



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)

Tara Meyer (Alternate)

Stephen Wensman, AICP, ALA, Planning Director

Chloe Allen, Planner I

Julie Edmonds, Administrative Support Specialist

Meeting Date: Thursday, December 5th, 2024

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall

**Town of Smithfield
Planning Board Directory
2024**

Chairman:

Mark Lane

2108 Yelverton Grove Rd
Smithfield, NC 27577
919-669-3615 (c)
markfd12@aol.com

Vice Chair:

Debbie Howard

221 W. Woodlawn Dr.
Smithfield, NC 27577
919-868-2649 (c)
debbie@carolinarealty-nc.com

In-Town Members:

Doris Wallace

108 Roderick Drive
Smithfield, NC 27577
919-300-1067 (h)
702-596-5680 (c)
dwcsw610@yahoo.com

Bryan Stanley

608 River Birch Ct.
Smithfield, NC 27577
919-235-7533 (c)
bstanley722@hotmail.com

Alisa Bizzell

510 S. Vermont St. Apt. B
Smithfield, NC 27577
919-610-9891 (c)
taiwuan08@gmail.com

In-Town Alternate:

Wiley Narron

409 N. Fifth St.
Smithfield, NC 27577
919-631-7810 (c)
wnarron@gmail.com

In-Town Alternate:

Tara Meyer

213 W. Wilson Street
Smithfield, NC 27577
919-866-9575
tnnunn.tn@gmail.com

ETJ:

Ashley Spain

19 British Court
Smithfield, NC 27577
919-524-6922 (c)
spainfarms1@nc.rr.com



PLANNING BOARD AGENDA

FOR REGULAR MEETING

DECEMBER 5TH, 2024

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 November 14th, 2024.

New Business.

S-24-08 Local 70 Subdivision: Smithfield Growth, LLC is requesting a preliminary subdivision with 303 lots (209 single family homes and 94 townhomes) and 324 apartment units, for a total of 627 residential dwelling units. The properties considered for approval are located along M Durwood Stephenson Parkway east of Eden Woods and north of Walmart. These properties are further identified as Johnston County Tax ID #s 14057011Y and 14057011X.

S-24-07 Buffalo Road Subdivision: Vesta Enterprises, Inc. is requesting a preliminary subdivision of 138.63 acres of land with R-8 CZ designation into 117 detached single-family residential lots. The property considered for approval is located at 1176 and 1200 Buffalo Road (Southeastern side of Buffalo Road and M Durwood Stephenson Parkway intersection, further identified as Johnston County Tax ID # 14A033005.

Old Business.

Adjournment.

**Draft
Town of Smithfield
Planning Board Minutes
Thursday, November 14th, 2024
Town Hall Council Chambers
6:00 PM**

Members Present:

Chairman Mark Lane
Vice-Chairman Debbie Howard
Doris Wallace
Tara Meyer
Ashley Spain
Bryan Stanley
Wiley Narron

Members Absent:

Alisa Bizzell

Staff Present:

Chloe Allen, Planner I
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

PLEDGE OF ALLEGIANCE

IDENTIFY VOTING MEMBERS

APPROVAL OF AGENDA Doris Wallace made a motion to move the second agenda item ZA-24-03 to the last item and to move everything else up; seconded by Bryan Stanley. Unanimously approved by all.

APPROVAL OF MINUTES October 3rd, 2024

Doris Wallace made a motion to approve the minutes, seconded by Wiley Narron. Unanimously approved.

APPROVAL OF THE 2025 MEETING SCHEDULE Debbie Howard made a motion; seconded by Bryan Stanley. Unanimously approved.

NEW BUSINESS

RZ-24-09 36 E Edgerton Rezoning: Staff requests the rezoning of 36 East Edgerton and a portion of 100 Pitchi Street from HI (Heavy Industrial) to B-3 (Highway Gateway Business) due to discrepancies between maps. This is further identified by Johnston County Tax ID # 15006015 and a portion of 15007014.

Chloe Allen explained Planning Staff found a discrepancy between the County's GIS zoning designation for the property and that on the Town's zoning map. The County shows the properties to be zoned Heavy Industrial, whereas the Town has shown the properties to be zoned B-3 Business. The County only updates its zoning on GIS when the town provides official documents for rezoning's. Old Town zoning maps show the change to have occurred with a map update on March 4, 2008. There are two maps dated March 4, 2008, and only one of them shows the change. All zoning maps after that date show the property as zoned B-3. Staff searched Town Council old minutes for all of 2008 and the years before and after and could not find any record of the Town Council action on the rezoning of this property.

Debbie Howard made a motion to approve zoning map amendment, RZ-24-09, finding it 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 Doris Wallace. Unanimously approved.

CZ-24-07 Waddell Drive Townhomes: Terraeden Landscape & Design is requesting the conditional rezoning of approximately 1.63 acres of land located at 37 and 41 Waddell Drive, about 250 ft north of the N Brightleaf Blvd and Waddell Drive intersection, also identified by the Johnston County Tax ID 15005031, 15005029 and part of 1505031A, from R-8 and B-3 to R-8 CZ (Conditional) with a masterplan for a 16-lot attached single-family residential (townhome) development.

Chloe Allen stated the applicant is requesting the conditional rezoning of approximately 1.63 acres of land located at 37 and 41 Waddell Drive, about 250 ft north of the N Brightleaf Blvd and Waddell Drive intersection from R-8 and B-3 to R-8 CZ (Conditional) with a masterplan for a 16-lot attached single-family residential (townhome) development. The proposed development consists of 16 two story, 1020 sq. ft., townhomes fronting on a private parking lot with 2.06 parking spaces per unit. Each unit will contain 2 bedrooms and 2 ½ bathrooms within convenient walking distance to commercial areas and other community amenities.

Planning Staff recommend the Planning Board recommend approval of CZ-24-07 with the following conditions:

1. A standard street yard and lot landscaping be provided in accordance with UDO Section 10.13.1.8.2.
2. Interior parking facility landscaping be provided in accordance with UDO Section 10.13.
3. That additional landscaping be provided behind units B-1-B-5 to screen the back sides of the units.
4. That the parking stalls between Unit A-1 and Waddell be removed from the street yard landscape area.
5. The Y-hammerhead turnaround area shall be marked as no parking in accordance with the Fire Marshal's recommendations.
6. The HOA restrictive covenants shall require trash rollouts to be stored behind the units or in the utility closet outside of trash day.
7. Liability waiver should be provided in the restrictive covenants to allow town pick up of trash on private property.
8. Wheel stops be provided, or the sidewalk in front of the parking stalls be increased to 6' in width.
9. The driveway apron in the public right-of-way be constructed in accordance with the Town's Standard Driveway Apron Detail.
10. There shall be a 30' wide public utility easement over the public water and sewer lines.

Paul Embler of Terraeden Landscaping & Design briefly spoke on CZ-24-07. He stated they modified the setback from 35' to 30'. He mentioned there would be a screened fence that buffers the units that backup to Waddell Street. It will be a solid vinyl screen fence with landscaping. They agree to all conditions although some will be removed.

Doris Wallace made a motion to approve zoning map amendment, CZ-24-07, with the 10 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; seconded by Debbie Howard. Unanimously approved.

CZ-24-08 Village on the Neuse: Village on the Neuse, LLC is requesting to rezone 2 parcels of land (34.28 acres and 7.98 acres) from R-20A (Residential/Agriculture) to R-8 Conditional (Single, Two, and Multi-family Residential Conditional) with a master plan for 117 lot detached single-family subdivision. This is further identified by Johnston County Tax ID # 14001001 and 14075011A.

Chloe Allen presented CZ-24-08 stating the applicant was changing from subdivision to conditional zoning to restrict them to single-family homes. The proposed rezoning properties abut Smithfield Middle School to the north. There is a shared unimproved driveway near the northern property line on school property that provides access to over a dozen detached single-family properties. The rezoning master plan is for a 117-lot detached single-family development that will conform to the R-8 zoning and Town subdivision standards. There are no "deviations" from the regulations proposed.

Debbie Howard made a motion to approve zoning map amendment, CZ-24-08, with 1 condition, finding it 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 Doris Wallace. Unanimously approved.

S-24-06 Local 70 Intermediate Plat: Smithfield Growth, LLC is requesting a preliminary subdivision of 86.64 acres of land in the Local 70 PUD Zoning District into 11 properties for land conveyance purposes. A subsequent subdivision will be submitted in the near future in conformance with the Local 70 PUD Plans. This is further identified by Johnston County Tax ID # 14057011Y, 14057011Z, and 14057011X.

***This agenda item was quasi-judicial so the minutes aren't available. ***

ZA-24-03 Miscellaneous Multi-Family Amendments: Staff is requesting to review updates to the multi-family (MF) regulations in the UDO. This includes addressing issues of conflicting regulations and vagueness in regards to private streets, driveways, setbacks, buffers, definitions, and open space.

Chloe Allen explained the intent of this request is to minimally address issues with the MF residential regulations in the code:

- Conflicting regulations
- Private streets
- Driveways
- Setbacks
- Buffers
- Definitions
- Open space and recreation.
- Special Use Permits vs. Conditional Zoning and table of uses.

The MF regulations are found across the UDO in Sections 2.19, 7.35, 8.13, 10.2 10.110 and Appendix A.

Chloe reviewed the draft amendment to the Planning Board.

The Planning Board feels this Multi-Family Amendment needs to be tabled.

Ashley Spain made a motion to table ZA-24-03, seconded by Debbie Howard. Unanimously approved.

The Planning Board would like a joint meeting with Town Council and Planning Staff.

Old Business

None

Adjournment

Debbie Howard made a motion to adjourn, seconded by Ashley Spain. Unanimously approved.

Next Planning Board meeting is December 5th, 2024, at 6pm.

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist



2025
Planning Board Meeting Schedule

Thursday, January 2, 2025

Thursday, February 6, 2025

Thursday, March 6, 2025

Thursday, April 3, 2025

Thursday, May 1, 2025

Thursday, June 5, 2025

Thursday, July 10, 2025

Thursday, August 7, 2025

Thursday, September 4, 2025

Thursday, October 2, 2025

Thursday, November 6, 2025

Thursday, December 4, 2025

****All meetings begin at 6:00pm and are located inside the Council Chambers****



Request for Planning Board Action

**Agenda
Item:** S-24-08
Date: 12/05/24

Subject: Local 70 Residential Development Preliminary Plat
Department: Planning
Presented by: Chloe Allen, Planner I
Presentation: Public Meeting

Issue Statement

Smithfield Growth, LLC is requesting a preliminary subdivision of 86.64 acres of land in the Local 70 PUD Zoning District into 209 detached single-family residential lots, 94 attached single-family townhouses and 324 apartment units.

Financial Impact

The subdivision will provide tax-base, park dedication fee-in-lieu, and utilities system development fees.

Action Needed

The Planning Board is respectfully requested review the subdivision and provide comments to staff and the developer.

Recommendation

None.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Draft Finding of Fact
3. Application, narrative
4. Preliminary Plat & Plans



Staff Report

REQUEST:

Smithfield Growth, LLC is requesting a preliminary subdivision of 86.64 acres of land in the Local 70 PUD Zoning District into 209 detached single-family residential lots, 94 attached single-family townhouses and 324 apartment units.

PROPERTY LOCATION:

The property is located south of M. Durwood Stephenson Parkway, primarily east of Booker Dairy Road and north of Walmart on US 301 North.

APPLICATION DATA:

Applicant/Owner: Smithfield Growth LLC
Consultant: Summey Engineering Associates (Christian Vestal)
Project Name: Local 70 Residential
Tax ID: 14057011X and 14057011Y
Acreage: 86.64-acres
Present Zoning: Local 70 PUD District
Town/ETJ: ETJ (Annexation petition submitted)
Existing Use: Vacant Woods/open field
Proposed Use: Mixed Use PUD
Fire District: Smithfield
School Impacts: Additional households with school-age children
Parks and Recreation: Fee in lieu to be collected with final plat

Proposed Roads

Proposed Sidewalks

Proposed Trail

Proposed Sewer Line

Proposed Water Line

Water and Sewer Provider: Town of Smithfield

Electric Provider: Town of Smithfield

ENVIRONMENTAL:

- There is 100-year flood area located in the southeast portion of the site adjacent to Walmart and M. Durwood Stephenson Parkway.

ADJACENT ZONING AND LAND USES: (SEE ATTACHED MAP)

	Zoning	Existing Land Uses
North	B-3	Vacant
South	B-3	Retail Commercial
West	R-10 Single Family Residential	Single Family Residential
East	N/A	N/A

PRELIMINARY PLAT/ANALYSIS:

Overview. The proposed subdivision has been designed to be in accordance with the approved Local 70 PUD Master Plan. The Preliminary Plat is in accordance with the conditional zoning with a few exceptions:

- 50’ building setback from M. Durwood Stephenson Parkway and 35’ setback from Booker Dairy Road.
- 15’ rear setbacks.
- Minimum street frontages on few lots.
- Multi-purpose trail along M. Durwood Stepheson Parkway
- 5’ wide public sidewalk along Booker Dairy Road.
- Lacking tree resource management, landscape, and lighting plans.
- Screening fence plans and details.

Parking. The Plans provide overflow parking in several areas, in some cases, the parking is shown as 90-degree parking from the right-of-way which is not permitted by the UDO. The developer should provide as much on-street parallel parking as possible adjacent to open space and consider additional off-street parking areas.

FINDING OF FACT (STAFF OPINION):

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

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

DRAFT TOWN COUNCIL RECOMMENDATION:

Staff recommend approval of the Local 70 Residential Development preliminary plat, S-24-08, with conditions.

RECOMMENDED MOTION:

1. The preliminary plat approval is contingent on approval of construction documents meeting all UDO regulations and PUD conditions of approval.
2. That required minimum street frontages be provided for all lots in the development.
3. Draft HOA declarations be submitted that incorporates the architectural standards and other PUD CZ conditions of approval.
4. That the stormwater ponds be aerated.
5. That tree resource management, landscaping and lighting plans be submitted for staff review.
6. Subdivision entrance signs be shown on the construction plans and that separate sign permits be obtained prior to sign construction.
7. A separate site plan application shall be required for the apartment complex.
8. Eliminate the street stub adjacent to Lot 216.
9. Maximize parallel parking stalls along open spaces in the development.
10. Provide an 8' wide public multi-use trail along M. Durwood Stephenson Parkway and 5' wide public sidewalk along Booker Dairy Road.

Local 70 Preliminary Plat

File Number:
S-24-08

Project Name:
Local 70

Location:
Booker Dairy Rd
M. Durwood
Stephenson Pkwy

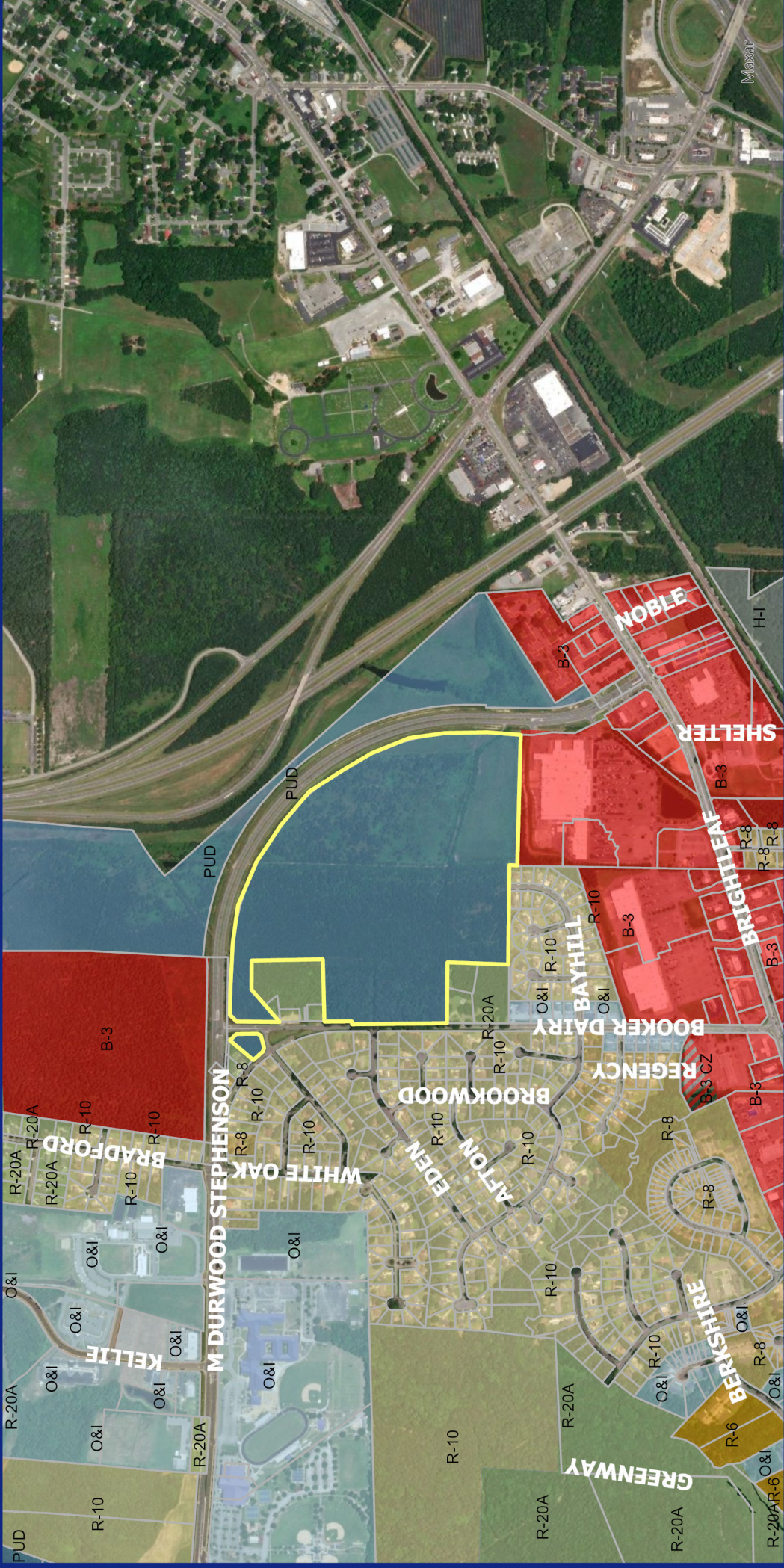
Tax ID#:
14057011X
14057011Y

Existing Zoning:
PUD

Owner/Applicant:
Smithfield Growth, LLC



1:13,345
Map created by Chloe Allen
Planner I on 11/25/2024



Maxar



Town of Smithfield

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

**Preliminary Subdivision Application
General Information**

Development Name **Smithfield Growth 70**

Proposed Use **Residential**

Property Address(es) **Durwood Stevenson Pkwy**

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

PIN# **260410-47-7462**

TAX ID# **14057011Y**

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

OWNER/DEVELOPER INFORMATION

Company Name **Smithfield Growth, LLC**

Owner/Developer Name **Carter Keller**

Address **1600 Colon Rd Sanford, NC 27330**

Phone **910-728-5714**

Email **corey@carolinacommercialinc.com**

Fax **n/a**

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name **Summey Engineering Associates, PLLC**

Contact Name **Christian Vestal**

Address **PO Box 968 Asheboro, NC 27204**

Phone **336-328-0902**

Email **christian@summeyengineering.com**

Fax **n/a**

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

ZONING INFORMATION

Zoning District(s)

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

Overlay District? Yes No

Inside City Limits? Yes No

FOR OFFICE USE ONLY

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

Project Narrative

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

- a) A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
- b) A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
- c) A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
- d) A narrative explaining the intent of the project and/or your original or revised vision for the finished product;
- e) A statement showing the proposed density of the project with the method of calculating said density shown;
- f) Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision;
- g) A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
- h) A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
- i) Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
- j) A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- k) A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).

STORMWATER INFORMATION

Existing Impervious Surface 0 ac acres/sf	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 55 ac +/- acres/sf	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Watershed protection Area Yes <input checked="" type="checkbox"/> <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

If in a Flood Hazard Area, provide the FEMA Map Panel # and Base Flood Elevation **3720260400K/2604**

NUMBER OF LOTS AND DENSITY

Total # of Single Family Lots 209	Overall Unit(s)/Acre Densities Per Zoning Districts
Total # of Townhouse Lots 94	Acreage in active open space 1.6 ac
Total # of All Lots 303	Acreage in passive open space 16.0 ac

324 apartment units


627 total residential

SIGNATURE BLOCK (Applicable to all developments)

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

I hereby designate **Corey Mabus/Christian Vestal** 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  Date **11/5/2024**

Signature _____ Date _____

REVIEW FEES

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

FOR OFFICE USE ONLY

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

INFORMATION TO BE PROVIDED ON PRELIMINARY AND FINAL PLATS.

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

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

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

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

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

FOR OFFICE USE ONLY			
File Number:	Date Submitted:	Date Received:	Amount Paid:

REQUIRED FINDING OF FACT

Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a preliminary subdivision plat approval to address the following findings. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which this section requires. The Town Council shall grant preliminary subdivision approval if it has evaluated an application through a quasi-judicial process and determined that:

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

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

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

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

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

Application Number: S-24-08 **Project Name:** Local 70 Residential Development Preliminary Plat

Request: Smithfield Growth, LLC is requesting a preliminary subdivision of 86.64 acres of land in the Local 70 PUD Zoning District into 209 detached single-family residential lots, 94 attached single-family townhouses and 324 apartment units. The property is located south of M. Durwood Stephenson Parkway, primarily east of Booker Dairy Road and north of Walmart on US 301 North, further identified as Johnston County Tax IDs 14057011X and 14057011Y.

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

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

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

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

Motion to Approve: *Based upon satisfactory compliance with the above stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative, I move to approve Preliminary Plat Application # S-24-08 with conditions:*

1. The preliminary plat approval is contingent on approval of construction documents meeting all UDO regulations and PUD conditions of approval.
2. Draft HOA declarations be submitted that incorporates the architectural standards and other PUD CZ conditions of approval.
3. That the stormwater ponds be aerated.
4. That tree resource management, landscaping and lighting plans be submitted for staff review.
5. Subdivision entrance signs be shown on the construction plans and that separate sign permits be obtained prior to sign construction.
6. A separate site plan application shall be required for the apartment complex.

7. Eliminate the street stub adjacent to Lot 216.
8. Maximize parallel parking stalls along open spaces in the development.
9. Provide an 8' wide public multi-use trail along M. Durwood Stephenson Parkway and 5' wide public sidewalk along Booker Dairy Road.

Motion to Deny: *Based upon failure to meet all of the above stated findings and for reasons stated therein, I move to deny Preliminary Plat Application # S-24-08 for the following stated reason:*

Record of Decision:

Based on a motion and majority vote of the Town of Smithfield Town Council for the Preliminary Plat Application # S-24-08 is hereby:

_____ **approved upon acceptance and conformity with the following conditions:**

1. The preliminary plat approval is contingent on approval of construction documents meeting all UDO regulations and PUD conditions of approval.
2. Draft HOA declarations be submitted that incorporates the architectural standards and other PUD CZ conditions of approval.
3. That the stormwater ponds be aerated.
4. That tree resource management, landscaping and lighting plans be submitted for staff review.
5. Subdivision entrance signs be shown on the construction plans and that separate sign permits be obtained prior to sign construction.
6. A separate site plan application shall be required for the apartment complex.
7. Eliminate the street stub adjacent to Lot 216.
8. Maximize parallel parking stalls along open spaces in the development.
9. Provide an 8' wide public multi-use trail along M. Durwood Stephenson Parkway and 5' wide public sidewalk along Booker Dairy Road.

_____ **denied for the noted reasons.**

Decision made this ____ day of _____ 2025 while in regular session.

M. Andy Moore, Mayor

ATTEST:

Elaine Andrews, Town Clerk

S-24-08 Local 70 Preliminary Plat Adjacent Properties List

Name1	Name2	Address1	Address2	City	State	Zip
SMITHFIELD GROWTH LLC		1600 COLON RD		SANFORD	NC	27330-9577
SULLIVAN, SHIRLEY P. JOINT TENANTS (WROS)	MUSTGRAVE, TANYA S. JOINT TENANTS (WROS)	1505 E BOOKER DAIRY RD		SMITHFIELD	NC	27577-9472
BENITEZ, JOSE	BENITEZ, JENNY	1511 E BOOKER DAIRY RD		SMITHFIELD	NC	27577-9472
OLSEN, MARGIE B	OLSEN, PAUL A	1211 E BOOKER DAIRY RD		SMITHFIELD	NC	27577-9419
JUAREZ, ELIZABETH CORTES	PEREZ, JUAN MANUEL	525 DEVILS RACETRACK RD		FOUR OAKS	NC	27524-9304
OLSEN, PAUL A	OLSEN, MARGIE B	1211 E BOOKER DAIRY RD		SMITHFIELD	NC	27577-9419
RESENDIZ, JOSE E.		215 LITTLE DOVE RD		PIKEVILLE	NC	27863-8341
DEMERITT, TAMMY SANDRA		1111 E BOOKER DAIRY RD		SMITHFIELD	NC	27577-9417
LMR RENTALS		201 S BRIGHTLEAF BLVD STE 1		SMITHFIELD	NC	27577-4077
AUSTIN, DALE L	AUSTIN, SANDRA W	1116 OLD BOOKER DAIRY RD		SMITHFIELD	NC	27577-9416
NORRIS, NELDA ELAINE WRIGHT LIFE ESTATE	NORRIS, BRANDY MICHELLE REMAINDER	1204 OLD BOOKER DAIRY RD		SMITHFIELD	NC	27577-3751
MOORE, JAMES H JR	MOORE, YVONNE C	713 CHESTNUT DR		SMITHFIELD	NC	27577-0000
CHAPPELL, LUCILLE		1302 BOOKER DAIRY RD		SMITHFIELD	NC	27577
JIMENEZ, LILA GUADALUPE GUTIERREZ	CASTRO, OSVALDO DIAZ	2 EDEN DR		SMITHFIELD	NC	27577-4805
HEATH, NICOLE JOINT TENANTS (WROS)	HEATH, WYATT JOINT TENANTS (WROS)	2 EDEN DR		SMITHFIELD	NC	27577-4805
ATKINSON, ROBERT WESLEY JR.		PO BOX 1765		SMITHFIELD	NC	27577-1765
BEAN, LYNDISAY		10 ALPINE CT		SMITHFIELD	NC	27577-4818
GILMORE, RODNEY	GILMORE, JENNIFER	9 SHERWOOD CT		SMITHFIELD	NC	27577-4835
SILVA, RUTH M		12 HAZELWOOD CT		SMITHFIELD	NC	27577-0000
EASTERLING, JULIEANNE G	DONAHUE, GEORGE C	721 N OAK ST		MCPHERSON	KS	67460-3443
JEMMA PROPERTIES LLC		3717 ROLSTON DR		RALEIGH	NC	27609-7226
BOOKER DAIRY HOMEOWNERS ASSOCIATION		154 BAYHILL DR		SMITHFIELD	NC	27577-8936
GRIFFIN, BETH CAPPS	OLIVER, LAURA TALTON	161 CREEKWOOD CIR		SMITHFIELD	NC	27577-9411
TITMUS, HENRY EDWARD	TITMUS, SANELA BEKTIK	169 CREEKWOOD CIR		SMITHFIELD	NC	27577-9411
CORDON, GERBER DE JESUS REINOSO		172 CREEKWOOD CIR		SMITHFIELD	NC	27577-9411
PITTMAN, HARRY M	PITTMAN, NELLIE G	151 VALLEYWOOD CIR		SMITHFIELD	NC	27577-9435
ATKINSON, FRANZ C.		PO BOX 70407		BROOKLYN	NY	11207-0407
NGUYEN, TRONG MINH	TRAN, PHUONG	152 VALLEYWOOD CIR		SMITHFIELD	NC	27577-9435
NGUYEN, VU		373 BAYHILL DR		SMITHFIELD	NC	27577-9434
HARRIS, CLEMMON LIFE ESTATE	MEDINA, TANISHA C. REMAINDER	388 BAYHILL DR		SMITHFIELD	NC	27577-9433
SANCHEZ, VICTOR M	MACEDO, ROSEDELIA	353 BAYHILL DR		SMITHFIELD	NC	27577-9434
PACHECO, FAUSTO H.		368 BAYHILL DR		SMITHFIELD	NC	27577-9433
WALMART REAL ESTATE TRUST	SAM M WALTON DEVELOPMENT COMPLEX		PO BOX 8050M	BENTONVILLE	AR	72712
DEPARTMENT OF TRANSPORTATION		1546 MAIL SERVICE CTR		RALEIGH	NC	27699-1500
HLK COMMERCIAL LLC	DICKY EVERETT PARRISH REVOCABLE TRUST	2533 LITTLE DIVINE RD		SELMA	NC	27576-7833
H O I LIMITED PARTNERSHIP OF SMITHFIELD			PO BOX 26405	GREENSBORO	NC	27404-0000
LEE 1996 FAMILY LTD PTNRP			PO BOX 237	SMITHFIELD	NC	27577-0237
NELL M HOWELL REVOCABLE TRUST	HOWELL, NELL M TRUSTEE		PO BOX 528	SMITHFIELD	NC	27577-0000
TMG WC CCH SELMA 35, LLC		1700 W HIGGINS RD STE 400		DES PLAINES	IL	60018
SYSCO FOOD SERVICES OF RAL LLC		1390 ENCLAVE PKWY		HOUSTON	TX	77077-2025
ROBERTS & WELLONS, INC.	NELL M. HOWELL REVOCABLE TRUST		PO BOX 1046A	SMITHFIELD	NC	27577
WC JOCO 50 LLC		10 PARKWAY NORTH BLVD STE 120		DEERFIELD	IL	60015-2526



Summey Engineering Associates, PLLC
 Engineering - Consulting - Surveying
 70 South
 Alston, NC 27004
 Phone: 336-323-0703 Fax: 336-323-0722
 Email: info@summeyeng.com
 NC Professional Engineering Firm License No. 10794

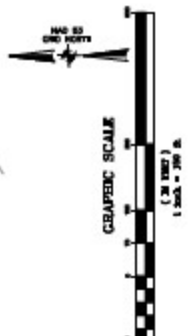
DATE	DESCRIPTION

OVERALL SITE AND UTILITY PLAN
 LOCAL 70 RESIDENTIAL DEVELOPMENT
 HWY 70
 SMITHFIELD - JOHNSON COUNTY - NORTH CAROLINA

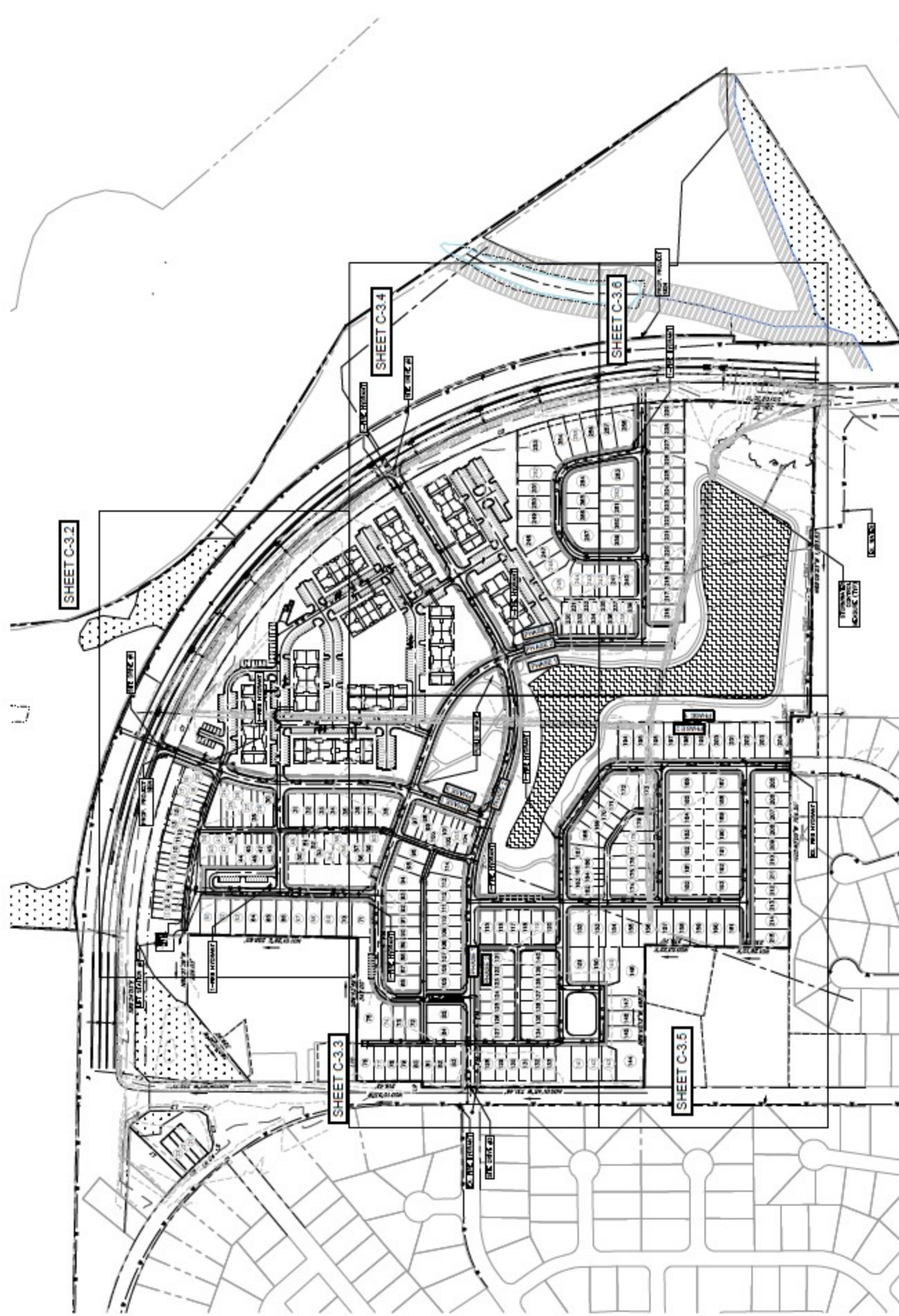
DATE	DESCRIPTION



Call before you dig



PRELIMINARY PLANS NOT FOR REVIEW





Request for Planning Board Action

**Agenda
Item:** S-24-07
Date: 12/5/24

Subject: Buffalo Road Subdivision Preliminary Plat
Department: Planning
Presented by: Chloe Allen, Planner I
Presentation: Public Meeting

Issue Statement

Vesta Enterprises, Inc. is requesting a preliminary subdivision of 138.63 acres of land with R-8 CZ designation into 117 detached single-family residential lots.

Financial Impact

The new lots will contribute to the town's tax base.

Action Needed

The Planning Board is respectfully requested to review the application with the developer and citizens. No formal recommendation is needed.

Recommendation

None.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Draft Finding of Fact
3. Application and narrative
4. Preliminary Plat



Staff Report

Agenda Item: S-24-07

REQUEST:

Vesta Enterprises, Inc. is requesting a preliminary subdivision of 138.63 acres of land with R-8 CZ designation into 117 detached single-family residential lots.

PROPERTY LOCATION:

The property considered for approval is located at 1176 and 1200 Buffalo Road (Southeastern side of Buffalo Road, further identified as Johnston County Tax ID 14A033005.

APPLICATION DATA:

Applicant/Owner: Vesta Enterprises, Inc.
 Consultant: Eva King/Eva Stancil of Becker Morgan Group, Inc.
 Project Name: Buffalo Road Subdivision
 Tax ID: 14A033005
 Acreage: 138.63 acres
 Present Zoning: R-8 CZ
 Town/ETJ: Town
 Existing Use: Vacant woods/Residential lots
 Proposed Use: Detached single-family residential
 Fire District: Smithfield
 School Impacts: Additional households with school-age children
 Parks and Recreation: Fee in lieu
 Water and Sewer Provider: Town of Smithfield
 Electric Provider: Town of Smithfield

ENVIRONMENTAL:

The property consists of woodland and wetland areas, 500-yr and 100-yr floodplain, and a buffered blueline stream.

ADJACENT ZONING AND LAND USES:

(See attached map)

	Zoning	Existing Land Uses
North	R-10 and O/I	Radio Station and Single-family residential
South	R-20A	Vacant woodland
East	R-10/R-20A	Single family residential
West	R-20A	Residential/Agricultural.

PRELIMINARY PLAT/ANALYSIS:

Overview. The proposed preliminary plat is consistent with the conditional zoning master plan approved on 7/9/24, with 117 detached single-family residential lots with a minimum lot size of 5,500 sq. ft. with dedication of +/- 58 Acres of open space, east of Buffalo Creek Greenway. The submitted plans show adequate drainage away from the Bradford Park subdivision and show areas where existing vegetation is to remain and where planted buffers will be required. The plat will be conditioned on staff approval of construction plans, not yet submitted.

Subdivision Summary.

- Gross density is 1.23 units per acre.
- Minimum lot size is 5,500 sf.
- Minimum lot width is 55 feet.
- Minimum side yard setback is 6 feet.
- The open space along Buffalo Road is 60' wide.
- All lots will be maintenance free, maintained by HOA.
- Architectural Standards:

ARCHITECTURAL STANDARDS	
-	Foundations
▪	Slab Foundations
-	Siding
○	All siding must be Hard Siding
○	Must have a minimum of TWO of the following:
▪	Lap Siding
▪	Shake Siding
▪	Board and Batten Siding
▪	Masonry
-	True Street Facing Windows
○	Must have a minimum of ONE of the following:
▪	Decorative header
▪	Oversized trim
▪	Shutters where space allows
-	Garage
○	Must have an attached garage
○	Must have a minimum of ONE of the following:
▪	Decorative header
▪	Oversized trim
-	Roofs
○	Must have a minimum of ONE of the following:
▪	Asphalt Shingles
▪	Metal allowed as an accent roof over window bay or porch

- 3 parking spaces per dwelling with 94 overflow parking spaces.
- The development will be providing decorative street signs and lights.
- Open Space: 103.64 acres of open space, including +/- 58 acres to be dedicated to the town for parkland, with bocce ball, dog park, open play areas and +/- 3,376 lineal feet of walking trails connected to the Town's greenway.
- 7,604 lineal feet of new town streets with sidewalks on both sides.
- Main "collector" street will be 31' wide back-to-back.
- Local streets will be 27' wide back-to-back.
- All curbs will be standard curbs.
- Emergency fire road connection to Parkway Drive with gates with Knox boxes.

- Storm Water Ponds will be aerated.
- TIA recommended improvements.

Traffic Impact Analysis. Kimley-Horn completed a Traffic Impact Analysis, studying trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. Traffic conditions studied include the existing (2024) and projected (2028) background and build-out traffic conditions for the AM and PM peak hours. The study area for this development included the following intersections:

- M. Durwood Stephenson Parkway at Buffalo Road
- Buffalo Road at Hospital Road
- Brightleaf Boulevard (US 301) at Hospital Road
- Buffalo Road at North Site Driveway
- Buffalo Road at South Site Driveway
-

The recommended transportation improvements are:

Buffalo Road at North Site Driveway:

- Construct the North Site Driveway with one ingress lane and one egress lane
- Construct an exclusive southbound left-turn lane on Buffalo Road with 75 feet of storage and appropriate tapers

Buffalo Road at South Site Driveway:

- Construct the South Site Driveway with one ingress lane and one egress lane
- Construct an exclusive northbound right-turn lane on Buffalo Road with 50 feet of storage and appropriate tapers

FINDING OF FACT (STAFF OPINION):

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

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

DRAFT TOWN COUNCIL RECOMMENDATION:

Staff recommend approval of the Buffalo Road Subdivision preliminary plat, S-24-07, with the following conditions:

1. That the preliminary plat is conditioned on the staff approval of the construction documents meeting all UDO requirements and conditions of zoning approval.
2. Enhance the landscaping at the development entrances onto Buffalo Road.
3. Dedicate the land east of the Buffalo Creek Greenway for parkland.
4. Provide aeration of the wet (stormwater) ponds to assist with mosquito control.
5. Loop the watermains with the Bradford Park neighborhood (upside to an 8" line if feasible)
6. provide a fire hydrant beyond the cul-de-sac on the greenway for fire protection.

Buffalo Road Subdivision

File Number:
S-24-07

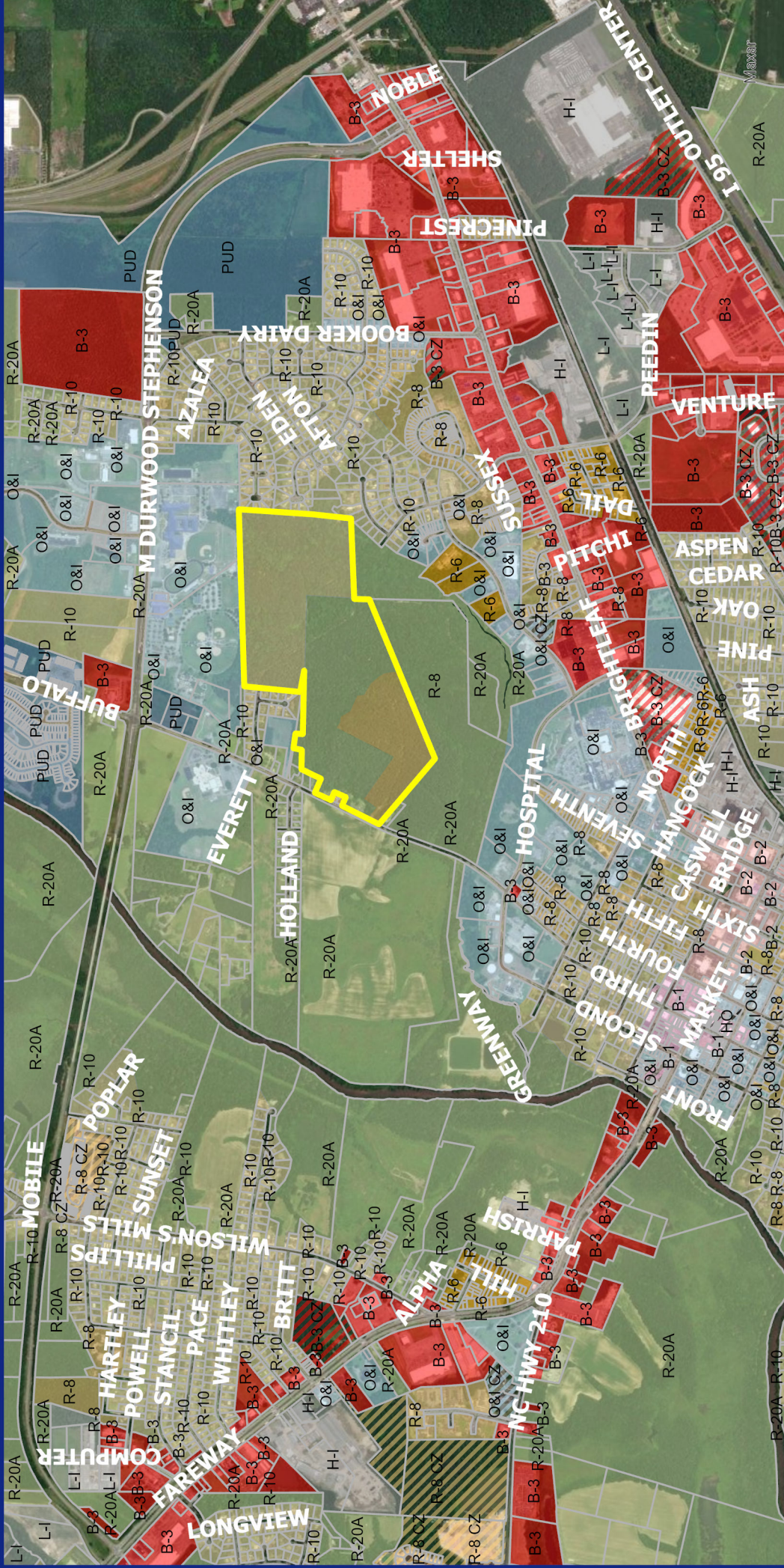
Project Name:
Buffalo Rd Subdivision

Location:
Buffalo Road

Tax ID#:
14057011X
14057011Y

Existing Zoning:
R-8 CZ

Owner/Applicant:
Vesta Enterprises, Inc



REVISOR INFORMATION

NO. 1

DATE 07/17/19

DESCRIPTION

PRELIMINARY



GRAPHIC SCALE

1" = 200'

LEGEND

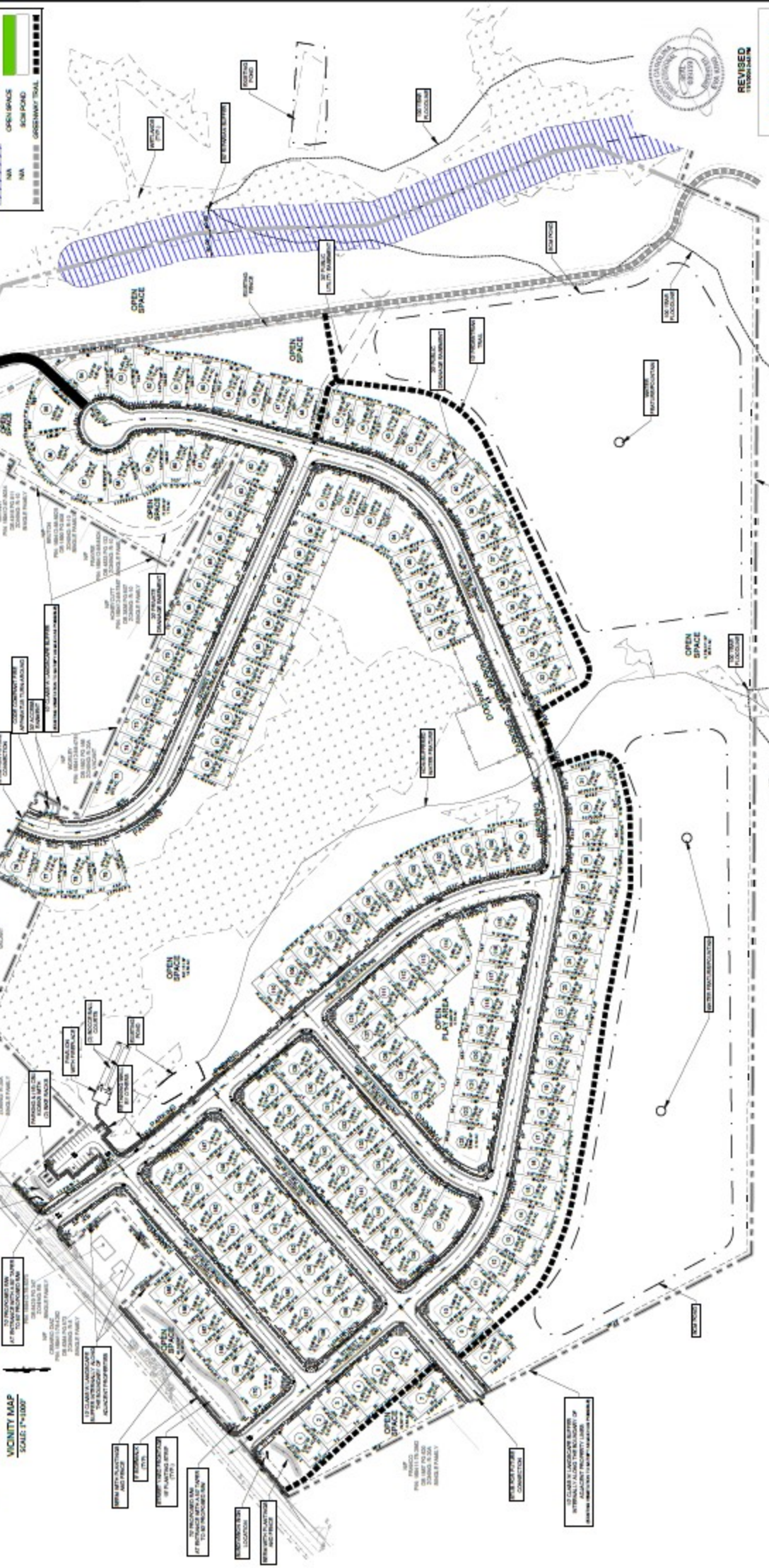
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Dashed Line]	PROJECT BOUNDARY	[Green Box]	GREENWAY TOTAL
[Solid Line]	ROW	[Grey Box]	OPEN SPACE
[Dashed Line]	EMBANKMENT	[White Box]	CONCRETE WALK
[Dashed Line]	LOT LINE	[White Box]	SCOUR BARRIERS
[Dashed Line]	HANDICAP PARKING	[White Box]	OPEN SPACE
[Dashed Line]	HANDICAP RAMP	[White Box]	OPEN SPACE
[Dashed Line]	ADA ACCESSIBLE	[White Box]	OPEN SPACE
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OPEN SPACE TABLE

PROPOSED TYPE OF OPEN SPACE	AMOUNT (SQ. FT.)	PERCENTAGE OF TOTAL AREA
PROPOSED ACTIVE OPEN SPACE	80,206	4.47%
PROPOSED PASSIVE OPEN SPACE	4,475,112	25.33%
OPEN SPACE PROVIDED		

PARKING CALCULATIONS:

PROPOSED PARKING SPACES = 130 LOTS x 340	
PROPOSED PARKING SPACES = 44,820 SPACES @ 0.3 SPACES/RESIDENTIAL UNIT	
PROPOSED ADA PARKING = 11 SPACES	
PROPOSED ADA PARKING - 11 SPACES	



CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

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Town of Smithfield

Planning Department

350 E. Market St Smithfield, NC 27577

P.O. Box 761, Smithfield, NC 27577

Phone 919-934-2116

Fax: 919-934-1134

Preliminary Subdivision Application
General Information

Development Name Buffalo Road Subdivision

Proposed Use Single-family Residences

Property Address(es) 1176 & 1200 Buffalo Road (Southeastern side of Buffalo Road SR 1003)

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

PIN# 260-412-06-3802 TAX ID# 14A033005

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

OWNER/DEVELOPER INFORMATION

Company Name Vesta Enterprises, Inc. Owner/Developer Name Sagan Lampe

Address PO Box 1457, Smithfield, NC 27577

Phone 919-631-9524 Email sagan@vestaenterprises.com Fax N/A

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name Becker Morgan Group, Inc. Contact Name Eva King / Amy Stancil

Address 314 East Main Street, Clayton, NC 27520

Phone 919-243-1332 Email eking@beckermorgan.com/ astancil@beckermorgan.com Fax N/A

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

ZONING INFORMATION

Zoning District(s) R-8 CZ

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

Overlay District? [] Yes [X] No

Inside City Limits? [X] Yes [] No

FOR OFFICE USE ONLY

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

Project Narrative

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

- a) A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
- b) A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
- c) A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
- d) A narrative explaining the intent of the project and/or your original or revised vision for the finished product;
- e) A statement showing the proposed density of the project with the method of calculating said density shown;
- f) Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision;
- g) A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
- h) A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
- i) Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
- j) A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- k) A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).

STORMWATER INFORMATION

Existing Impervious Surface	±0.59 acres/ ±25,674 sf	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Proposed Impervious Surface	22.78 acres/ 992,198 sf	acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Watershed protection Area	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Wetlands	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

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

NUMBER OF LOTS AND DENSITY

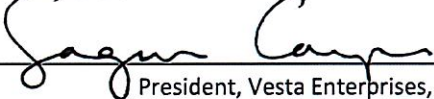
Total # of Single Family Lots	170 lots	Overall Unit(s)/Acre Densities Per Zoning Districts	1.23 units/acre
Total # of Townhouse Lots	N/A	Acreage in active open space	±2.05 acres
Total # of All Lots	170 Lots	Acreage in passive open space	±101.59 acres

SIGNATURE BLOCK (Applicable to all developments)

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

I hereby designate Adams & Hodge Engineering, A Division of Becker Morgan 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  Date 11/1/2024
 President, Vesta Enterprises, Inc.

Signature _____ Date _____

REVIEW FEES

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

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

INFORMATION TO BE PROVIDED ON PRELIMINARY AND FINAL PLATS.

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

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

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

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

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

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

REQUIRED FINDING OF FACT

Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a preliminary subdivision plat approval to address the following findings. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which this section requires. The Town Council shall grant preliminary subdivision approval if it has evaluated an application through a quasi-judicial process and determined that:

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

See attached.

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

See attached.

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

See attached.

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

See attached.

BUFFALO ROAD SUBDIVISION

PROJECT NARRATIVE

The plan for the Buffalo Road Subdivision promotes a neighborhood form established by a relaxed grid defined largely by the existing wetlands and road connection. This pattern establishes a hierarchy of neighborhood streets and sidewalks which support a pedestrian friendly environment adapted to the landform. This is a +/- 138.63 acre parcel consisting of +/- 170 single family lots.

Throughout the development are large open space areas incorporating active areas such as pavilion shelter with a fireplace, bocce ball courts, a dog park, open play areas, and extensive walking trails with a connection to the Town of Smithfield's Greenway Trail.

Contacts

Engineering Firm: Adams & Hodge Engineering, A Division of Beck Morgan Group

Address: 314 E Main Street
Clayton, NC 27520

Phone Number: 919-243-1332

Email address: eking@beckermorgan.com and astancil@beckermorgan.com

Owner: Guy & Ross Lampe

Address: PO Box 608
Smithfield, NC 27577

Phone Number: Sagan Lampe 919-631-9524

Email address: sagan@vestaenterprises.com

Surveyor: Stokes Surveying & Mapping, PLLC

Address: 1425-105 B Rock Quarry Road
Raleigh, NC 27610

Phone Number: Mike Stokes, 919-971-7897

Email address: mike@stokes-surveying.com

Site Data

NC Pin: 260412-06-3802

Tax ID: 14A03005

Parcel Size: 138.63 acres/6,038,914 sf

Parcel Zoning: R-8 CZ

General Information

Name: Buffalo Road Subdivision

Proposed Lots: 170 Lots (Single-Family)

Proposed Impervious Area of Total Site: 22.78 acres/ 992,198 sf/16%

Proposed Open Space: 103.64 acres/4,514,410 sf

Proposed Rights of Way Dedication: 10.30 acres/448,726 sf

Proposed Density: 170 lots/138.63 acres = ± 1.23 units/acre

Proposed Infrastructure

No phasing is proposed at this time.

Proposed Roadways: There will be a required widening on Buffalo Road per NCDOT and Town of Smithfield. There will be two (2) main entrances off Buffalo Road, (2) stub outs to adjacent properties, as well as a 20' fire and emergency access road connection to Bradford Park subdivision (Parkway Drive).

The proposed Typical Collector Street has 60' Proposed Public Right of Way, 31' back of curb to back of curb, and sidewalks on both sides of all collector streets.

The proposed Typical Residential Street has 60' Proposed Public Right of Way, 27' back of curb to back of curb, and 5' sidewalks on both sides of all residential streets.

The proposed pedestrian system will include approximately 15,058 linear feet of sidewalks, including the proposed sidewalk adjacent to Buffalo Road, and 3,376 linear feet of walking trails. The walking trails are to be 10' wide with connections to the Town of Smithfield Greenway Trail.

Parking: Per the Town's UDO, the required parking for a single-family residential subdivision is 2 spaces per dwelling. 170 dwellings require 340 parking spaces. There are 605 proposed parking spaces within this subdivision, which is 265 spaces more than required per Town's ordinance. Each dwelling will have a minimum of a 1 car garage with a 2-car parking pad, providing at least 3 spaces per dwelling. There is overflow parking of +/- 86 spaces located and scattered along most of the subdivision streets and within the CBU parking area off street 'B'.

Mail Kiosks: The mail kiosks are located close to the most northern entrance on Buffalo Road, adjacent to a proposed parking area with at least one ADA space. The parking lot will also accommodate parking for use of active open space areas.

Public Sewer: The estimated wastewater flow is 61,200 gallons per day. There are +/- 7,171 linear feet of proposed sewer main extensions, connecting to the Town's existing sewer system that is located on site, adjacent to the Town of Smithfield's greenway trail to the east of the proposed project. Prior to construction, the system shall be approved by the Town's Engineering Department in accordance with the general guidelines and regulations of the Town and permitted by the State.

Public Water: Public water is available via an existing 12" water main along Buffalo Road. There are +/- 7,665 linear feet of proposed waterline. Connections to the existing 12" main shall be made and extended throughout the development. The level of inner connectivity shall provide for adequate domestic water as well as appropriate fire protection flow. Prior to construction, the system shall be approved by the Town's Engineering Department in accordance with the general guidelines and regulations of the Town and permitted by the State.

DESCRIPTION OF HOW CONFLICTS /CONCERNS WITH NEARBY LAND USES AND OR DISTURBANCES ARE BEING AVOIDED OR MITIGATED

There is a 10' Class 'A' landscape buffer proposed internally along the boundary of all adjacent properties. There is also passive open space along with the 10' Class 'A' landscape buffer behind the property owners in the Bradford Park subdivision, giving more separation from the lots within the proposed subdivision.

Appropriate additional survey and specific grading and stormwater plan design is provided to ensure that all stormwater will be directed downhill and away from that area and any other surrounding adjacent residences.

All potential conflicts with disturbances of wetlands, flood zones, and impacts to riparian buffers are being avoided altogether by not proposing any disturbances in those areas. There is one disturbance of a stream crossing which will be mitigated by receiving the appropriate permits.

There should not be any conflicts of use. The proposed use is single-family and most of the adjacent properties are single-family residential as well or vacant.

JUSTIFICATION THAT PROPOSAL WILL NOT PLACE BURDEN ON SURROUNDINGS

The distribution of traffic has been given much consideration when laying out the site's access point to serve the subdivision. There will be a required widening on Buffalo Road per NCDOT and Town of Smithfield. There will be two (2) main entrances off Buffalo Road, (2) stub outs to adjacent properties, as well as a 20' fire and emergency access road connection to Bradford Park subdivision (Parkway Drive). Care has been exercised in the subdivision to protect the environment by prudent use of buffers and landscaping. The public's safety and health have been addressed by providing public water and sewer that meet the Town and State requirements. The road system is designed to be safe for pedestrians and vehicles alike by providing adequate separation, traffic control and lighting, along with proposed stubs to the adjacent parcels on Streets 'D' and 'F' for future connections. Site grading and stormwater control measures will be designed to meet Town and State standards. Furthermore, the stormwater from the site will be properly directed downhill and away from the Bradford Park neighborhood. The public's health and welfare are further addressed by the proposed subdivision providing passive and active recreation opportunities offsite utilizing municipal recreation facilities via recreation assessment fees.

DESCRIPTION OF OPEN SPACE AREAS

+/- 104.37 acres of open space is proposed for this subdivision. Within the +/- of 104.37 acres, there will be +/- 2.05 acres of active open space including a bocce ball court, dog park, open play areas as well as extensive walking trails which will connect to the Town of Smithfield's Greenway trail. Maintenance of the open space areas will be the responsibility of the HOA.

DEVELOPMENT SCHEDULING

If the project is approved, the construction drawings will begin as soon as we have planning approval. After construction drawing approval and all other permits have been successfully acquired, the subdivision construction will begin immediately.

BUFFALO ROAD SUBDIVISION

FINDINGS OF FACT

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

The plan is consistent with the adopted plans and policies of the town and UDO regulations with deviations that were approved through Conditional Zoning (CZ-23-01 Buffalo Road Subdivision) which was granted July 9, 2024.

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

The plan complies with all applicable requirements of the UDO with deviations that were approved through Conditional Zoning procedures.

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

There are adequate utilities for sewer by connecting to the Town's existing sewer system located on site and adjacent to the Town of Smithfield's greenway trail. Connections to the existing 12" water main along Buffalo Road shall be made and extended throughout the development. Also, connections to the Town's existing power lines shall be made and extended throughout the development for power.

There will be a required widening on Buffalo Road per NCDOT and Town of Smithfield. There will be two (2) main entrances off Buffalo Road, (2) stub outs to adjacent properties, as well as a 20' fire and emergency access road connection to Bradford Park subdivision (Parkway Drive).

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

The plan will not be detrimental to the use or development of adjacent properties or other neighborhood uses by directing the stormwater from the site, downhill and away from the adjacent properties. As noted above, numerous access points and stubs to adjacent properties provide additional connectivity options for future adjacent developments. The proposed use of single-family residences is similar to adjacent properties.

S-24-07 Buffalo Road Subdivision Adjacent Properties List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
14A03007	MAC 2008 LLC		2790 MARRIOTTSVILLE RD		MARRIOTTSVL, MD 21104-1626
15004021J	DAVIDSON, SAMANTHA		9 RUNNEYMEDE PL		SMITHFIELD, NC 27577-4811
14057013B	VESTA ENTERPRISES, INC.			PO BOX 1457	SMITHFIELD, NC 27577-1457
14057010P	MORGAN, GARNELL A.	MORGAN, LISA	91 BROOKWOOD DR		SMITHFIELD, NC 27577-4864
14057010O	DIMSDALE, B KEITH	DIMSDALE, ANGELA W	92 BROOKWOOD DRIVE		SMITHFIELD, NC 27577-4863
14057010N	ASC REALTY LLC		PO BOX 883		CLAYTON, NC 27528-0883
14057154S	PETRY, MAHLEN D	PETRY, BRENDA W	63 WHITE OAK DR		SMITHFIELD, NC 27577-4806
14057154R	G2 PROPERTIES I, LLC		402 DIXIE DR		SELMA, NC 27576-2308
14057154P	DOWNS, FAYE D.		66 WHITE OAK DR		SMITHFIELD, NC 27577-4807
14057154N	BEGEAL, JEFFREY PAUL		62 WHITE OAK DR		SMITHFIELD, NC 27577-0000
14075033	JOHNSTON COUNTY BOARD OF	EDUCATION		PO BOX 1336	SMITHFIELD, NC 27577-0000
14075029B	CAREY, JORDAN	CAREY, ASHLEY	105 PARKWAY DR		SMITHFIELD, NC 27577-8332
14075038G	LAUDIE, RICHARD L.	LAUDIE, PATSY E.	203 PARKWAY DR		SMITHFIELD, NC 27577-8334
14075031C	GRUBBS, JAMES FRANKLIN	GRUBBS, KAREN M	101 COBBLESTONE CT		SMITHFIELD, NC 27577-7102
14075038I	BRYANT, WANDA B.		103 COBBLESTONE CT		SMITHFIELD, NC 27577-7102
14075038O	BRUTON, EUGENE	BRUTON, SHEILA H	105 COBBLESTONE CT		SMITHFIELD, NC 27577-7102
14075038P	FRAYRE, MARIBEL		107 COBBLESTONE CT		SMITHFIELD, NC 27577-7102
14075038R	HONEYCUTT, LARRY D	HONEYCUTT, MARIA C	109 COBBLESTONE COURT		SMITHFIELD, NC 27577-0000
14K09007	WORLEY, RONALD GLENN	WORLEY, MICHAEL LYNN	108 QUAIL RUN		SMITHFIELD, NC 27577-0000
14075035	STEVEN, JOSE JR.	GORILLA BROADCASTING NC LLC	1270 BUFFALO RD		SMITHFIELD, NC 27577-7443
14075037	BRYAN, MICHAEL D		905 OCEAN PINES CT		N MYRTLE BCH, SC 29582-4498
14A03011A	LAMPE, GUY L.	LAMPE, ROSS W.		PO BOX 608	SMITHFIELD, NC 27577-0608
14075038B	BRYAN, KATHY M.		905 OCEAN PINES CT		N MYRTLE BCH, SC 29582-4498
14A03001	AE&E PROPERTIES, LLC		5529 NC HIGHWAY 39		SELMA, NC 27576-8529
14A03002	BARBOUR, B LINCOLN		1222 BUFFALO RD		SMITHFIELD, NC 27577-7443
14A03004A	MANNING, ERIC		1148 BUFFALO RD		SMITHFIELD, NC 27577
14A03004	DIAZ, CESARIO	PERAZA, DINORA S CORDOVA	1136 BUFFALO RD		SMITHFIELD, NC 27577
14001021	SMITHFIELD LAND GROUP, LLC		2075 JUNIPER LAKE RD		WEST END, NC 27376-8919