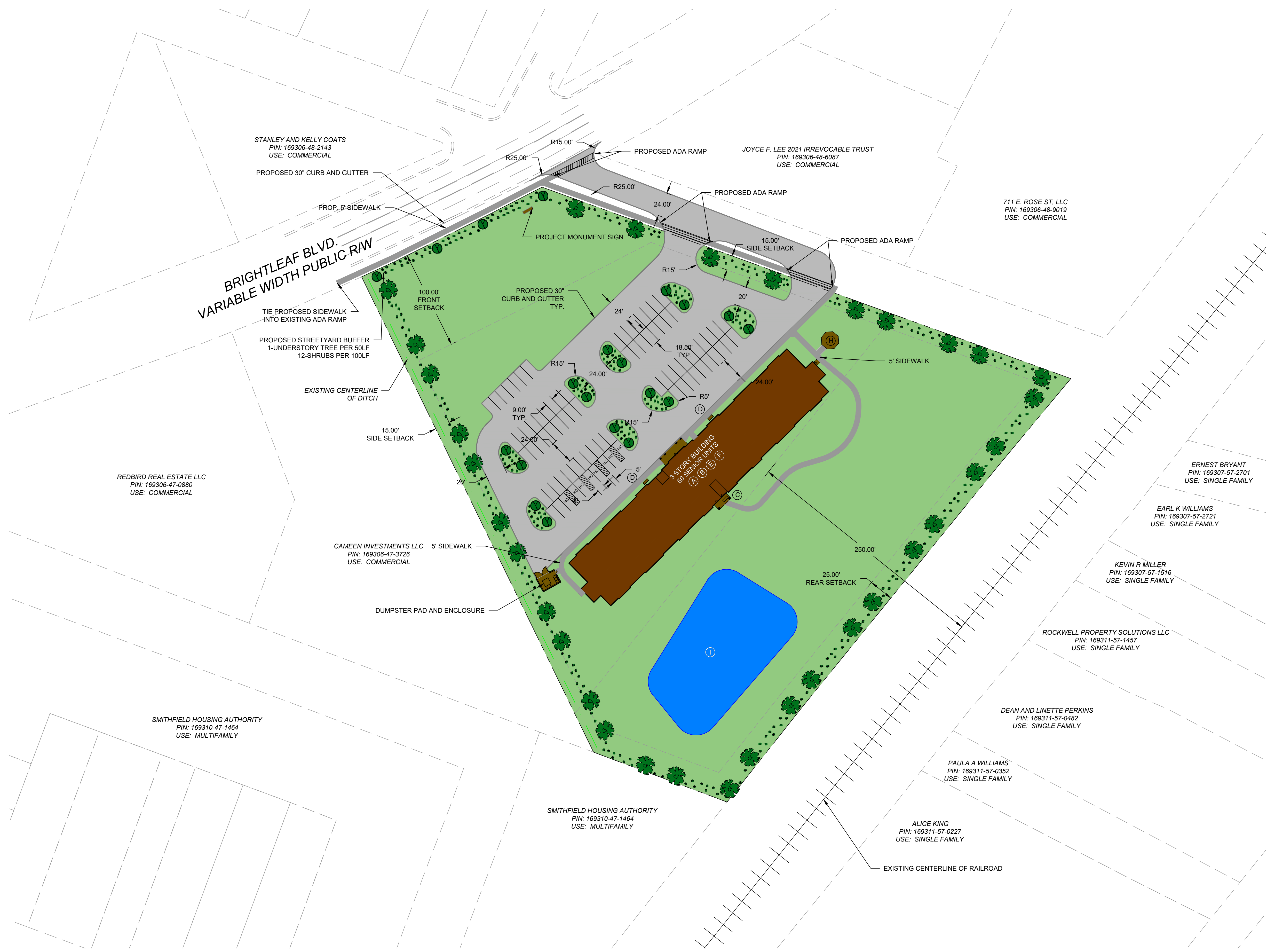
Owner:
E&F Properties Inc.

Developer:
Woda Cooper
Development, Inc.



Map created by the Mark E. Helmer, AICP
Senior Planner, GIS Specialist on 2/24/2022





LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING DITCH
---	PROPOSED EDGE OF PAVEMENT

- ADA NOTES**
1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
 2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
 3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
 4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

SUMMARY INFORMATION

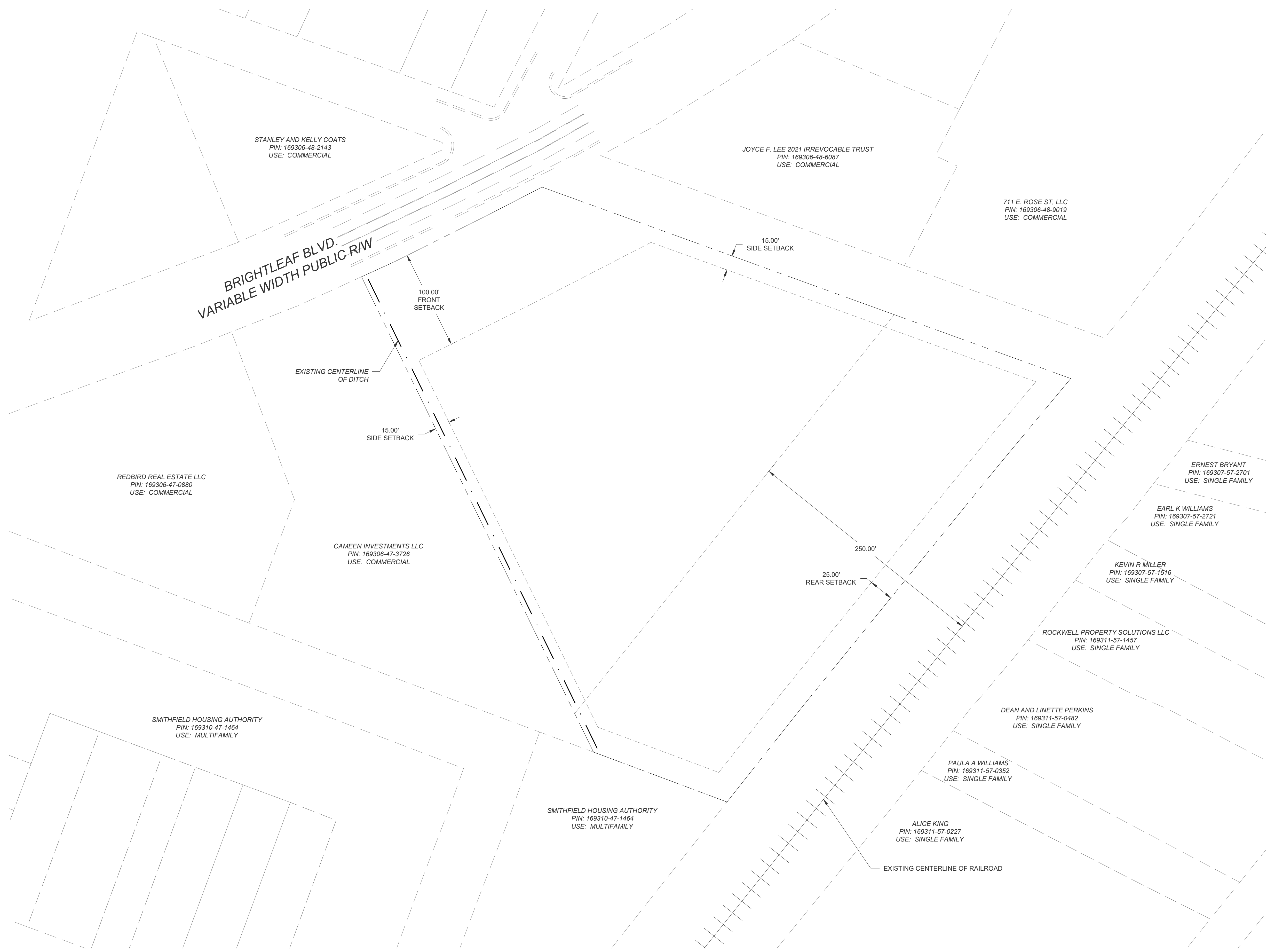
DEVELOPMENT NAME: FOSTER COMMONS
SITE ADDRESS: 611 S BRIGHTLEAF BLVD
 SMITHFIELD, NORTH CAROLINA
PIN NUMBER: 169306-47-6832
TOTAL ACREAGE: 5.461 AC (237,868 SF)
JURISDICTION: TOWN OF SMITHFIELD
ZONING DISTRICT: B-3 ENTRY CORRIDOR
EXISTING USE: COMMERCIAL
PROPOSED USE: MULTIFAMILY RESIDENTIAL
BUILDING SETBACKS:
 FRONT: 100'
 SIDE: 15'
 REAR: 25'
PARKING CALCULATIONS:
 1.5 SPACE PER 1 BEDROOM UNIT=18 UNITS
 1.75 SPACE PER 2 BEDROOM UNIT=32 UNITS
 TOTAL REQUIRED SPACES= 83 SPACES REQUIRED
EXISTING PARKING:
 0 PARKING SPACES (0 ADA ACCESSIBLE, 0 VAN ACCESSIBLE)
PROPOSED PARKING:
 83 PARKING SPACES (8 ADA ACCESSIBLE, 8 VAN ACCESSIBLE)
OWNER/DEVELOPER:
 WODA COOPER DEVELOPMENT, INC.
 500 SOUTH FRONT STREET, 10TH FLOOR
 COLUMBUS, OH 43215
ENGINEER:
 CRUMPLER CONSULTING SERVICES, PLLC
 CONTACT: JOSH CRUMPLER, PE
 2308 RIDGE ROAD
 RALEIGH, NC 27612
 (919) 413-1704

NOTES:
 SITE PLAN PREPARED USING JOHNSTON COUNTY GIS PARCEL DATA. NOT TO BE USED FOR CONSTRUCTION AND ONLY USED FOR PLANNING PURPOSES

- AMENITIES LEGEND**
- (A) INDOOR SITTING AREA (1 AREA)
 - (B) MULTI-PURPOSE ROOM (250SF)
 - (C) COVERED PATIO WITH SEATING
 - (D) OUTDOOR SITTING AREAS WITH BENCHES (MINIMUM OF 2 LOCATIONS)
 - (E) EXERCISE ROOM
 - (F) RESIDENT COMPUTER CENTER
 - (G) PROJECT MONUMENT SIGN
 - (H) GAZEBO
 - (I) STORMWATER POND

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

50 25 0 25
 SCALE: 1 INCH = 50 FEET



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OPH --- OPH --- OPH --- OPH --- OPH	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
SS --- SS --- SS --- SS --- SS	EXISTING SANITARY SEWER
---	PROPOSED EDGE OF PAVEMENT

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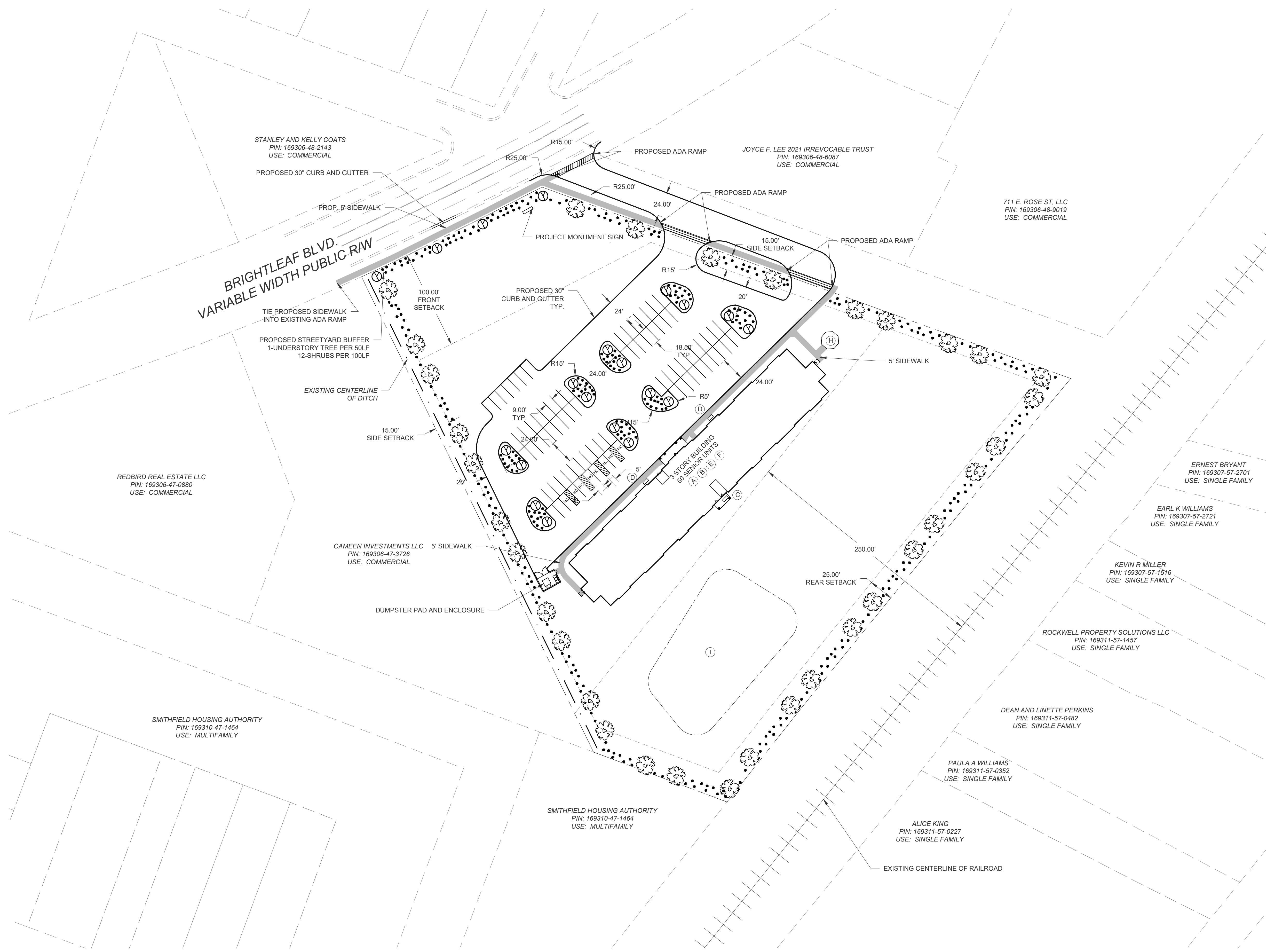
ENGINEER:
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NOT FOR CONSTRUCTION

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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

50 25 0 25
SCALE: 1 INCH = 50 FEET



FOSTER COMMONS

SENIOR LIVING

UNIT MIX

50 Total Units:

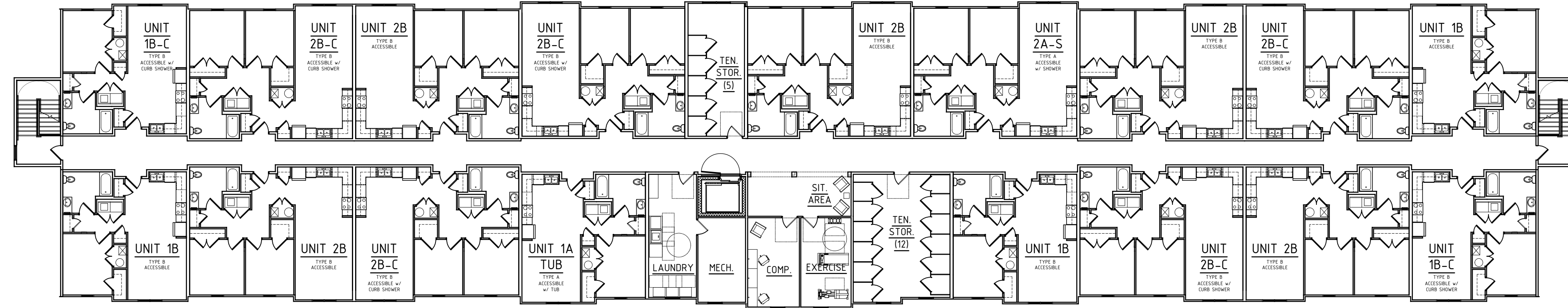
(8)	Unit 1B	(1 BR, Type B Accessible with Tub)	660 sf
(8)	Unit 1B-C	(1 BR, Type B Accessible with Curb Shower)	660 sf
(1)	Unit 1A W/ TUB	(1 BR, Type A Accessible)	660 sf
(1)	Unit 1A-S	W/ ROLL-IN SHOWER (1 BR, Type A Accessible)	660 sf
(14)	Unit 2B	(2 BR, Type B Accessible with Tub)	900 sf
(14)	Unit 2B-C	(2 BR, Type B Accessible with Curb Shower)	900 sf
(2)	Unit 2A W/ TUB	(2 BR, Type A Accessible)	900 sf
(2)	Unit 2A-S	W/ ROLL-IN SHOWER (2 BR, Type A Accessible)	900 sf
		(Includes Audio-Visual Impairment Accommodations in Designated Unit)	

BUILDING AREAS

Total Net Area: 57,696 sf
Total Gross Area: 58,443 sf

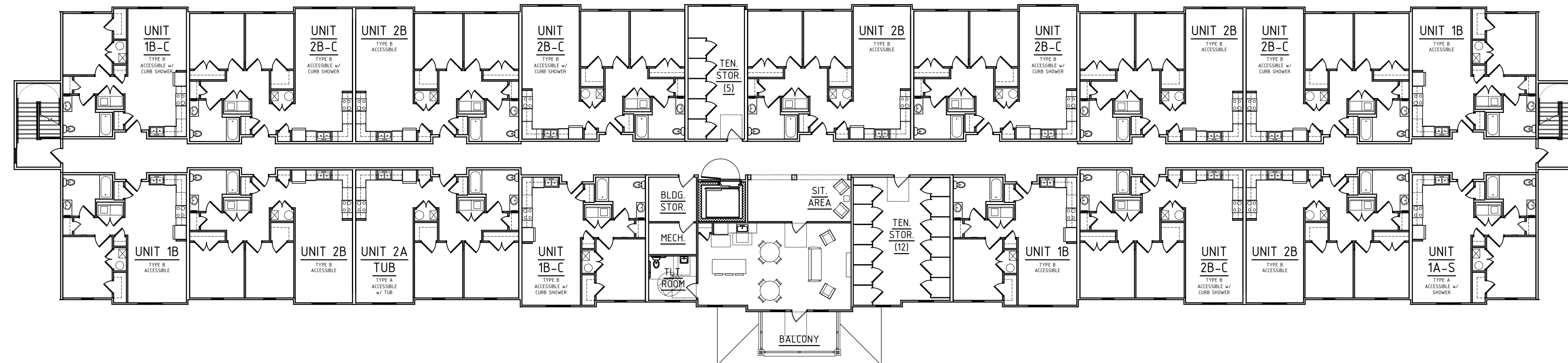
AMENITIES

Laundry Room, Mail Area, Offices,
Indoor/Outdoor Sitting Areas, Multipurpose Rm w/
Kitchen, Gazebo,
Covered Patio w/ Seating, Computer Rm, Exercise Room



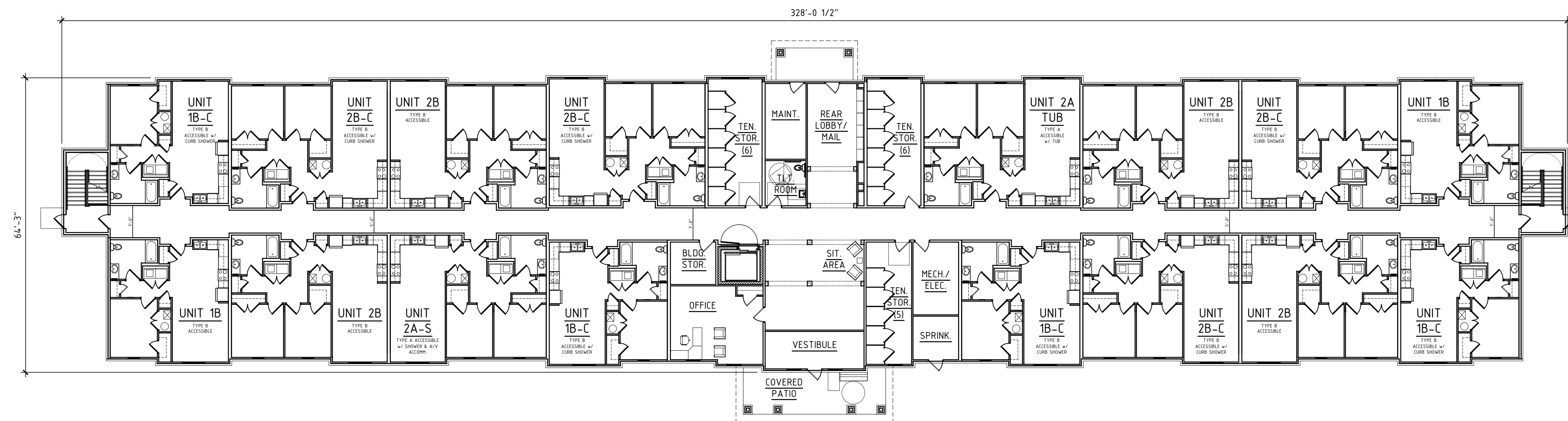
THIRD FLOOR PLAN

1/16" = 1'-0"



SECOND FLOOR PLAN

1/16" = 1'-0"



FIRST FLOOR PLAN

1/16" = 1'-0"



REAR ELEVATION

1/16" = 1'-0"



LEFT ELEVATION

1/16" = 1'-0"



RIGHT ELEVATION

1/16" = 1'-0"

BUILDING MATERIALS:

ROOF SHINGLES - 30 YEAR ANTIFUNGAL DIMENSIONAL ROOF SHINGLES (TYP.)

GUTTERS & DOWNSPOUTS - ALUMINUM (WHITE)

SIDING & TRIM - FIBER CEMENT SIDING (TWO COLORS) AND TRIM (TYP.)

ACCENT SIDING - VERTICAL FIBER CEMENT SIDING

WINDOWS - VINYL W/ WIDE FIBER CEMENT TRIM (WHITE)

MASONRY - BRICK VENEER W/ CONTINUOUS ROWLOCK CAP

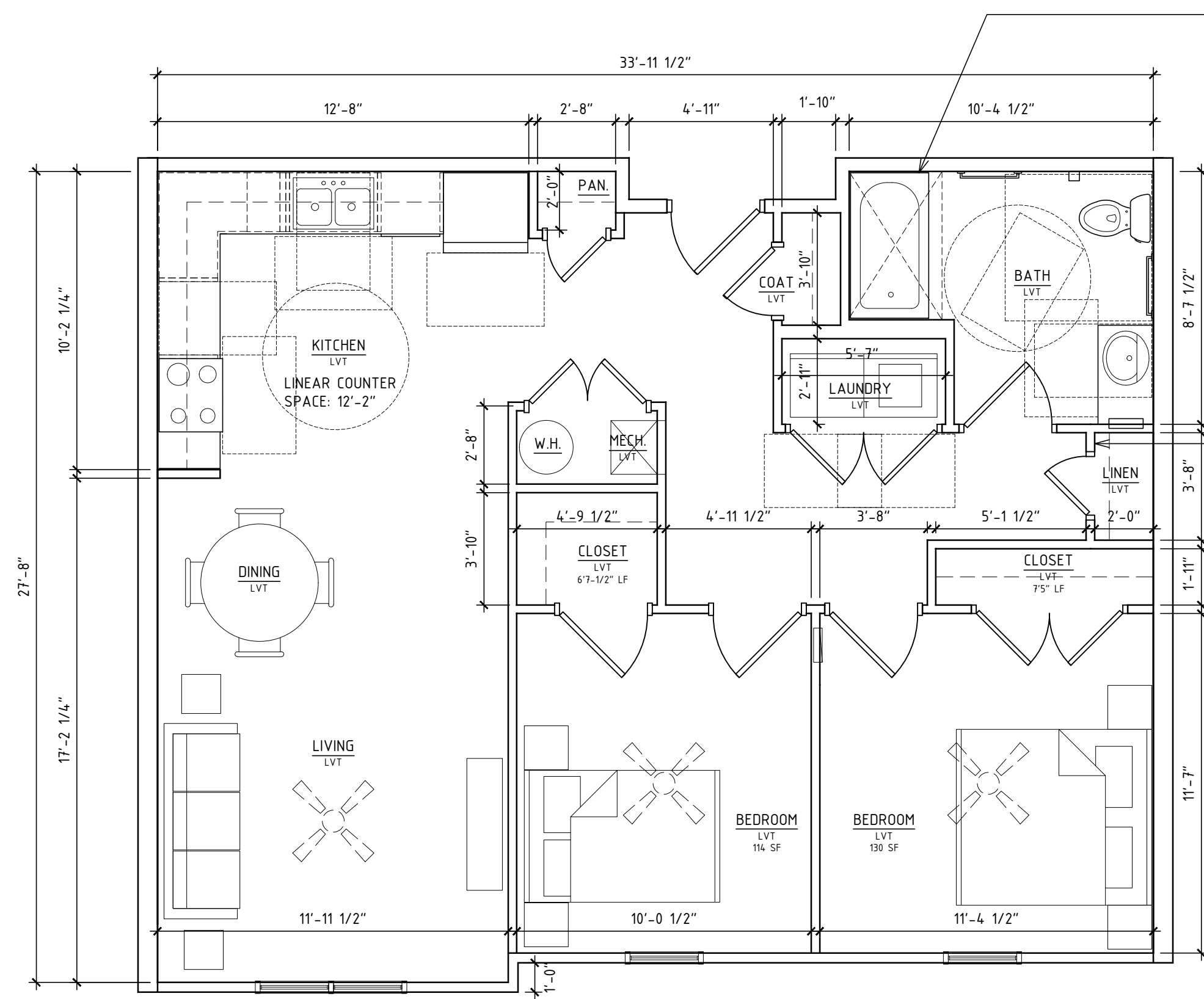
COLUMNS - FIBER CEMENT BOARD & TRIM (WHITE) OVER BRICK



FRONT ELEVATION

1/16" = 1'-0"

NOTE: WINDOWS VARY THROUGHOUT THE BUILDING. SEE BUILDING PLANS AND ELEVATIONS FOR WINDOW SIZES AND LOCATIONS FOR EACH UNIT.

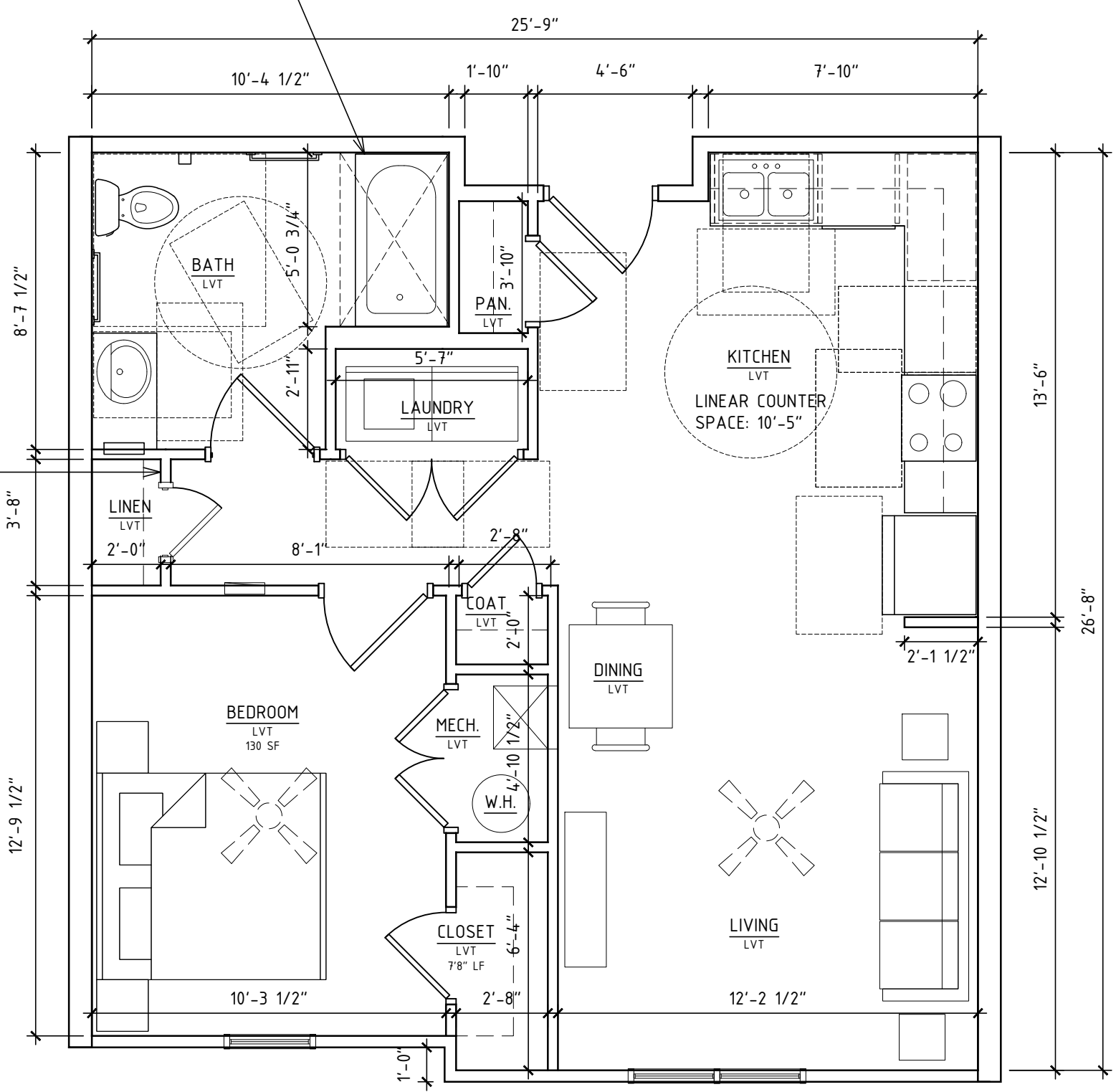


BUILDING TYPE 2, 2B-C, 2A & 2A-S - TWO BEDROOM UNIT PLAN

1/16" = 1'-0"

UNIT 1B & UNIT 2B TO HAVE TUB.
 UNIT 1B-C & UNIT 2B-C TO HAVE CURB SHOWER.
 UNIT 1A W/ TUB & UNIT 2A W/ TUB TO HAVE ACCESSIBLE TUB WITH REMOVABLE SEAT.
 UNIT 1A-S W/ ROLL-IN SHOWER & UNIT 2A-S W/ ROLL-IN SHOWER TO HAVE ACCESSIBLE 3'-0"x5'-0" ROLL-IN SHOWER.
 (SEE BUILDING PLANS FOR UNIT DESIGNATIONS.)

UNIT 1B & 1B-C TO HAVE (1) 2'-0" DOOR AT LINEN CLOSET
 UNIT 1A & 1A-S TO HAVE (2) 1'-6" DOORS AT LINEN CLOSET



BUILDING TYPE 1, 1B-C, 1A & 1A-S - ONE BEDROOM UNIT PLAN

1/16" = 1'-0"

UNIT 1B & 1B-C TO HAVE (1) 2'-0" DOOR AT LINEN CLOSET
 UNIT 1A & 1A-S TO HAVE (2) 1'-6" DOORS AT LINEN CLOSET

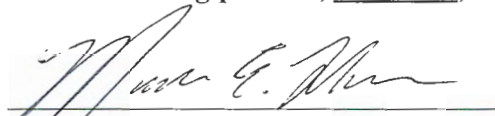


PLANNING DEPARTMENT

Mark E. Helmer, AICP, Senior Planner

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, CZ-22-01, were notified by First Class Mail on 2-15-22.

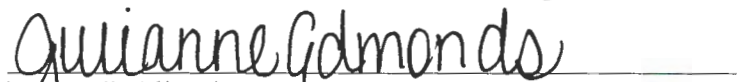


Signature


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

15th day of February, 2022



Notary Public Signature



Notary Public Name

My Commission expires on January 15, 2023
(Seal)



Adjacent Property Owners of
CZ-22-01

TAG	PIN	NAME	ADDRESS	CITY	STATE	ZIPCODE
15066031	169311-57-0482	PERKINS, DEAN	79 CULVER LN	NORTH HAVEN	CT	06473-0000
15041020C	169306-47-3726	CAMEEN INVESTMENTS LLC	816 PARKRIDGE DR	CLAYTON	NC	27527-5312
15066029	169307-57-1516	MILLER, KEVIN R	50 FALLS DR	CLAYTON	NC	27527-5528
15069013	169307-57-3947	SPRUILL, LEONARD D	518 W JONES ST	SELMA	NC	27576-2941
15066032	169311-57-0352	WILLIAMS, PAULA A	PO BOX 284	SMITHFIELD	NC	27577-0000
15041020A	169306-47-6832	E & F PROPERTIES INC	PO BOX 1352	SMITHFIELD	NC	27577-0000
15046012	169310-47-1464	SMITHFIELD HOUSING AUTHORITY	801 S 5TH ST	SMITHFIELD	NC	27577-0000
15041019	169306-48-2143	COATS, STANLEY B II	PO BOX 2221	SMITHFIELD	NC	27577-2221
15041018A	169306-48-6087	LEE, DAVID EDWARD	304 N 2ND ST	SMITHFIELD	NC	27577-4052
15041010	169306-48-3178	WATSON, ANYA MICHELLE	513 E HOLT ST	SMITHFIELD	NC	27577-4325
15041018	169306-48-9019	BOYKIN INVESTMENTS LLC	605 S BRIGHTLEAF BLVD	SMITHFIELD	NC	27577-4445
15041011	169306-48-5212	VASQUEZ LAW FIRM, PLLC	612 S BRIGHTLEAF BLVD	SMITHFIELD	NC	27577-4446
15066033	169311-57-0227	KING, ALICE	802 BLOUNT ST	SMITHFIELD	NC	27577-5304
15066030	169311-57-1457	WILLIAMS, IVY	3213 BARWELL RD	RALEIGH	NC	27610-5405
15066028	169307-57-2721	WILLIAMS, EARL K	6543 RHEMISH DR	FAYETTEVILLE	NC	28304-4749
15066027	169307-57-2701	BRYANT, ERNEST	113 WEST TWELVE OAKS RD	RAEFORD	NC	28376-0000
		Woda Cooper Development, Inc	50 Meeting St Ste D	Savana	GA	31411



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

CZ-22-01 Foster Commons: The applicant is requesting conditional zoning approval for the construction of a 50-unit apartment building on a 5.46-acre tract of land located within the B-3 (Business) zoning district. The property considered for approval is located on the south side of the intersection South Brightleaf Boulevard and East Holt Street and further identified as Johnston County Tax ID# 15041020A.

All interested persons are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact the town office if you need assistance. Further inquiries regarding this matter may be directed to the Smithfield Planning Department at (919) 934-2116 or online at www.smithfield-nc.com.

Run Legal ad in the Johnstonian News on February 16, 2022 and February 23, 2022.