



## **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***

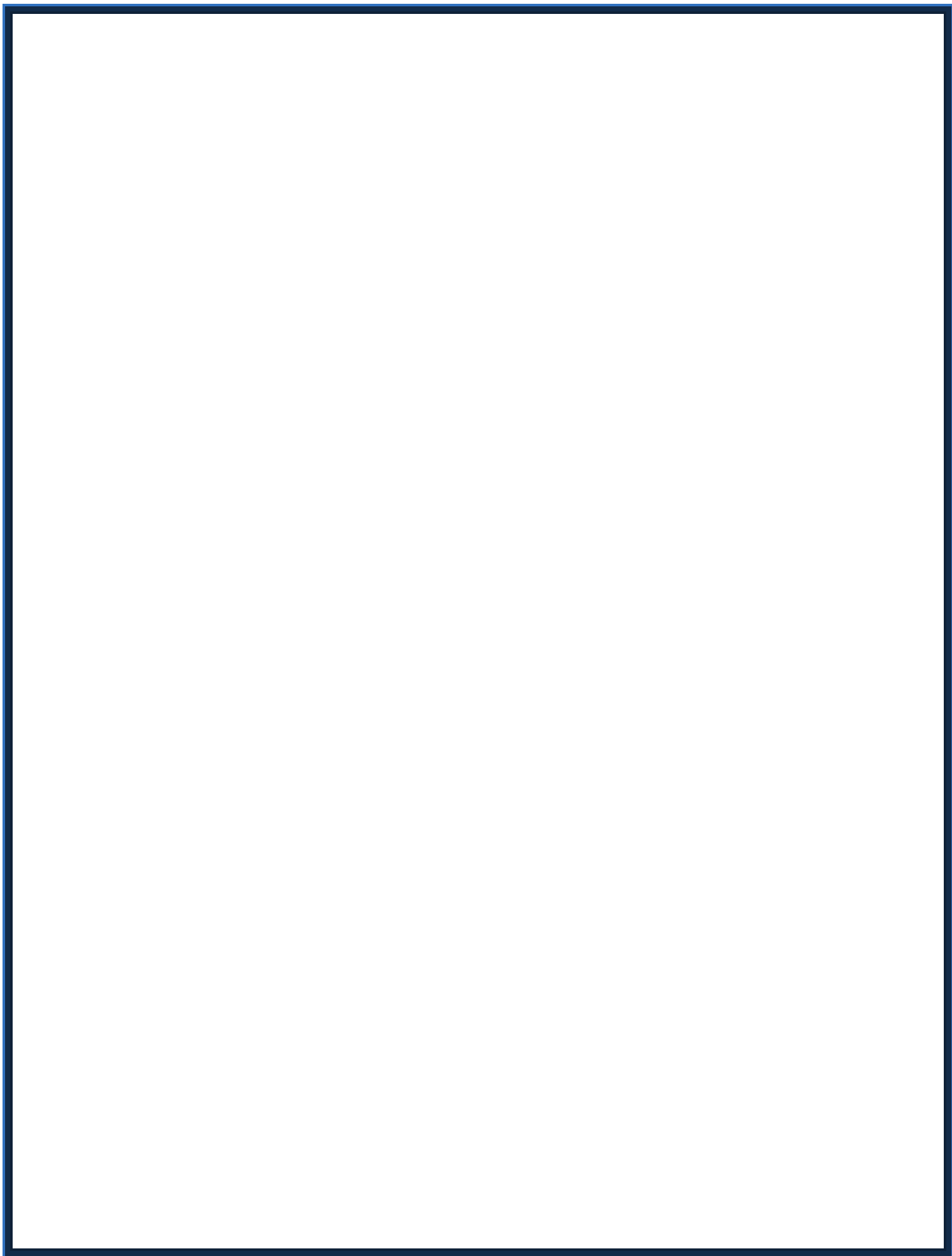
***Micah Woodard, CZO, Planner I***

***Julie Edmonds, Administrative Support Specialist***

***Meeting Date: Thursday, July 10<sup>th</sup>, 2025***

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

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





**PLANNING BOARD AGENDA**

**FOR REGULAR MEETING**

**JULY 10, 2025**

**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 May 1, 2025.**

**New Business.**

**ZA-25-02 B-3 Maximum Building Height Text Amendment:** Unified Development Ordinance (UDO) text amendment request by Brown Investment Properties, Inc to amend UDO Article 8, Section 8.91. to increase the maximum height in the B-3 Highway Entranceway Business District from forty feet (40') to fifty (50').

**RZ-25-01 Clarius Industrial Park:** Clarius Partners, LLC is requesting a general rezoning of the ±74.26 acre tract identified by Johnston County Tax ID 17J07032 from the existing B-3 (Highway Business) / R-20A (Residential Agricultural) Zoning Districts to LI (Light Industrial).

**CZ-25-03 Mallard Crossing:** Mallard Smithfield NC, LLC is requesting approval of an amended R-8 conditional rezoning master plan of 468.9-acres of land which will include 1,327 residential units: 873 single-family detached, 454 single-family attached (townhomes). The proposed plan is nine tracts located along Mallard Road.

**Old Business.**

**Adjournment.**

**Draft  
Town of Smithfield  
Planning Board Minutes  
Thursday, May 1st, 2025  
Council Chambers  
6:00 PM**

Members Present:

Chairman Mark Lane  
Vice-Chairman Debbie Howard  
Doris Wallace  
Ashley Spain

Members Absent:

Tara Meyer  
Alisa Bizzell  
Wiley Narron  
Bryan Stanley

Staff Present:

Micah Woodard, 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** Debbie Howard made a motion to approve the agenda; seconded by Ashley Spain. Unanimously approved.

**APPROVAL OF MINUTES April 3rd, 2025**

Doris Wallace made a motion to approve the minutes, seconded by Ashley Spain. Unanimously approved.

**NEW BUSINESS**

**S-25-04 Village on the Neuse Preliminary Plat:**

Village on the Neuse, LLC is requesting the approval of a preliminary plat of the Village on the Neuse Subdivision, a 117-lot Single-Family Residential development on 42.26 acres of land zoned R-8 Conditional.

Micah Woodard stated Village on the Neuse, LLC is seeking approval of a preliminary plat for Village on the Neuse Subdivision. The development will consist of 117 Single-Family Residential homes on 42.26 acres of land zoned R-8 Conditional. The proposed development is adjacent to Holland Drive to the south and Smithfield Middle School/Everett Lane to the north, fronting on Buffalo Road.

Dan Simmons of Everett Lane stated this proposed development butts up to his property. He has a pond on his property and he stated there are two roads entering into his property. He'd like to see a barricade at the end of those stubbed roads so no one can drive onto his property especially there at his house.

Mark Lane suggested the Planning Board recommend to the Town Council that a fence to be installed along the Simmons property line to prevent others from crossing over onto his property. He said he isn't going to require vinyl, wood or cattle fence but some sort of barricade to keep others walking along there from entering Mr. Simmons property. He added a barricade needed to be at Riverside Drive and East Neuse Drive.

Staff recommends approval of the Village on the Neuse preliminary plat, S-25-04, with the following conditions:

1. That the preliminary plat be contingent on approval of construction plans by staff meeting all applicable regulations/standards.



2. That flood plain development permits be obtained for the development of the lots within the 100-year flood plain.
3. The homeowner's association shall maintain all common amenities such as the Mailbox Kiosk and open space.
4. The stormwater management plan be designed to accommodate a minimum of 4,000 sq. ft. per lot.
5. The construction plans shall include an 8' multi-use trail along Buffalo Road frontage.
6. The construction plans shall include an 8' wide multi-use trail connecting from the proposed trail in Buffalo Ridge development to the northern extent of the Village of the Neuse development in the open space.
7. The riparian buffer shall be removed from Lots 49 and 50.
8. The mail kiosk parking shall be bound by curb and gutter and the driveway apron shall be in accordance with the Town's Standard Apron Detail.
9. The kiosk parking lot shall be setback 10' from the lot line in accordance with UDO Section 10.6.4.6.
10. Verify that the stormwater management plan will not create flooding off-site.

**Old Business**

None

**Adjournment**

Doris Wallace made a motion to adjourn; seconded by Ashley Spain. Unanimously approved.

Next Planning Board meeting is July 10th, 2025, at 6pm.

Respectfully Submitted,



Julie Edmonds  
Administrative Support Specialist



# Request for Planning Board Action

**Agenda**  
**Item:** ZA-25-02  
**Date:** 07/10/2025

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**Subject:** Zoning Text Amendment  
**Department:** Planning  
**Presented by:** Micah Woodard, Planner  
**Presentation:** Business Item

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## Issue Statement

Request by Brown Investment Properties, Inc to amend the Unified Development Ordinance Article 8, Section 8.91 to increase the maximum height in the B-3 Highway Entranceway Business District from forty feet (40') to fifty (50').

## Financial Impact

None.

## Action Needed

The 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 to recommend approval of the zoning text amendment ZA-25-02 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. Application



# Staff Report

Agenda  
Item: ZA-25-02

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## OVERVIEW:

The maximum height in the B-3 Highway Entranceway Business District is currently 40 feet. The definition of building height in the UDO is:

The vertical distance from the average finished grade (prior to the addition of any fill) of the building lot to the highest point of the building. The average grade will be based on the condition of the lot prior to the date of adoption of this ordinance.

The applicant would like to increase the maximum building height in the B-3 District from 40' to 50'. The applicant received a special use permit for the Stadler Station apartments and found the existing maximum height regulation to be too restrictive for their project. The applicant is planning to utilize fill soil to raise the site and plans on utilizing a 4:12 or 5:12 pitched roof for the apartment buildings which will result in a building height that exceeds current town standards. Without the increase in building height, the planned three-story apartment would not be feasible.

Currently within the B-3 District, the building height can exceed 40'; up to 100' when the site is within 660' of I-95.

The Town's definition of building height differs from the 2018 NC State Building Code's definition; rather than measuring to the peak of the roof, NC State Building Code measures to the midpoint of the roof. The town's definition is consistent with those of several other towns in Johnston County.

As the applicant noted, the comprehensive plan anticipated the need for an increase in building height to support economic development. There are no Fire Safety issues with the maximum building height increase. There have several recent residential projects associated with conditional zoning that have requested a 50' maximum height, including the recent Local 70 project.

## DRAFT AMENDMENT:

### 8.9.1. - Dimensional Requirements.

(A) Minimum Lot Area • 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 • Major shopping center • Minor shopping center • Other building or use	200 lin ft 125 lin ft 125 lin ft
(C) Front Yard Setback • Major shopping center • Minor shopping center • Other building or use	100/50 ft (see Sec. 8.9.2.1) 50/35 ft (see Sec. 8.9.2.2) 50/35 ft (see Sec. 8.9.2.2)
(D) Side Yard Setback • Major shopping center • Minor shopping center • Other building or use	50 ft 15 ft (see Sec. 8.8.2.3) 8 ft (see Sec. 8.8.2.3)
(E) Rear Yard Setback • Major shopping center • Minor shopping center • Other building or use	50 ft 25 ft 25 ft
(F) Maximum Building Height	50 ft -40 ft (see Sec. 8.13.6)
(G) Accessory Buildings Setback	10 ft (see Sec. 8.13.2)

## CONSISTENCY STATEMENT (STAFF OPINION):

Staff finds the zoning text 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.

## RECOMMENDATION:

Planning Staff recommend the Planning Board recommend approval of the zoning text amendment ZA-25-02, 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:

"Move to recommend approval of zoning text amendment, ZA-25-02, amending Article 8, Section 8.9.1, 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 TOWN COUNCIL  
ZA-25-02**

**Whereas** the Smithfield Town Council, upon acting on a zoning ordinance amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, 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 Town Council, upon acting on a zoning ordinance amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, 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 TOWN COUNCIL AS APPROPRIATE:**

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

That the final action regarding zoning ordinance amendment ZA-25-02 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 Town Council and information provided at the regularly scheduled meeting of Town Council; and

It is the objective of the Town of Smithfield Town Council 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 Town Council 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-25-02 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 Town Council 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.



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:

Brown Investment Properties, Inc. 1007 Battleground Ave., Suite 401

Petitioner's Name

Address or PO Box

Greensboro, NC 27408

336-379-8771

City, State, Zip Code

Telephone

Proposed amendment to the Town of Smithfield Unified Development Ordinance:

Amend Section 8.9.1(F) of the UDO to increase maximum height in B-3

Highway Entranceway Business District from forty feet (40') to fifty (50') feet.

(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.

Signature of Petitioner

5/14/2025

Date

### FOR OFFICE USE ONLY

File Number: \_\_\_\_\_

Date Received: \_\_\_\_\_

Amount Paid: \_\_\_\_\_





**Statement of Justification**  
**in support of**  
**Petition for Amendment to the Unified Development Ordinance**

Petitioner Brown Investment Properties, Inc. ("Petitioner") submits this Statement of Justification in support of its Petition for Amendment to the Unified Development Ordinance (the "Petition") requesting to amend Section 8.9.1(F) of the Town of Smithfield ("Town") Unified Development Ordinance ("UDO"). The Petition requests to amend the maximum building height in the B-3 Highway Entranceway Business District ("B-3 District") from the existing forty feet (40') to fifty feet (50').

It is Petitioner's understanding that the intent of the UDO is to allow development of three-story multifamily residential uses in the B-3 District. However, the current 40' limit, as defined and enforced in the UDO, functions to limit multifamily development in the B-3 District to two-story buildings if using a typical pitched roof. Three-story multifamily uses are only feasible under the current height restriction if they are designed with a low-slope or flat roof which adds significant costs to a multifamily project. Typical roof pitches for a three-story apartment building with a pitched roof are 4:12 and 5:12 and will always exceed forty feet if measured to the ridge of the roof and also including existing grade prior to the addition of any fill as required by the definition of "Building, height of" set forth in Appendix A to the UDO ("The vertical distance from the average finished grade (prior to the addition of any fill) of the building lot to the highest point of the building. The average grade will be based on the condition of the lot prior to the date of adoption of this ordinance.")

As a result, Petitioner is requesting that the maximum allowable building height in the B-3 District be increased from 40' to 50' if the measurement includes fill and is taken to the ridge of the roof rather than the mid-point of the roof as defined by the 2018 NC State Building Code when determining maximum building height.

If this change is adopted, the proposed height increase will promote the development of three-story, multifamily housing in the B-3 District which Petitioner believes is consistent with the goals of the UDO and correct an inadvertent prohibition of affordable three-story residential development due to the 40' height limit as it is currently written, defined and enforced. This proposal is also consistent with "Objective 1: Encourage the efficient use of land" contained in the Smithfield Town Plan which notes that "in some areas increasing a height limit [above 40'] may be beneficial to encourage economic development."

SMITH, ANDERSON, BLOUNT,  
DORSETT, MITCHELL & JERNIGAN, L.L.P.

LAWYERS

OFFICES

Wells Fargo Capitol Center  
150 Fayetteville Street, Suite 2300  
Raleigh, North Carolina 27601

JAMES R. TODD

DIRECT DIAL: (919) 821-6727

E-Mail: jtodd@smithlaw.com

June 4, 2025

MAILING ADDRESS

P.O. Box 2611  
Raleigh, North Carolina  
27602-2611

TELEPHONE: (919) 821-1220

FACSIMILE: (919) 821-6800

**VIA FEDEX OVERNIGHT**

Town of Smithfield Planning Department  
350 East Market Street  
Smithfield, North Carolina 27577  
Attn: Stephen Wensman, Planning Director  
(919.934.2116 ext. 1114)

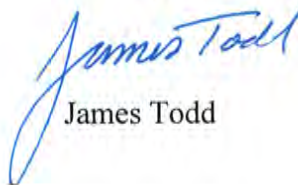
Re: *Petition for Amendment to the UDO – Brown Investment Properties, Inc.*  
*Our File: 13578.30*

Stephen:

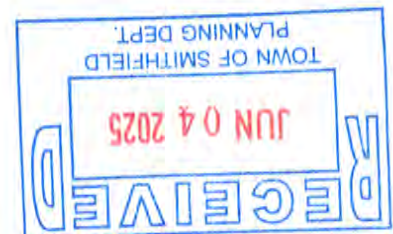
Enclosed are the Petition for Amendment to the UDO on behalf of our client Brown Investment Properties, Inc., a Statement of Justification in support of the Petition, and a check in the amount of \$400 for the application fee.

Please let me know if anything further is required from our end for the application to be processed.

Thank you,

  
James Todd

Enclosure









# Request for Planning Board Action

**Agenda Item:** RZ-25-01  
**Date:** 7/10/25

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**Subject:** Zoning Map Amendment  
**Department:** Planning  
**Presented by:** Micah Woodard, Planner I  
**Presentation:** Public meeting

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## Issue Statement

Clarius Partners, LLC is requesting a zoning map amendment to rezone a 75.61 acres parcel, located on US Highway 70 Business, at the north edge of the Town's extra-territorial jurisdiction and with the Johnston County Tax ID 17J07032, from R-20A (Residential-Agriculture) to LI (Light Industrial).

## Financial Impact

None.

## Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the rezoning and to make a recommendation to the Town Council to approve or deny the request.

## Recommendation

Planning Staff recommends approval of the rezoning, RZ-25-01, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the request is reasonable and in the public interest.

Approved: ☐ Town Manager ☐ Town Attorney

## Attachments:

1. Staff report
2. Consistency Statement
3. Application
4. Site Plan Exhibit



# Staff Report

Agenda RZ-  
Item: 25-01

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## REQUEST:

Clarius Partners, LLC is requesting a zoning map amendment to rezone a 75.61 acres parcel, located on US Highway 70 Business W, at the north edge of the Town's extra-territorial jurisdiction (ETJ) and with the Johnston County Tax ID 17J07032, from R-20A (Residential-Agriculture) to LI (Light Industrial).

## PROPERTY LOCATION:

The property is located on US Highway 70 Business W, at the north edge of the Town's extra-territorial jurisdiction, northeast of St. Ann's Catholic Church and across the highway.

## SITE DATA:

Tax ID#	17J07032
Acreage:	75.61 acres
Present Zoning:	B-3 / R-20A (Residential/Agricultural) and WS-IV-PA
Proposed Zoning:	LI (Light Industrial)
Existing Use:	Vacant - Woodland and Agriculture
Proposed Use	Light Industrial
Town/ETJ:	ETJ
Fire District:	Wilson's Mills
School Impacts:	None
Parks and Recreation:	None
Water Provider:	Johnston County
Sewer Provider:	Johnston County
Electric Provider:	Duke

## EXISTING CONDITIONS/ENVIRONMENTAL:

The parcel is comprised of agricultural fields and mixed forest. A blue line stream crosses the northern portion of the property. A gas line easement crosses the south-western corner of the property. The property is also within the WA-IV-PA – protected area watershed overlay district which requires more restrictive stormwater management.

**ADJACENT ZONING AND LAND USES: (see attached map for complete listing)**

	<b>Zoning</b>	<b>Existing Land Uses</b>
<b>North</b>	General Business/Commercial/Agriculture-Residential (County Zoning Designations)	Vacant – Farmland and Woodland
<b>South</b>	R-20A/B-e	Vacant – Farmland and Woodland
<b>East</b>	R-20A and RMST (Residential Main Street Transition) a Wilson's Mills Zoning District	Single-family Residential
<b>West</b>	B-3	Vacant – Farmland and Woodland

**ANALYSIS:**

The 75.61-acre parcel is at the most north-eastern portion of the Town's ETJ with County development to the north and Wilsons Mills corporate limits and development to the east. The Town is unable to annex land in this area without cooperation of Wilsons Mills and they have adjacency. Johnston County has sewer and water in the area if utilities are available for connection. There is a single 67-acre agricultural property to the south that separates the proposed industrial site from TK Studio, AvanceTec within an existing light industrial zoning district.

The applicant has submitted a concept plan for Clarius Park, a warehouse distribution development that they hope to build on the site. The developers have already completed a traffic impact study and NCDOT has agreed to allow them a full movement driveway with a traffic signal that allows left and right turns into the site and turn lanes on the highway.

**Comprehensive Plan.** The area is guided in the Comprehensive Plan for Low Density Residential. The comprehensive plan did not anticipate the expansion of industrial land uses in this area. Approval of the rezoning would constitute a Comprehensive Plan amendment.

**CONSISTENCY STATEMENT (Staff Opinion):**

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

- **Consistency with the Comprehensive Growth Management Plan -** *The development is inconsistent with the town's comprehensive plan and the rezoning will result in an amendment to the Town's plan.*
- **Consistency with the Unified Development Code –** *The site will be developed in accordance with the Light Industrial standards and WS-IV-PA standards.*

- **Compatibility with Surrounding Land Uses** - *The property considered for rezoning will be compatible with surrounding land uses, in particular, there is a LI District less than 1,000 feet to the south.*

**RECOMMENDATION:**

Planning Staff recommends approval of RZ-25-01 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan as amended by the rezoning, and other adopted plans, and that the amendment is reasonable and in the public interest.

**RECOMMENDED MOTION:**

Staff recommends the following motion:

“move to recommend approval of zoning map amendment, RZ-25-01, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan as amended by the rezoning and other adopted plans, and that the amendment is reasonable and in the public interest.”

**THE TOWN OF SMITHFIELD  
UNIFIED DEVELOPMENT ORDINANCE  
ZONING MAP AMENDMENT CONSISTENCY STATEMENT  
BY THE SMITHFIELD TOWN COUNCIL  
RZ-25-01**

**Whereas** the Smithfield Town Council, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, 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 Town Council, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, 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 TOWN COUNCIL AS APPROPRIATE:**

**IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE IS ADOPTED,**

That the Town Council recommendation regarding text amendment RZ-25-01 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 Town Council and information provided at the public hearing; and

It is the objective of the Town of Smithfield Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map 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 Town Council and information provided at the public hearing. Therefore, the amendment is reasonable and in the public interest.

**IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE FAILS,**

That the final recommendation regarding zoning map amendment RZ-25-01 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 Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment does not promote this and therefore is neither reasonable nor in the public interest.



# RZ-25-01 Clarius Park

**File Number:**  
RZ-25-01

**Project Name:**  
Clarius Park

**Location:**  
West side of US Highway  
70 Business , South of  
Dasu Dr

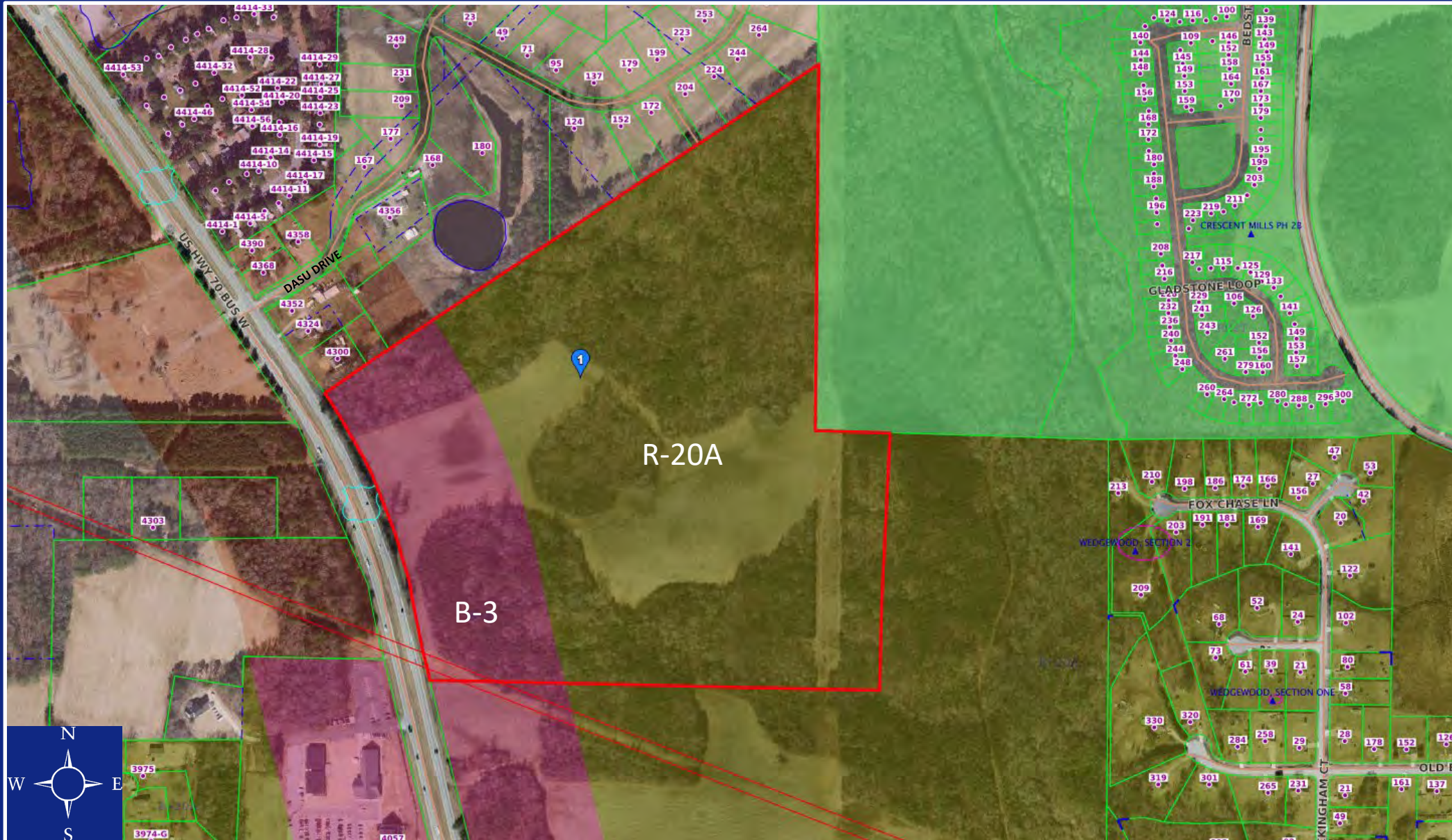
**Tax ID#:**  
17J07032

**Existing Zoning:**  
B-3 / R-20A

**Property Owner:**  
WALKER, NOVA C

**Applicant:**  
Clarius Partners, LLC

**City or ETJ:**  
ETJ





SITE DATA	
GROSS SITE AREA	± 74.3 AC
DETENTION AREA	± 4.53 AC
WETLAND/BUFFER	± 9.8 AC 25%
BUILDING AREA	± 590,400 SF
BUILDING A:	± 100,620 SF
CAR PARKING	± 142 (4 ACCESSIBLE)
DOCK POSITIONS	± 24 (9' X 10')
TRAILER STALLS	± 17 (12' X 60')
BUILDING B:	± 209,160 SF
CAR PARKING	± 205 (4 ACCESSIBLE)
DOCK POSITIONS	± 44 (9' X 10')
TRAILER STALLS	± 54 (12' X 60')
BUILDING C:	± 168,660 SF
CAR PARKING	± 157 (4 ACCESSIBLE)
DOCK POSITIONS	± 24 (9' X 10')
TRAILER STALLS	± 60 (12' X 60')
BUILDING D:	± 111,960 SF
CAR PARKING	± 106 (4 ACCESSIBLE)
DOCK POSITIONS	± 23 (9' X 10')
TRAILER STALLS	± 33 (12' X 60')

**NOTE:**

SITE LAYOUT AS SHOWN IS PRELIMINARY IN NATURE. THE PROPOSED SITE PLAN'S BUILDING SQUARE FOOTAGE, INTERNAL CIRCULATION, PARKING AND LOADING SPACES, AND STORM WATER MANAGEMENT ARE ALL SUBJECT TO CHANGE BASED ON FUTURE DESIGN.

SITE PLAN SUBJECT TO CHANGE BASED ON REVIEW WITH RELEVANT PERMITTING AGENCIES, SUCH AS NCDOT, TOWN OF SMITHFIELD, USACE, ETC.



THIS PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND APPROVALS.





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

## REZONING APPLICATION

*Pursuant to Article 4, Section 4-1 of the 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. **Rezoning applications must be accompanied by one (1) application, one (1) required plan, an Owner's Consent Form (attached), (1) electronic submittal and the application fee.***

Name of Project: Clarius Park Acreage of Property: 75.61 Acres  
Parcel ID Number: 168600-13-3158 Tax ID: 17J07032  
Deed Book: 220 Deed Page(s): 53  
Address: 4100 US 70 Hwy Bus W  
Location: West side of US Highway 70 Business, South of Dasu Dr.

Existing Use: Agricultural / Greenfield Proposed Use: Light Industrial  
Existing Zoning District: B-3 / R-20A  
Requested Zoning District LI  
Is project within a Planned Development: ☐ Yes ☒ No  
Planned Development District (if applicable): Not applicable  
Is project within an Overlay District: ☒ Yes ☐ No  
Overlay District (if applicable): WS-IV NSW Protected

### FOR OFFICE USE ONLY

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

## OWNER INFORMATION:

Name: Kathryn C. Maresh

Mailing Address: 526 Jensen Street, PO Box 38, Valparaiso, NE 68065

Phone Number: 402-432-4001

Fax:

Email Address: mareshkay@gmail.com

## APPLICANT INFORMATION:

Applicant: Clarius Partners, LLC

Mailing Address: 200 W. Madison St., Suite 1625, Chicago, IL 60606

Phone Number: 312-386-7150

Fax:

Contact Person: Craig Dannegger

Email Address: cdannegger@clariuspartners.com

## REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

*The following items must accompany a rezoning application. This information is required to be present on all plans, except where otherwise noted:*

☒ A map with metes and bounds description of the property proposed for reclassification.

☒ A list of adjacent property owners.

☒ A statement of justification.

☐ Other applicable documentation: \_\_\_\_\_

## STATEMENT OF JUSTIFICATION

*Please provide detailed information concerning all requests. Attach additional sheets if necessary.*

See attached.

## APPLICANT AFFIDAVIT

*I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Smithfield to approve the subject zoning map amendment. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.*

Craig Dannegger  
Print Name

  
Signature of Applicant

6/4/2025  
Date



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

## OWNER'S CONSENT FORM

Name of Project: Clarius Park Submittal Date: 6/6/2025

### OWNERS AUTHORIZATION

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

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

Signed by: Kathryn Maresh Kathryn Maresh 5/13/2025  
*Signature of Owner* *Print Name* *Date*

### CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Craig Dannegger Craig Dannegger 6/4/2025  
*Signature of Owner/Applicant* *Print Name* *Date*

### FOR OFFICE USE ONLY

File Number: Date Received: Parcel ID Number:

## **Rezoning Application – Statement of Justification**

*June 4, 2025*

The applicant respectfully requests the rezoning of the ±75.61-acre Parcel PIN 168600-13-3158, located along US Highway 70 Business, from a combined B-3 (Highway Business) / R-20A (Residential-Agricultural) to Light Industrial (LI). This request is based on i) the parcel's highest and best use as Light Industrial due to its strategic location, ii) Light Industrial use consistent with the evolving development patterns along this portion of the US Highway 70 Business corridor, and iii) the economic development and public benefit that Light Industrial use provides. These justifications are further described below:

### **1. Highest and Best Use – Strategic Corridor Location**

The parcel fronts US Highway 70 Business, a major regional transportation route increasingly developed with industrial and commercial uses, as represented by the current B-3 zoning at the front of the parcel. The proposed Light Industrial use will reinforce these development patterns along major corridors like US highway 70 Business. Furthermore, the parcel is located in the northernmost portion of the Town of Smithfield extraterritorial jurisdiction (ETJ) and in close proximity to Interstate 42 to the north, providing convenient and efficient access to other major regional transportation routes, reinforcing Light Industrial as the highest and best use.

Additionally, while the parcel benefits from nearby existing road and utility infrastructure, the current R-20A zoning at the rear portion of the parcel does not take full advantage of these attributes. The proposed Light Industrial use, on the other hand, will not only represent a more efficient allocation of the existing infrastructure resources, it will also be accompanied by additional investments and extensions of the existing road and utility infrastructure along US Highway 70 Business.

### **2. Consistency with Current Development Patterns**

The proposed Light Industrial zoning reflects the establish character of the US Highway 70 Business corridor, which includes a mix of commercial, business and industrial uses. In fact, the parcel is in immediate proximity to other similar uses including AdvanceTec, North American Van Lines, and Studio TK. The applicant has also coordinated the proposed use with Saint Ann Catholic Church across US Highway 70 Business. The Light Industrial use for this parcel is consistent with these similar and complimentary neighboring uses and is generally consistent with the trends and overall intent of the US Highway 70 Business corridor.

### **3. Economic Development & Public Benefit**

The Light Industrial land use for this property will deliver meaningful community benefits. Compared to other uses, Light industrial uses are known to provide significant tax revenue with limited impact on community resources and public services. The Light Industrial use and associated development of the parcel will also entail improved road and utility infrastructure to the community's benefit. Lastly, industrial uses and the businesses that operate these industrial facilities create quality employment opportunities for the community, additionally providing direct and indirect economic growth as employees and visitors may be dining, shopping and living in the community.





# Request for Planning Board Action

**Agenda Item:** CZ-25-03  
**Date:** 6/7/22  
7/10/25

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**Subject:** Mallard Crossing R-8 Conditional Zoning Map Amendment  
**Department:** Planning  
**Presented by:** Stephen Wensman, Planning Director  
**Presentation:** Public Meeting

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## Issue Statement

Mallard Smithfield NC, LLC is requesting approval of an amended R-8 conditional rezoning master plan of 491.2 acres of land which will include 1,327 residential units: 873 single-family detached, 454 single-family attached (townhomes).

## Financial Impact

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

## Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the amended conditional rezoning master plan and decide whether to grant approval, approval with conditions, or denial.

## Recommendation

Planning Staff recommend approval of CZ-25-03 with 9 conditions 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. Consistency Statement
3. Application
4. Narrative
5. Master Plan
6. Rezoning Book
7. Response to 1<sup>st</sup> review comments



# Staff Report

Agenda CZ-  
Item: 25-03

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## OVERVIEW:

On June 7, 2022, the Town Council approved an R-8 Conditional rezoning for the Wood leaf Development which consisted of 2,005 residential units: 490 detached single-family lots, 691 attached single-family townhome lots, a 564-unit 3-story multifamily development and a 260-unit 4-story multifamily development. A new developer is requesting an amendment to the masterplan with the following changes:

- Reduction in the acreage because the solar farm has been removed from the development site.
- A reduction in the number of residential units from 2,005 to 1,327
- Eliminated all 824 apartment units from the plan
- Introducing age-targeted units
- A total of 5 distinct residential product lines.
- Plans include 2 clubhouses and swimming pools
- Electric by the Town of Smithfield
- Architectural materials include premium vinyl siding.
- Proposing valley curb in front of all lots that are less than 50' wide
- There will be overflow parking in the townhouse areas, but not within 500' of each building as was approved with Wood leaf.

## PROPERTY LOCATION:

The property is on both sides of Mallard Road from Old Mallard Road extending about 2-miles east.

## APPLICATION DATA:

Applicant:	Mallard Smithfield NC, LLC
Proposed Use:	Medium density residential
Fire District:	Town of Smithfield
School Impacts:	Additional students
Parks and Recreation:	Park Dedication Fee in Lieu
Water and Sewer Provider:	Town of Smithfield
Electric Provider:	Town of Smithfield
Zoning site acres:	491.2 acres
Active/Managed Open Space:	25 acres
Passive/Unmanaged Open Space:	190 acres
Public R/W:	54 acres
Development Density:	2.83 dwelling units/acre



Parcel PIN, Tax ID, Address, Location, Acreage, Use, Zoning, Owner:

PIN	Tax ID	Site Address	Nearby Location	Acreage	Existing Use	Existing Zoning	Book/Page	Owner
169202-79-9657	15K11019F	1980 Mallard Rd	West side of Mallard Rd near Marshall Dr	44.08 ac	Agriculture	R-8 CZ		Marshall, Inc.
169300-70-7509	15K11019S		West side of Mallard Rd near Marshall Dr	35.14 ac	Agriculture	R-8 CZ	5452/599	Julian Brian Marshall & William Corbett Marshall
169300-91-8831	15K11017	1820 Mallard Rd	West side of Mallard Rd near Marshall Dr	124.42 ac	Agriculture	R-8 CZ	4374/903	William I Talton Revocable Trust & Irene Lee Talton Revocable Trust
260300-00-3877	15K11047C		West side of Mallard Rd near Marshall Dr	5.28 ac	Agriculture	R-8 CZ	4343/849	William I Talton Family Estate Trust Irene Lee Talton Trustee
260300-13-6423	15L11043	780 Mallard Rd	West side of Mallard Rd near US 70	109.25 ac	Agriculture	R-8 CZ	4373/141	Kenneth A Talton Trust Kenneth A Talton Trustee
260300-23-8022	15L11042B	1071 Mallard Rd	East side of Mallard Rd near US 70	81.29 ac	Agriculture	R-8 CZ	4865/421	Robert Kent Hill & Karen Hill Crocker
260200-09-2086	15K11047		East side of Mallard Rd near Brogden Rd	30.56 ac	Agriculture	R-8 CZ	4374/903	William I Talton Revocable Trust & Irene Lee Talton Revocable Trust
169202-98-6620	15K11047F		East side of Mallard Rd near Brogden Rd	39.97 ac	Agriculture	R-8 CZ	4342/849	William I Talton Family Estate Trust Irene Lee Talton Trustee

**ADJACENT ZONING AND LAND USES:**  
(see attached map)

	Zoning	Existing Land Uses
North	R-20A	Rural Residential/Agricultural.
South	R-20A	Rural Residential/Agricultural.
East	R-20A	Rural Residential/Agricultural.
West	R-20A	Rural Residential/Agricultural.

**EXISTING CONDITIONS/ENVIRONMENTAL:**

The property considered for approval is a mix of residential and agricultural land with woodlands, wetlands and fields. There are also blue-line streams present throughout the south side of Mallard Road. A Duke powerline bi-sects the development from east-to-west.

## MASTER PLAN/ANALYSIS:

- **Comprehensive Land Use Plan.** The master plan is consistent with the comprehensive plan which supports medium density residential. The comprehensive plan was amended with the original rezoning.
- **Voluntary Annexation.** The developer has indicated he will be submitting a voluntary annexation petition with the development of the site.
- **Development Phasing.** The project is anticipated to be completed in five phases, with the first phase beginning construction in late 2026 or early 2027 with final completion expected in 2032.
- **Utilities.** The utilities will be Town of Smithfield.
- **Site Access and Traffic.**
  - The access to the development will be off of 7 intersections with Mallard Road and a lateral access to Marshall Road and other developable adjacent properties.
  - Additional lateral access should be provided where possible with easements or other means.
  - A traffic impact study was prepared and NCDOT will requiring turn lanes on Mallard Road with the development. The TIA will be updated for the preliminary plat.
- **Streets.**
  - The developer is proposing 27' wide b/b streets in 50' wide public right-of-way throughout the development. The Town's standard right-of-way width is 60' wide. The original rezoning suggested some wider entrances for landscaped medians. This is not in the proposal at this time.
  - The development shows lateral access to adjacent properties that might develop in the future.
  - There are numerous cul-de-sacs shown on the plans and several appear to be elongated. Cul-de-sacs such as these often become used as parking lots and should be discouraged.
  - The lateral connection to Mallard Road was deleted with the approval of the Wood leaf zoning approval. The Mallard Road connection is still shown as deleted.
- **Curb and gutter.** The developer is proposing valley curb rather than standard B6-12 curb and gutter. The original approval only allowed valley curb front of and within 10' of a townhouse. The developer is proposing to have valley curbs in front of all lots with less than 50' of frontage.
- **Trails and Sidewalks.**
  - The developer is proposing 5' sidewalks on both sides of each residential street and along the north side of Mallard Road.
  - A multi-use trail is proposed along the south side of Mallard Road.

- A multi-use trail is proposed in the Duke powerline easement with a boardwalk to over wetland areas. An easement has been provided south of the solar farm for future extension of the trail. Staff would like the trail to be installed with the development so that it can be extended in the future to the end of Old Mallard Road and to a potential trail head at the Smithfield Utilities site on Brogden Road.
- **Open Space and Site Amenities.**
  - There are no public parks dedicated in the development, only private. The current Town's Parks Master Plan did not envision expansion of the town to the East of I-95. The development proposes 25 acres of actively managed open space which includes:
    - Amenity Areas with clubhouses with swimming pools, playground equipment, dog park, gazebo, decorative fencing, shade shelters, and lawn sports, and pickleball.
- **Landscaping and Buffering.**
  - A landscaped berm with a decorative fence along Mallard Road is proposed where there are double fronted lots and the berm be a minimum of 3' high on average to screen rear yards. Elsewhere the required street yard will be provided.
- **Stormwater Management.** The developer has shown conceptual stormwater control measures (SCMs) throughout the development with maintenance access considered. A stormwater management plan will be required with the development of the site.
- **Trash and Recycling.** The HOA declarations will be requiring trash and recycling roll-offs be screened from the public right-of-way or stored in garages or rear yards.
- **Subdivision Signs.** Ground mounted subdivisions signs are required features of subdivisions. The master plan does not show where these will go, but the developer provided an image of such a sign in the community amenities page of the application.
- **Homeowner's Association.** An HOA will own and maintain the recreation and open space areas and amenities, stormwater facilities, walking trails, and landscaping.
  - The HOA should also manage no parking on streets.
  - The HOA declarations need to be submitted for review by the Town Attorney prior to final plat.
- **Residential Housing.** The applicant is proposing 5 different project lines with the application that differ from the former Wood leaf master plan.

The Wood leaf master plan included (2,005 units):

- 490 - 50' wide - 6,000 sq. ft. detached single-family residential lots. The minimum home size was 1600 sq. ft. with oversized single car garages.
- 691 - 20' x 100' townhouses lots with 20 ft building separations.
  - Min. unit size for 2 br/ 2 bath - 1,400-1,500 sq. ft.
  - Min. unit size for 3 br/ 2.5 bath - 1,600 sq. ft.
  - All with one-car garages.
- 564 units in (22) 3-story apartments and 260 units in (3) 4-story apartments.

The Mallard Crossing master plan includes (1,327 units):

- 267 - 20' x 100' townhouses lots with 20' building separations.
- 332 - 42' x 120' (5,040 sq. ft.) detached single-family lots.
- 303 - 51' x 120' (6,120 sq. ft.) detached single-family lots.
- 238 - 51' x 120' (6,120 sq. ft.) age targeted detached single-family lots.
- 187 - 24' x 100' ( 2,400 sq. ft. ) age targeted townhouse lots with 20' building separations.

- **Architectural Standards.** On page 6 of 9 of the Narrative, the developer describes the architecture as having:
  - A variation in exterior finishes including premium vinyl siding with cottage style elements including a mix of siding styles, including horizontal lap siding, shake shingle accent siding and board and batten style siding.
  - Each of the products will also have garages, with each garage door having either carriage style adornments or windows.
  - The age-targeted product lines will also include stone elements on the exterior.
  - No details have been provided for individual front or rear yard walks, patios or landscaping
  - No details have been provided end unit facades that face the public right-of-way.
  - Staff recommends all single-family homes and townhomes have rear decks or patios of at least 100 sq. ft. in size.
  - **Note: The Wood leaf development rezoning was approved with exterior materials comprised of hardiplank siding, brick and stucco.**
  - Staff recommends there be a minimum 100 sq. ft. deck or patio for each unit.
- **Setbacks.**
  - The proposed minimum setbacks for single-family detached homes are:
    - 25' front
    - 5' side
    - 15' rear

- The proposed minimum setbacks for townhouses are:
  - 25' front
  - 5' side
  - 15' rear
  - 30' Perimeter Yard - (Section 8.13.1.4 requires the townhouse development to maintain a 40' wide perimeter yard. This buffer is applicable on the north edge of the age-targeted townhomes and the east edge of the traditional townhomes. In both instances the perimeter yard appears to be approximately 30 feet.
- **Parking.**
  - The required parking of 2 spaces per unit will be met. Some auxiliary parking has been added in townhouse areas. Wood leaf was approved requiring auxiliary parking areas in the townhouse areas within 500' of each townhouse building. This is no longer in the proposal.
  - As with the Wood leaf proposal, the HOA will enforce no parking on the public streets.

#### **CONDITIONAL ZONING:**

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

Item	R-8/UDO	Existing R-8 CZ	Proposed R-8 CZ
Single family minimum lot area (UDO Section 8.3.1)	8,000 sq. ft	6,000 sq. ft.	5,000 sq. ft.
Single family minimum lot frontage (UDO Section 8.3.1)	70'	50'	42'
Min. front setback for TH and SF (UDO Section 8.3.1):	30 ft	25'	25'
Min. side setback SF (UDO Section 8.3.1):	10'	5'	5'
Townhome perimeter yard (8.13.1.4)	40'	15'-20' only applicable w 2 bldgs.	30' applicable in 2 locations: Northern age targeted TH; and east edge of trad TH.

Min. rear setback for TH and SF (UDO Section 8.3.1):	25'	15'	15'
Max. building Height for TH and Apartments (UDO Section	35'	>35' for TH and not to exceed 4-stories for apartments.	>35' for TH and not to exceed 4-stories for apartments.
Building separation for TH and Apartments (UDO Section)	25'-40' depending on heights	20' for TH.	20'
Corner lot side setback (UDO Section 8.13.3.1)	Same as front setback	15' (matched code at the time)	15'
Min buffer yard requirements (UDO Section 10.14)	varies according to adjacent use	No min. buffer yard along internal boundaries between uses	Meets code requirements
Min. local street right-of-way width (10.110.9)	60'	50'	50'
Local street width	27' back-to-back	27' back-to-back	27' back-to-back
Curb and Gutter (Standard Detail 3.02 D)	B-6-12 curb and gutter	B—6-12 with Valley curbs in front of townhouses and within 10' of the end unit.	Valley curb on lots that are less than 50' in width.
Horizontal Street Design 3.02B of Engineering Standards.	Meets standards	NCDOT Standards.	Horizontal street centerline radii of 150'
Architectural Standards	None	Hardiplank siding, brick and stucco	Premium vinyl

- **Proposed Standards Exceeding UDO Requirements.**

- Sidewalks on both sides of subdivision streets.
- 2 clubhouses.

- 2 swimming pools.
- Other listed recreational amenities.
- Class A building materials exceed UDO requirements including vinyl siding.
- A landscaped berm of a minimum average height of 3' and with a decorative fence will be provided between Mallard Road and double fronted lots.
- Multi-use trail in the Duke powerline easement.

### **CONSISTENCY STATEMENT (Staff Opinion):**

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

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

### **RECOMMENDATION:**

Planning Staff recommends the Planning Board recommend approval of CZ-25-03 with the following conditions:

1. That the trash and recycling roll-off containers in the single family and townhouses units be screened from the public right-of-way or stored within a garage or the rear yards and enforced by the HOA.
2. That the landscape plan be provided meeting minimum requirements of the UDO Part III and include:
  - a. A 3' average height - landscaped berm with decorative fence be provided between Mallard Road and rear property lines where there are double fronted lots.
3. An easement be provided for a future trail in the Duke powerline easement east of Mallard Road.
4. The HOA declarations be submitted for review by the Town Attorney with the preliminary plat.

5. That an HOA be responsible for the ownership and maintenance of all common amenities including landscaping and property maintenance for the entire development, the stormwater SCM, parking lots, recreational amenities, and open space, parking enforcement and trash and recycling roll-off storage/screening.
6. That architectural standards be drafted and included in the HOA declarations to include: A variation in exterior finishes, including cottage style elements including a mix of premium vinyl siding styles, including horizontal lap siding, shake shingle accent siding and board and batten style siding. Each of the products will also have garages, with each garage door having either carriage style adornments or windows. The age-targeted product lines will also include stone elements on the exterior.
7. That all single-family homes and townhomes have rear decks or patios of at least 100 sq. ft. in size.

**RECOMMENDED MOTION:**

"Move to recommend approval of the zoning map amendment, CZ-25-03, with 7 conditions of approval, finding the rezoning consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest."



**THE TOWN OF SMITHFIELD  
UNIFIED DEVELOPMENT ORDINANCE  
ZONING MAP AMENDMENT CONSISTENCY STATEMENT  
BY THE SMITHFIELD TOWN COUNCIL  
CZ-25-03**

**Whereas** the Smithfield Town Council, upon acting on a zoning map 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 Town Council, upon acting on a zoning map 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 TOWN COUNCIL AS APPROPRIATE:**

**IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE IS ADOPTED,**

That the Town Council recommendation regarding text amendment CZ-25-03 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 Town Council and information provided at the public hearing; and

It is the objective of the Town of Smithfield Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map 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 Town Council and information provided at the public hearing. Therefore, the amendment is reasonable and in the public interest.

**IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE FAILS,**

That the final recommendation regarding zoning map amendment CZ-25-03 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 Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment does not promote this and therefore is neither reasonable nor in the public interest.

# CZ-25-03 Mallard Crossing

**File Number:**  
CZ-25-03

**Project Name:**  
Mallard Crossing

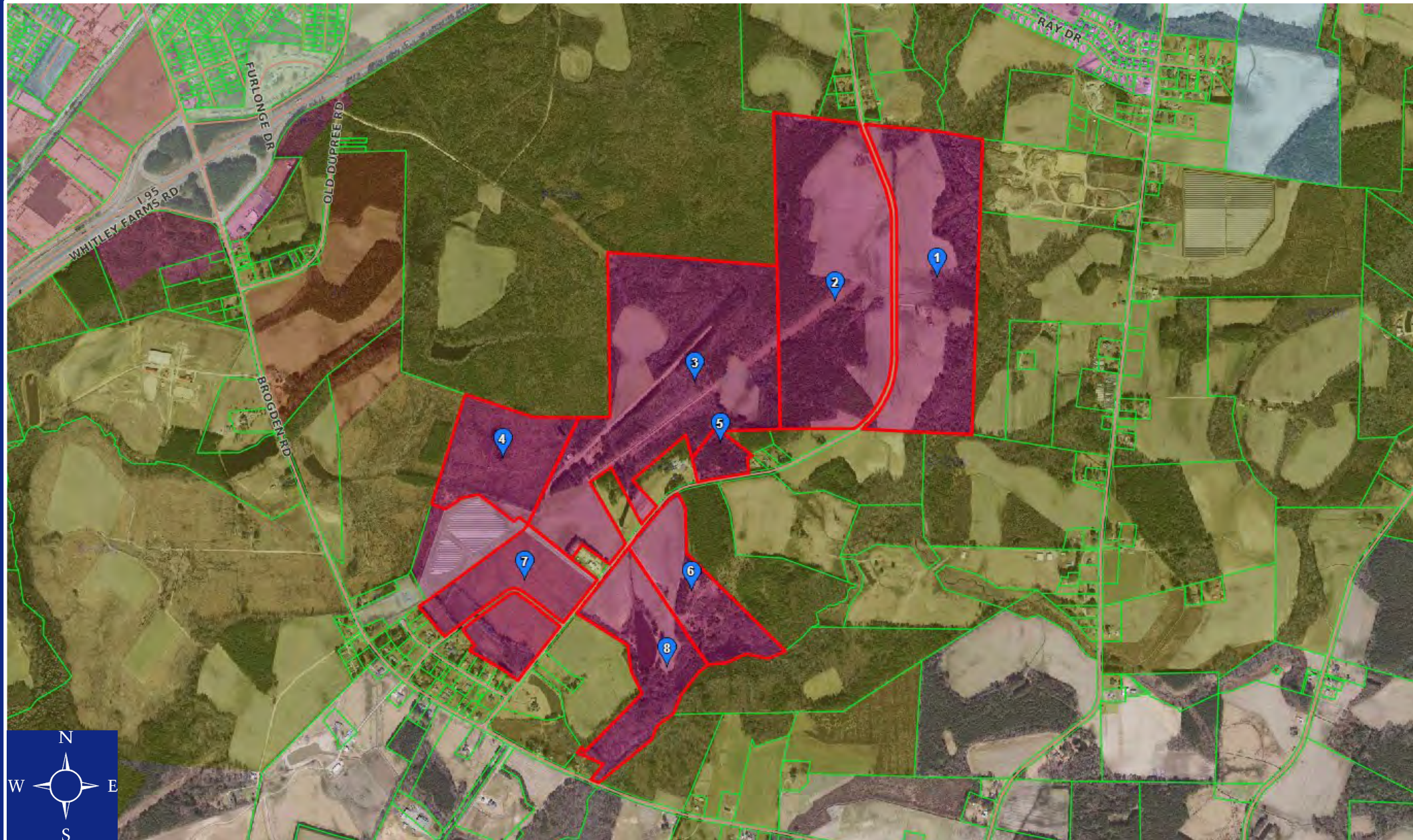
**Location:**  
Mallard Road

**Tax ID#s:**  
15L11042B, 15L11043,  
15K11017, 15K11019S,  
15K11047C, 15K11047,  
15K11019F, 15K11047F

**Existing Zoning:**  
R-8CZ

**Property Owner:**  
Ref. Tax ID#s

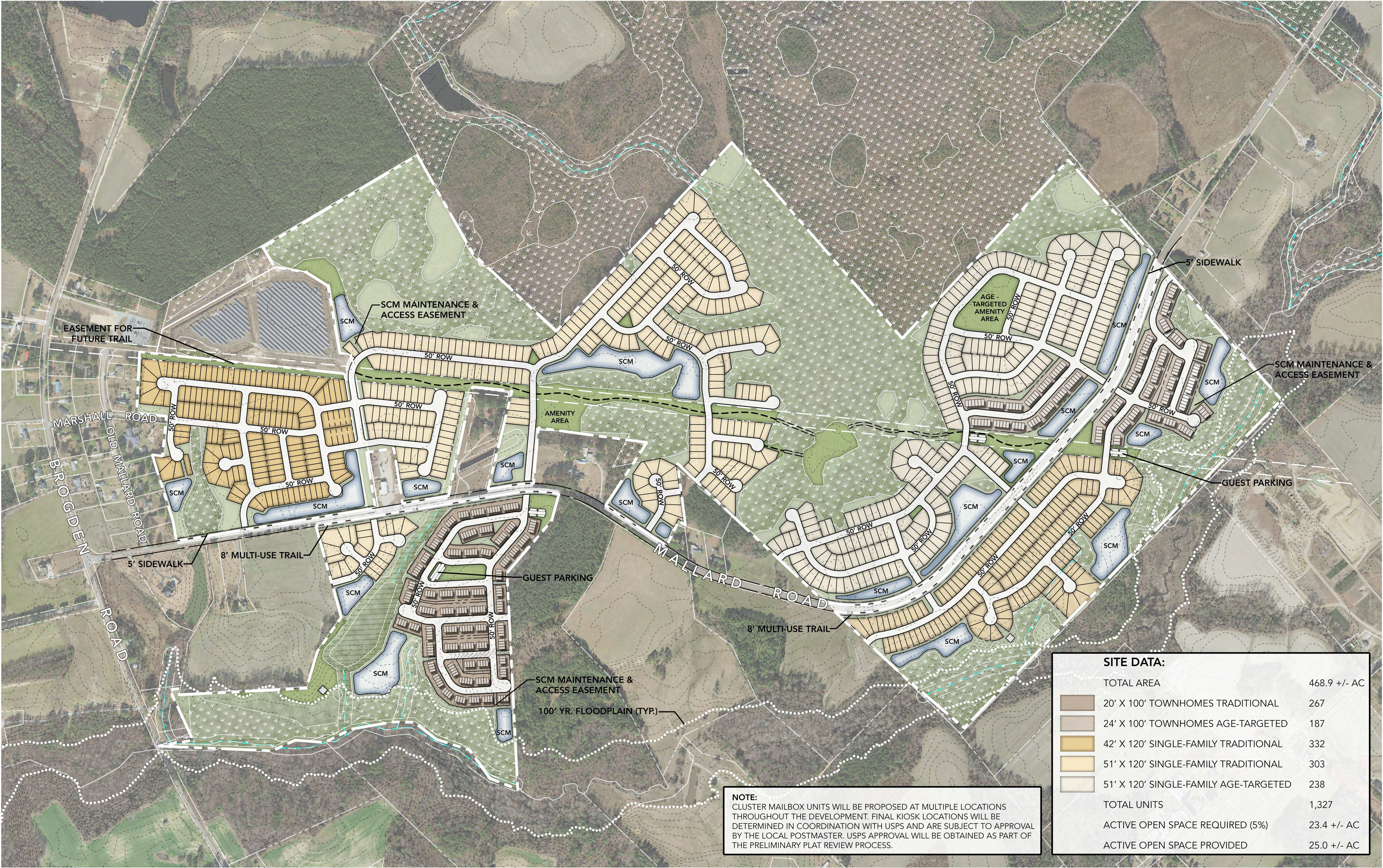
**Applicant:**  
Mallard Smithfield NC, LLC



Map created by Micah Woodard,  
Planner I on 6/13/2025

Map Scale  
1" = 873'

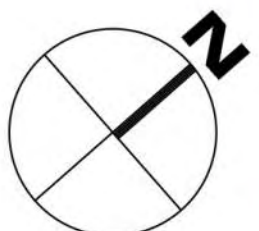




**MALLARD CROSSING - SMITHFIELD, NC**

Conceptual Development Plan - June 12, 2025

SCALE 1"=200'  
0 200' 400'







# MALLARD CROSSING

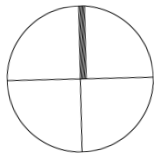
REZONING SUBMITTAL  
PREPARED FOR:  
TOWN OF SMITHFIELD  
JUNE, 2025

ENGINEERING FIRM:  
**TIMMONS GROUP**  
5401 TRINITY RD, SUITE 102  
RALEIGH | NC 27607





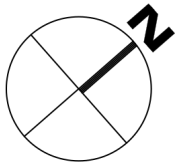
SITE DATA TABLE	
PROJECT:	MALLARD CROSSING
ENGINEER:	TIMMONS GROUP BETH BLACKMON, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: (919) 866-4509 FAX: (919) 859-5663 EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	MALLARD SMITHFIELD NC, LLC 1201 EDWARDS MILL RD., SUITE 300 RALEIGH, NC 27607 PHONE: (757) 647-4070 EMAIL: PAUL.LUCK@CONTENDERAMERICA.COM
LAND OWNER:	JULIAN & WILLIAM MARSHALL P.O. BOX 1482 SMITHFIELD, NC 27577-4385  MARSHALL INC. P.O. BOX 1482 SMITHFIELD, NC 27577-4385  KENNETH A TALTON TRUST 2750 HWY 96 NORTH SELMA, NC 27576  WILLIAM I TALTON REVOCABLE TRUST & IRENE LEE TALTON REVOCABLE TRUST 1666 MALLARD RD SMITHFIELD, NC 27577  WILLIAM I TALTON FAMILY ESTATE TRUST, IRENE LEE TALTON, TRUSTEE 1666 MALLARD RD SMITHFIELD, NC 27577  ROBERT KENT HILL & KAREN HILL CROCKER 305 SKINNER RD FOUR OAKS, NC 27524
TAX ID:	169300-70-7509, 169202-79-9657, 260300-13-6423, 169300-91-8831, 260300-00-3877, 169202-98-6620, 260200-09-2086, 260300-23-8022
DEED REFERENCE:	DB5452 PG599; DB4373 PG141; DB4374 PG903; DB4342 PG849; DB4342 PG849; DB4374 PG903; DB4865 PG421
TOWNSHIP:	SMITHFIELD
EXISTING ZONING:	R-8 CZ
CURRENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
PROPOSED ZONING:	R-8 CONDITIONAL
TOTAL PROJECT AREA:	468.9 ACRES
PROPOSED DENSITY:	2.83 DU/A
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	NONE
FEMA	3720168200L, 3720260200K. EFFECTIVE 06-20-2018







SITE DATA:		
TOTAL AREA		468.9 +/- AC
20' X 100' TOWNHOMES TRADITIONAL	267	
24' X 100' TOWNHOMES AGE-TARGETED	187	
42' X 120' SINGLE-FAMILY TRADITIONAL	332	
51' X 120' SINGLE-FAMILY TRADITIONAL	303	
51' X 120' SINGLE-FAMILY AGE-TARGETED	238	
TOTAL UNITS	1,327	
ACTIVE OPEN SPACE REQUIRED (5%)	23.4 +/- AC	
ACTIVE OPEN SPACE PROVIDED	25.0 +/- AC	



# COMMUNITY MASTER PLAN

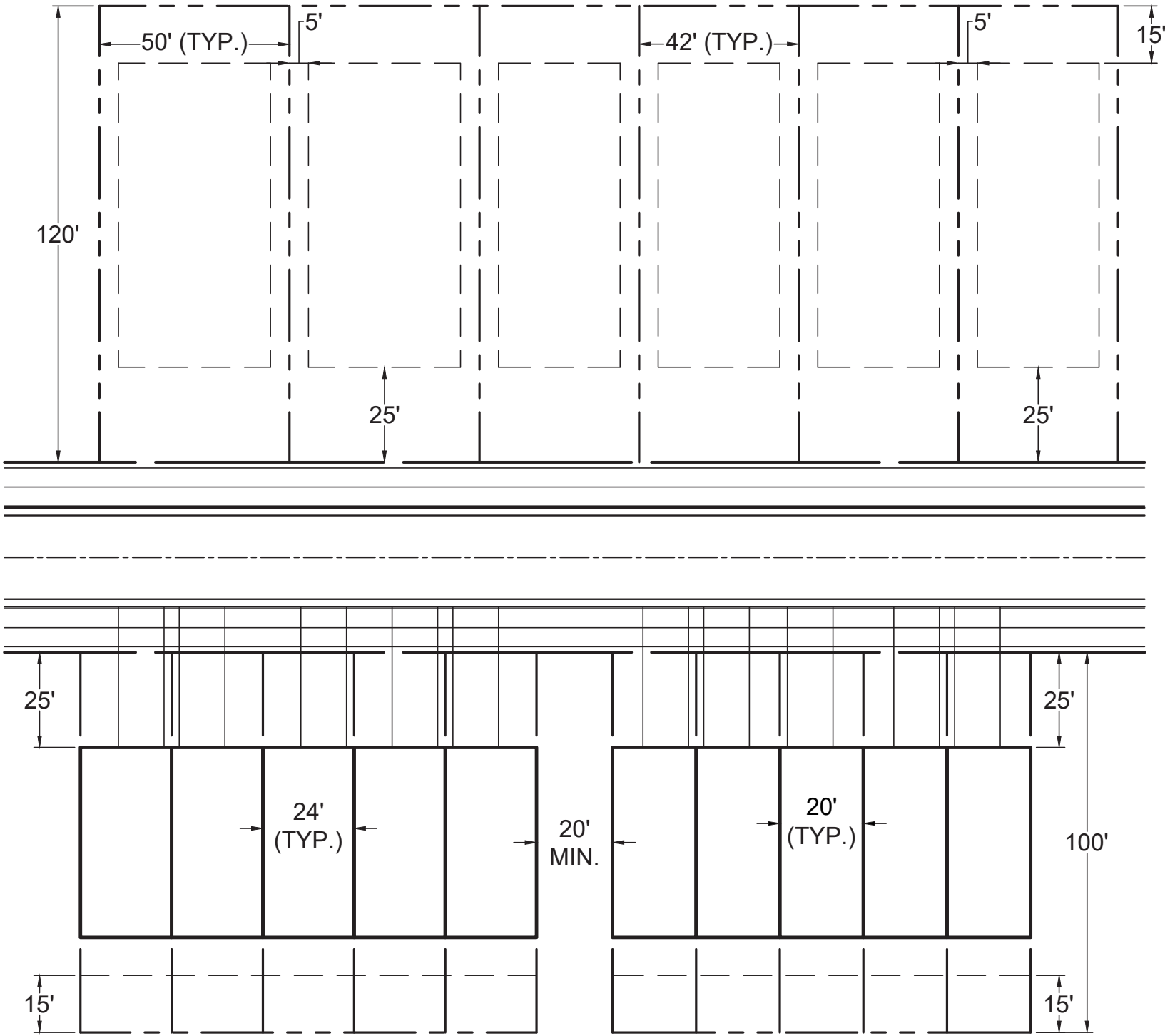


**SINGLE FAMILY DETACHED LOTS:**

MIN. LOT WIDTH	42'
MIN. LOT AREA	5,040 SF

**SINGLE FAMILY SETBACKS:**

FRONT	25'
REAR	15'
SIDE	5'
SIDE CORNER	15'



**TOWNHOME LOTS:**

MIN. LOT WIDTH	20'
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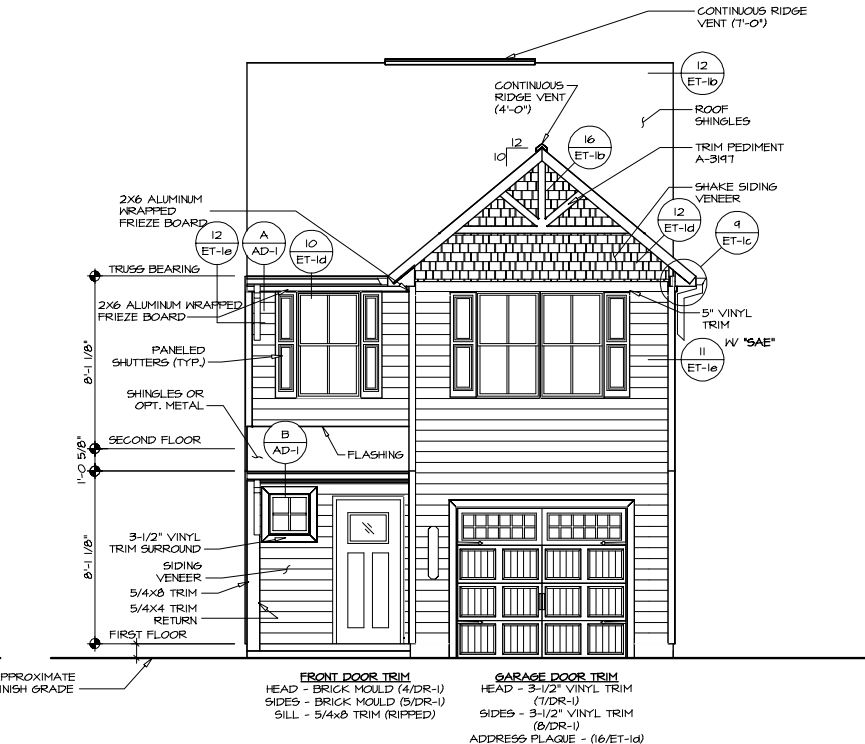
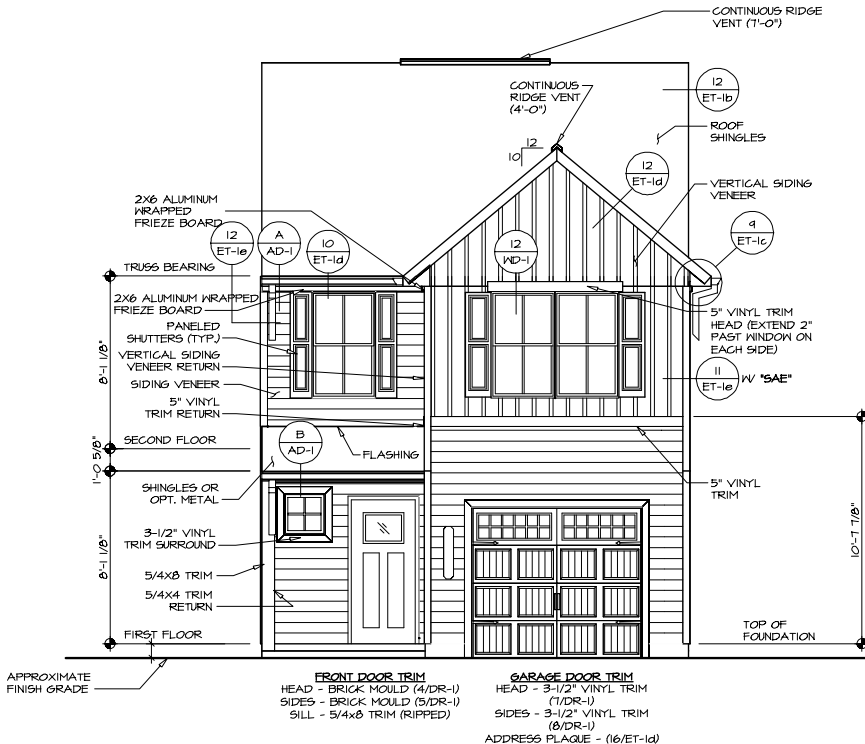
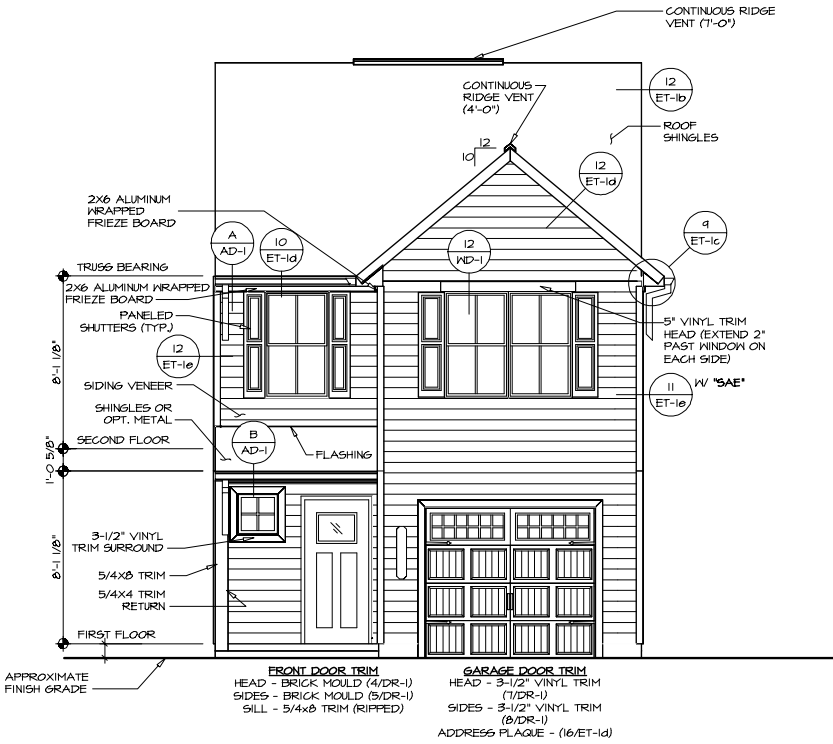
**TOWNHOME SETBACKS:**

FRONT	25'
REAR	15'
BUILDING SEPARATION	20'

TRADITIONAL ATTACHED TOWNHOMES

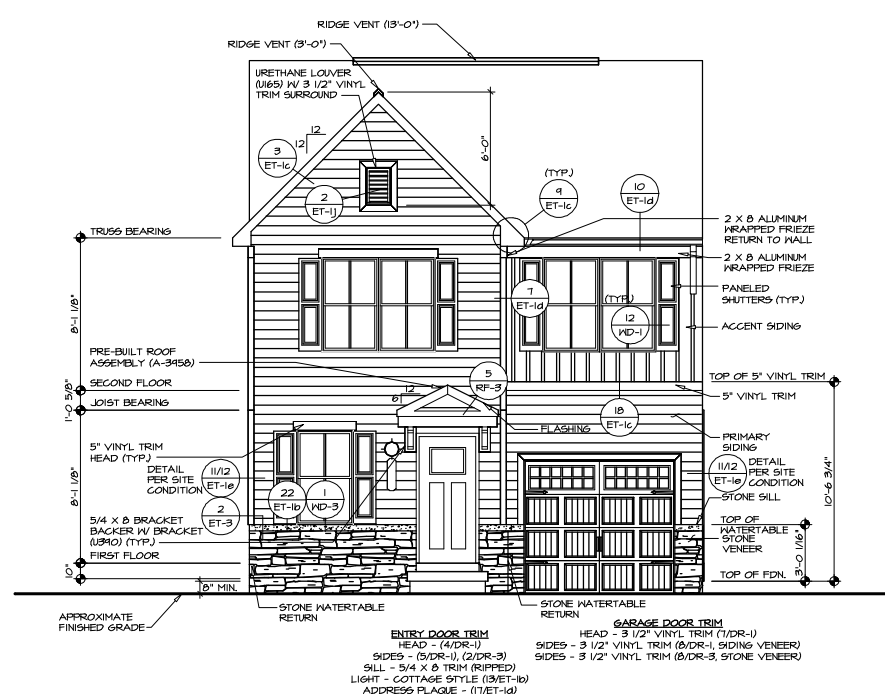


TOWNHOME ELEVATIONS

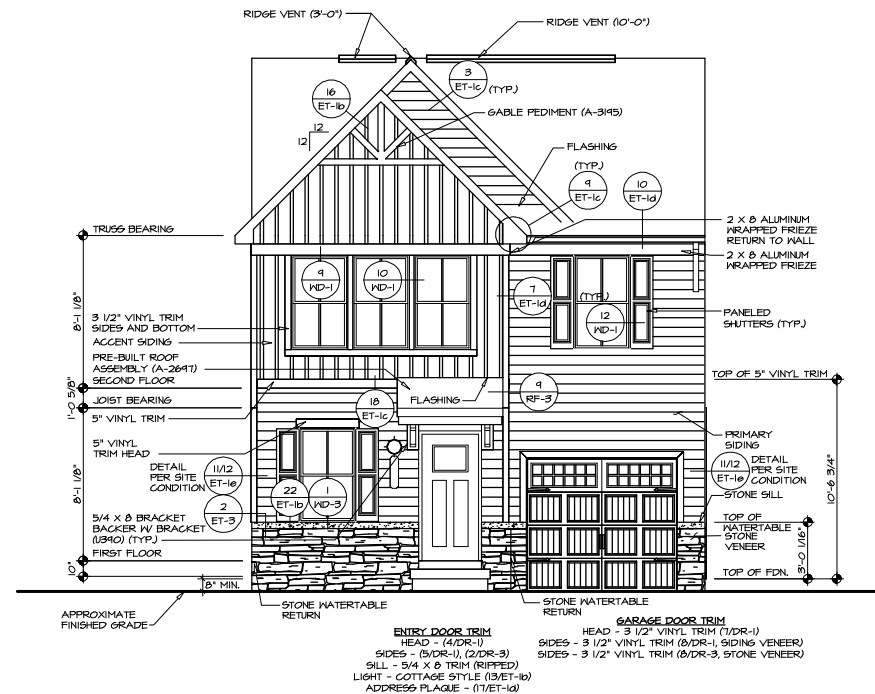




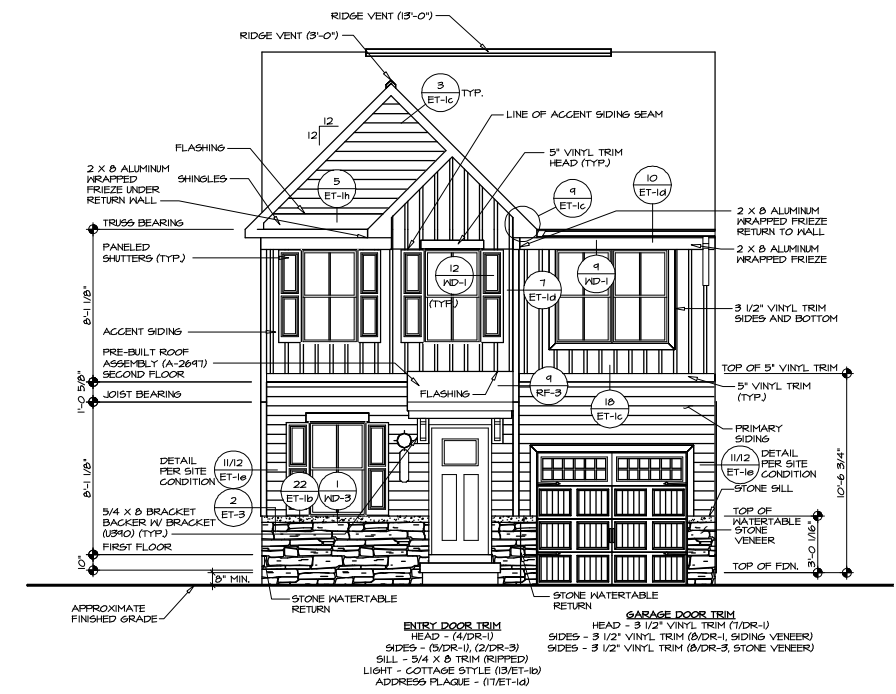
## AGE-TARGETED ATTACHED TOWNHOMES - FIRST FLOOR OWNER'S SUITE AND LIVING



**FRONT ELEVATION "K"**



2 FRONT ELEVATION "L"  
A-1 SCALE: 1/4" = 1'-0" ELEVATION L "ELL"



3 FRONT ELEVATION "M"

TRADITIONAL SINGLE FAMILY DETACHED



SINGLE FAMILY ELEVATIONS

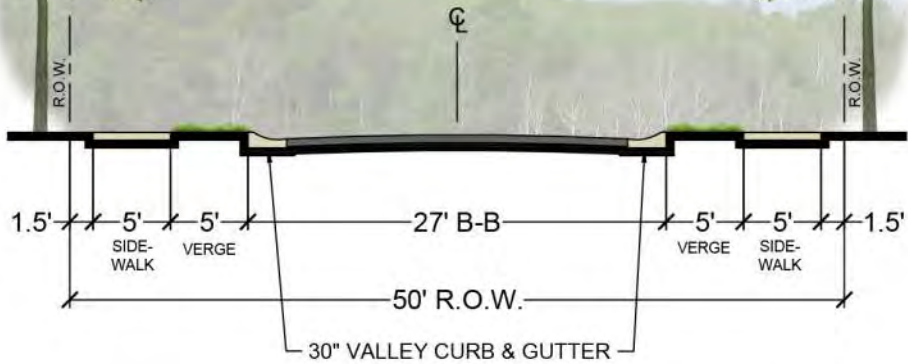


AGE-TARGETED SINGLE FAMILY DETACHED

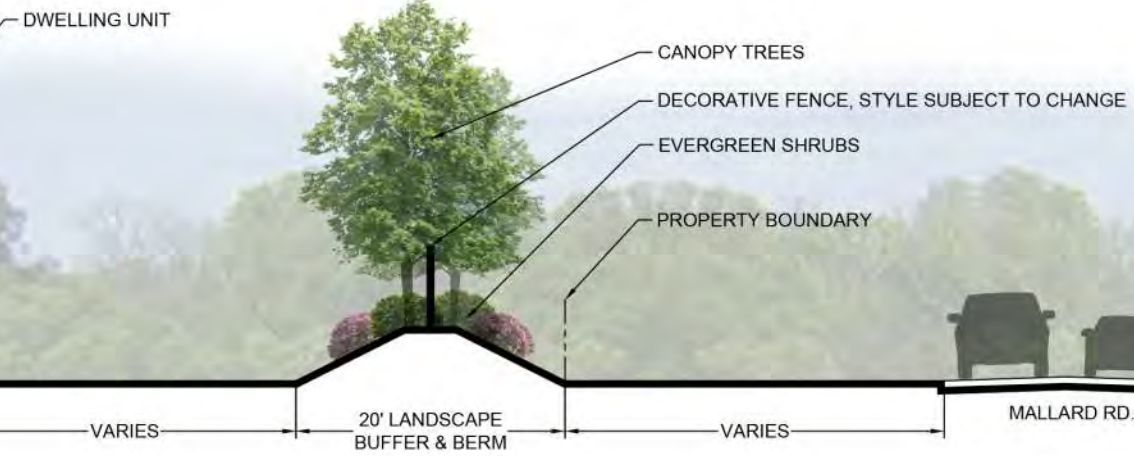


SINGLE FAMILY ELEVATIONS

**TYPICAL RESIDENTIAL ROAD**  
NOT TO SCALE

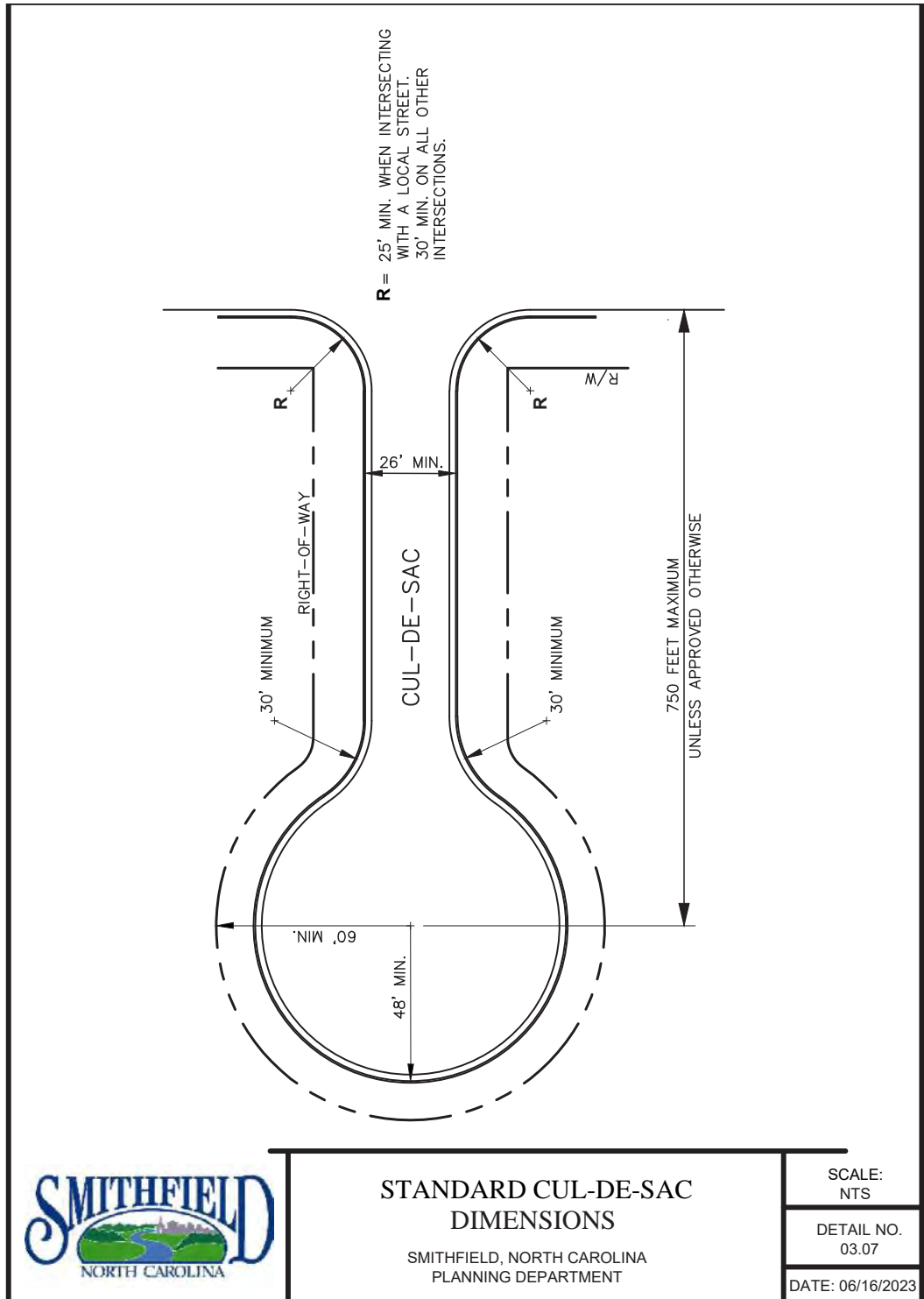


NOTE: VALLEY CURB & GUTTER IN SELECT LOCATIONS, STANDARD CURB & GUTTER ELSEWHERE.



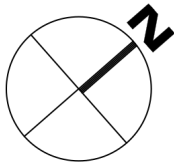
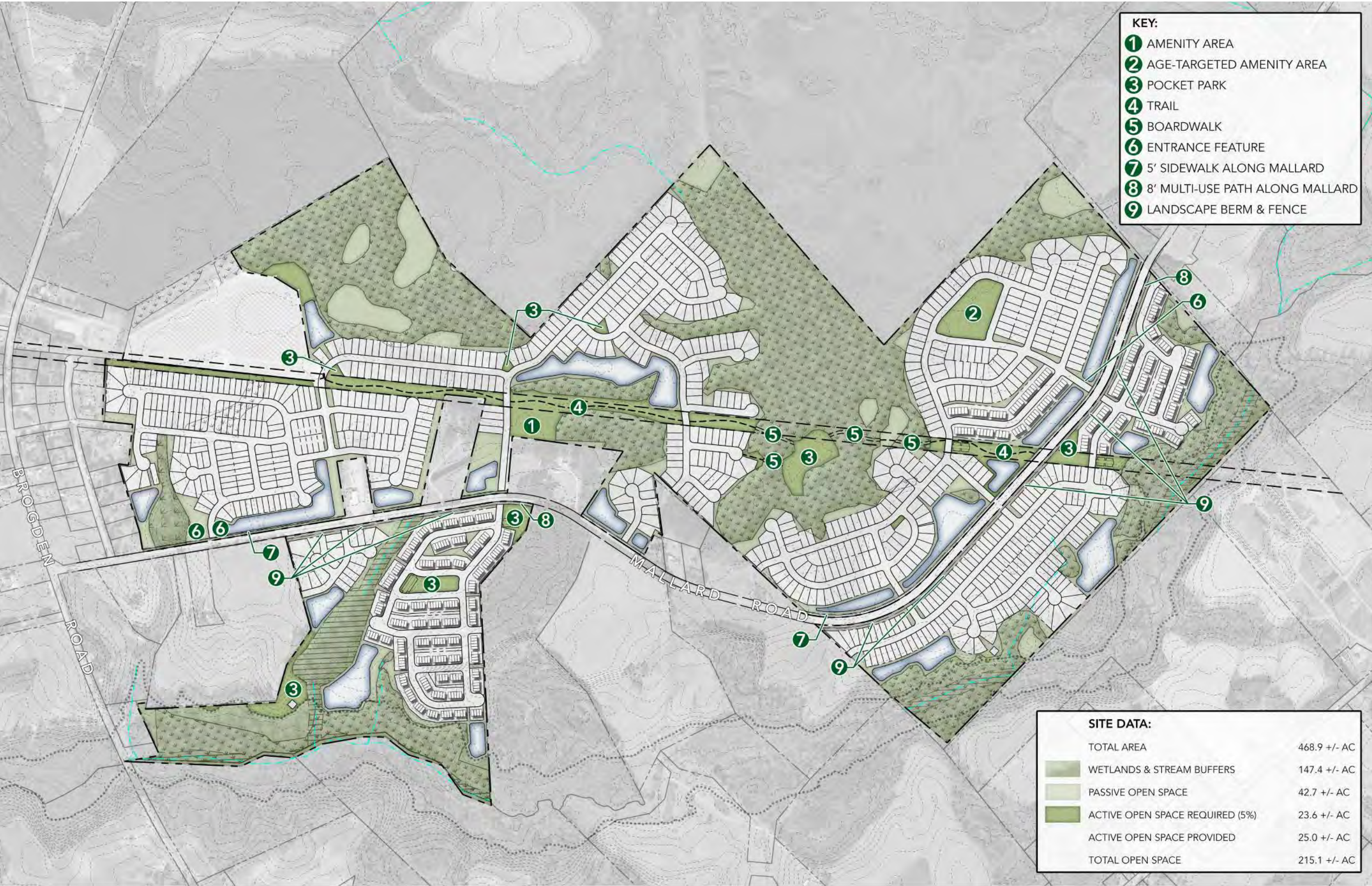
**TYPICAL BERM DETAIL**  
NOT TO SCALE

ILLUSTRATIVE CONCEPT: PLANTINGS, MATERIALS & FENCING SHOWN ARE CONCEPTUAL & SUBJECT TO MODIFICATION DURING THE FINAL DESIGN PHASE AS PART OF THE PRELIMINARY PLAT APPROVAL PROCESS.



# TYPICAL STREET DETAILS





# OPEN SPACE & AMENITIES

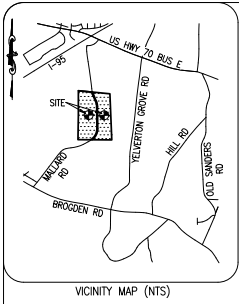




COMMUNITY AMENITIES







## LEGEND

- EXISTING IRON ROD
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- CALCULATED/SET POINT
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- CATV PED
- WATER VALVE
- WATER METER
- WATER MANHOLE
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- OVERHEAD POWER
- GUY ANCHOR
- NOW OR FORMERLY
- ABOVE GROUND
- BELOW GROUND

### GENERAL NOTES

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES SHOWN HEREIN. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREIN IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREIN.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON ACTUAL GPS OBSERVATIONS TO THE NORTH CAROLINA REAL TIME NETWORK, NAD83/NSRS2011. HORIZONTAL ACCURACY: ±0.07'

UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY. UTILITIES SHOWN HEREIN BASED ON OBSERVED EVIDENCE ONLY.

X. NO BETTER DETERMINATIONS WERE PROVIDED TO THE SURVEYOR IN THE PROCESS OF PERFORMING THIS SURVEY.

NO VISIBLE EVIDENCE OF SITE USED AS SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL AT DATE OF SURVEY.

NO EVIDENCE OF ANY CEMETERY WAS FOUND AT THE TIME OF SURVEY.

**SURVEY TRACT 1 ONLY:**  
THIS PROJECT IS LOCATED IN ZONE 1X (MINIMAL FLOOD RISK).

ISSUING OFFICE: 101 N. ELM STREET, STE 250-A, GREENSBORO, NC 27401  
COMMITMENT NUMBER: 024-040  
PROPOSED INSURED: CONTENDER PROPERTY HOLDINGS, LLC  
COMMITMENT DATE: NOVEMBER 2TH, 2024 AT 09:07 AM

**SURVEY TRACT 2 ONLY:**  
THIS PROJECT IS LOCATED IN ZONE 1X (MINIMAL FLOOD RISK) AND 1A (SHOWN HEREIN).

ISSUING OFFICE: 101 N. ELM STREET, STE 250-A, GREENSBORO, NC 27401  
COMMITMENT NUMBER: 024-040  
PROPOSED INSURED: CONTENDER PROPERTY HOLDINGS, LLC  
COMMITMENT DATE: NOVEMBER 2TH, 2024 AT 09:07 AM

### PARCEL 1:

BEGINNING AT A POINT IN THE WESTERN MARGIN OF MALLARD ROAD (A 60' WIDE R/W), SAID POINT HAVING NORTH CAROLINA GRID COORDINATES (N-631,261.93 E-2,201,975.09);

THENCE N 89°06'30" W A DISTANCE OF 941.79 TO AN EXISTING CONCRETE MONUMENT;

THENCE N 01°24'18" E A DISTANCE OF 1,849.00 TO AN EXISTING IRON ROD;

THENCE N 00°39'58" E A DISTANCE OF 1,835.88 TO AN EXISTING CONCRETE MONUMENT;

THENCE S 83°55'02" E A DISTANCE OF 511.09 TO A POINT;

THENCE CONTINUE S 83°55'02" E A DISTANCE OF 487.00 TO A POINT IN SAID WESTERN MARGIN OF MALLARD ROAD;

THENCE CONTINUE ALONG SAID WESTERN MARGIN THE FOLLOWING COURSES AND DISTANCES:

A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 43.37', WITH A RADIUS OF 762.21', WITH A CHORD BEARING OF S 18°51'55" E, WITH A CHORD LENGTH OF 43.36', TO A POINT;

A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 149.62', WITH A RADIUS OF 369.39', WITH A CHORD BEARING OF S 21°34'30" E, WITH A CHORD LENGTH OF 149.61', TO A POINT;

S 22°39'18" E A DISTANCE OF 583.22' TO A POINT;

A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 383.98', WITH A RADIUS OF 976.49', WITH A CHORD BEARING OF S 11°23'23" E, WITH A CHORD LENGTH OF 381.51', TO A POINT;

S 00°07'30" E A DISTANCE OF 1,678.53' TO A POINT;

A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1,005.33', WITH A RADIUS OF 931.25', WITH A CHORD BEARING OF S 30°48'06" W, WITH A CHORD LENGTH OF 957.21', TO A POINT;

WHICH IS THE POINT OF BEGINNING,

HAVING AN AREA OF 4,759,045 SQUARE FEET, 109.25 ACRES, AND IDENTIFIED AS PARCEL 1, ACCORDING TO A SURVEY ENTITLED "ALTANSPS LAND TITLE SURVEY: MALLARD RD TRACTS" DATED JUNE 4, 2025, AND PREPARED BY MICHAEL S. STOKES, P.L.S. OF STOKES SURVEYING & MAPPING, PLLC.

### PARCEL 2:

BEGINNING AT A POINT IN THE EASTERN MARGIN OF MALLARD ROAD (A 60' WIDE R/W), SAID POINT HAVING NORTH CAROLINA GRID COORDINATES (N-631,260.19 E-2,202,088.13);

THENCE CONTINUE ALONG SAID EASTERN MARGIN THE FOLLOWING COURSES AND DISTANCES:

A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 971.21', WITH A RADIUS OF 991.25', WITH A CHORD BEARING OF N 27°56'37" E, WITH A CHORD LENGTH OF 932.82', TO A POINT;

N 00°07'30" W A DISTANCE OF 1,678.53' TO A POINT;

A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 407.57', WITH A RADIUS OF 1,036.49', WITH A CHORD BEARING OF N 11°23'23" W, WITH A CHORD LENGTH OF 404.95', TO A POINT;

N 22°39'18" W A DISTANCE OF 583.22' TO A POINT;

A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 147.36', WITH A RADIUS OF 369.39', WITH A CHORD BEARING OF N 21°34'30" W, WITH A CHORD LENGTH OF 147.35', TO A POINT;

A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 13.88', WITH A RADIUS OF 702.21', WITH A CHORD BEARING OF N 19°55'45" W, WITH A CHORD LENGTH OF 13.88', TO A POINT;

THENCE LEAVING SAID EASTERN MARGIN S 83°55'02" E A DISTANCE OF 928.02' TO A POINT;

THENCE CONTINUE S 83°55'02" E A DISTANCE OF 423.82' TO AN EXISTING CONCRETE MONUMENT;

THENCE S 01°32'34" W A DISTANCE OF 841.50' TO A POINT;

THENCE CONTINUE S 01°32'34" W A DISTANCE OF 2,624.95' TO A POINT;

THENCE N 89°06'25" W A DISTANCE OF 561.00' TO AN EXISTING IRON ROD;

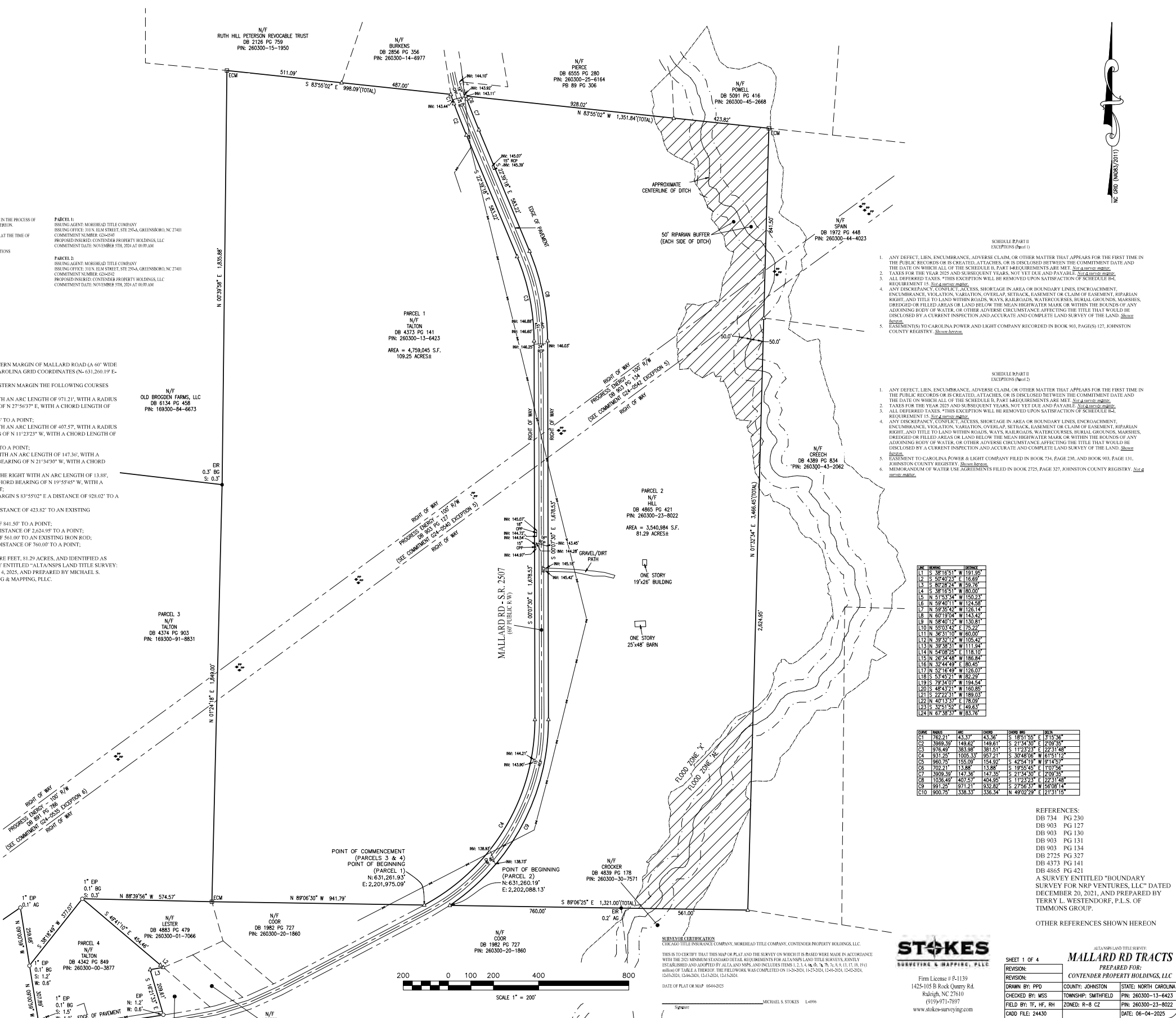
THENCE CONTINUE N 89°06'25" W A DISTANCE OF 760.00' TO A POINT;

WHICH IS THE POINT OF BEGINNING,

HAVING AN AREA OF 3,540,984 SQUARE FEET, 81.29 ACRES, AND IDENTIFIED AS PARCEL 2, ACCORDING TO A SURVEY ENTITLED "ALTANSPS LAND TITLE SURVEY: MALLARD RD TRACTS" DATED JUNE 4, 2025, AND PREPARED BY MICHAEL S. STOKES, P.L.S. OF STOKES SURVEYING & MAPPING, PLLC.

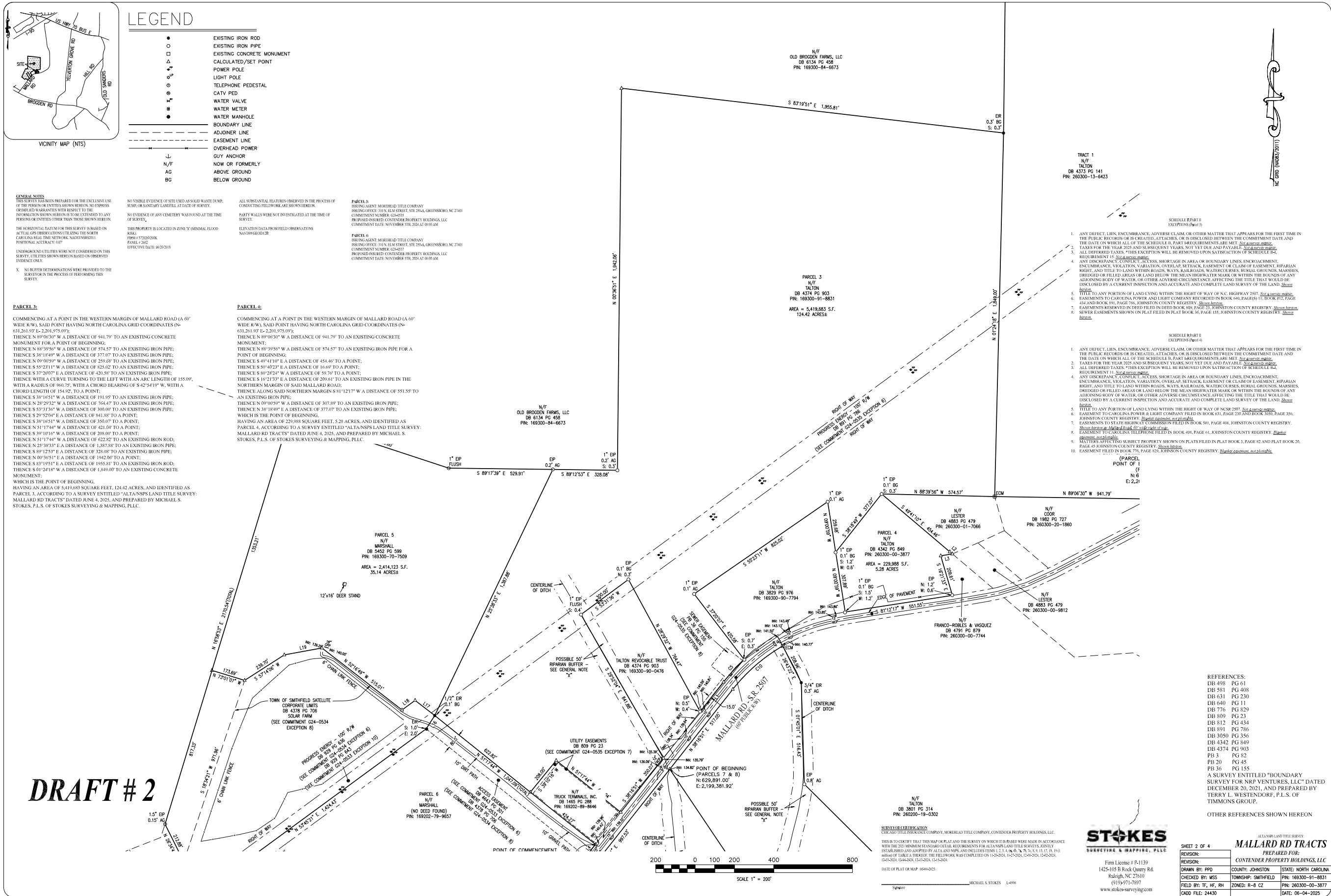
## DRAFT # 2

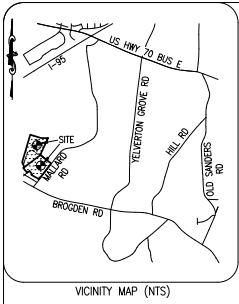
PLEASE NOTE:  
FIELDWORK STILL IN PROGRESS FOR STREAM/  
BUFFER LOCATIONS. SCALED GIS INFORMATION  
SHOWN HEREON



EXISTING CONDITIONS







## LEGEND

- EXISTING IRON ROD
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- CALCULATED/SET POINT
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- CATV PED
- WATER VALVE
- WATER METER
- WATER MANHOLE
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- OVERHEAD POWER
- GUY ANCHOR
- NOW OR FORMERLY
- ABOVE GROUND
- BELOW GROUND

### GENERAL NOTES

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THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON ACTUAL GPS OBSERVATIONS TO THE NORTH CAROLINA REAL TIME NETWORK, NAD83/NSRS2011. HORIZONTAL ACCURACY: ±0.07'

UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY. UTILITIES SHOWN HEREON BASED ON OBSERVED EVIDENCE ONLY.

X. NO REFER DETERMINATIONS WERE PROVIDED TO THE SURVEYOR IN THE PROCESS OF PERFORMING THIS SURVEY.

NO VISIBLE EVIDENCE OF SITE USED AS SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL AT DATE OF SURVEY.

NO EVIDENCE OF ANY CEMETERY WAS FOUND AT THE TIME OF SURVEY.

THIS PROPERTY IS LOCATED IN ZONE 10 (MEANAL FLOOD RISK). FIRM # 1702020006. PANEL # 1202. EFFECTIVE DATE: 06/20/2015

ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ARE SHOWN HEREON.

PARTY WALLS WERE NOT INVESTIGATED AT THE TIME OF SURVEY.

ELEVATION DATA FROM FIELD OBSERVATIONS. NAVD83/EGD2011.

**PARCEL 5:** ISSUING AGENT: MOREHEAD TITLE COMPANY

ISSUING OFFICE: 300 N. ELM STREET, STE 250A, GREENSBORO, NC 27401

COMMITMENT NUMBER: G24-0534

PROPOSED INSURED: CONTENDER PROPERTY HOLDINGS, LLC

COMMITMENT DATE: NOVEMBER 25TH, 2024 AT 08:00 AM

**PARCEL 6:** ISSUING AGENT: MOREHEAD TITLE COMPANY

ISSUING OFFICE: 300 N. ELM STREET, STE 250A, GREENSBORO, NC 27401

COMMITMENT NUMBER: G24-0535

PROPOSED INSURED: CONTENDER PROPERTY HOLDINGS, LLC

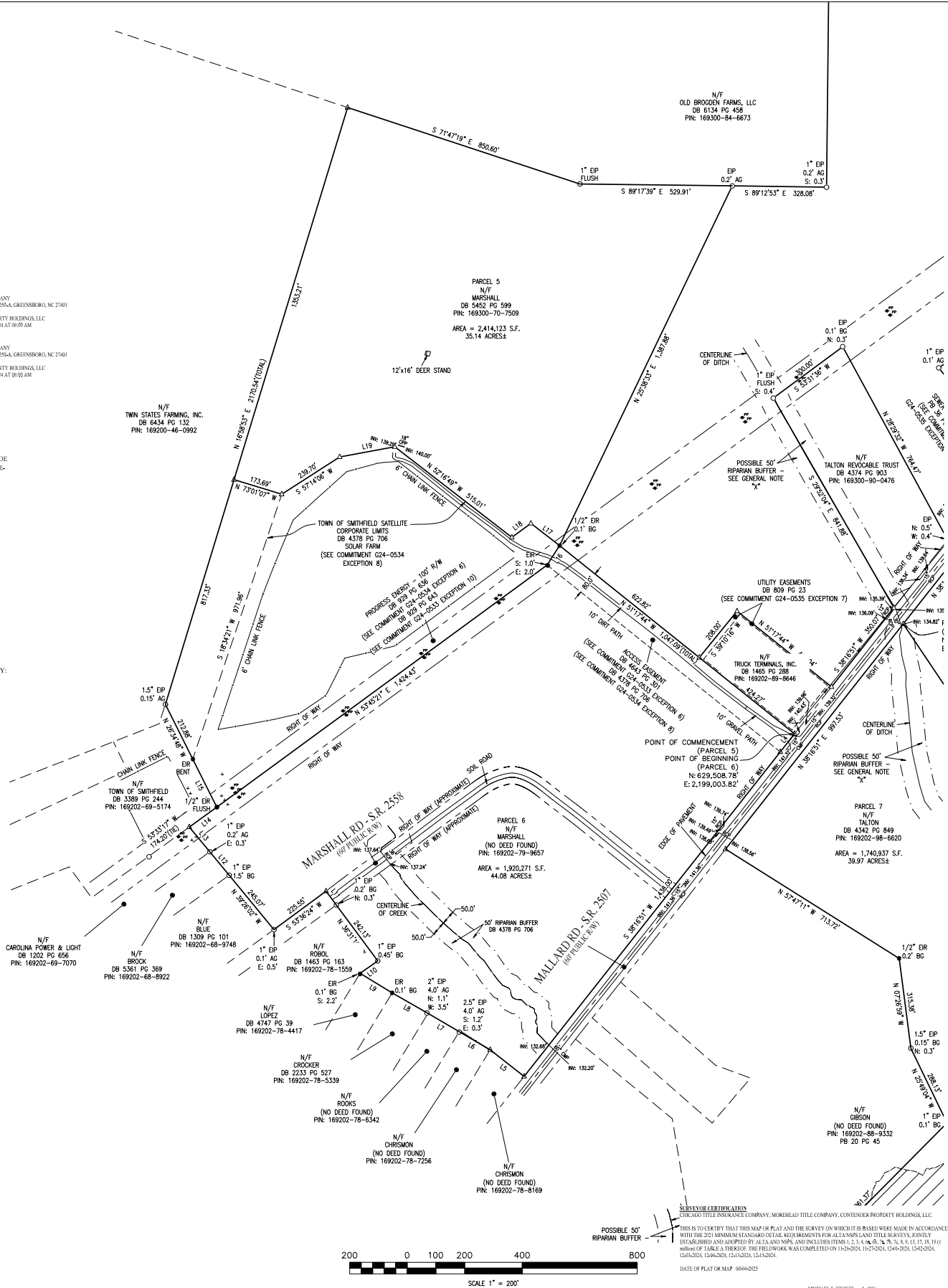
COMMITMENT DATE: NOVEMBER 25TH, 2024 AT 08:00 AM

### PARCEL 5:

COMMENCING AT A POINT IN THE WESTERN MARGIN OF MALLARD ROAD (A 60' WIDE R/W), SAID POINT HAVING NORTH CAROLINA GRID COORDINATES (N= 629,508.78' E= 2,199,003.82'); THENCE N 51°17'44" W A DISTANCE OF 424.27' TO A POINT; THENCE CONTINUE N 51°17'44" W A DISTANCE OF 622.82' TO AN EXISTING IRON ROD FOR A POINT OF BEGINNING; THENCE N 52°16'09" W A DISTANCE OF 126.07' TO A POINT; THENCE S 53°45'21" W A DISTANCE OF 62.29' TO A POINT; THENCE S 52°16'09" E A DISTANCE OF 153.01' TO A POINT; THENCE S 79°34'07" W A DISTANCE OF 194.54' TO A POINT; THENCE S 57°14'06" W A DISTANCE OF 239.70' TO A POINT; THENCE N 73°01'07" W A DISTANCE OF 173.69' TO A POINT; THENCE N 46°55'53" E A DISTANCE OF 1353.21' TO A POINT; THENCE S 71°47'19" E A DISTANCE OF 850.60' TO AN EXISTING IRON PIPE; THENCE S 89°17'39" E A DISTANCE OF 529.91' TO AN EXISTING IRON PIPE; THENCE S 25°36'33" W A DISTANCE OF 1387.88' TO AN EXISTING IRON ROD; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 1,530,519 SQUARE FEET, 35.14 ACRES, AND IDENTIFIED AS PARCEL 5, ACCORDING TO A SURVEY ENTITLED "ALTANSIPS LAND TITLE SURVEY: MALLARD RD TRACTS" DATED JUNE 4, 2025, AND PREPARED BY MICHAEL S. STOKES, P.L.S. OF STOKES SURVEYING & MAPPING, PLLC.

### PARCEL 6:

COMMENCING AT A POINT IN THE WESTERN MARGIN OF MALLARD ROAD (A 60' WIDE R/W), SAID POINT HAVING NORTH CAROLINA GRID COORDINATES (N= 629,508.78' E= 2,199,003.82'); THENCE S 38°16'51" W A DISTANCE OF 80.00' TO A POINT; THENCE N 51°53'34" W A DISTANCE OF 150.23' TO A POINT; THENCE N 59°40'11" W A DISTANCE OF 124.58' TO AN EXISTING IRON PIPE; THENCE N 59°35'42" W A DISTANCE OF 126.14' TO AN EXISTING IRON PIPE; THENCE N 60°19'04" W A DISTANCE OF 143.42' TO AN EXISTING IRON ROD; THENCE N 58°40'12" W A DISTANCE OF 130.81' TO AN EXISTING IRON ROD; THENCE N 55°03'42" E A DISTANCE OF 75.22' TO AN EXISTING IRON PIPE; THENCE N 30°31'10" W A DISTANCE OF 242.13' TO AN EXISTING IRON PIPE; THENCE N 36°31'10" W A DISTANCE OF 60.00' TO A POINT; THENCE S 53°36'24" W A DISTANCE OF 225.59' TO AN EXISTING IRON PIPE; THENCE N 39°20'02" W A DISTANCE OF 245.07' TO AN EXISTING IRON PIPE; THENCE N 39°32'12" W A DISTANCE OF 105.42' TO AN EXISTING IRON PIPE; THENCE N 39°38'31" W A DISTANCE OF 111.94' TO A POINT; THENCE N 54°08'29" E A DISTANCE OF 118.10' TO AN EXISTING IRON ROD; THENCE N 53°45'21" E A DISTANCE OF 1,404.45' TO AN EXISTING IRON ROD; THENCE S 32°44'49" E A DISTANCE OF 80.45' TO AN EXISTING IRON ROD; THENCE S 51°17'44" E A DISTANCE OF 622.82' TO A POINT; THENCE CONTINUE S 51°17'44" E A DISTANCE OF 424.27' TO A POINT; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 1,920,271 SQUARE FEET, 44.08 ACRES, AND IDENTIFIED AS PARCEL 6, ACCORDING TO A SURVEY ENTITLED "ALTANSIPS LAND TITLE SURVEY: MALLARD RD TRACTS" DATED JUNE 4, 2025, AND PREPARED BY MICHAEL S. STOKES, P.L.S. OF STOKES SURVEYING & MAPPING, PLLC.



### SCHEDULE B PART II

#### EXCEPTIONS (Part 5)

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET. *Not a survey matter.*
- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. *Not a survey matter.*
- ALL DEFERRED TAXES. \*THIS EXCEPTION WILL BE REMOVED UPON SATISFACTION OF SCHEDULE B-I, REQUIREMENT 15. *Not a survey matter.*
- ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIM OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DITCHED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. *Not a survey matter.*
- EASEMENT TO CAROLINA POWER & LIGHT COMPANY FILED IN BOOK 597, PAGE 118, BOOK 657, PAGE 46, BOOK 657, PAGE 77, JOHNSTON COUNTY REGISTRY. *Blindly to acquire, not relinquish.*
- CONSENT JUDGMENT IN FAVOR OF CAROLINA POWER & LIGHT COMPANY FILED IN BOOK 929, PAGE 636, JOHNSTON COUNTY REGISTRY. *Blindly to acquire.*
- EASEMENTS TO BOARD OF TRANSPORTATION FILED IN BOOK 808, PAGE 316 AND BOOK 808, PAGE 316, JOHNSTON COUNTY REGISTRY. *Blindly to acquire, not relinquish.*
- ORDINANCE #475 TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF SMITHFIELD, NORTH CAROLINA, FILED IN BOOK 478, PAGE 78, JOHNSTON COUNTY REGISTRY. *Blindly to acquire.*
- MEMORANDUM OF LEASE FILED IN BOOK 4516, PAGE 336, JOHNSTON COUNTY REGISTRY, AS AMENDED BY AMENDMENT TO MEMORANDUM OF LEASE FILED IN BOOK 4643, PAGE 313, JOHNSTON COUNTY REGISTRY, AND AS FURTHER AMENDED BY SECOND AMENDMENT TO MEMORANDUM OF LEASE FILED IN BOOK 4906, PAGE 504, JOHNSTON COUNTY REGISTRY. *Blindly to acquire, not relinquish.*
- TITLE TO ANY PORTION OF LAND LYING WITHIN THE RIGHT OF WAY OF SMITHFIELD-BROGDEEN ROAD. *Not a survey matter.*

### SCHEDULE B PART II

#### EXCEPTIONS (Part 6)

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET. *Not a survey matter.*
- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. *Not a survey matter.*
- ALL DEFERRED TAXES. \*THIS EXCEPTION WILL BE REMOVED UPON SATISFACTION OF SCHEDULE B-I, REQUIREMENT 11. *Not a survey matter.*
- ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIM OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DITCHED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. *Not a survey matter.*
- TITLE TO ANY PORTION OF LAND LYING WITHIN THE RIGHT OF WAY OF N.C.S.R. 2557 AND MARSHALL DRIVE. *Not a survey matter.*
- DEED OF EASEMENTS TO ISA SMITHFIELD I, INC. LLC RECORDED IN BOOK 4516, PAGE(S) 331 AS AFFECTED BY AMENDED AND REINSTATED DEED OF EASEMENT RECORDED IN BOOK 4643, PAGE 301, JOHNSTON COUNTY REGISTRY. *Blindly to acquire, not relinquish.*
- EASEMENTS TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 679, PAGE(S) 306, JOHNSTON COUNTY REGISTRY. *Blindly to acquire, not relinquish.*
- ORDINANCE RECORDED IN BOOK 478, PAGE(S) 78, JOHNSTON COUNTY REGISTRY. *Blindly to acquire.*
- CONSENT JUDGMENT IN FAVOR OF CAROLINA POWER AND LIGHT COMPANY RECORDED IN BOOK 929, PAGE(S) 636, JOHNSTON COUNTY REGISTRY. *Blindly to acquire.*
- EASEMENTS RESERVED IN DEED RECORDED IN BOOK 300, PAGE(S) 271 AS AFFECTED BY BOOK 3389, PAGE 244, JOHNSTON COUNTY REGISTRY. *Blindly to acquire, not relinquish.*

### REFERENCES:

- DB 597 PG 118
- DB 657 PG 46
- DB 679 PG 306
- DB 687 PG 10
- DB 808 PG 316
- DB 929 PG 636
- DB 929 PG 643
- DB 3030 PG 271
- DB 3389 PG 244
- DB 4378 PG 706
- DB 4516 PG 331
- DB 4516 PG 336
- DB 4643 PG 301
- DB 4643 PG 313
- DB 4906 PG 504
- DB 5452 PG 599

A SURVEY ENTITLED "BOUNDARY SURVEY FOR NRP VENTURES, LLC" DATED DECEMBER 20, 2021, AND PREPARED BY TERRY L. WESTENDORF, P.L.S. OF TIMMONS GROUP.

OTHER REFERENCES SHOWN HEREON

DRAFT # 2



Firm License # P-1139

1425-105 B Rock Quarry Rd.

Raleigh, NC 27610

(919) 971-7897

www.stokes-surveying.com

### SHEET 3 OF 4

#### REVISION:

#### REVISION:

#### DRAWN BY: PPD

#### CHECKED BY: MSH

#### FIELD BY: T. W. RH

#### CADD FILE: 24430

### MALLARD RD TRACTS

#### PREPARED FOR:

#### CONTENDER PROPERTY HOLDINGS, LLC

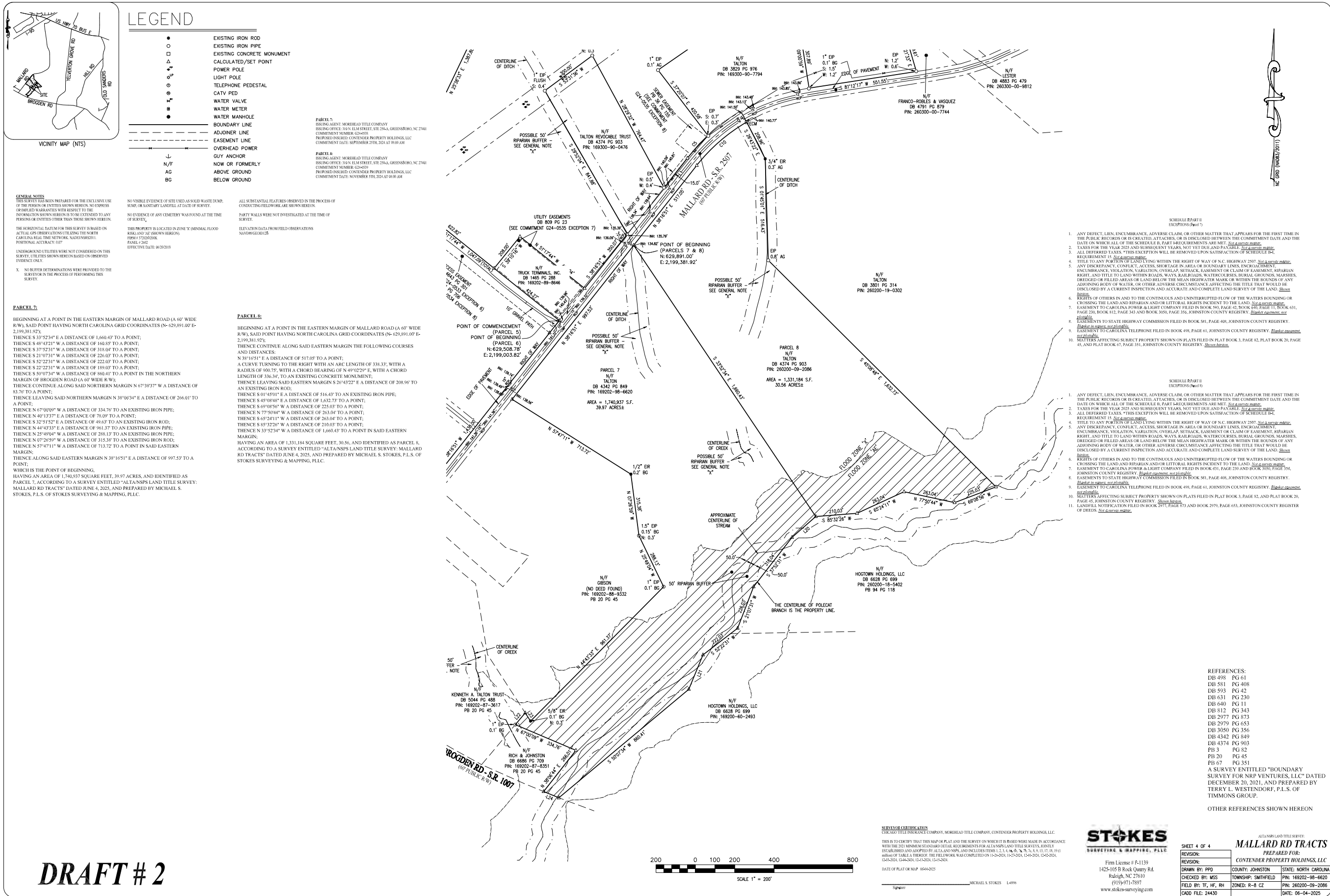
#### COUNTY: JOHNSTON

#### TOWNSHIP: SMITHFIELD

#### ZONED: R-B C2

#### DATE: 06-04-2025







**Town of Smithfield  
Planning Department**

350 E. Market St Smithfield, NC 27577

Smithfield-NC.com

919-934-2116

## CONDITIONAL ZONING APPLICATION

Development Name

Proposed Use

Project location or address

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

PIN#

TAX ID#

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

### PROPERTY OWNER INFORMATION

Name

Address

Phone

Email

### OWNER/DEVELOPER INFORMATION

Company Name

Contact Name

Address

Phone

Email

### CONSULTANT/ENGINEERING FIRM

Company Name

Contact Name

Address

Phone

Email

### ZONING INFORMATION

Existing Zoning District

Proposed Zoning District

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

Overlay District?

☐ Yes

☐ No

Inside City Limits?

☐ Yes

☐ No

**Table A Parcels**

PIN	Tax ID	Site Address	Nearby Location	Acreage	Existing Use	Existing Zoning	Book/Page	Owner	Mailing Address	Phone Number	Email Address
169202-79-9657	15K11019F	1980 Mallard Rd	West side of Mallard Rd near Marshall Dr	44.08 ac	Agriculture	R-8 CZ		Marshall, Inc.	PO Box 1482 Smithfield, NC 27577-4385	919-934-6505	<a href="mailto:marshallassociatesrealtors@gmail.com">marshallassociatesrealtors@gmail.com</a>
169300-70-7509	15K11019S		West side of Mallard Rd near Marshall Dr	35.14 ac	Agriculture	R-8 CZ	5452/599	Julian Brian Marshall & William Corbett Marshall	PO Box 1482 Smithfield, NC 27577-4385	919-934-6505	<a href="mailto:marshallassociatesrealtors@gmail.com">marshallassociatesrealtors@gmail.com</a>
169300-91-8831	15K11017	1820 Mallard Rd	West side of Mallard Rd near Marshall Dr	124.42 ac	Agriculture	R-8 CZ	4374/903	William I Talton Revocable Trust & Irene Lee Talton Revocable Trust	1666 Mallard Rd Smithfield, NC 27577-7137	919-796-6156	<a href="mailto:fred.talton@yahoo.com">fred.talton@yahoo.com</a>
260300-00-3877	15K11047C		West side of Mallard Rd near Marshall Dr	5.28 ac	Agriculture	R-8 CZ	4343/849	William I Talton Family Estate Trust Irene Lee Talton Trustee	1666 Mallard Rd Smithfield, NC 27577-7137	919-796-6156	<a href="mailto:fred.talton@yahoo.com">fred.talton@yahoo.com</a>
260300-13-6423	15L11043	780 Mallard Rd	West side of Mallard Rd near US 70	109.25 ac	Agriculture	R-8 CZ	4373/141	Kenneth A Talton Trust Kenneth A Talton Trustee	2750 Hwy 96 North Selma, NC 27576	919-796-6156	<a href="mailto:fred.talton@yahoo.com">fred.talton@yahoo.com</a>
260300-23-8022	15L11042B	1071 Mallard Rd	East side of Mallard Rd near US 70	81.29 ac	Agriculture	R-8 CZ	4865/421	Robert Kent Hill & Karen Hill Crocker	305 Skinner Rd Four Oaks, NC 27524-8465	804-405-6161	<a href="mailto:kenth.onpoint@gmail.com">kenth.onpoint@gmail.com</a>
260200-09-2086	15K11047		East side of Mallard Rd near Brogden Rd	30.56 ac	Agriculture	R-8 CZ	4374/903	William I Talton Revocable Trust & Irene Lee Talton Revocable Trust	1666 Mallard Rd Smithfield, NC 27577-7137	919-796-6156	<a href="mailto:fred.talton@yahoo.com">fred.talton@yahoo.com</a>
169202-98-6620	15K11047F		East side of Mallard Rd near Brogden Rd	39.97 ac	Agriculture	R-8 CZ	4342/849	William I Talton Family Estate Trust Irene Lee Talton Trustee	1666 Mallard Rd Smithfield, NC 27577-7137	919-796-6156	<a href="mailto:fred.talton@yahoo.com">fred.talton@yahoo.com</a>

ENVIRONMENTAL QUALITY DATA INFORMATION			
Existing Impervious Surface acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Impervious Surface acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Watershed Protection Area	Wetlands	<input type="checkbox"/> Yes	<input type="checkbox"/> No
FEMA Map Panel	Base Flood Elevation		
SITE DATA			
Total # of single-family lots	Total densities per zoning district		
Total # of townhouse lots	Acreage in active open space		
Total # of all lots	Acreage in passive open space		
Linear feet of new roadways	Linear feet of new sewer mains		
Linear feet of new water mains	Linear feet of new sidewalks		
Proposed sewer allocation	Linear feet in new trails		
SIGNATURE BLOCK (Applicable to all developments)			
<p>In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the Town.</p>			
<p>I hereby designate <u>Mallard Smithfield NC, LLC/Paul Luck</u> 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.</p>			
<p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p>			
Signature		Date	
Signature		Date	
APPLICATION FEES			

Conditional Zoning (1 paper copy of the application, 2 paper copies of plan set & **1 Digital copy of all documents on USB flash drive**)  
\$ 400.00 + \$10 per acre

*Application Date*

*Application Number*

*Application Fee*

## OWNER AUTHORIZATION

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

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

**Signature of Owner** \_\_\_\_\_ **Printed Name of Owner** \_\_\_\_\_

\_\_\_\_\_  
(State)

\_\_\_\_\_  
(County)

I, \_\_\_\_\_, a Notary Public in and for said County and State, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Notary Public: \_\_\_\_\_

(Printed Name)

\_\_\_\_\_  
(Signature)

(Seal)

County of Commission: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

## PROJECT NARRATIVE

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

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



## INFORMATION TO BE PROVIDED ON PLAN

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

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

### Existing Conditions:

- ☐ The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by metes and bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
- ☐ Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- ☐ Required setbacks, setback lines, or typical lots.
- ☐ Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
- ☐ Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- ☐ Show all existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
- ☐ Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- ☐ Existing zoning of the property, including zoning district lines where applicable.
- ☐ Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- ☐ Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television
- ☐ Existing open space and any other common areas.
- ☐ Existing parking and loading areas.

## Proposed Conditions:

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

## ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf	Flood Hazard Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Impervious Surface acres/sf	Neuse River Buffer	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Watershed Protection Area	Wetlands	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
FEMA Map Panel	Base Flood Elevation		

## SITE DATA


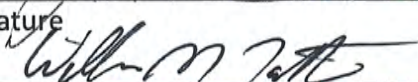
Total # of single-family lots	Total densities per zoning district
Total # of townhouse lots	Acreage in active open space
Total # of all lots	Acreage in passive open space
Linear feet of new roadways	Linear feet of new sewer mains
Linear feet of new water mains	Linear feet of new sidewalks
Proposed sewer allocation	Linear feet in new trails

## SIGNATURE BLOCK (Applicable to all developments)

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

I hereby designate Mallard Smithfield NC, LLC/Paul Luck 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 <u>6-5-2025</u>
Signature 	Date <u>6-5-25</u>

## APPLICATION FEES

Conditional Zoning (1 paper copy of the application, 2 paper copies of plan set & **1 Digital copy of all documents on USB flash drive**)  
\$ 400.00 + \$10 per acre

*Application Date*

*Application Number*

*Application Fee*

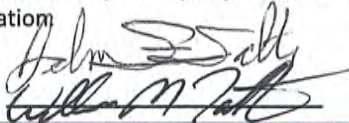


## OWNER AUTHORIZATION

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

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

Signature of Owner



Printed Name of Owner

John F. Talton  
William M. TALTON

NC

(State)

Johnston

(County)

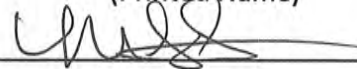
I, Melissa J Sexton, a Notary Public in and for said County and State, do hereby certify that John Talton and William Talton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 5 day of 6 20 25.

Notary Public:

Melissa J Sexton

(Printed Name)



(Signature)



County of Commission:

Johnston

Commission Expires:

May 2 2029

## ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf	Flood Hazard Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Impervious Surface acres/sf	Neuse River Buffer	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Watershed Protection Area	Wetlands	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
FEMA Map Panel	Base Flood Elevation		

## SITE DATA

Total # of single-family lots	Total densities per zoning district
Total # of townhouse lots	Acreage in active open space
Total # of all lots	Acreage in passive open space
Linear feet of new roadways	Linear feet of new sewer mains
Linear feet of new water mains	Linear feet of new sidewalks
Proposed sewer allocation	Linear feet in new trails

## SIGNATURE BLOCK (Applicable to all developments)

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

I hereby designate Mallard Smithfield NC, LLC/Paul Luck to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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

Signature <i>Elaine Marshall, Trustee</i>	Date <i>6/4/25</i>
Signature <i>AKA Elaine Marshall Morris</i>	Date

## APPLICATION FEES

Conditional Zoning (1 paper copy of the application, 2 paper copies of plan set & **1 Digital copy of all documents on USB flash drive**)  
\$ 400.00 + \$10 per acre

Application Date

Application Number

Application Fee



# OWNER AUTHORIZATION

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

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

Signature of Owner Julian F Marshall Trust Printed Name of Owner Julian F Marshall Trust / Elaine F Marshall  
Elaine F Marshall Trustee AKA Elaine Marshall Morris

North Carolina

(State)

Johnston

(County)

I, Gwendolyn G Adams, a Notary Public in and for said County and State, do hereby certify that Elaine Marshall Morris personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 4<sup>th</sup> day of JUNE 20 25.

Notary Public:

Gwendolyn G Adams

(Printed Name)

Gwendolyn G Adams

(Signature)

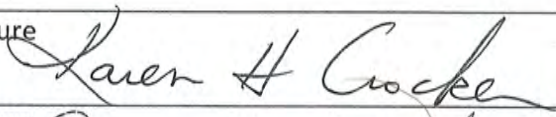
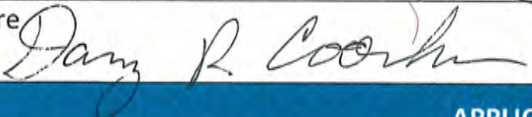


County of Commission:

Johnston

Commission Expires:

July 27, 2025

ENVIRONMENTAL QUALITY DATA INFORMATION			
Existing Impervious Surface acres/sf	Flood Hazard Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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FEMA Map Panel	Base Flood Elevation		
SITE DATA			
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<p>I hereby designate <u>Mallard Smithfield NC, LLC/Paul Luck</u> 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.</p>			
<p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p>			
Signature 		Date 6-3-2025	
Signature 		Date 6-3-2025	
APPLICATION FEES			

Conditional Zoning (1 paper copy of the application, 2 paper copies of plan set & **1 Digital copy of all documents on USB flash drive**)  
\$ 400.00 + \$10 per acre

*Application Date*

*Application Number*

*Application Fee*



## OWNER AUTHORIZATION

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

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Signature of Owner

Karen H Crocker  
Danny R Crocker

Printed Name of Owner

Karen H Crocker  
DANNY R CROCKER

NC

(State)

Wake

(County)

I, Phillip R. Harris, a Notary Public in and for said County and State, do hereby certify that Karen Crocker/Danny Crocker personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 3<sup>rd</sup> day of JUNE 2025.

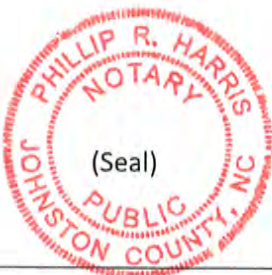
Notary Public:

Phillip R. Harris

(Printed Name)

Phillip R. Harris

(Signature)



(Seal)

County of Commission:

March 28, 2026

Commission Expires:

Johnston

## ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf	Flood Hazard Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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FEMA Map Panel	Base Flood Elevation		

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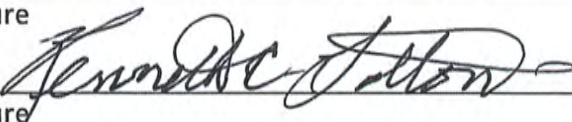
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I hereby designate Mallard Smithfield NC, LLC/Paul Luck to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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

Signature 	Date 6-2-22
Signature	Date

## APPLICATION FEES

Conditional Zoning (1 paper copy of the application, 2 paper copies of plan set & **1 Digital copy of all documents on USB flash drive**)  
\$ 400.00 + \$10 per acre

*Application Date*

*Application Number*

*Application Fee*

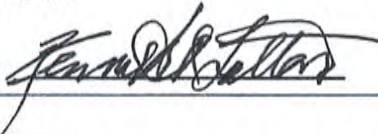


## OWNER AUTHORIZATION

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

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

Signature of Owner



Printed Name of Owner

KENNETH A TILTON

NC

(State)

Johnston

(County)

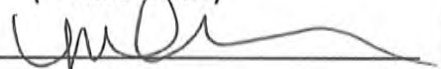
I, Melissa J Sexton, a Notary Public in and for said County and State, do hereby certify that Kenneth Tilton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 5 day of 6 20 25.

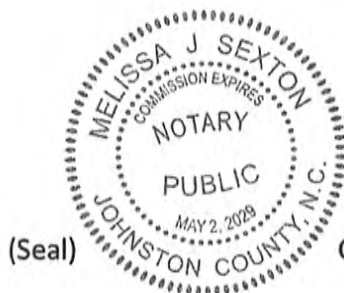
Notary Public:

Melissa J Sexton

(Printed Name)



(Signature)



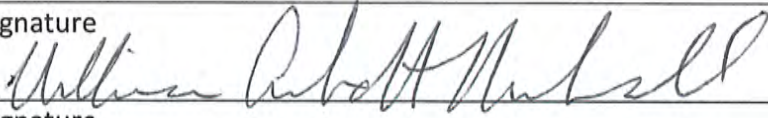
(Seal)

County of Commission:

Johnston

Commission Expires:

5/2/29

ENVIRONMENTAL QUALITY DATA INFORMATION			
Existing Impervious Surface acres/sf	Flood Hazard Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Impervious Surface acres/sf	Neuse River Buffer	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Watershed Protection Area	Wetlands	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
FEMA Map Panel	Base Flood Elevation		
SITE DATA			
Total # of single-family lots	Total densities per zoning district		
Total # of townhouse lots	Acreage in active open space		
Total # of all lots	Acreage in passive open space		
Linear feet of new roadways	Linear feet of new sewer mains		
Linear feet of new water mains	Linear feet of new sidewalks		
Proposed sewer allocation	Linear feet in new trails		
SIGNATURE BLOCK (Applicable to all developments)			
<p>In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the Town.</p>			
<p>I hereby designate <u>Mallard Smithfield NC, LLC/Paul Luck</u> 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.</p>			
<p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p>			
Signature		Date	
		6/4/25	
Signature		Date	
APPLICATION FEES			

Conditional Zoning (1 paper copy of the application, 2 paper copies of plan set & **1 Digital copy of all documents on USB flash drive**)  
\$ 400.00 + \$10 per acre

*Application Date*

*Application Number*

*Application Fee*



## OWNER AUTHORIZATION

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

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

Signature of Owner

William Corbett Marshall

Printed Name of Owner

WILLIAM CORBETT MARSHALL

Tennessee

(State)

Sevier

(County)

I, Chelsea Anderson, a Notary Public in and for said County and State, do hereby certify that William Corbett Marshall personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 4<sup>th</sup> day of June 202025.

Notary Public:

Chelsea Anderson

(Printed Name)

Chelsea Anderson

(Signature)



(Seal)

County of Commission:

Sevier

Commission Expires:

MARCH 24, 2029

# ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf	Flood Hazard Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Impervious Surface acres/sf	Neuse River Buffer	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Watershed Protection Area	Wetlands	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
FEMA Map Panel	Base Flood Elevation		

## SITE DATA

Total # of single-family lots	Total densities per zoning district
Total # of townhouse lots	Acreage in active open space
Total # of all lots	Acreage in passive open space
Linear feet of new roadways	Linear feet of new sewer mains
Linear feet of new water mains	Linear feet of new sidewalks
Proposed sewer allocation	Linear feet in new trails

## SIGNATURE BLOCK (Applicable to all developments)

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

I hereby designate Mallard Smithfield NC, LLC/Paul Luck 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
<i>R Kent Hill</i>	6/6/25
Signature	Date
<i>Paul Luck</i>	6/6/25

## APPLICATION FEES

Conditional Zoning (1 paper copy of the application, 2 paper copies of plan set & 1 Digital copy of all documents on USB flash drive)  
\$400.00 + \$10 per acre

Application Date

Application Number

Application Fee



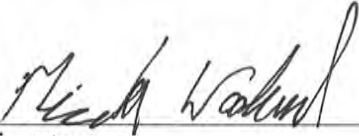


**PLANNING DEPARTMENT**

Micah Woodard, Planner I

**ADJOINING PROPERTY OWNERS CERTIFICATION**

I, Micah Woodard, hereby certify that the property owner and adjacent property owners of the following petition(s), ZA-25-03, RZ-25-01, and CZ-25-03 were notified by First Class Mail on 6/26/25 of the Public Meeting on July 10<sup>th</sup>, 2025.

  
\_\_\_\_\_  
Signature

Johnston County, North Carolina

I, Julianne Edmonds, Notary Public for Johnston County and State of North Carolina do hereby certify that Micah Woodard personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

24<sup>th</sup> day of June, 2025

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

Julianne Edmonds  
\_\_\_\_\_  
Notary Public Name

My Commission expires on 1-15-2028



# Clarius Industrial Adjacent Property Owners

Name1	Name2	Address1	Address2	CityStateZip
WALKER, NOVA C		PO BOX 38		VALPARAISO, NE 68065-0038
JOSEPH, SUZZANE MARIE JOINT TENANTS (WROS)	JOSEPH, MELISSA LYNN JOINT TENANTS (WROS)	253 SUHANI LN		CLAYTON, NC 27520-6325
LEE, JANICE HALL	LEE, ROLAND DEVON SR.	306 SUHANI LN		CLAYTON, NC 27520-6326
ZBINDEN, CALVIN JEFFREY	ZBINDEN, HANNAH MARIE	283 SUHANI LN		CLAYTON, NC 27520-6325
WINAKOR, MIKAYLA	WINAKOR, COLBY	264 SUHANI LN		CLAYTON, NC 27520-6325
NATARAJAN, SREEKUMAR	SAROJINI, PRIYA	1705 WHISPERING WILLOW PL		SAN JOSE, CA 95125-4568
ANREDDY LIVING TRUST	ANREDDY, NAGARAJU CO TRUSTEE	300 ANTON WAY		GARNER, NC 27529-6283
FOLKLORE HOMES, LLC		169 ALAMO CT		CLAYTON, NC 27527-8003
KEITH, TIMOTHY H	KEITH, LARUE	4356 US 70 BUS HWY W		CLAYTON, NC 27520-6882
EAST WAKE AUTO SALES LLC		1533 OLD US HIGHWAY 264		ZEBULON, NC 27597-6922
GRANTHAM, FLORA HULL		400 DOGWOOD ST		SMITHFIELD, NC 27577-0000
KEITH, TIMOTHY H	KEITH, LARUE	4356 US 70 BUS HWY W		CLAYTON, NC 27520-6882
MCLAURIN FUNERAL HOME INC			PO BOX 130548	HOUSTON, TX 77219-0548
NELL M HOWELL REVOCABLE TRUST			PO BOX 528	SMITHFIELD, NC 27577-0000
GG CRESCENT MILLS LIMITED PARTNERSHIP	HOWELL, NELL M TRUSTEE		TORONTO, ON, CANADA M5A 0L6	
SRINIVAS, GOUNDLA	RANGA, SRILATHA	351 KING ST E - 13TH FLOOR		CLAYTON, NC 27520-6325
HAWKESWORTH, RACHEL CLAIRE JOINT TENANTS (WROS)	BROWN, SHELBY RAYE JOINT TENANTS (WROS)	244 SUHANI LN		CLAYTON, NC 27520-6324
MULECO, LLC		179 SUHANI LN	PO BOX 2346	SMITHFIELD, NC 27577-2346
BARBOUR, VERNON CLIFTON		4300 US 70 BUS HWY W		CLAYTON, NC 27520-6882
MITCHELL, RODNEY	MITCHELL, JACQUELINE	4324 US 70 BUS HWY W		CLAYTON, NC 27520-6882
NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
DIXON, DWAYNE	MINSLEY, CLIFTON	5210 DIXON DR		RALEIGH, NC 27609-4326
NARAYANAN, BINU	SOMARAJ, KOLLAMPARAMBIL SRUTI	2718 FORT FISHER TRCE		APEX, NC 27502-8522
NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
PALACIOS, JESUS ALBERTO GUERRA	DOSAGUES, HECTOR GUSTAVO RODRIGUEZ	137 SUHANI LN		CLAYTON, NC 27520-6324
NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
SAINT ANN CATHOLIC PARISH OF CLAYTON		4057 US 70 BUS HWY W		CLAYTON, NC 27520-4310
BARBOUR, VERNON C	BARBOUR, PATRICIA FULGHUM	4300 US 70 BUS HWY W		CLAYTON, NC 27520-6882
NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648



# Mallard Crossing Adjacent Property Owners

Name1	Name2	Address1	Address2	CityStateZip
HILL, ROBERT KENT	CROCKER, KAREN HILL	305 SKINNER RD		FOUR OAKS, NC 27524-8465
BOESE, SUVIMAL S		654 MALLARD RD		SMITHFIELD, NC 27577-7127
SPAIN, ASHLEY LEE		19 BRITISH CT		SMITHFIELD, NC 27577-9422
CREECH, AUDREY BARNES LIFE ESTATE	PARKER, TERESA CREECH REMAINDER	1363 STILL BLUFF LN		LELAND, NC 28451-6200
KENNETH A TALTON TRUST	TALTON, KENNETH A TRUSTEE	2750 HWY 96 NORTH		SELMA, NC 27576
COOR, CLYDA HILL	COOR, LAWRENCE B	130 CROW TRL		HERTFORD, NC 27944-9170
CROCKER, ZACHARY SCOTT		2430 YELVERTON GROVE RD		SMITHFIELD, NC 27577-7565
BURKENS, WALTER J		1500 EVANS ROAD		PRINCETON, NC 27569-0000
JIMMY RAY WHITLEY REVOCABLE TRUST	SYLVIA N. WHITLEY REVOCABLE TRUST	1586 YELVERTON GROVE RD		SMITHFIELD, NC 27577-7583
TEACHEY, MARIE K LIFE ESTATE	MCDANIELS, CHRISTOPHER PAUL REMAINDER	646 MALLARD RD		SMITHFIELD, NC 27577-7127
PIERCE, JOSEPH THOMAS		1312 BUFFALOE RD		GARNER, NC 27529-5017
POWELL, CLARA H LIFE ESTATE	POWELL, SPENCER E III REMAINDER	1610 YELVERTON GROVE RD		SMITHFIELD, NC 27577-7581
WHITLEY, HILDA		647 MALLARD RD		SMITHFIELD, NC 27577-7127
WILLIAM I TALTON REVOCABLE TRUST	IRENE LEE TALTON REVOCABLE TRUST	1666 MALLARD RD		SMITHFIELD, NC 27577-7137
OLD BROGDEN FARMS, LLC		6317 BAYSWATER TRL		RALEIGH, NC 27612-6608
LESTER, JASON		1500 MALLARD RD		SMITHFIELD, NC 27577-7136
RUTH HILL PETERSON REVOCABLE TRUST	PETERSON, RUTH HILL TRUSTEE	3433 BENHAM AVE		NASHVILLE, TN 37215-1503
MASSENGILL, DALTON LOUIS	MASSENGILL, MARY	1472 MALLARD RD		SMITHFIELD, NC 27577-7135
WILLIAM I TALTON FAMILY ESTATE TRUST	TALTON, IRENE LEE TRUSTEE	1666 MALLARD RD		SMITHFIELD, NC 27577-7137
MARSHALL, JULIAN BRIAN	MARSHALL, WILLIAM CORBETT	PO BOX 1482		SMITHFIELD, NC 27577-4385
TALTON, PATRICIA S		1995 HOODS CREEK DRIVE		NEW BERN, NC 28562-0000
TRUCK TERMINALS INC		1901 N NAN AVE		MARBLEHEAD, OH 43440-9799
MARSHALL INCORP		PO BOX 1482		SMITHFIELD, NC 27577-4385
TALTON, WILLIAM MICHAEL	TALTON, DEBRA E	1666 MALLARD RD		SMITHFIELD, NC 27577-0000
FRANCO-ROBLES, SERGIO	VASQUEZ, OSIRIS MARIA BELLEZA	1532 MALLARD RD		SMITHFIELD, NC 27577-7136
TWIN STATES FARMING INC			P O BOX 1352	SMITHFIELD, NC 27577-1377
MITCHELL, JAMES NELSON	MITCHELL, BRENDA C	1225 OLD SANDERS ROD		SMITHFIELD, NC 27577-0000
HOGTOWN HOLDINGS, LLC		3511 MEADOWRUN DR		DURHAM, NC 27707-6626
TOWN OF SMITHFIELD A NC MUNICI		111 S 4TH ST		SMITHFIELD, NC 27577-0000
ROBOL, MARY F ASTERITA		128 OLD MALLARD RD		SMITHFIELD, NC 27577-9453
OEHLER, PHILIP GEORGE		119 HORSESHOE RD		DAVIS, NC 28524-7020
CHRISMON, FRANK T	CHRISMON, DOROTHY	28 OLD MALLARD RD		SMITHFIELD, NC 27577-0000
MONTOYA, ARCADIO		120 LEEWAY CT		CLAYTON, NC 27520-9417
POLLARD, BETSY S		67 OLD MALLARD RD		SMITHFIELD, NC 27577-9451
BROCK, OTIS RAY LIFE ESTATE	BROCK, ELIZABETH LEIGH LIFE ESTATE	129 OLD MALLARD RD		SMITHFIELD, NC 27577-9454
CROCKER, PAMELA F		72 OLD MALLARD RD		SMITHFIELD, NC 27577-0000
ROOKS, GENE ALTON		52 OLD MALLARD RD		SMITHFIELD, NC 27577-9452
KEEN, HAROLD T	KEEN, BARBARA A	1121 BOYETTE ROAD		FOUR OAKS, NC 27524-8479
CAROLINA POWER & LIGHT			P O BOX 1551	RALEIGH, NC 27602-0000
WALKER, STEPHEN	WALKER, KRISTINA M.	2225 BROGDEN RD		SMITHFIELD, NC 27577
BTTW PROPERTIES LLC		100 QUAIL RUN		SMITHFIELD, NC 27577-9406
RODGERS, BENJAMIN JOHN	RODGERS, KATELYN ELIZABETH	2203 BROGDEN RD		SMITHFIELD, NC 27577
GIBSON, JOYCE TALTON		4215 BROGDEN RD		SMITHFIELD, NC 27577-0000
BLUE, BRENDA R.		216 OLD MALLARD RD		SMITHFIELD, NC 27577-9455
LOPEZ, MELANIE NATALI PEREYRA		90 OLD MALLARD RD		SMITHFIELD, NC 27577
GUTIERREZ, JESUS VALLE	GOMEZ, JACQUELINE BLANCO	213 OLD MALLARD RD		SMITHFIELD, NC 27577-9456
HENDERSON, MURRAY CHRISTOPHER		15 OLD MALLARD RD		SMITHFIELD, NC 27577-9451
ADKINS, IRIS T	ADKINS, STEPHEN T	2125 MALLARD RD	PO BOX 328	SMITHFIELD, NC 27577-0000
WILLIAMS, J. MARK	WILLIAMS, LANETTE M.	2466 BROGDEN RD		SMITHFIELD, NC 27577-9263
KENNETH A. TALTON TRUST	TALTON, KENNETH A. TRUSTEE	2750 NC HIGHWAY 96 N		SELMA, NC 27576-6161
RICH, LYNN M. LIFE ESTATE	JOHNSTON, KELSIE MARIE REMAINDER	2457 BROGDEN RD		SMITHFIELD, NC 27577-9264