



PLANNING BOARD AGENDA

Members:

Chairman: Mark Lane (ETJ)

Vice-Chairman: Debbie Howard (Town)

Doris Wallace(Town)

Ashley Spain (ETJ)

Bryan Stanley(Town)

Alisa Bizzell (Town)

Wiley Narron (Alternate)

Stephen Wensman, AICP, ALA, Planning Director

Mark Helmer, AICP, CZO, Senior Planner

Julie Edmonds, Administrative Assistant

Meeting Date: Thursday, October 6, 2022

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall

PLANNING BOARD AGENDA

FOR REGULAR MEETING

OCTOBER 6, 2022

MEETING TIME: 6:00 PM

TOWN HALL COUNCIL CHAMBERS

Call to Order.

Pledge of Allegiance.

Identify voting members.

Approval of the agenda.

Approval of the minutes for September 1, 2022.

New Business.

ZA-22-01 Town of Smithfield: The applicant is requesting an amendment to Unified Development Ordinances, Article 10, Section 10.114 as it pertains to recreation and park dedication requirements for major subdivisions, commercial developments and industrial parks.

ZA-22-03 Town of Smithfield: The applicant is requesting an amendment to Unified Development Ordinances, Article 8, Section 8.13.6 to allow for a maximum building height of 100 feet when located within a B-3 (Highway Entrance Business) zoning district and within 660 feet of Interstate Highway 95.

Old Business.

Development Report for September 28, 2022.

Adjournment.

**Draft
Town of Smithfield
Planning Board Minutes
Thursday, September 1st, 2022
Town Hall Council Chambers
6:00 PM**

Members Present:

Chairman Mark Lane
Vice-Chairman Debbie Howard
Ashley Spain
Debbie Howard
Brian Stanley
Wiley Narron
Alisa Bizzell

Members Absent:

Doris Wallace

Staff Present:

Mark Helmer, Senior Planner
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA Debbie Howard made a motion to approve the agenda; seconded by Ashley Spain. Unanimously approved

APPROVAL OF MINUTES for August 4th, 2022

Debbie Howard made a motion to approve the minutes, seconded by Alisa Bizzell. Unanimously approved.

NEW BUSINESS

Recognition of Chairman Steve Upton for his 15 years of dedicated service to the citizens of the Town of Smithfield.

ZA-22-02 Town of Smithfield: The applicant is requesting an amendment to Unified Development Ordinances, Section 3.3.3.1, Composition and Vacancies to reduce the Board of Adjustment size from 7 regular members to 5 regular members and to amend Section 3.4.2.2 and section 3.5.4 to allow no more than 3 absences per calendar year for both the Planning Board and Board of Adjustment members. Coates' Cannons NC Local Government Law;

- Planning Board Basics - Staff Presentation

- Decision Types and Site-Specific Approvals - Institute of Government Internet Presentation
- Considerations for Legislative Development Decisions - Staff Presentation

Further Reading in Urban Design;
Sidewalks, A Livability Fact Sheet

Mark Helmer presented ZA-22-02 by explaining the purpose of the requested amendment. He said over the past couple of years, there have been vacancies and absences on Town boards making it difficult to conduct the business of the town. This amendment addresses this issue by:

1. Reducing the required number of Board of Adjustment members, and
2. By creating reasonable and consistent attendance regulations across all boards.

Attendance on Boards. The Unified Development Ordinance (UDO) Article 3 addresses Board authority and regulations including Board meeting attendance. Between the three official boards, Planning Board, Board of Adjustment and Historic Properties Commission, the regulations on attendance differ:

- For Planning Board, **Section 3.3.3. Composition and Vacancies** states, ... “Faithful attendance of the meetings of the Planning Board is considered a prerequisite for the maintenance of membership on the Planning Board. Failure to attend three (3) consecutive meetings shall be deemed adequate reason for termination of membership on the Planning Board by the Town Council.”
- For Board of Adjustments, **Section 3.4.2.2. Membership and Vacancies** lacks any language about Board of Adjustment attendance.
- For Historic Preservation Commission, **Section 3.5.4. Attendance at Meetings** states, “Any member of the commission who misses more than three (3) consecutive regular meetings or more than four (4) meetings in a calendar year shall lose his or her status as a member and shall be replaced or reappointed by the Town Council...”

For all three boards to function regular attendance is critical. At times, attendance has been an issue. Staff also believes there should be a consistency between the boards for meeting attendance and that failure to attend a total of three meetings per calendar year should be deemed adequate reason for termination of membership. The draft ordinance reflects these changes.

Board of Adjustment Composition: The Board of Adjustments is a board that meets infrequently and only when needed to address a zoning interpretation or variance petition. As a result, citizens tend to be less interested in servicing on the board and there are consistently vacancies on the board. To facilitate a full complement of board members when a meeting is

called, staff is suggesting a reduction to the required number of board members from 7 to 5, eliminating 1 in-town and 1 Extra-Territorial Jurisdiction (ETJ) member.

Mark Lane asked how many people could be on the Board of Adjustments now?

Mark Helmer said 7 members and 2 alternates. For a board that only meets several times a year he feels that 5 full time members and 2 alternates is sufficient. The fewer members a board has the less there is needed to make a quorum.

Bryan Stanley asked if the intent was to change absences to a maximum of 3 across the board on all boards?

Mark Helmer said yes, 3 total absences per calendar year.

Bryan Stanley made a motion to recommend approval of zoning text amendment, ZA-22-02 with no more than 3 unexcused absences, 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 Debbie Howard. Unanimously approved.

Mark Helmer showed a video on the history of planning and the functions of planning staff.

Coates' Cannons NC Local Government Law;

- a. Planning Board Basics - Staff Presentation
- b. Decision Types and Site-Specific Approvals - Institute of Government Internet Presentation
- c. Considerations for Legislative Development Decisions – Staff Presentation

OLD BUSINESS: None

Adjournment

Being no further business, Debbie Howard made a motion seconded by Ashley Spain to adjourn the meeting. Unanimously approved.

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist



Request for Planning Board Action

**Agenda
Item:** ZA-22-01
Date: 10/06/2022

Subject: Zoning Text Amendment
Department: Planning
Presented by: Stephen Wensman, Planning Director
Presentation: Business Item

Issue Statement

Request to amend the Unified Development Ordinance, Article 10, Section 10.114 as it pertains to recreation and park dedication requirements for major subdivisions.

Financial Impact

The ordinance would increase the fees-in-lieu of park land dedication collected with major subdivisions.

Action Needed

Planning Board is respectfully requested to review the zoning text amendment and to decide whether to recommend approval, approval with changes or to recommend denial of the request.

Recommendation

Planning Staff recommend the Planning Board recommend approval of the zoning text amendment ZA-22-01 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Draft Zoning Text Amendment
2. Consistency Statement
3. Smithfield Fee Assessment Report
4. Park Dedication Fee-in-Lieu Comparisons
5. Application



Staff Report

Agenda ZA-
Item: 22-01

REQUEST:

Staff is requesting the Planning Board recommend approval of an amendment to the Unified Development Ordinance, Article 10, Section 10.114 as it pertains to recreation and park dedication requirements for major subdivisions.

ANALYSIS:

The Town Council directed staff to review park dedication requirements in the Unified Development Ordinance. As a result, Park Director, Gary Johnson, had the parks consultants, McAdams, to review the Town's park dedication fee-in-lieu requirements (See attached Report). The report found the Town's fee in lieu, currently at 1.75%, to be the lowest in a comparison with peer communities. The report also found the Town's regulation to be out of compliance with the recent 160D enabling legislation. The report suggests the need to increase fee-in-lieu requirements to address parks and recreation needs into the future and provides examples showing fee increases to 2.25% and 3%. Staff has augmented the examples showing increases up to 10% (See the attached Park Dedication Fee-in-Lieu Comparisons). Staff has drafted the ordinance with a 7% park dedication requirement. This can be amended by the Council at the public hearing changing the amount to a greater or lesser figure.

Other changes to Article 10, Section 10.114 Recreation include:

- Changed required fee-in-lieu to be based on appraised tax value. The current ordinance requires the fee to bases on an independent appraisal.
- Aligned the applicability section to more closely match the 160D as it pertains to applying park dedication funds to improvements to the "immediate area".
- Amended the exceptions section. Eliminated the subsection that pertains to land dedication less than 2000 sq. ft. Parks that small won't be able to meet recreation needs and the Town Council already has the ability to require park fee in lieu.
- Amends section 10.114.2.3 pertaining to greenway connections. The Council reviews plats and can already conditionalize connections to adjacent greenways. The dimensions in the ordinance are too rigid and the requirement should be left to the discretion of the Town Council.

- Removed all sections related to commercial park dedication or fee in lieu. Staff could find no other community in North Carolina that requires commercial park dedication.
- Off-street Parking section was deleted and now refers to the Article 10, Part I Off-Street Parking and Loading Requirements.
- In Section 10.114.7, the required recommendation by Recreation and Parks Advisory Council was deleted. Plat review by the Advisory Board has not been a town practice for a very long time.
- In Section 10.114.7 the provision that gives park dedication credit for private parks has been deleted. The 160D legislation implies that park dedication should be for the subdivision and "immediate area" and private parks would not meet that public purpose.
- The section that allows fees to be paid 1-year after preliminary plat was deleted. The Town has no process to collect fee-in-lieu except at final plat.

CONSISTENCY STATEMENT (STAFF OPINION):

Staff finds the zoning text amendment as proposed consistency with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.

RECOMMENDATION:

Planning Staff recommend the Planning Board recommend approval of the zoning text amendment ZA-22-01 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

RECOMMENDED MOTION:

Staff recommends the following motion:

"Move to recommend approval of zoning text amendment, ZA-22-01, 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."

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD PLANNING BOARD
ZA-22-01**

Whereas the Smithfield Planning Board, upon acting on a zoning ordinance amendment to the *Unified Development Ordinance* and pursuant to NCGS §160A-383, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

Whereas the Smithfield Planning Board, upon acting on a zoning ordinance amendment to the *Unified Development Ordinance* and pursuant to NCGS §160A-383, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD PLANNING BOARD AS APPROPRIATE:

IN THE EVENT THAT THE MOTION TO RECOMMEND APPROVAL OF THE ORDINANCE AMENDMENT,

That the final action regarding zoning ordinance amendment, ZA-22-01, is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Planning Board and information provided at the regularly scheduled meeting of Planning Board; and

It is the objective of the Town of Smithfield Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning ordinance amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Planning Board at their regularly scheduled meeting. Therefore, the ordinance amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO RECOMMEND APPROVAL OF THE ORDINANCE FAILS,

That the final action regarding zoning ordinance amendment, ZA-22-01, is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

It is the objective of the Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning ordinance amendment does not promote this and therefore is neither reasonable nor in the public interest.

DRAFT ORDINANCE # ZA-22-01
AN ORDINANCE TO AMEND THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ARTICLE 10, SECTION 10.114 RECREATION.

WHEREAS, the Smithfield Town Council wishes to amend certain provisions in the Town of Smithfield Unified Development Ordinance by making changes to Unified Development Ordinance Section 10.114 as it pertains to Recreation.

WHEREAS, it is the objective of the Smithfield Town Council to have the UDO promote regulatory efficiency and consistency and the health, safety, and general welfare of the community;

NOW, THEREFORE, be it ordained that the following Articles are amended to make the following changes set forth in the deletions (strikethroughs) and additions (double underlining) below:

[Revise Article 10, Section 10.114. Makes required 160D changes, amends exceptions, Eliminates Park dedication credit for private recreation, removes park dedication for commercial subdivisions, amends the time fee in lieu is paid and other minor changes.]

PART 1

That the Unified Development Ordinance shall be page numbered and revision dated as necessary to accommodate these changes.

SECTION 10.114 RECREATION.

10.114.1. Applicability.

Every person, firm, or corporation who subdivides land for residential and/or nonresidential purposes shall be required to dedicate a portion of such land for the purpose of public recreation/open space, including the preservation of natural and cultural resources, servicing residents of the development or subdivision or more than one subdivision or development within the immediate area ~~to serve the leisure needs of the residents of the subdivision~~ and the Town of Smithfield ~~(if recreation area is publicly dedicated).~~

10.114.2. Exceptions.

~~**10.114.2.1.** If dedicated land is to be less than 2,000 square feet, and where that area cannot be combined with an existing or planned recreation area, then provision or dedication of that area will not be required. and a fee in lieu of land dedication will be required in accordance with Section 10.114.8.~~

~~**10.114.2.2.** If the Town Council determines that assembling a piece of land to meet the requirements of this section, either (a) would create undue hardships, or (b) is not necessary because the needs of the subdivision are already being met by dedicated land, or the proposed land dedication does not meet the recreational needs of the area, it may waive any requirements of that subsection. require fee in lieu of land dedication in accordance with Section 10.114.8.~~

10.114.2.3. If the site abuts designated greenways or future greenways on the Town's Land Use Plan, ~~then provision or dedication of land will not be required.~~ The Planning Board may recommend, and the Town Council may require, the dedication of a connecting path to the designated or future greenway. ~~Where a connection path is necessary, a path of up to 50 feet may be required, but in no case shall the path be less than 30 feet in length.~~ Also, the path must connect with an existing street that is accessible to all residents of the subdivision.

10.114.3. Dimensional Requirements.

At least ~~one fifty-seventh~~ seven percent of an acre (~~1/57~~) (.07%) shall be dedicated for each dwelling unit planned or provided for in the subdivision plan, except where land is located in the flood plain of a stream or river as indicated by the flood plain maps of the Federal Insurance Administration and/or is characterized by steep slopes (15% or greater), then at least ten percent ~~one twentieth (1/20)~~ (10%) of an acre of such land shall be dedicated for each dwelling unit.

~~The total land area dedicated as part of a nonresidential subdivision shall be determined by an analysis of the site, the use(s) to be located thereon, and the designation of recreation and/or open space sites as shown on the adopted Land Use Plan. The site analysis shall be prepared by the applicant and shall identify in written and graphic form those areas characterized by steep slopes (15% or greater), flood plains and wetlands, rock outcroppings, mature woodlands (trees of 18 inches or greater in diameter), existing structures and cemeteries, and lakes, ponds, rivers and other water sources. A written and graphic description shall also be submitted by the applicant which identifies the proposed use of each lot in the subdivision, the approximate amount of building and parking coverage for each lot, and the approximate number of employees associated with each use.~~

10.114.4. Site Suitability.

Land provided or dedicated for active recreational purposes shall be of a character, slope, and location suitable for use as play areas, tennis courts, multi-purpose courts, picnic areas, ball fields, and other similar recreation uses. Active recreation areas shall be located on land that is relatively flat (0 to 7-1/2% slopes), free of wetlands and/or flood plains, free of easements for public utility transmission lines, and is otherwise capable of accommodating active recreation uses.

Land provided or dedicated for passive recreation and open space purposes shall be of a character, slope, and location suitable for use for walking, jogging, reading, and similar quiet activities, and the preservation of natural features and cultural resources such as steep slopes, rock outcrops, native plant life and wildlife cover, mature woodlands, and water resources.

In all cases, active and passive recreation sites as well as open space areas designated on the adopted Land Use Plan shall be incorporated into the design of the subdivision. Criteria for evaluating the suitability of proposed recreation areas shall include, but not be limited to, the following:

10.114.4.1. Location. Land dedicated for recreation purposes shall be located so as to serve the needs of the residents of the subdivision and the residents of the immediate

neighborhood within which the subdivision is located. Recreation areas shall be located where more land better suited for recreational purposes due to shape, level slopes, and/or dry soil conditions is present. Where proposed park sites are shown on the adopted Land Use Plan, and a subdivision contains a portion of the park site, then the developer may be required to locate the recreation area in accordance with the park site as shown thereon.

10.114.4.2. Unity. Land dedicated for recreation purposes shall be a single parcel except where it is determined that two or more parcels are suited to the needs of a particular subdivision. The Planning Board may recommend, and the Town Council may require, the dedication of a connecting path in addition to other land as may be required by this Ordinance. Where a connecting path is necessary, a path of up to 50 feet in width may be required, but in no case shall the path be less than 30 feet in width.

10.114.4.3. Accessibility. Land dedicated for recreational purposes shall have at least 50 feet of frontage on at least one street within the subdivision. Where a recreation area is not accessible due to lot arrangement, the Planning Board may recommend, and the Town Council may require, the dedication of connecting paths which link the recreation area with other streets within the subdivision. Connecting paths so required shall be in addition to other land as may be required by this Ordinance. Connecting paths of up to 50 feet in width may be required, but in no case shall the paths be less than 30 feet in width.

10.114.4.4. Usability. The dedicated land shall be usable for recreation. Lakes may not be included in computing dedicated land area unless acceptable to the Planning Board. Where the Planning Board determines that recreation needs are being adequately met, either by other dedicated parcels or existing recreation facilities, then land that is not used for recreation may be dedicated as open space.

10.114.5. Recreation Facilities.

Private recreation facilities, either required or provided at the option of the applicant, shall meet the standards for site improvements contained herein. When choosing improvements for a recreational area, the anticipated characteristics and needs of the residents shall be considered in conjunction with the size of the development, any physical constraints posed by the site, and the availability of other improvements within the same general area as the subdivision. As an example, the existence of a public multi-purpose court in an adjacent, existing subdivision and the availability of the facility for use by residents of the proposed subdivision may indicate to the applicant that another facility, such as a tennis court, would be more appropriate. Recreation facilities which are suitable for various age groups include, but are not limited to, those shown on the following pages. Trash receptacles shall be provided for all recreational areas regardless of the number and type of other improvements located thereon. The owner/developer may choose from the following recreational facilities. Other recreational facilities such as disk golf may be approved by the UDO Administrator. Dedicated public recreational facilities shall adhere to these standards.

RESIDENTIAL RECREATION FACILITY DEVELOPMENT STANDARDS

FACILITY REQUIREMENTS PER DWELLING UNIT

Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommend Orientation
<p>Tot Lot.</p> <ol style="list-style-type: none"> 1. Enclosed play area with play apparatus and sand box. 2. Open, turfed area for active play. 3. Shaded area for quiet activity. 	2,000 - 4,000 sq. ft.	Enclosed play area of 21 sq. ft. per family. Turfed area and shaded area of at least 40 sq. ft. each.	None specified.
Basketball Court	4,400 - 8,000 sq. ft.	46' x 74' to 50' x 94' Court dimensions with 5' unobstructed space on all sides.	Long axis north - south.
Badminton Court	1,500 -2,600 sq. ft.	Singles-17' x 44' Doubles- 20' x 44' with 5' unobstructed space on all sides.	Long axis north - south.
Tennis Courts	6,200 -8,400 sq. ft.	36' x 78' with 12' clearance on both sides; 21' at both ends.	Long axis north - south.
Volleyball Court	2,800 - 4,000 sq. ft.	30' x 60' with 10' clearance on all sides.	Long axis north-south.
Softball Field	1.5 - 2.0 acres.	Baselines-65'. Pitching distance 40'-46'. Field radius from plate 275' between foul lines.	Locate home plate so pitcher throwing across sun and batter not facing it. Line from home plate through pitchers mound runs east-north-east.
Soccer Field	1.7-2.1 acres	195' to 225' x 300' to 360' with 10' minimum clearance on all sides.	Fall season-long axis northwest to southeast; for longer periods, north to south.

Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommend Orientation
Handball Court (3-Wall)	1,000 sq. ft.	20' x 40'- Minimum of 10' to rear. Minimum 20' overhead clearance.	Long axis north south. Front wall at north end.
Swimming Pool	0.5-2.0	Minimum of 27 sq. ft. of water surface per swimmer. Ratio of 2:1 deck vs. water.	None-although care must be taken in siting of lifeguard stands in relation to afternoon sun.
Pedestrian Paths	None	Well defined head room with maximum 10' width. Maximum average grade 5%, not to exceed 15%. Path width 6'-8'.	None
Shuffleboard	570 sq. ft.	10' x 52' with 2.5' clearance at both ends. 2' clearance on both sides.	Long axis north-south.
Horseshoes	240 sq. ft.	6' square pitchers box. Steel stakes 1" diameter, 14" above ground, spaced 40' apart.	Long axis north-south.
Croquet Court	1,800 sq. ft.	25' x 55' playing area with 2.5' clearance on all sides.	Long axis north-south.
Park bench, picnic tables and grills, and trash receptacles.	One picnic table per 50 residents 50 sq. ft. of land per table.	Minimum table dimensions- 36"W x 72"L x 30"H. Tables, benches, and other similar facilities securely anchored to ground.	None other than provision of shading for picnic tables and benches.
Picnic shelter structure.	One open shelter per 60 residents.	Minimum shelter dimensions - 20' x 30' with minimum of 10 picnic tables and accompanying benches located therein and securely anchored to	None.

Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommend Orientation
		ground. Fire place shall be installed at one end.	

In addition to land provided or dedicated for active recreation purposes, sufficient area shall be provided to make available a minimum of five off-street parking spaces for the first two acres of each recreation site and one space for each additional acre thereafter.

Where any of the following facilities are also provided, off-street parking as required shall be provided in addition to the general standard above.

Swimming pool	One space for each five patrons
Soccer and ball fields	Eight spaces per acre
Tennis/handball courts	Two spaces per court
Picnic Shelter area	One space for each ten patrons
Basketball courts	Five spaces per court

Off-street parking shall comply with UDO Part I.

~~Each off-street parking space shall be a minimum of nine feet in width and 18 feet in length. A minimum back-up aisle of 24 feet in width shall be provided for access to and from each space. Bay parking is prohibited, and entrance to and exit from each parking area shall be by forward motion of the vehicle. One of the parking spaces provided must be barrier-free and identified for use by individuals with physical disabilities. Handicapped spaces shall be at least 12 feet in width and shall be designed as follows:~~

~~**10.114.5.1.** So that handicapped individuals are not compelled to wheel or walk behind parked cars;~~

~~**10.114.5.2.** So that handicapped individuals can get into and out of an automobile onto a level surface, suitable for wheeling and walking; and~~

~~**10.114.5.3.** In conjunction with sidewalk cut-ways and/or ramps, not exceeding 5% slope.~~

10.114.6. Flexibility in Administration Authorized.

~~**10.114.6.1.** The requirements set forth in this article concerning the amount, size, location and nature of recreational facilities and open space to be provided in connection with multi-family residential, manufactured home park developments, and subdivisions are established by the Council as standards that presumptively will result in the provision of that amount of recreational facilities and open space that is consistent with officially adopted Town plans. The Council recognizes, however, that due to the may be deviated from due to the particular nature of a tract of land, or the nature of the facilities proposed for installation, or other factors, if: the underlying objectives of this article may be achieved~~

~~even though the standards are not adhered to with mathematical precision. Therefore, the Town Council may permit minor deviations from these standards whenever it determines that: (i) the objectives underlying these standards can be met without strict adherence to them; and (ii) because of peculiarities in the developer's tract of land or the facilities proposed it would be unreasonable to require strict adherence to these standards.~~

10.114.6.2. Whenever the permit issuing board authorizes some deviation from the standards set forth in this section pursuant to subsection 10.114.6.1, the official record of action taken on the development application shall contain a statement of the reasons for allowing the deviation.

10.114.7. Method of Provision or Dedication.

Land dedicated for public recreation area as required by this Ordinance shall be designated on both the preliminary and final plat(s) of the subdivision and must be dedicated to an appropriate unit of local government. Determination of the appropriate unit of local government shall be made by the Town Council, ~~upon recommendation from the Recreation and Parks Advisory Council and the Planning Board.~~ Acceptance of the dedication may be one in trust if deemed appropriate by the Town Council.

~~Land provided for private recreation purposes must be conveyed to the trustees provided in an indenture establishing an association of homeowners. The recreation area must be conveyed to the trustees subject to covenants and easements to be approved by the Planning Board and Town Council and which provide for the continued maintenance and control of the recreation area in a manner which assures its continuing use for its intended purpose. Where the recreation area is conveyed to a homeowners' association, the subdivider shall file a declaration of covenants and restrictions in accordance with the provisions of Section 5.8 Subdivision Procedures of this Ordinance.~~

10.114.8. Payments in Lieu of Dedication.

Any subdivider required to dedicate recreation area pursuant to this Ordinance may, with the approval of the Town Council, make a payment in lieu of dedication or make a combination of land dedicated and payment. Before approving a payment in lieu of dedication, the Town Council shall find that no recreation and/or open space sites have been designated on the adopted Land Use Plan for the property in question.

The payment in lieu of dedication shall be equal to the appraised tax value of the required acreage of land within the subdivision. ~~based on an appraisal prepared by a licensed appraiser and submitted by the developer. If the Town disagrees with the submitted appraisal, it may have a second appraisal prepared. If the appraisals are within 15% of each other, the developer's appraisal will be utilized to establish value. If the appraisals differ by more than 15%, the value will be based on the average of the two appraisals.~~

Where a combination of land dedication and payments in lieu are approved, the subdivider shall be given a credit equivalent to the appraised tax value per acre of land dedicated for recreation purposes. The credit amount shall be determined by multiplying the number of acres to be

dedicated by the appraised tax value per acre. If the total payment in lieu as determined above is larger than the credit amount, the subdivider shall pay the difference between the two amounts. If the credit amount is larger than the total payment in lieu as determined above, no additional payment in lieu is required. However, the subdivider may not transfer the excess credit from one subdivision to another.

Upon approval by the Town Council, payment in lieu of dedication shall be made at the time of final subdivision plan approval ~~or within one year of approval of the preliminary subdivision plan, whichever occurs first~~. All monies received by the Town of Smithfield pursuant to these requirements shall be used only for the acquisition and development of recreation, park, and open space sites to serve the residents of the development and the residents of other developments in the immediate area ~~neighborhood~~ within which the development is located. The Town Council shall also have the authority to sell land dedicated pursuant to these provisions with the proceeds of any such sale used solely for the acquisition of other recreation, park, or open space sites within the immediate area ~~neighborhood~~ within which the development is located.

PART 2

That the Unified Development Ordinance shall be page numbered and revision dated as necessary to accommodate these changes.

PART 3

That these amendments of the Unified Development Ordinance shall become effective upon adoption.

That these amendments of the Unified Development Ordinance shall become effective upon adoption.

Duly adopted this the ____ day of November 1, 2022.

M. Andy Moore, Mayor

ATTEST

Shannan L. Parrish, Town Clerk



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

Petition for Amendment to the Unified Development Ordinance

Pursuant to Article 4 of the Town of Smithfield Unified Development Ordinance, Proposed amendments may be initiated by the Town Council, Planning Board, Board of Adjustment, members of the public, or by one or more interested parties. The application for any amendment shall contain a description of the proposed zoning regulation.

APPLICANT INFORMATION:

Town of Smithfield Planning Dept.	350 E Market St
Petitioner's Name	Address or PO Box
Smithfield 27577	919-934-2116, ext 1114
City, State, Zip Code	Telephone

Proposed amendment to the Town of Smithfield Unified Development Ordinance:
 to amend Sect. 10.114 Recreation to change fee in lieu requirements, align with 160D, to
 strike commercial/indust. park dedication requirements and other changes.

(Attach additional sheets as necessary)

This application must be accompanied by a Statement of Justification which addresses the following:

1. How the amendment proposed would serve the public interest or correct an obvious error in the existing ordinance.
2. How the amendment proposed will enhance or promote the purposes and goals of the adopted plans and policies of the governing body.

The undersigned hereby authorizes the filing of this petition and certifies that the information contained herein stands alone based on the merits of this request and is accurate to the best of their knowledge and belief.

	9/1/22
Signature of Petitioner	Date

FOR OFFICE USE ONLY

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



Request for Planning Board Action

**Agenda
Item:** ZA-22-03
Date: 10/06/2022

Subject: Zoning Text Amendment
Department: Planning
Presented by: Mark Helmer, Senior Planner
Presentation: Business Item

Issue Statement

Request to amend the Unified Development Ordinance, Article 8, Section 8.9 as it pertains to building height in the B-3 Highway Entranceway Business District

Financial Impact

None.

Action Needed

Planning Board is respectfully requested to review the zoning text amendment and to decide whether to recommend approval, approval with changes or to recommend denial of the request.

Recommendation

Planning Staff recommend the Planning Board recommend approval of the zoning text amendment, ZA-22-03, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Draft Zoning Text Amendment
3. Consistency Statement
4. Application



Staff Report

Agenda ZA-
Item: 22-03

REQUEST:

The Planning Board had requested Staff to draft an amendment to the Unified Development Ordinance (UDO) so that special use permits for height greater than 40' up to 100' would no longer be required.

ANALYSIS:

Each zoning district has specific dimensional standards including a standard for building height in Article 8 of the UDO. Section 8.13 contains Notes to the Zoning District Standards including the note:

Section 8.13.5 Building height may be increased above 40 feet up to a maximum of 100 feet through the issuance of a special use permit.

This note does not specify to which districts it applies, but the only districts that currently allow building heights of 40 feet are the commercial and industrial districts. The Town recently amended the UDO to allow buildings up to 80' in height in the Light Industrial District. All of the special use permits for height over 40 feet have been within 660 feet of I-95 and all have been for hotels. In all cases, no special conditions were placed on special use permits.

The draft UDO amendment would amend Section 8.9.1, by adding a reference to Section 8.13.6 and amending Section 8.13.6, by striking SUP requirement for buildings over 40' to 100' and allowing buildings height up to 100' within 660 feet of the I-95 corridor in the B-3 zoning district.

This amendment would eliminate the ability to construct buildings over 40 feet in the other commercial districts and the heavy industrial district unless the additional building height were allowed through a conditional zoning application.

CONSISTENCY STATEMENT (STAFF OPINION):

Staff finds the zoning text amendment as proposed consistency with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.

RECOMMENDATION:

Planning Staff recommend the Planning Board recommend approval of the zoning text amendment, ZA-22-03, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

STAFF RECOMMENDED MOTION:

Staff recommends the following motion:

“Move to recommend approval of zoning text amendment, ZA-22-03, finding the amendment consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD PLANNING BOARD
ZA-22-03**

Whereas the Smithfield Planning Board, upon acting on a zoning ordinance amendment to the *Unified Development Ordinance* and pursuant to NCGS §160A-383, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

Whereas the Smithfield Planning Board, upon acting on a zoning ordinance amendment to the *Unified Development Ordinance* and pursuant to NCGS §160A-383, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD PLANNING BOARD AS APPROPRIATE:

IN THE EVENT THAT THE MOTION TO RECOMMEND APPROVAL OF THE ORDINANCE AMENDMENT,

That the final action regarding zoning ordinance amendment, ZA-22-03, is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Planning Board and information provided at the regularly scheduled meeting of Planning Board; and

It is the objective of the Town of Smithfield Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning ordinance amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Planning Board at their regularly scheduled meeting. Therefore, the ordinance amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO RECOMMEND APPROVAL OF THE ORDINANCE FAILS,

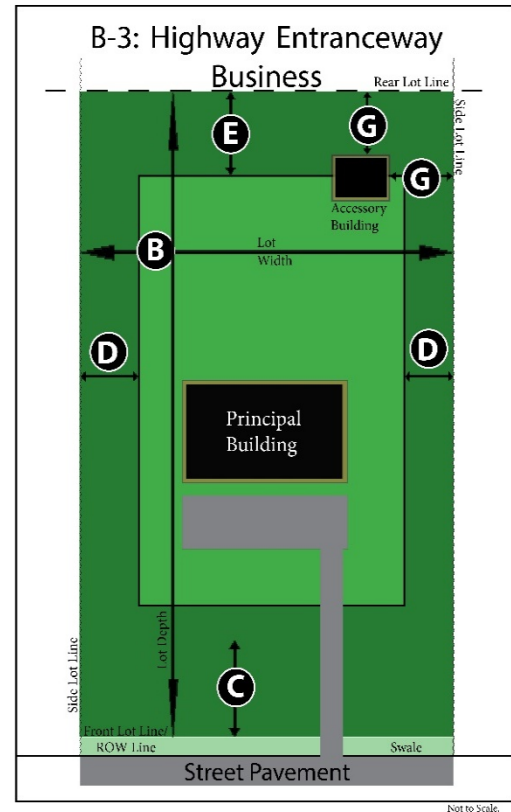
That the final action regarding zoning ordinance amendment, ZA-22-03, is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

It is the objective of the Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning ordinance amendment does not promote this and therefore is neither reasonable nor in the public interest.

SECTION 8.9 B-3 HIGHWAY ENTRANCEWAY BUSINESS DISTRICT.

8.9.1. Dimensional Requirements.

(A) Minimum Lot Area <ul style="list-style-type: none"> • Major shopping center • Minor shopping center • Other building or use 	12,000 sq ft 12,000 sq ft 12,000 sq ft
(B) Minimum Lot Frontage <ul style="list-style-type: none"> • Major shopping center • Minor shopping center • Other building or use 	200 ft 125 ft 125 ft
(C) Front Yard Setback <ul style="list-style-type: none"> • Major shopping center • Minor shopping center • Other building or use 	100/50 ft (see Sect 8.9.2.1) 50/35 ft (see Sect 8.9.2.2) 50/35 ft (see Sect 8.9.2.2)
(D) Side Yard Width <ul style="list-style-type: none"> • Major shopping center • Minor shopping center • Other building or use 	50 ft 15 ft (see Sect 8.8.2.3) 15 ft (see Sect 8.8.2.3)
(E) Rear Yard Depth <ul style="list-style-type: none"> • Major shopping center • Minor shopping center • Other building or use 	50 ft 25 ft 25 ft
(F) Maximum Building Height	40 ft (See Sect. 8.13.6)
(G) Accessory Buildings	10 ft (See Sect. 8.13.3)



8.13.6. Building height may be increased above 40 feet up to a maximum of 100 feet ~~through~~ if the building is within 660 feet of the I-95 corridor in the B-3 zoning district, issuance of a conditional special use permit.



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

Petition for Amendment to the Unified Development Ordinance

Pursuant to Article 4 of the Town of Smithfield Unified Development Ordinance, Proposed amendments may be initiated by the Town Council, Planning Board, Board of Adjustment, members of the public, or by one or more interested parties. The application for any amendment shall contain a description of the proposed zoning regulation.

APPLICANT INFORMATION:

Town of Smithfield Planning Depart.	350 East Market Street
Petitioner's Name	Address or PO Box
Smithfield 27577	919-934-2116, ext. 1114
City, State, Zip Code	Telephone

Proposed amendment to the Town of Smithfield Unified Development Ordinance:

to amend sup requirement for building height over 40' to 100'

make it permitted by right within 660 ft. of I-95 in the B-3 District.

(Attach additional sheets as necessary)

This application must be accompanied by a Statement of Justification which addresses the following:

1. How the amendment proposed would serve the public interest or correct an obvious error in the existing ordinance.
2. How the amendment proposed will enhance or promote the purposes and goals of the adopted plans and policies of the governing body.

The undersigned hereby authorizes the filing of this petition and certifies that the information contained herein stands alone based on the merits of this request and is accurate to the best of their knowledge and belief.

Stephen Wensom
 Signature of Petitioner

9/1/22
 Date

FOR OFFICE USE ONLY

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



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

ZA-22-01 Town of Smithfield: The applicant is requesting an amendment to Unified Development Ordinances, Article 10, Section 10.114 as it pertains to recreation and park dedication requirements for major subdivisions, commercial developments and industrial parks.

ZA-22-03 Town of Smithfield: The applicant is requesting an amendment to Unified Development Ordinances, Article 8, Section 8.13.6 to allow for a maximum building height of 100 feet when located within a B-3 (Highway Entrance Business) zoning district and within 660 feet of Interstate Highway 95 and striking the requirement for a special use permit when a building exceeds 40 feet in height and located within a commercial or industrial zoning district.

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

Run Legal ad in the Johnstonian on September 21 and September 28, 2022.



Planning Department Development Report

Wednesday, September 28, 2022

Project Name: Deacon Jones Chrysler Addition

Request: 6,800 sq ft addition

Location: 1109 North Brightleaf Boulevard

Tax ID#: 15004022 **PIN#:** 260413-24-1290

Project Status: Approved

Notes:

Site Plan 2022-07
Submittal Date: 8/24/2022
Planning Board Review:
Board of Adjustment Review:
Town Council Hearing Date:
Approval Date:

Project Name: Brightleaf Plaza / Enterprise

Request: 8,900 sq ft building on a 1.98 ac tract

Location: 819 North Brightleaf Boulevard

Tax ID#: 15005041 **PIN#:** 260413-03-5247

Project Status: First Review Complete

Notes:

Site Plan 2022-09
Submittal Date: 8/18/2022
Planning Board Review:
Board of Adjustment Review:
Town Council Hearing Date:
Approval Date:

Project Name: Rex Digestive Center

Request: 5,656 sq ft building on a 3.17 ac tract

Location: 800 Berkshire Road

Tax ID#: 15004021G **PIN#:** 169416-93-4883

Project Status: First Review Complete

Notes:

Site Plan 2022-08
Submittal Date: 8/15/2022
Planning Board Review:
Board of Adjustment Review:
Town Council Hearing Date:
Approval Date:

Project Name: BOA and PB Attendance Requirments

Request: Reduces the size of Board of Adjusments

Location:

Tax ID#: **PIN#:**

Project Status:

Notes: PB Reccomends Approval

Text Amendment 2022-02
Submittal Date: 8/5/2022
Planning Board Review: 9/1/2022
Board of Adjustment Review:
Town Council Hearing Date: 10/3/2022
Approval Date:

Project Name: **NC Heart and Vascular Addition**
 Request: 4,000 sq ft addition
 Location 910 Berkshire Road
 Tax ID#: 15004199H PIN#: 260413-04-9166
 Project Status **Approved**
 Notes:

Site Plan 2022-06	
Submittal Date:	7/6/2022
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	

Project Name: **Brogden Industrial**
 Request: 265,000 sq ft warehouse
 Location 934 Brogden Road
 Tax ID#: 15K11012C PIN#: 169310-35-5200
 Project Status **First Review Complete**
 Notes: Staff Review and approval

Site Plan 2022-05	
Submittal Date:	5/18/2022
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	

Project Name: **Blueline Aviation**
 Request: 5 lot - mixed use PUD
 Location 3149 Swift Creek Road
 Tax ID#: 15J08015B PIN#: 168509-05-2529
 Project Status **First Review Complete**
 Notes: Planning Board recommends denial

Conditional Zoning 2022-03	
Submittal Date:	5/6/2022
Planning Board Review:	7/14/2022
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	

Project Name: **Whitley Townes**
 Request: 70 lot Townhouse Subdivision
 Location West Market Street
 Tax ID#: 15084001 PIN#: 169409-06-6525
 Project Status **Approved**
 Notes: Construction drawings approved

Subdivision 2022-03	
Submittal Date:	4/1/2022
Planning Board Review:	5/5/2022
Board of Adjustment Review:	
Town Council Hearing Date:	6/7/2022
Approval Date:	

Project Name: **Airport Industrial Park lot 7**
 Request: Contractor Office with outdoor storage yard
 Location 9541 Industrial Drive
 Tax ID#: 15J08017K PIN#: 168509-05-1257
 Project Status **Approved**
 Notes: Under Construction

Site Plan 2022-03	
Submittal Date:	3/25/2022
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	

Project Name: **Take 5 Oil Change**
 Request: Retail oil change service center
 Location 1307 North Brightleaf Boulevard
 Tax ID#: 14074019 PIN#: 260411-55-6272
 Project Status **In Second Review**
 Notes: Staff review of retail oil change service center

Site Plan 2022-02	
Submittal Date:	3/11/2022
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	

Project Name: **Floyd's Landing**
 Request: 598 residential units on 698 acres
 Location 2001 US Hwy 70 We
 Tax ID#: 15078012 PIN#: 168500-73-3381
 Project Status **Approved**
 Notes: Construction drawing in staff review

Subdivision 2022-02	
Submittal Date:	3/4/2022
Planning Board Review:	4/7/2022
Board of Adjustment Review:	
Town Council Hearing Date:	5/2/2022
Approval Date:	

Project Name: **Franklin Towns**
 Request: Preliminary Sub'd for 134 townhouses on 15.9 acers
 Location Wilson's Mills Road
 Tax ID#: 15083049E PIN#: 169406-29-7604
 Project Status **Approved**
 Notes: Under Construction

Subdivision 2022-01	
Submittal Date:	1/7/2022
Planning Board Review:	2/4/2022
Board of Adjustment Review:	
Town Council Hearing Date:	3/1/2022
Approval Date:	

Project Name: **Advancetech**
Request: 98,280 sq ft manufacturing facility / warehouse
Location 3900 West US 70 Business Highway
Tax ID#: 17J08001D PIN#: 168618-20-5729
Project Status **Approved**
Notes: Under Construction

Site Plan 2021-19
Submittal Date: 10/4/2021
Planning Board Review:
Board of Adjustment Review:
Town Council Hearing Date:
Approval Date:

Project Name: **The Insurance Shoppe**
Request: 4,900 sq ft free standing office
Location 131 Kellie Drive
Tax ID#: 14075021S PIN#: 260405-09-8296
Project Status **Approved**
Notes: Under Construction

Site Plan 2021-18
Submittal Date: 10/1/2021
Planning Board Review:
Board of Adjustment Review:
Town Council Hearing Date:
Approval Date:

Project Name: **ALA Johnston Charter School**
Request: Site plan approval
Location West US 70 Highway
Tax ID#: 17J08004 PIN#: 168505-19-8748
Project Status **Approved**
Notes: Under Construction

Site Plan 2021-18
Submittal Date: 9/17/2021
Planning Board Review:
Board of Adjustment Review:
Town Council Hearing Date:
Approval Date:

Project Name: **JNX Corporate Hangers**
Request: Parking and stormwater improvements
Location 3146 Swift Creek Road
Tax ID#: 15079017D PIN#: 168500-12-1015
Project Status **Approved**
Notes: Staff approved on 5/23/2022

Site Plan 2021-17
Submittal Date: 9/17/2021
Planning Board Review:
Board of Adjustment Review:
Town Council Hearing Date:
Approval Date:

Project Name: **Britt Street Triplexes**
 Request: 6 lot division
 Location Britt Street
 Tax ID#: 15L11006 PIN#: 169409-06-1658
 Project Status **Approved**
 Notes: Under Construction

Subdivision 2021-04	
Submittal Date:	9/3/2021
Planning Board Review:	10/7/2021
Board of Adjustment Review:	
Town Council Hearing Date:	11/2/2021
Approval Date:	

Project Name: **Smithfied PD expansion**
 Request: Addition to existing facility
 Location 110 South Fifth Street
 Tax ID#: 15025048 PIN#: 169419-50-2949
 Project Status **Approved**
 Notes: Under Construction

Conditional Zoning 2021-05	
Submittal Date:	9/3/2021
Planning Board Review:	10/7/2021
Board of Adjustment Review:	
Town Council Hearing Date:	11/9/2021
Approval Date:	

Project Name: **Marin Woods Subdivision**
 Request: 143 units on 31.56 Ac.
 Location NC210 Highway
 Tax ID#: 15077008 PIN#: 168400-74-4498
 Project Status **Second Review Complete**
 Notes: Under Construction

Subdivision 2021	
Submittal Date:	7/2/2021
Planning Board Review:	8/5/2021
Board of Adjustment Review:	
Town Council Hearing Date:	9/7/2021
Approval Date:	

Project Name: **Ample Storage Expansion**
 Request: 32K additional building area on 1.84 acres
 Location 787 West Market Street
 Tax ID#: 15078199K PIN#: 169413-04-3402
 Project Status **Approved**
 Notes: Under Construction

Site Plan 2021-16	
Submittal Date:	6/23/2021
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	

Project Name: **Airport Industrial Park lot 13**
Request: Contractors Office with outdoor storage
Location 55 Airport Industri Drive
Tax ID#: 15J08017P PIN#: 168500-04-5363
Project Status **Approved**
Notes: Under Construction

Site Plan 2021-05	
Submittal Date:	4/6/2021
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	5/5/2021

Project Name: **Smithfield Living Facility**
Request: 83 Unit Assisted Living Facility
Location Kellie Drive
Tax ID#: 14075022D PIN#: 260405-09-8645
Project Status **Approved**
Notes: Under Construction

Site Plan 2020-07	
Submittal Date:	6/5/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	9/10/2020

Project Name: **JCC Engineering Building**
Request: 46,365 square foot educational facility
Location 245 College Road
Tax ID#: 15K10199F PIN#: 159308-87-5887
Project Status **Approved**
Notes: Under Construction

Site Plan 2020-06	
Submittal Date:	5/19/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	8/24/2020

Project Name: **Tru Hotel**
Request: 4 Story Hotel
Location 167 South Equity Drive
Tax ID#: 15008046c PIN#: 260417-10-4438
Project Status **Approved**
Notes: Finalizing Site / Missing plants to be planted

Site Plan 2020-04	
Submittal Date:	4/29/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	6/1/2020

Project Name: **Johnston County Detention Center**
 Request: Site Plan Approval
 Location 1071 Yelverton Grov Road
 Tax ID#: 15L11011 PIN#: 260300-67-6920
 Project Status **Approved**
 Notes: Jail Site Completed- Public Safety Center Under Construction

Site Plan 2020-02	
Submittal Date:	2/7/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	7/14/2020

Project Name: **East River Phase 3-5**
 Request: Residential Subdivision
 Location Buffalo Road
 Tax ID#: 14075013 PIN#: 169520-80-3415
 Project Status **Approved**
 Notes: Under Construction

Subdivision 2018-01	
Submittal Date:	1/29/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	4/20/2020

Project Name: **East River Phase 6-7**
 Request: Townhouse Development
 Location Buffalo Road
 Tax ID#: 14075013 PIN#: 169520-80-3415
 Project Status **Approved**
 Notes: Under Construction

Subdivision 2018-01	
Submittal Date:	1/29/2020
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	4/20/2020

Project Name: **Twin Creeks Phs 1**
 Request: 28 Lot Subdivision
 Location Gailee Road
 Tax ID#: 15I09011B PIN#: 167300-56-5565
 Project Status
 Notes: Under Construction

Subdivision 2019-01	
Submittal Date:	4/5/2019
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	

Project Name: **Kamdon Ranch**
Request: 110 Lot Division
Location Swift Creek Road
Tax ID#: 15I08020 PIN#: 167400-55-9495
Project Status **Approved**
Notes: Phase 2 under construction

Subdivision 2019-02	
Submittal Date:	4/5/2019
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	6/27/2019

Project Name: **Smithdfield Landing**
Request: 5 lot residential subdivision
Location Front Street
Tax ID#: 15019017C PIN#: 169418-32-9491
Project Status **Approved**
Notes: SFD permits issued 7/18/2022

Special Use 2006-04	
Submittal Date:	
Planning Board Review:	
Board of Adjustment Review:	
Town Council Hearing Date:	
Approval Date:	7/3/2008