



## **PLANNING BOARD AGENDA**

### ***Members:***

***Chairman: Mark Lane (ETJ)***

***Vice-Chairman: Debbie Howard (Town)***

***Doris Wallace (Town)***

***Ashley Spain (ETJ)***

***Bryan Stanley (Town)***

***Alisa Bizzell (Town)***

***Wiley Narron (Alternate)***

***Tara Meyer (Alternate)***

***Stephen Wensman, AICP, ALA, Planning Director***

***Micah Woodard, Planner I***

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

***Meeting Date: Thursday, March 6th, 2025***

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

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





## **PLANNING BOARD AGENDA**

### **FOR REGULAR MEETING**

**MARCH 6, 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 February 6, 2025.**

**New Business.**

**CZ-25-01 Finley Landing Phase 5 Alternate Plan:** Public Meeting to review a conditional zoning map amendment to the Finley Landing master plan, amending 48.65-acres located at 268 S Finley Landing Parkway (Johnston County Tax ID 15077035H), with an alternative plan that replaces the 360-unit apartment development with 141 townhomes and 19-detached single-family lots.

**S-25-02 Powell Tract Preliminary Plat:** Public meeting to review a request by Swift Creek Road – Lan Development, LLC for preliminary plat of a 20-lot single family subdivision on 21.24 acres in the R-20A Zoning District, located on Swift Creek Road approximately 1850 feet north of the Cleveland Road intersection with the Johnston County Tax IDs 15I08014I and 15I08014.

**Old Business.**

Review Unified Development Ordinance Section 10.9 – Tree Resource Management.

**Adjournment.**

**Draft  
Town of Smithfield  
Planning Board Minutes  
Thursday, February 6th, 2025  
Town Hall  
Council Chambers  
6:00 PM**

Members Present:

Chairman Mark Lane  
Doris Wallace  
Ashley Spain  
Alisa Bizzell  
Tara Meyer  
Bryan Stanley

Members Absent:

Vice-Chairman Debbie Howard  
Wiley Narron

Staff Present:

Stephen Wensman, Planning Director  
Julie Edmonds, Administrative Support Specialist

Staff Absent:

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**IDENTIFY VOTING MEMBERS**

**APPROVAL OF AGENDA** Mark Lane requested to swap the order of the agenda allowing S-25-01 to be heard first and ZA-25-01 to be last. Ashley Spain made a motion to approve the agenda as changed; seconded by Doris Wallace. Unanimously approved by all.

**APPROVAL OF MINUTES January 2nd, 2025**

Doris Wallace made a motion to approve the minutes, seconded by Bryan Stanley. Unanimously approved.

**NEW BUSINESS**

**S-25-01 Buffalo Ridge Preliminary Plat:**

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

**ZA-25-01 Tattoo and Body Piercing Establishments:** Public meeting to review a proposed amendment to the Unified Development Ordinance, Article 6.6 Table of Uses and Activities to make Tattoo and Body Piercing Establishments permitted uses in the B-2 and B-3 zoning districts.

Stephen Wensman presented a proposed UDO amendment to make tattoo and body piercing establishments a permitted use in the B-2 and B-3 districts. Planning staff reviewed zoning codes for other towns and most have deliberately made tattoo and body piercing establishments permitted uses. The special use process may be a relic of the past when there was a stigma about such establishments. The establishments are commonplace today and concerns about health and safety are addressed with state regulation of the industry. Staff recommends approval of the zoning text amendment ZA-25-01, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

Doris Wallace made a motion to recommend approval of the zoning text amendment, ZA-25-01, finding the amendment consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest, seconded by Bryan Stanley. Also approved by Alisa Bizzell and Tara Meyer. Denied by Mark Lane and Ashley Spain.

Stephen Wensman discussed either rewriting or doing away with the tree preservation ordinance and he asked the Planning Board for their opinion on it. He offered to email the tree preservation ordinance to everyone and that each board member read it and be prepared to give feedback at the next Planning Board meeting.

**Old Business**

**Adjournment**

Alisa Bizzell made a motion to adjourn, seconded by Ashley Spain. Unanimously approved.

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

Respectfully Submitted,

A handwritten signature in black ink that reads "Julie Edmonds". The signature is written in a cursive, flowing style.

Julie Edmonds  
Administrative Support Specialist

DRAFT



# Request for Planning Board Action

**Agenda  
Item:** CZ-25-01  
**Date:** 3/6/25

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**Subject:** Finley Landing Phase 5 Alt Plan Conditional Zoning Map Amendment

**Department:** Planning

**Presented by:** Stephen Wensman, Planning Director

**Presentation:** Public Meeting

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## Issue Statement

Triangle Land Partners, LLC, is requesting an amendment to the Finley Landing Conditional Zoning master plan, amending 48.65 acres with an alternate plan replacing the 360-unit apartment development with a proposal for 160 lot development consisting of 141 townhome and 19-detached single-family lots.

## Financial Impact

The future development will contribute to the Town's tax base.

## Action Needed

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

## Recommendation

Planning Staff recommends the Planning Board to recommend approval of the rezoning, CZ-25-01, with \_\_conditions 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. Finley Landing Phase 5 Master Plan - Proposed
5. Townhouse Styles (2)
6. Overall Finley Landing Master Plan - Proposed
7. R-8 CZ - Floyd Landing Conditional Original Approval



# Staff Report

Agenda  
Item: CZ-25-01

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## OVERVIEW:

The Finley Landing Development Master Plan was approved with the R-8 Conditional Zoning on 9/7/21. The master plan included 89 detached single-family homes, 220 attached single-family townhomes, and 360 apartment units (669 total number of dwelling units). Since then, the market for apartment development has changed and the developer is now requesting approval of an alternative plan to replace the apartment development with 78 (19' x 50') townhomes, 63 (20'x60') townhomes and 19 detached single-family lots with a swimming pool, tot lot playground, and dog park amenities.

A previous plan was rejected by the Town Council late last year. The plan has been substantially modified for this reapplication.

## PROPERTY LOCATION:

The Finley Landing development is located along US Hwy 70 Business across from the Amazon Warehouse. This property is further identified by Johnston County Tax ID# 15077035H.

## APPLICATION DATA:

Applicant:	Triangle Land Partners, LLC
Property Owners:	FL Smithfield, LLC
Project Name:	Finley Landing Phase 5
Tax ID:	15077035H
NC PIN:	168500-40-6654
Acreage:	48.65
Present Zoning:	R-8 CZ (Single-Two-Multi-Family Residential Conditional)
Proposed Zoning:	R-8 CZ (Single-Two-Multi-Family Residential Conditional)
Town/ETJ:	Town
Existing Use:	Vacant
Proposed Use:	Townhouses and single-family
Fire District:	Smithfield
School Impacts:	Additional households with school-age children
Parks and Recreation:	No parks proposed – fee in lieu
Water and Sewer Provider:	Town of Smithfield
Electric Provider:	Duke
Public R/W:	+/- 3,724 linear feet

## ADJACENT ZONING AND LAND USES: (SEE ATTACHED MAP)

	<b>Zoning</b>	<b>Existing Land Uses</b>
<b>North</b>	R-8 CZ	Single-Family Residential/Townhomes (multi-family)
<b>South</b>	R-8 CZ	Townhomes (multi-family)
<b>West</b>	N/A	Vacant Woodland
<b>East</b>	B-3	Commercial - undeveloped

#### **EXISTING CONDITIONS/ENVIRONMENTAL IMPACTS:**

- There are no environmental impacts associated with the area. The development site is graded and ready for development.

#### **COMPREHENSIVE LAND USE PLAN:**

- The plans are consistent with the comprehensive plan guidance. The Comprehensive Plan guides the area for Medium Density Residential.

#### **SITE ACCESS AND STREET DESIGN:**

- The development will utilize the same two entrances off S. Finley Landing Parkway as the former apartment complex.
- Rather than private driveways and parking lot, the proposed townhouse development will have approximately 3,724 linear feet of new public streets in 50' public rights-of-ways to match those approved with the townhouses elsewhere in the Finley Landing development (The town standard right of way width is 60' wide).
- Streets will be 27-foot-wide b/b with traditional curbs and valley curbs in front of and within 10' of townhouse buildings as was approved elsewhere in the other townhouse areas of the development (3-foot utility strips).
- Sidewalks are proposed on both sides of public streets.

#### **TOWNHOME DIMENSIONAL STANDARDS:**

The townhomes approved for Phases 2 and 3 are 2-stories with a maximum height of 35-feet in accordance with the R-8 standards. The townhomes have a minimum lot area of 2,420 sq. ft., and a minimum lot width of 22-foot wide for interior townhomes and 24-foot wide for end units to accommodate 2-car garages on end units. Interior units require at least a one car garage and 10' wide driveways (town standard is 12' wide).

The proposed townhomes associated with this master plan amendment include 2-story and 3-story structures – all with one car garages and:

- Maximum height of 50-feet.
- Minimum interior lot area is 1900 sq. ft. (19'x100') and perimeter lot areas is 2100 sq. ft. (20'x105')
- Minimum front yard setback is 30-feet, same as townhouses elsewhere in the development
- Minimum rear yard setback is 20-feet for the interior townhomes, 15-feet for the perimeter townhomes.
- Minimum 2 parking spaces per townhome on the lot (plus 59 auxiliary-.75 per unit).
- Minimum driveway width - 9-feet.
- All proposed townhomes will be 3-bedroom units.

#### **TOWNHOME ARCHITECTURAL STANDARDS:**



- End units facing a public ROW must include a minimum of two (2) windows.
- End units facing a public ROW must include screening landscaping the side yard.
- Façade Treatment: May include a mix of siding types including lap siding, board & batten, shake, stone or brick. Each unit shall include a minimum of two (2) of these elements.
- Landscaping: Each unit shall include a minimum of one (1) decorative tree and four (4) shrubs.
- Townhouse garages are all single car with an 8-foot-wide door.
- Garage Doors: shall contain decorative details or carriage style adornments
- 2 and 3-story townhomes.

#### **DETACHED SINGLE-FAMILY LOTS:**

- The proposed 19 detached single-family lots will be 47' wide x 120' deep (5,640 sq. ft) in size. In Phases 1 and 2, the minimum lot width was 45' x 115' (5,175 sq. ft).
- The architectural standards for homes will be the same as previous phases:
  - End units facing a public ROW must include a minimum of two (2) windows.
  - Façade Treatment: May include a mix of siding types including lap siding, board & batten, shake, stone or brick. Each unit shall include a minimum of two (2) of these elements.
  - Landscaping: Each unit shall include a minimum of one (1) decorative tree, one (1) street tree, and six (6) shrubs.
  - Each home shall have a two-car garage (20'x20') interior dimension
  - Garage Doors: shall be 16' wide and contain decorative details or carriage style adornments

#### **RECREATIONAL/SITE AMENITIES:**

- The proposed master plan shows a pool, totlot playground and dog park to be accessible for the entire development. The former master plan had a pool and pool house, a car maintenance and wash area, tot lot and dog park that was only for the apartments.

#### **DEVELOPMENT AMENITIES:**

- Decorative street lighting and decorative street signs be installed by the developer throughout the site as was proposed in the previous phases.

#### **STORMWATER MANAGEMENT:**

- Stormwater retention will be the same.

#### **CLUSTER MAILBOX:**

- The master plan shows a required cluster mailbox in an auxiliary parking lot near the swimming pool.

#### **TRASH:**

- Townhouse trash and recycling roll off containers in the townhouse areas be stored within the garages or in the rear yards or in garages, or side yards for single-family

#### **PUBLIC UTILITIES:**

- Water and Sewer utilities will be by the town. Electric utilities will be Duke.

## **PROPOSED DEVIATIONS FROM UNIFIED DEVELOPMENT ORDINANCE (SUMMARY):**

### **Deviations from Town Requirements (this amendment site area):**

- 10-foot reduction in public R/W width (50-foot public rights-of-ways).
- 20-foot reduction in the distance between townhomes (40 feet to 20 feet).
- 15-foot increase in maximum height for townhomes in this area (35 feet to 50 feet).
- Driveway widths from 12 feet to 9 feet (staff recommends 10 feet).

### **Standards Exceeding UDO Requirements:**

- 5-foot-wide sidewalks on both sides of public streets
- Tot lot and dog park and swimming pool for entire development.
- Auxiliary parking.
- Undisturbed open space within floodplain and common owned areas
- Architectural standards.

## **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 consistent with the comprehensive plan.*
- **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 with the additional conditions of approval.*

## **RECOMMENDATION:**

Planning Staff recommend the Planning Board recommend approval of the Finley Landing alternate plan, CZ-25-01, with the following condition:

1. That the future development plans for the project be in accordance with original CZ-21-03 masterplan and conditions or as hereby amended as an alternate plan for the 47.8 acres area:
  - a. 10-foot reduction in public R/W width (50-foot public rights-of-ways).
  - b. Townhouse driveways shall have a minimum width of 10 feet.
  - c. Townhouses shall have a 30-foot front setback.
  - d. Single family driveway shall have a minimum width of 12 feet.
  - e. 20-foot reduction in the distance between townhomes (40-feet to 20-feet).
  - f. 15-foot increase in maximum height for townhomes in this area (35-feet to 50-feet).
  - g. The townhouses on interior lots shall have a minimum lot area of 1900 sq. ft. (19'x100') and perimeter lots shall have a minimum lot area of 2100 sq. ft. (20'x105').
  - h. Townhouse Architectural Standards (amended area only):
    - i. End units facing a public ROW must include a minimum of two (2) windows.
    - ii. End units facing a public ROW must include screening landscaping the side yard.
    - iii. Façade Treatment: May include a mix of siding types including lap siding, board & batten, shake, stone or brick. Each unit shall include a minimum of two (2) of these elements.
    - iv. Landscaping: Each unit shall include a minimum of one (1) decorative tree and four (4) shrubs.
    - v. Garage doors shall contain decorative details or carriage style adornments
  - i. The proposed 19 detached single-family lots will be 47' wide x 120' deep (5,640 sq. ft) in size.
  - j. The architectural standards for homes will be the same as previous phases:
    - i. End units facing a public ROW must include a minimum of two (2) windows.
    - ii. Façade Treatment: May include a mix of siding types including lap siding, board & batten, shake, stone or brick. Each unit shall include a minimum of two (2) of these elements.
    - iii. Landscaping: Each unit shall include a minimum of one (1) decorative tree, one (1) street tree, and six (6) shrubs.
    - iv. Each home shall have a two-car garage.
    - v. Garage doors shall contain decorative details or carriage style adornments

## **RECOMMENDED MOTION:**

"Move to recommend approval of the zoning map amendment, CZ-25-01, with 1 condition 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 PLANNING BOARD  
CZ-25-01**

**Whereas** the Smithfield Planning Board, 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 Planning Board, 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 PLANNING BOARD AS APPROPRIATE:**

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

That the final action regarding zoning map amendment CZ-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 Planning Board and information provided at the public meeting; and

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

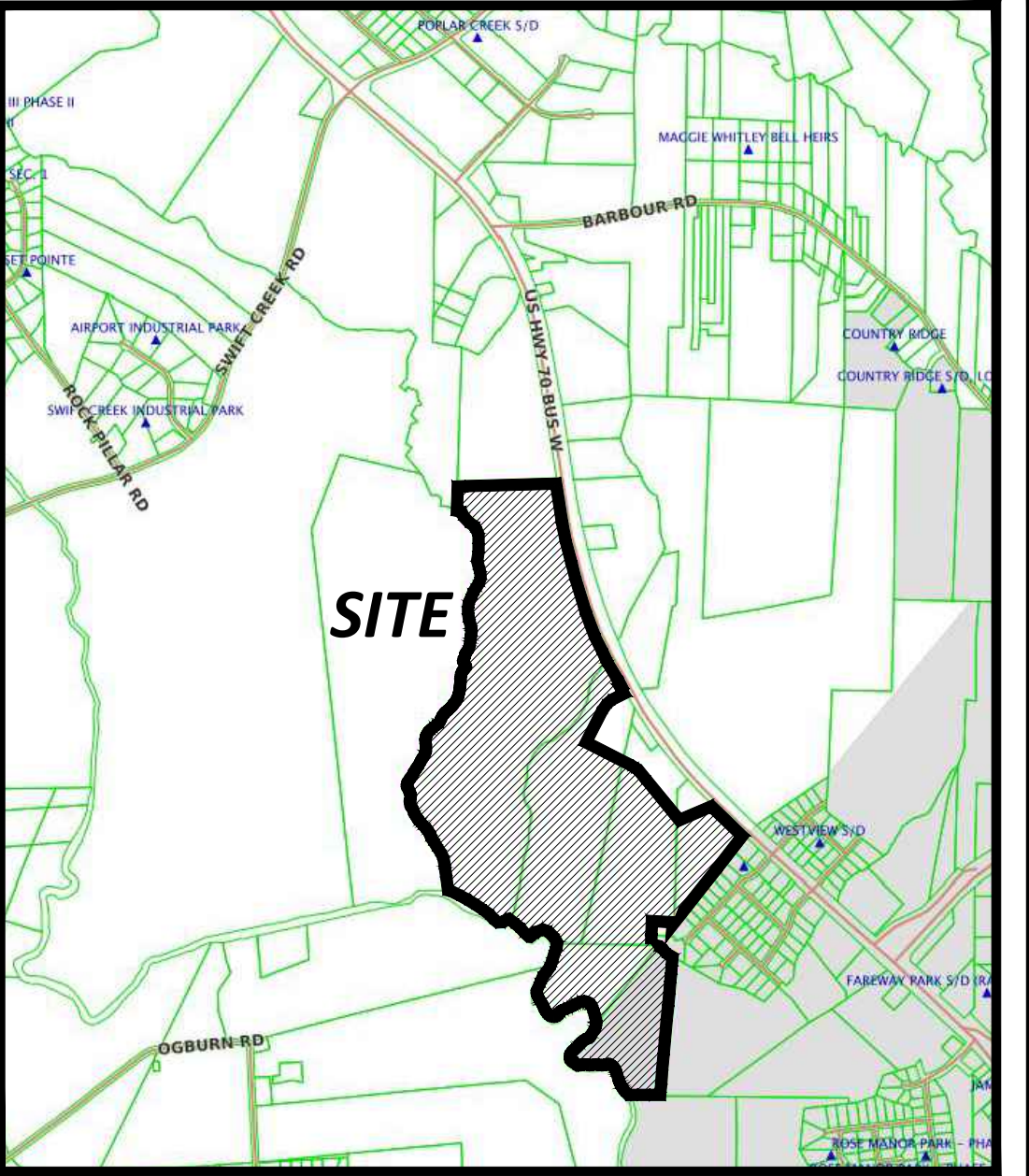
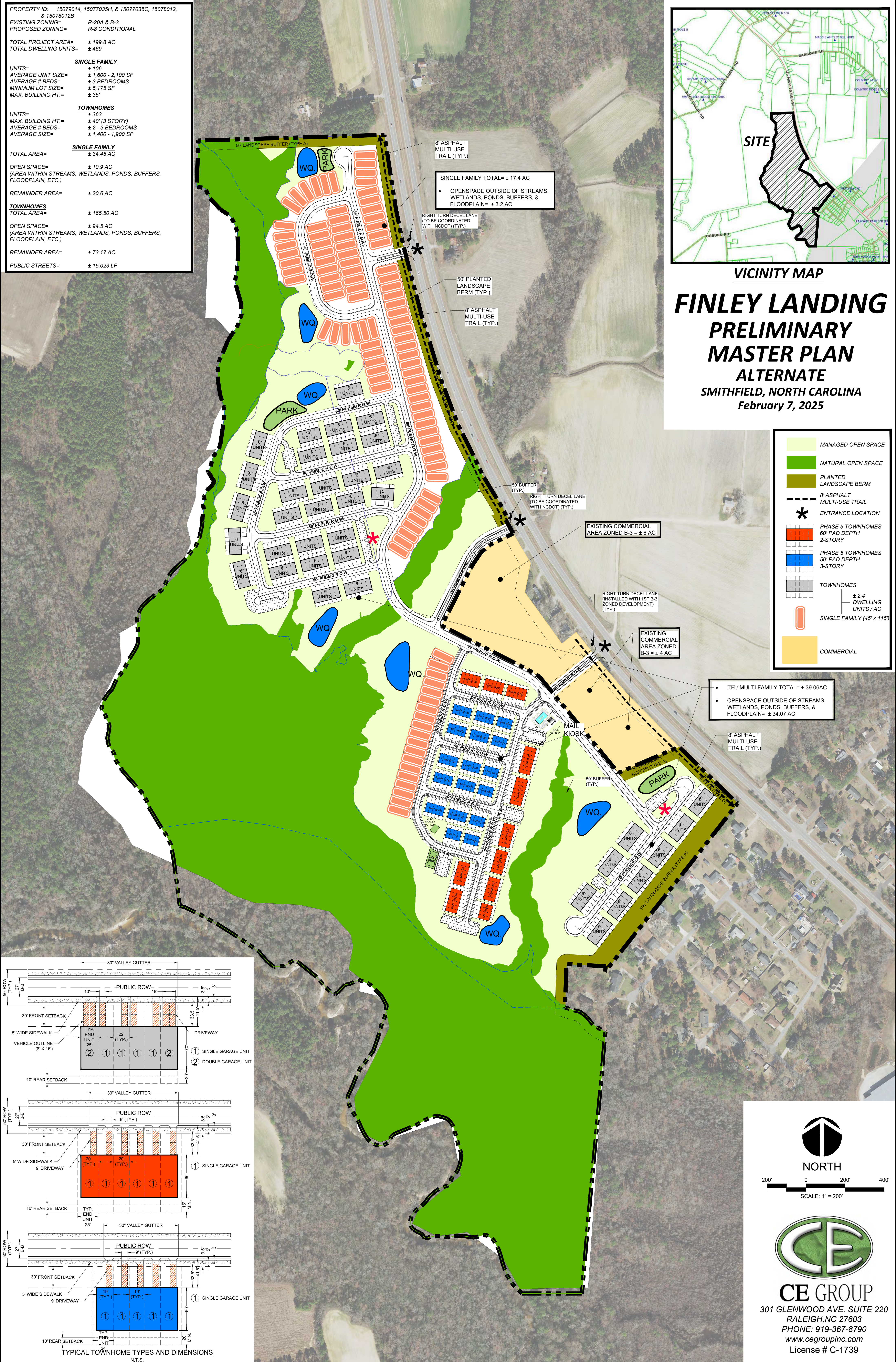
**IN THE EVENT THAT THE MOTION TO APPROVE THE ORDINANCE FAILS,**

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



PROPERTY ID:	15079014, 15077035H, & 15077035C, 15078012, & 15078012B
EXISTING ZONING=	R-20A & B-3
PROPOSED ZONING=	R-8 CONDITIONAL
TOTAL PROJECT AREA=	± 199.8 AC
TOTAL DWELLING UNITS=	± 469
<b>SINGLE FAMILY</b>	
UNITS=	± 106
AVERAGE UNIT SIZE=	± 1,600 - 2,100 SF
AVERAGE # BEDS=	± 3 BEDROOMS
MINIMUM LOT SIZE=	± 5,175 SF
MAX. BUILDING HT.=	± 35'
<b>TOWNHOMES</b>	
UNITS=	± 363
MAX. BUILDING HT.=	± 40' (3 STORY)
AVERAGE # BEDS=	± 2 - 3 BEDROOMS
AVERAGE SIZE=	± 1,400 - 1,900 SF
<b>SINGLE FAMILY</b>	
TOTAL AREA=	± 34.45 AC
OPEN SPACE=	± 10.9 AC (AREA WITHIN STREAMS, WETLANDS, PONDS, BUFFERS, FLOODPLAIN, ETC.)
REMAINDER AREA=	± 20.6 AC
<b>TOWNHOMES</b>	
TOTAL AREA=	± 165.50 AC
OPEN SPACE=	± 94.5 AC (AREA WITHIN STREAMS, WETLANDS, PONDS, BUFFERS, FLOODPLAIN, ETC.)
REMAINDER AREA=	± 73.17 AC
PUBLIC STREETS=	± 15,023 LF



VICINITY MAP

# FINLEY LANDING

## PRELIMINARY

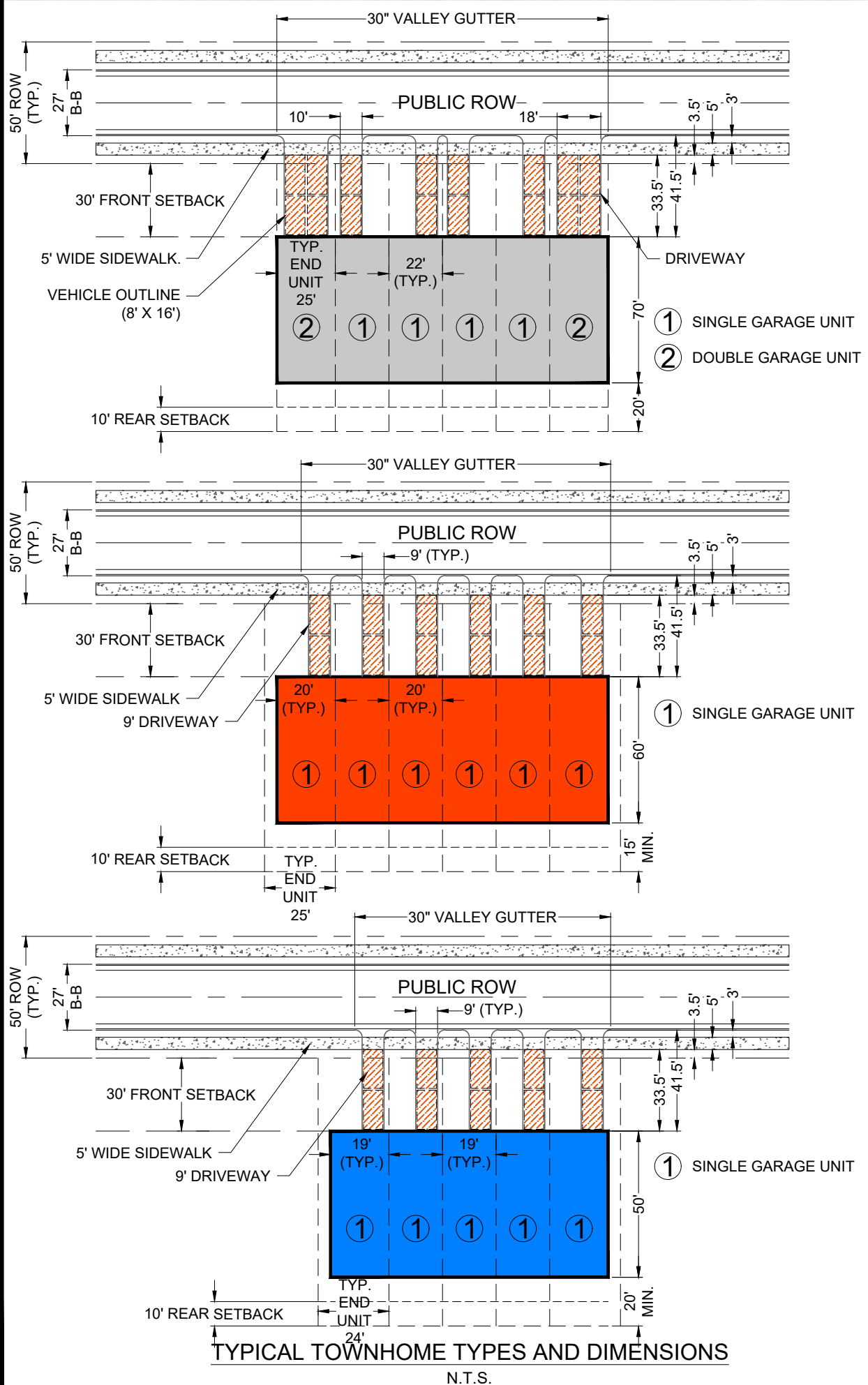
## MASTER PLAN

### ALTERNATE

SMITHFIELD, NORTH CAROLINA

February 7, 2025

	MANAGED OPEN SPACE
	NATURAL OPEN SPACE
	PLANTED LANDSCAPE BERM
	8' ASPHALT MULTI-USE TRAIL
	ENTRANCE LOCATION
	PHASE 5 TOWNHOMES 60' PAD DEPTH 2-STORY
	PHASE 5 TOWNHOMES 50' PAD DEPTH 3-STORY
	TOWNHOMES ± 2.4 DWELLING UNITS / AC
	SINGLE FAMILY (45' x 115')
	COMMERCIAL



NORTH

200' 0 200' 400'

SCALE: 1" = 200'

**CE GROUP**

301 GLENWOOD AVE. SUITE 220  
RALEIGH, NC 27603  
PHONE: 919-367-8790  
www.cegroupinc.com  
License # C-1739





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: Finley Landing (fka Floyd Landing) Acreage of Property: 48.65  
Parcel ID Number: 1685-40-6654 Tax ID: 15077035H  
Deed Book: 06535 Deed Page(s): 0655  
Address: 2227 US Hwy. 70 Business, Smithfield, NC  
Location: Approx. 2.75 miles northwest of downtown Smithfield on the south side of US Hwy 70 Business

Existing Use: Low & Medium Density Residential Proposed Use: Low & Medium Density Residential  
Existing Zoning District: R-8 Conditional Zoning  
Requested Zoning District: R-8 Conditional Zoning  
Is project within a Planned Development: ☒ Yes ☐ No  
Planned Development District (if applicable): Finley Landing (fka Floyd Landing)  
Is project within an Overlay District: ☐ Yes ☒ No  
Overlay District (if applicable): \_\_\_\_\_

### FOR OFFICE USE ONLY

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

## OWNER INFORMATION:

Name: FL Smithfield, LLC

Mailing Address: 1064 N. Lakeside Drive, Smithfield NC 27577

Phone Number: 919-270-0822

Fax: N/A

Email Address: MidCarolinaHosp@aol.com

## APPLICANT INFORMATION:

Applicant: Triangle Land Partners, LLC

Mailing Address: PO Box 5548, Cary, NC 27512

Phone Number: 919-703-6203

Fax: N/A

Contact Person: Andrew Ross

Email Address: andrew.ross@floyddevelopment.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.*

The apartment complex and associated amenities have been removed from the project and replaced with single-family lots, two-story and three-story townhomes and new amenities; see attached exhibits and documents for additional information. A new pool with bathhouse amenity will be provided which will be open to all Finley Landing residential units.

## 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.*

**Andrew Ross**

*Print Name*

DocuSigned by:  
**Andrew Ross**  
A876E46897684F0...

*Signature of Applicant*

2/5/2025

*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: Finley Landing Submittal Date: 02/07/2025

### OWNERS AUTHORIZATION

I hereby give CONSENT to Triangle Land Partners, LLC (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.

Eric Brownlee Eric V. Brownlee 2/5/2025  
CE45A2C915C0465 Signature of Owner Print Name Date  
for FL Smithfield, LLC

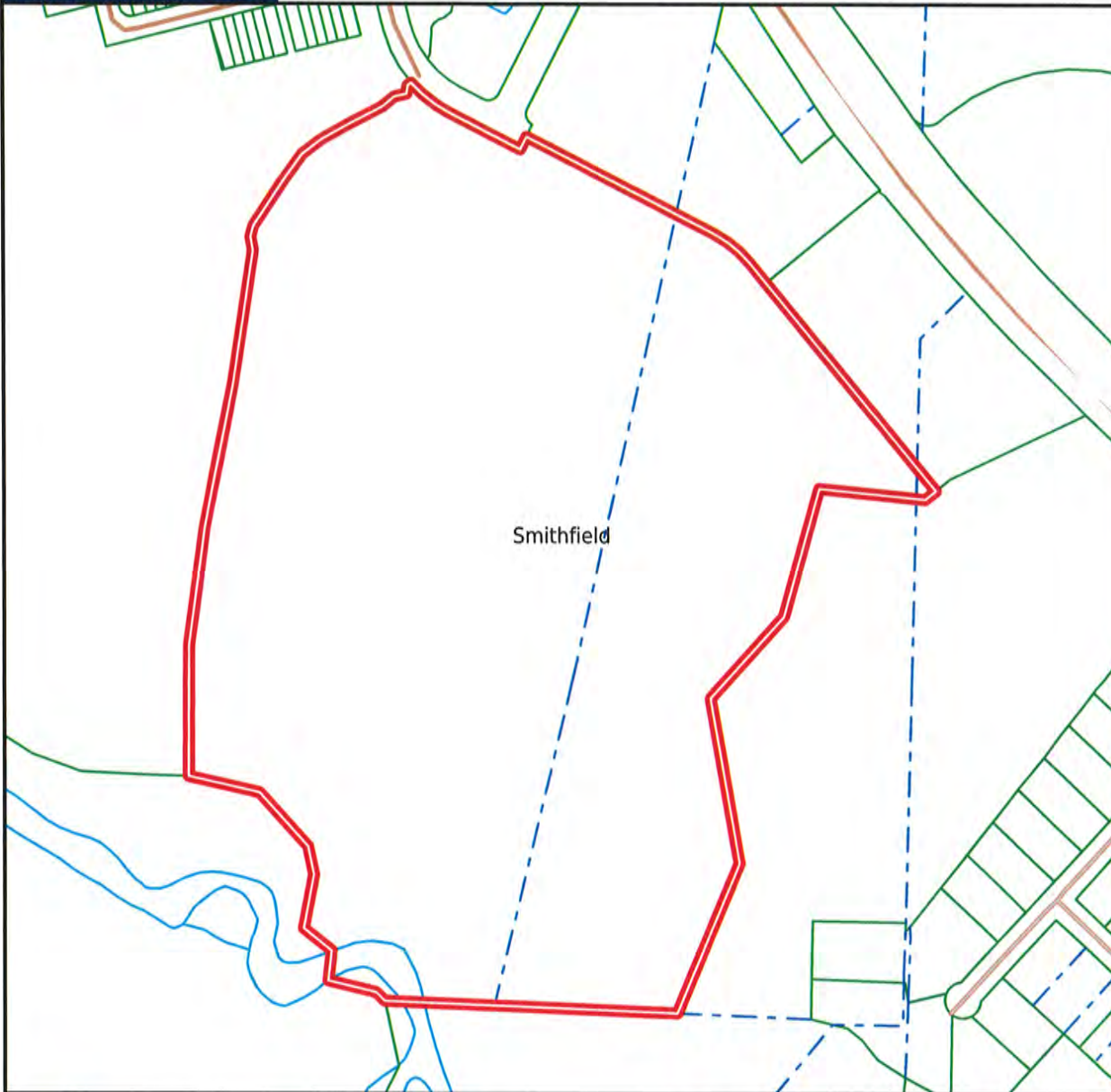
### CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

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.

Andrew Ross Andrew Ross 2/5/2025  
A876E46897684F0... Signature of Owner/Applicant Print Name Date

### FOR OFFICE USE ONLY

File Number: \_\_\_\_\_ Date Received: \_\_\_\_\_ Parcel ID Number: \_\_\_\_\_



X Coordinate  
Y Coordinate  
i  
Ta  
NCPi  
Mapsheet No  
Owner Name  
Owner Name  
Mail Address  
Mail Address  
Mail Address  
Site Address  
Site Address  
Bool  
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Market Value  
Assessed Acreage  
Calc. Acreage  
Sales Price  
Sale Date  
Township  
Water District  
ET.  
City Limit  
Town Zoning  
County Zoning  
OverLay Zoning



Scale: 1:4504 - 1 in. = 375.33 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)



**Floyd Landing**  
**Residential Community**  
**Smithfield, NC**

**Developer: Carolina Land Group LLC**

February 2025 Updated



**CE GROUP**

**301 GLENWOOD AVENUE, SUITE 220, RALEIGH, NC 27603**  
**Phone: (919) 367-8790** **Liscense # C-1739**

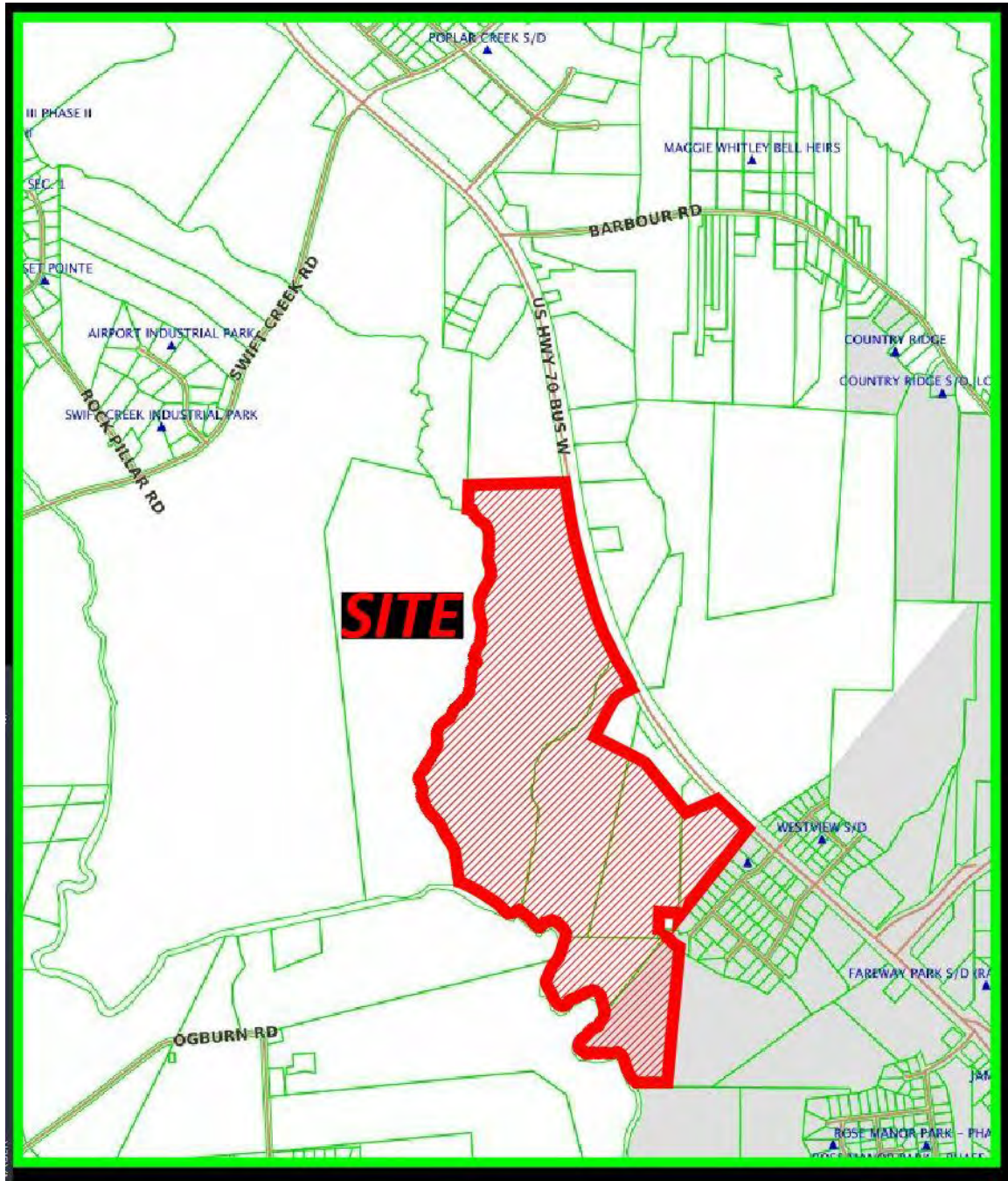
**PROVIDING CIVIL / SITE & INFRASTRUCTURE CONSULTING SERVICES SINCE 1998**

## **SECTION 1: TABLE OF CONTENTS**

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**Attachment: Example Elevations**

## SECTION 2: VICINITY MAP



### **SECTION 3: PROJECT DATA**

Project Name: Floyd Landing

Developer: Carolina Land Group, LLC  
Attn: Kirby LaForce  
PO Box 1328  
Cary, NC 27512

Prepared By: CE Group, Inc  
301 Glenwood Avenue, Suite 220  
Raleigh, NC 27603

Designated Point of Contact Mark Ashness (CE Group, Inc.)

Current and Proposed Zoning  
Current: R-20A & B-3 (Smithfield)  
Proposed: R-8 Conditional Zoning

Current and Proposed Land Use  
Current: Residential and Vacant  
Proposed: Low Density & Medium Density Residential

### **SECTION 4: PURPOSE STATEMENT**

Floyd Landing is a proposed residential development under the Town of Smithfield UDO Ordinance. The property is currently located within Town's Planning jurisdiction. The project is located off US 70 US Business (W. Market Street) with (3) existing direct access points. The proposed project is in conformity with the Town's Land Use Map. The northern part of the project is designated as "Low Density Residential" which allows for primarily single family residential with up to 4 units/AC. The southern portion of the project is designated as "Medium Density Residential" which allows single family and attached residential with densities up to 8 units/AC.

The entire western side of the project is designated as Conservation and Open Space. The blended density for the entire project is +/- 3.4 dwelling units per acre. The project will provide flexibility in lot size and residential building type. The minimum single family lot size will exceed 5100 SF. A 50' landscaped (or existing vegetated) perimeter buffer is planned along the north and east sides and 100' landscaped (or existing vegetated) perimeter buffer long south side of the project (where adjacent to existing neighborhood). Existing conservation open space is located to the west (which acts as a perimeter buffer). The project will have sidewalks on both sides of the street providing for a pedestrian friendly environment. The project will be complimentary with providing high quality residential single-family homes, townhomes, and garden style apartments.

## **SECTION 5: PERMITTED USES**

The Project includes residential uses and residential support uses including:

- 1) Single Family and Townhomes
- 2) (3) Story Garden Style Apartments
- 3) Park (Active)
- 4) Park (Passive)

## **SECTION 6: DESIGN CONTROLS**

- A. Maximum Density for the Project is 3.4 units per gross acre.
- B. Proposed Maximum Height of Buildings is 50 feet, Maximum Stories: 3  
Apartment Building Maximum Height is 50 feet, Maximum Stories: 3
- C. Minimum Building Setbacks

From Buffer or RCA	10'
Front Yard	20' (30' for Townhomes)
Side Yard	5'
Rear Yard	20'
Driveways from Sidewalk to Garage	20' (SF) and 30' (TH)
Building Separations	30' Apartments – 20' Townhomes
- D. Percentage of Impervious Area - Will not Exceed 35% for Entire Project
- E. Perimeter Buffer 50' (100' adjacent to Lots on S. Rogers Drive)
- F. 10' landscape median on each entry drive from US 70 Business
- G. Street Trees (1) on each Single-Family Lot (outside ROW)
- H. Street Tree every 100' on each side of public street (common areas outside ROW)
- I. 6' Fence within 50' Perimeter Buffer adjacent to US 70 Business

## **SECTION 7: OFF-STREET PARKING**

Each Single-Family Residence and Townhome will have at least (2) paved parking spaces (outside of the garage). In addition, all Single-Family Lots will have 2 car garages and all Townhomes will have a single or double car garage. In the Townhome area we will have ancillary parking areas equal to or greater than .75 parking spaces per townhome with a single car garage.

## SECTION 8: SIGNS

The Developer will submit a master sign plan (with the preliminary plat) that shows the location of signage with details at master subdivision phase. Signage for this project will comply with the UDO

## SECTION 9: NATURAL RESOURCE AND ENVIRONMENTAL PROTECTION

- A. Floyd Landing is located in the Neuse River Basin and drains into Reedy Branch or Swift Creek
- B. There is FEMA mapped Floodplain within the project limits see Existing Conditions Map
- C. There are no known historic structures within the project limits.

## SECTION 10: STORMWATER MANAGEMENT

The project will meet all applicable requirements and standards of the Town of Smithfield UDO. This project will meet all stormwater quantity and quality reduction requirements. The proposed devices will include water quality ponds, bioretention areas, and other approved measures to treat and control stormwater runoff. The devices will be located within open space areas and be positioned and landscaped to be an amenity for the project. The Property Owners Association will be responsible for maintaining and operation of these features.

## SECTION 11: PARKS AND RECREATION

The project will have several internal private parks. Playground structures are planned along with passive lawns for informal play. A community pool and bathhouse will be provided within the Phase 5 area. This amenity will be for all residential residents within Finley Landing.



## **SECTION 12: PUBLIC FACILITIES**

**Water:** The project will connect to the Towns Water distribution system. Detailed routing to be determined prior to submission of the preliminary plat.

**Sewer:** The project will connect to the Towns Sewer collection system. Detailed routing to be determined prior to submission of the preliminary plat.

**Road Improvements:** Right-turn decel lanes will be added at each entrance on US 70 Business

## **SECTION 13: PHASING**

Phasing will be determined prior to submission of the preliminary plat.

## **SECTION 14: CONSISTENCY**

The Land Plan identifies this location as Low Density and Medium Density Residential. The project as proposed complies with the objectives of the Land Use Plan by proposing residential development. The Town of Smithfield has already identified this area for both water and sewer service. Both Water and Sewer Infrastructure are nearby.

## **SECTION 15: COMPLIANCE WITH UDO**

The proposed plans for the project are in compliance with the Town's UDO.

## **SECTION 16: LAND USE NOTES**

- A. The project will require the formation of a Property Owners Association which will handle the maintenance and ownership of common areas, buffers, recreation facilities, and stormwater quality features.
- B. The existing homesite(s) and structures on the property will either be relocated or removed from the project.

## **SECTION 17: Architectural Controls**

### **Single Family:**

- End units facing a public ROW must include a minimum of two (2) windows.
- Façade Treatment: May include a mix of siding types including lap siding, board & batten, shake, stone or brick. Each unit shall include a minimum of two (2) of these elements.
- Landscaping: Each unit shall include a minimum of one (1) decorative tree, one (1) street tree, and six (6) shrubs.
- Each home shall have a minimum of a two-car garage.
- Garage Doors: shall contain decorate details or carriage style adornments

### **Townhome:**

- End units facing a public ROW must include a minimum of two (2) windows.
- End units facing a public ROW must include screening landscaping the side yard.
- Façade Treatment: May include a mix of siding types including lap siding, board & batten, shake, stone or brick. Each unit shall include a minimum of two (2) of these elements.
- Landscaping: Each unit shall include a minimum of one (1) decorative tree and four (4) shrubs.
- Garage Doors: shall contain decorate details or carriage style adornments

THE MITCHELL II

Trace at Olde Towne  
Club Collection

Approx. 1,858 sq. ft.

3 bedrooms

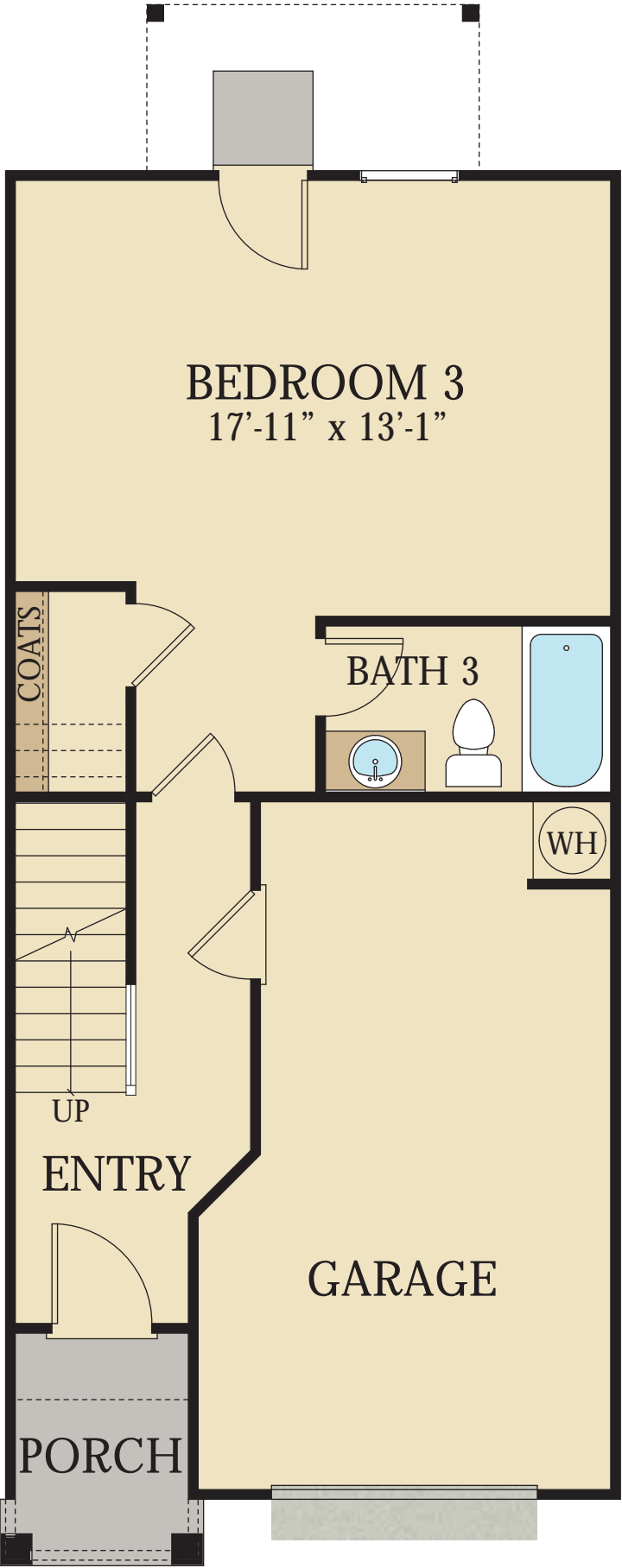
3.5 bathrooms

1 car garage

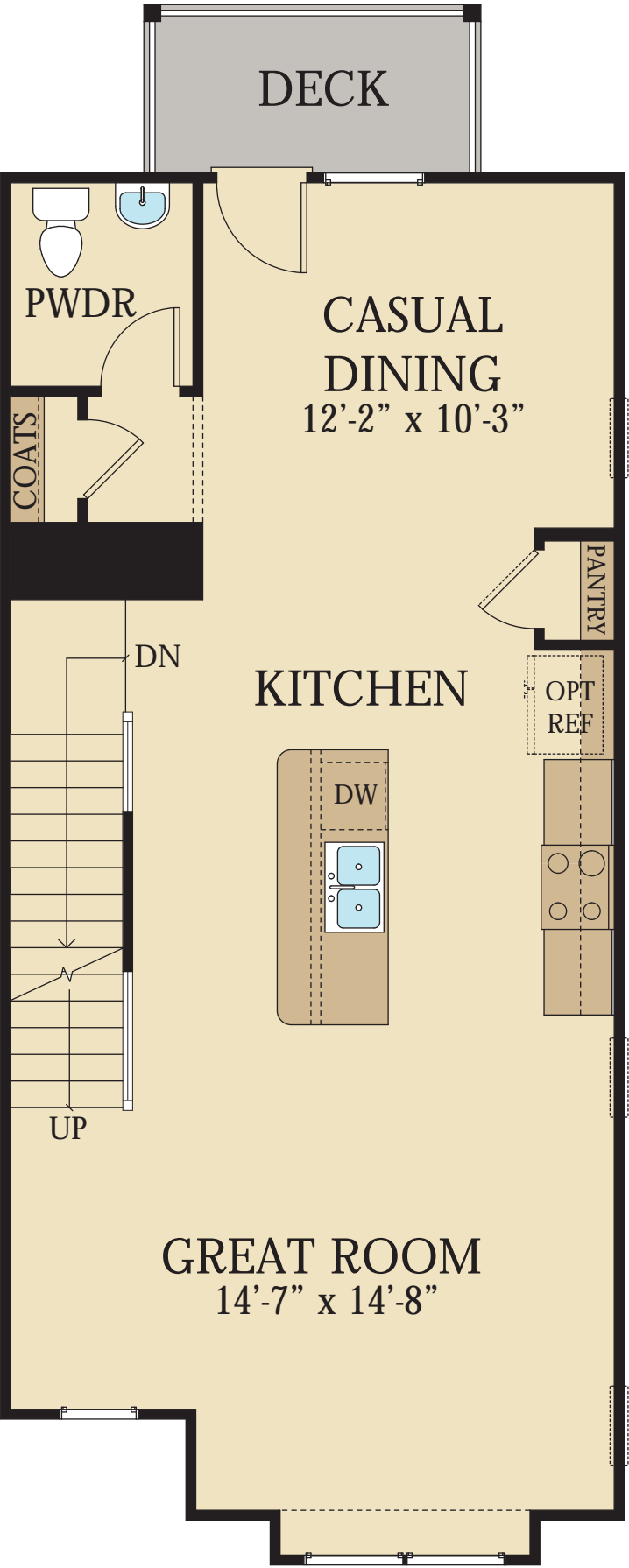


EVERYTHING'S  
INCLUDED®

Lennar.com



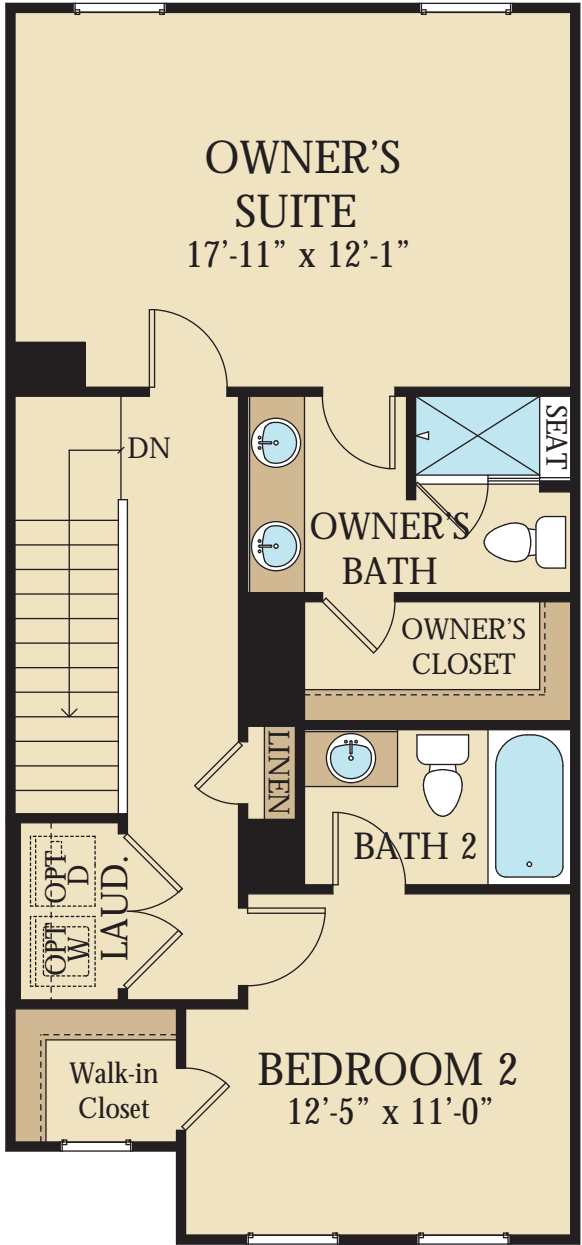
FIRST LEVEL



SECOND LEVEL

First and Second Floors

Third Level



THIRD LEVEL

Trace at Olde Towne | Club Collection  
THE MITCHELL II



Elevation A



Elevation C



Elevation D



Elevation E - End Elevation



Elevation F - End Elevation



THE CAMERON

Franklin Townes  
Designer Collection

Approx. 1,581 sq. ft.

3 bedrooms

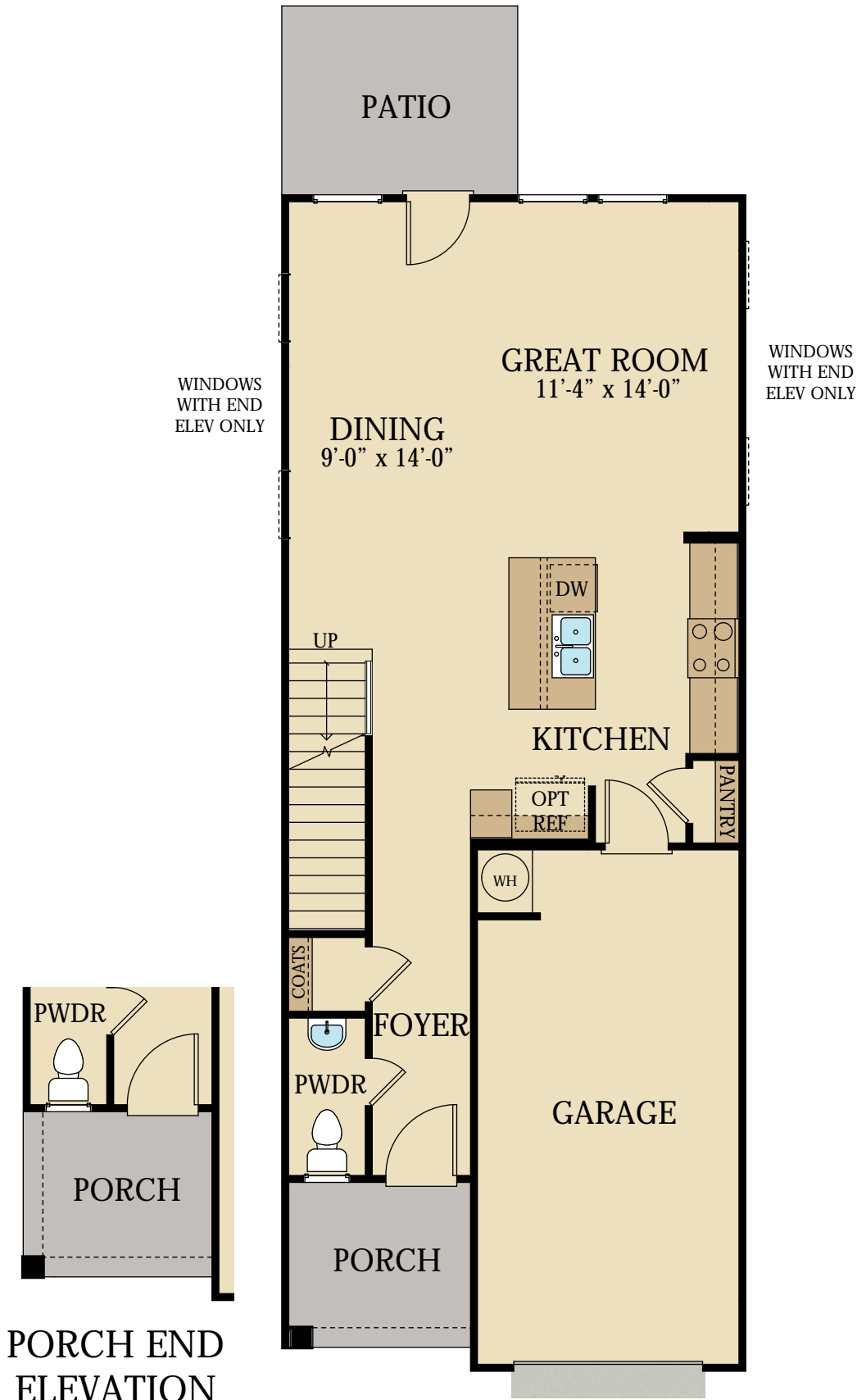
2.5 bathrooms

1 car garage

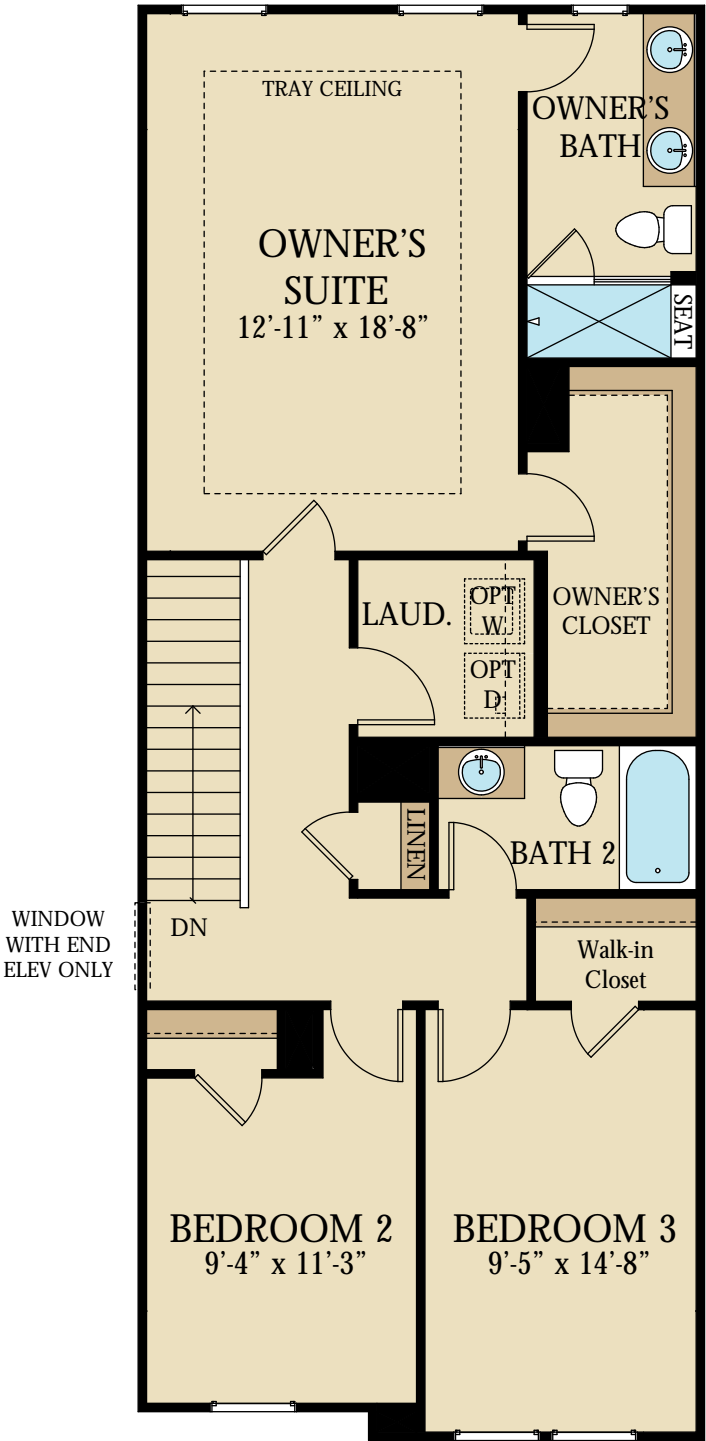


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INCLUDED®

Lennar.com



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



Franklin Townes | Designer Collection

THE CAMERON



Elevation A



Elevation AEP - End Elevation



Elevation C



Elevation CE



Elevation CEP - End Elevation



Elevation F



Elevation FE



Elevation FEP - End Elevation



Elevation G



Elevation GE



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INCLUDED®

Lennar.com

Elevations of a home may vary and we reserve the right to substitute and /or modify design and materials, in our sole opinion and without notice. Please see your actual home purchase agreement for additional information, disclosures and disclaimers related to the home and its features. Plans are artist's renderings and may contain options which are not standard on all models. Lennar reserves the right to make changes to plans and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Garage sizes may vary from home to home and may not accommodate all vehicles. Visit Lennar.com or see a Lennar New Home Consultant for further details and important legal disclaimers. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2023 Lennar Corporation. All rights reserved. Lennar, the Lennar logo, Everything's Included and the Everything's Included logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. (25413) 10/12/23





PLANNING DEPARTMENT  
Stephen Wensman, Planning Director

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Micah Woodard, hereby certify that the property owner and adjacent property owners of the following petition, CZ-25-01, were notified by First Class Mail on 2/21/25 of the Public Meeting on March 6th, 2025.

Micah Woodard  
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

26th day of February, 2025

Julianne Edmonds  
Notary Public Signature

Julianne Edmonds  
Notary Public Name



My Commission expires on 1-15-2028

FL SMITHFIELD, LLC  
PO BOX 5488  
CARY, NC 27512-5488

GREEN, PATRICIA GENTRY  
308 S. ROGERS DR  
SMITHFIELD, NC 27577-3050

SMITH, RALPH L  
SMITH, CYNTHIA T  
306 S ROGERS DR  
SMITHFIELD, NC 27577-3050

BADGER, MARTHA MAE LIFE ESTATE  
HORTON, SHERRY A REMAINDER  
556 OGBURN RD  
SMITHFIELD, NC 27577-0000

LENNAR CAROLINAS, LLC  
1100 PERIMETER PARK DR STE 112  
MORRISVILLE, NC 27560-9119

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MORRISVILLE, NC 27560-9119

FLOYD LANDING DEVELOPERS, LLC  
PO BOX 5488  
CARY, NC 27512-5488

LENNAR CAROLINAS, LLC  
1100 PERIMETER PARK DR STE 112  
MORRISVILLE, NC 27560-9119

LENNAR CAROLINAS, LLC  
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LENNAR CAROLINAS, LLC  
1100 PERIMETER PARK DR STE 112  
MORRISVILLE, NC 27560-9119

FLOYD LANDING DEVELOPERS, LLC  
PO BOX 5488  
CARY, NC 27512-5488

FLOYD LANDING DEVELOPERS, LLC  
PO BOX 5488  
CARY, NC 27512-5488

WILLIAMS, ZANE G  
WILLIAMS, BETTY B  
PO BOX 2590  
SMITHFIELD, NC 27577-0000

FL SMITHFIELD, LLC  
PO BOX 5488  
CARY, NC 27512-5488

FL SMITHFIELD, LLC  
PO BOX 5488  
CARY, NC 27512-5488



FINLEY LANDING OWNERS ASSOCIATION, INC  
4700 HOMEWOOD CT STE 380  
RALEIGH, NC 27609-5732

FL SMITHFIELD, LLC  
PO BOX 5488  
CARY, NC 27512-5488

BEACH, ROBERT H JR  
BEACH, ANNE L  
33 BLUE POND RD  
CLAYTON, NC 27520-7494

**NOTE: Turn off 'Fit to Page' in print dialog before  
printing.**

**Label Type: AV5160  
33 label(s) printed**



# Request for Planning Board Action

**Agenda  
Item:** S-25-02  
**Date:** 3/6/25

---

**Subject:** Powell Tract Subdivision  
**Department:** Planning  
**Presented by:** Stephen Wensman, Planning Director  
**Presentation:** Public Meeting

---

## Issue Statement

Swift Creek Road – Lan Development, LLC is requesting approval of a preliminary plat for a 20-lot single family subdivision on 21.24 acres in the R-20A Zoning District.

## Financial Impact

N/A

## Action Needed

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

## Recommendation

None.

Approved: ☐ Town Manager ☐ Town Attorney

## Attachments:

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



# Staff Report

Agenda  
Item: S-25-02

---

## OVERVIEW:

An 18-lot single family subdivision, the Powell Tract, on 11.1 acres was denied by the Town Council in December 2024. The application has been revised to include the 10.13-acre parcel to the south to create a 20-lot subdivision. The following is a summary of the preliminary plat:

- The development will have 2 entrances on Swift Creek Road.
- The lots are all greater than 30,000 square feet in size.
- The Lots have 100' lot frontage or 100' width at front setback line.
- Sidewalks on one side of the street and along Swift Creek Road to be maintained by the HOA.
- Streets to be 34' wide b/b, exceeding town standards.
- The lateral road will be stubbed to the north.
- A 15' street yard is provided along Swift Creek.
- A 15' buffer is provided along the north property line of the development.
- Stormwater detention is planned in the southwest corner of the development on future HOA open space.

## PROPERTY LOCATION:

The property is located on Swift Creek Road approximately 1850 feet north of the Cleveland Road intersection.

## APPLICATION DATA:

Owner/Applicant:	Swift Creek Road- Lan Development, LLC
Engineer:	Dalton Engineering and Associates, P.A.
Subdivision Name:	Powell Tract Subdivision
Tax IDs:	15I08014I and 15I08014
Acreage:	21.24 acres
Present Zoning:	R-20A
Existing Use:	Vacant Land
Proposed Use:	Single-Family Residential
Fire District:	Wilson's Mills
School Impacts:	Kids in schools
Parks and Recreation:	Park Dedication Fee in Lieu
Water/Sewer Provider:	Johnston County Water/Individual Septic
Electric Provider:	Duke Energy
New NC Public R/W: +/-	2,090 lineal feet
Proposed Density:	.94 D.U.A

## ENVIRONMENT:

There is a blue line stream requiring a riparian buffer on tax parcel 15I08014I and the site is just beyond the approach zone of the Johnston County Regional Airport.



## DEVELOPMENT ANALYSIS:

**Lot Dimensional requirements.** All lots meet the dimensional requirements.

- On septic lots, the street frontage requirements are 100'
- On cul-de-sacs, the frontage requirement is reduced to 25'.

(A) Minimum Lot Area	15,000 sq ft
(B) Minimum Lot Frontage	75 lin ft
(C) Front Yard Setback	30 ft
(D) Side Yard Setback	10 ft
(E) Rear Yard Setback	25 ft
(F) Maximum Building Height	35 ft
(G) Accessory Buildings Setback	10 ft (see Note 8.13.2)
<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: #2e8b57; margin-right: 5px;"></div> YARD AREA         </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: #90ee90; margin-right: 5px;"></div> BUILDABLE AREA         </div>	

R20: Residential-Agricultural

**Street Connectivity Requirements.** UDO Section 10.11 requires connectivity to adjacent undeveloped parcels. A street stub has been provided to the north, but none in the south. To the south, there is a single-family property with a buffered blue-line stream.

**Streets and Curb and Gutter.** The Streets are shown to be 34' wide, back of curb to back of curb with a standard curb and gutter.

**NCDOT.** NCDOT has reviewed the development and will not be requiring any improvements on Swift Creek Road to support the project.

**Sidewalks.** NCGS Bill 166 recently adopted restricts the town's ability to require the construction of sidewalks unless the town coordinates with NCDOT for the long-term maintenance of them. The HOA will maintain the sidewalks.

**Cluster mailbox.** A mailbox kiosk is shown outside the public right of way connected to the public sidewalk with a pull off parallel parking space in the public right-of-way.

**Public Utilities.** The development will be served by Johnston County water services, Duke Energy electric services will be extended to serve the lots.

**Septic systems lots.** Each lot will exceed the minimum size for on-site septic – 30,000 sq. ft.

The developer needs to provide the town with a statement from Johnston County Health Department that a copy of the plat has been submitted to them and approved for septic systems prior to construction plan approval.

**Subdivision Identification.** The required identification signs will be located in easements at both entrances.

**Phasing.** The project would be developed in a single phase.

**FINDING OF FACT (STAFF OPINION):**

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

1. The plat is consistent with the adopted plans and policies of the town; ***The plat is consistent with the adopted comprehensive plan.***
2. The plat complies with all applicable requirements of this ordinance; ***The plan complies with all applicable requirements of this ordinance with conditions.***

3. There exists adequate infrastructure (transportation and utilities) to support the plat as proposed. *There is adequate infrastructure.*
4. The plat will not be detrimental to the use or development of adjacent properties or other neighborhood uses. *The plat will not be detrimental to the use or development of adjacent properties or other neighborhood uses.*

**DRAFT TOWN COUNCIL RECOMMENDATION:**

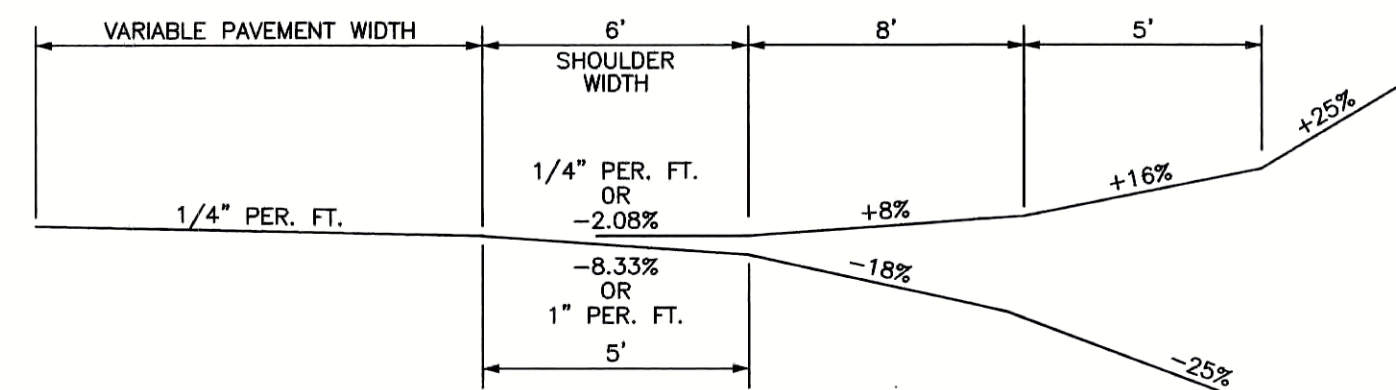
Staff recommend approval of the Powell Tract preliminary plat, S-25-02, with the following conditions:

1. That the subdivision approval be contingent on approval of the construction drawings and meeting all UDO requirements.
2. Sidewalks are maintained by the HOA in coordination with NCDOT.
3. That requirement street yards be provided and the street yard landscaping on Swift Creek Road be located within an easement or on HOA property.
4. That the developer provides a statement from Johnston County Health Department that a copy of the plat has been submitted to them and approved for septic systems prior to construction plan approval.

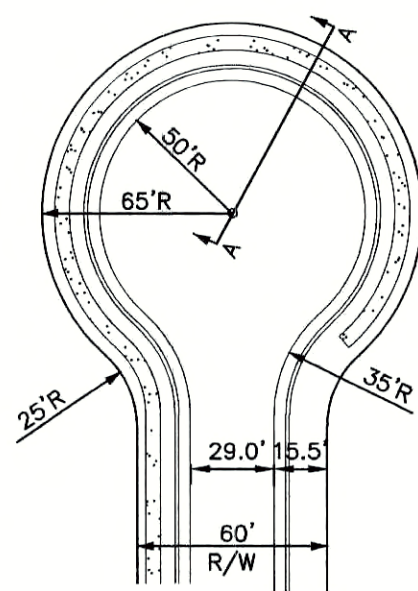
**RECOMMENDED MOTION:**

None.

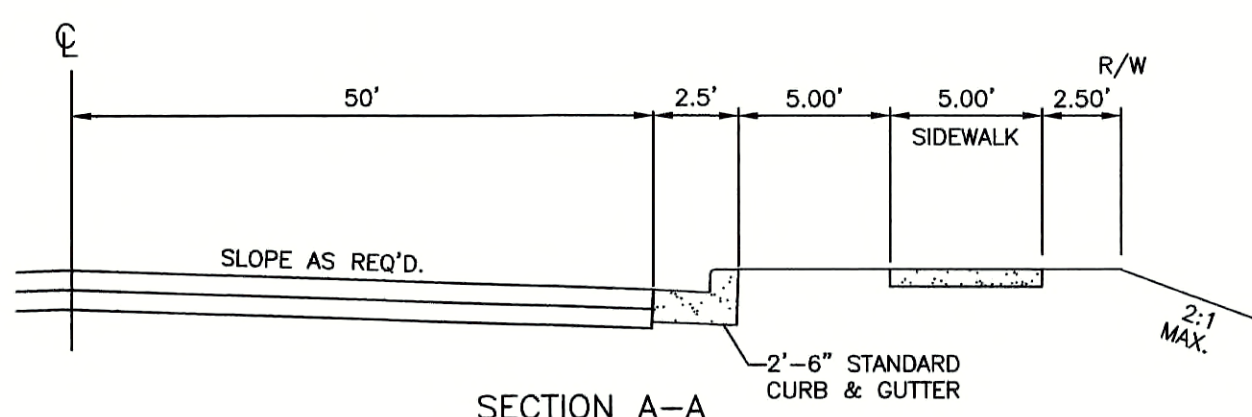




**DRIVEWAY TURNOUT GRADES**  
NOT TO SCALE



**SYMMETRICAL CUL-DE-SAC WITH CURB & GUTTER (LOCAL STREET)**  
NOT TO SCALE



**SECTION A-A**

SR 1501 - SWIFT CREEK ROAD - 60' PUBLIC R/W

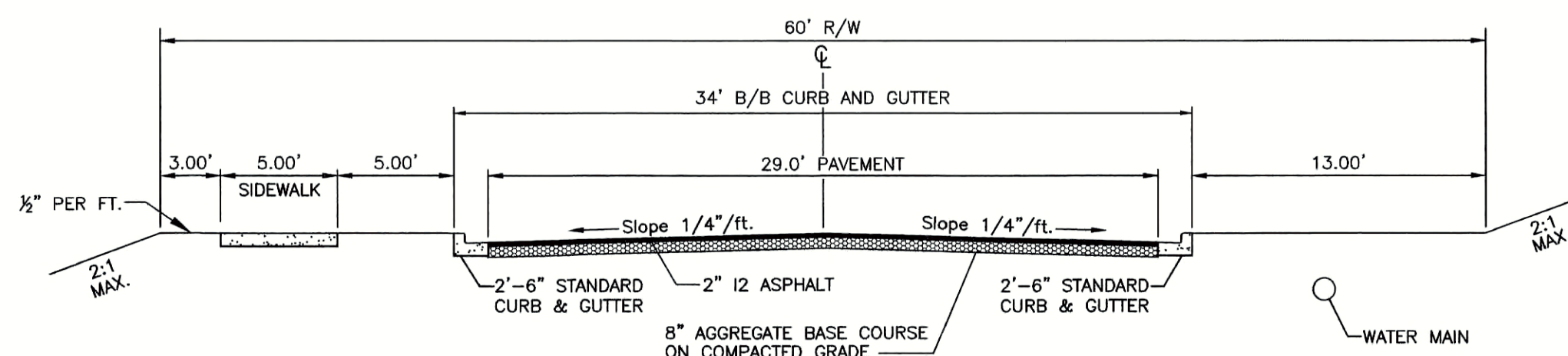


SCALE: 1" = 60'

**SETBACK REQUIREMENTS**  
FRONT: 30'  
REAR: 25'  
SIDE: 10'

RIPARIAN BUFFER

EXISTING TREE LINE



**LOCAL STREET SECTION**  
NOT TO SCALE

**CALL BEFORE YOU DIG!**

NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION



**North Carolina One-Call Center, Inc.**  
www.ncocc.org  
1-800-632-4949

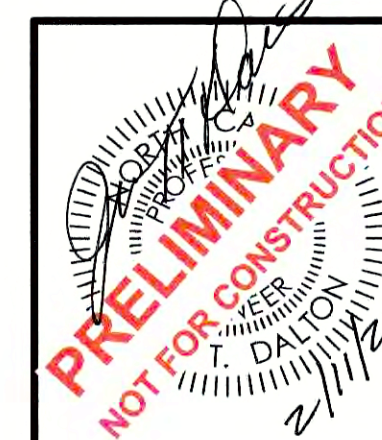
**PRELIMINARY PLAN FOR POWELL TRACT SUBDIVISION**  
TOWN OF SMITHFIELD - JOHNSTON COUNTY, N.C.

**Dalton Engineering and Associates, P. A.**

446 East Main Street  
P.O. Box 426  
Clayton, NC 27520

(919)550-4740  
Fax (919) 550-4741

Job: 23017	Date: 2/6/25	Revision:
File: 23017 Master_REV 4	Drawn: WJB	Sheet: 1 OF 1







## Town of Smithfield

### Planning Department

350 E. Market St Smithfield, NC 27577

P.O. Box 761, Smithfield, NC 27577

Phone 919-934-2116

Fax: 919-934-1134

### Preliminary Subdivision Application General Information

Development Name **Powell Tract Subdivision**

Proposed Use **Single Family Residential Subdivision**

Property Address(es) **4800 Block of Swift Creek Road. The property addresses are not listed on Johnston County G.I.S.**

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

PIN# **167400-78-3454 and 167400-78-3786** TAX ID# **15I08014 and 15I08014I**

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

### OWNER/DEVELOPER INFORMATION

Company Name **Swift Creek Road - Lan Development, L.L.C.** Owner/Developer Name **Lanny Clifton**

Address **5160 NC Highway 42 West Garner, NC 27529**

Phone **( 919 ) 971 - 5353** Email **lannycliftonbuilder@gmail.com** Fax **( 919 ) 934 - 3100**

### CONSULTANT/CONTACT PERSON FOR PLANS

Company Name **Dalton Engineering and Associates, P.A.** Contact Name **Jerry Dalton**

Address **P.O. Box 426 Clayton, NC 27528**

Phone **( 919 ) 550 - 4740** Email **jdalton@daltonengineering.com** Fax **( 919 ) 550 - 4741**

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

### ZONING INFORMATION

Zoning District(s) **R-20A**

If more than one district, provide the acreage of each: **N/A**

Overlay District? ☐ Yes ☒ No

Inside City Limits? ☐ Yes ☒ No

### FOR OFFICE USE ONLY

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



## Project Narrative

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

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

**STORMWATER INFORMATION**Existing Impervious Surface 0.00 / 0 acres/sfFlood Hazard Area ☐ Yes ☒ NoProposed Impervious Surface 5.11 / 222,431 acres/sfNeuse River Buffer ☒ Yes ☐ NoWatershed protection Area Yes ☐ No ☒Wetlands ☐ Yes ☒ NoIf in a Flood Hazard Area, provide the FEMA Map Panel # and Base Flood Elevation N/A, as per Map Panel # 3720167400K**NUMBER OF LOTS AND DENSITY**Total # of Single Family Lots 20Overall Unit(s)/Acre Densities Per Zoning Districts 0.94Total # of Townhouse Lots 0Acreage in active open space 0.00Total # of All Lots 20Acreage in passive open space 0.00**SIGNATURE BLOCK (Applicable to all developments)**

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

I hereby designate Dalton Engineering and Associates, P.A. 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 2/5/25

Signature \_\_\_\_\_

Date \_\_\_\_\_

**REVIEW FEES**☒ Major Subdivision (Submit 7 paper copies & **1 Digital copy on CD**) \$500.00 + \$5.00 a lot**FOR OFFICE USE ONLY**

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



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

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

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

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



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

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

### FOR OFFICE USE ONLY

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



## REQUIRED FINDING OF FACT

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

- 1) The plan is consistent with the adopted plans and policies of the town;  
The Preliminary Subdivision Application for the Powell Tract Subdivision is consistent with the Town of Smithfield's plans and policies for the area proposed to be developed. The proposed use of the parcels, a Single Family Residential Subdivision, is a permitted use for the current zoning district ( R-20A ). A rezoning application for the proposed use is not required or requested.
- 2) The plan complies with all applicable requirements of this ordinance;  
The Preliminary Subdivision Application for the Powell Tract Subdivision complies with the Town's subdivision regulations, as described in the Unified Development Ordinance. The proposed use of the parcels is a permitted use for the parcels' current zoning district. The proposed use, as well as lot sizes, minimum building setbacks, landscape and buffer requirements and site improvements meet the requirements shown in the Town's UDO.
- 3) There exists adequate infrastructure (transportation and utilities) to support the plan as proposed; and  
The proposed project would tie to an existing, paved N.C.D.O.T maintained roadway, Swift Creek Road. The project meets the Town's requirement for the number of ingress / egress points and a Driveway Access Permit Application would be submitted to both the Town of Smithfield and N.C.D.O.T. for review and approval prior to the commencement of construction.  
The project would also utilize an extension of Johnston County's infrastructure to provide water service to the residents of the subdivision.
- 4) The plan will not be detrimental to the use or development of adjacent properties or other neighborhood uses.  
The proposed project is consistent with the existing residential development located near the intersection of Swift Creek Road and Cleveland Road. Gin Branch Estates is an existing, single family residential subdivision located southwest of the proposed project. All of the parcels located directly adjacent to the proposed project site are currently zoned R-20A. The proposed project would not be a detriment to the development of adjacent parcels.





**Powell Tract Subdivision -  
Project Narrative :**

**A. Owner :**

Swift Creek Road – Lan Development, L.L.C.  
5160 NC Highway 42 West  
Garner, NC 27529  
( 919 ) 971 - 5353

**Surveyor :**

True Line Surveying  
305 West Main Street  
Clayton, NC 27520  
( 919 ) 359 - 0427

**Engineer :**

Dalton Engineering and Associates, P.A.  
P.O. Box 426  
Clayton, NC 27528  
( 919 ) 550 – 4740

**B. Address : 4800 Block of Swift Creek Road. Note : The site addresses for the properties are not listed on Johnston County G.I.S.**

Current zoning : R-20A

Parcel sizes in acres : 21.24 ( total acreage )

Parcel sizes in square feet : +/- 925,175 ( total square footage )

Property identification number(s) (PIN) : 167400-78-3454 and 167400-78-3786

**C. Proposed name of subdivision : Powell Tract Subdivision**

Number of proposed lots : 20

Acreage dedicated for open space or public use : 0.00

Acreage dedicated within right of way : 3.37

**D. Intent of project : Single family residential subdivision**

**E. Proposed density of project : 20 dwelling units / 21.24 acres = 0.94 unit per acre.**



- F. Proposed infrastructure improvements and phasing thereof necessary to serve the subdivision : It is anticipated that the proposed project would be developed in a single phase. The proposed improvements include paved subdivision streets with curb and gutter, storm drainage and sidewalk. Each lot would be served with public water from Johnston County and would have individual septic systems, approved by the Johnston County Environmental Health Department. Electrical service for the lots would be provided by an extension of Duke Energy's infrastructure. A mailbox kiosk with a paved parking area is also proposed for the project.
- G. Concerns / issues raised by neighboring properties : The concerns voiced by neighboring properties include the property being developed into a single-family residential subdivision, the proposed development being expanded in the future, the stormwater runoff from the project and the speed of vehicles traveling on Swift Creek Road.
- H. Conflicts with nearby land uses and/or disturbances to wetlands or natural areas : There are no known conflicts with nearby land uses. The subject parcels, as well as the parcels located directly adjacent to the subject parcels, are all zoned R-20A. As per the Town of Smithfield's Unified Development Ordinance, the proposed land use is a permitted land use for the R-20A Zoning District. There are no impacts proposed to the buffered stream located on the project site.
- I. Justification that the proposal will not place an excessive burden on roads, sewage, water supply, parks, schools, fire, police, or other public services (including traffic flows) in the area : The proposed project has been reviewed by N.C.D.O.T. Due to the low traffic volume along this section of Swift Creek Road, a turn lane or other roadway improvements are not required for this project. Due to the limited amount of development that has taken place in this area of the Town's ETJ, burdens have not been placed on public services.
- J. Description of proposed parks and/or open space : There are no parks or open space being proposed within the subject project.
- K. Proposed development schedule indicating the approximate date when construction of the project can be expected to begin and be completed : It is anticipated that construction would begin in the fall of 2025 and would be completed near the end of 2026.





**PLANNING DEPARTMENT**  
Stephen Wensman, Planning Director

**ADJOINING PROPERTY OWNERS CERTIFICATION**

I, Micah Woodard, hereby certify that the property owner and adjacent property owners of the following petition, S-25-02, were notified by First Class Mail on 2/21/25 of the Public Meeting on March 6th, 2025.

Micah Woodard  
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

26<sup>th</sup> day of February, 2025

Julianne Edmonds  
Notary Public Signature

Julianne Edmonds  
Notary Public Name



My Commission expires on 1-15-2028

SWIFT CREEK ROAD-LAN DEVELOPMENT, LLC  
5160 NC HIGHWAY 42 W  
GARNER, NC 27529-8417

KALSBECK, REBECCA T.  
WILKINS, MARY LILLIE T.  
2111 FAIRVIEW RD  
RALEIGH, NC 27608-2234

SHISHANI, WALID MUSAFAER AL  
QADER, SANA ABDEL LATIF ABDEL  
4698 SWIFT CREEK RD  
SMITHFIELD, NC 27577-8240

HOLLOMAN, SIMON RAY  
HOLLOMAN, LYNNE MARKHAM  
2735 POWHATAN ROAD  
CLAYTON, NC 27527-0000

JOHNSTON COUNTY AIRPORT AUTH  
3146 SWIFT CREEK RD  
SMITHFIELD, NC 27577

JOHNSTON COUNTY AIRPORT AUTH  
3146 SWIFT CREEK RD  
SMITHFIELD, NC 27577

STEVENS, DEAN C  
STEVENS, GERALDINE  
102 E ROSE ST  
SMITHFIELD, NC 27577-0000

MCL PROPERTIES OF NC, INC.  
4745 SWIFT CREEK RD  
SMITHFIELD, NC 27577-8243

SCOTT, TRAVIS JAY  
109 PARKWAY DR  
SMITHFIELD, NC 27577-8332

ALSHISHANI, OMAR WALID  
THOMASON, CHRISTINA  
4786 SWIFT CREEK RD  
SMITHFIELD, NC 27577-8242