



PLANNING BOARD AGENDA

Members:

Chair: Mark Lane (ETJ)
Vice-Chair: Vacant

<i>Jamie Beasley (Town)</i>	<i>Ashley Spain (ETJ)</i>
<i>Nariman Jaminia (Town)</i>	<i>Alisa Bizzell (Town)</i>
<i>Luke Stancil (Town)</i>	

Staff:

Stephen Wensman, AICP, ALA, Planning Director
Micah Woodard, CZO, Planner I
Julie Edmonds, Administrative Support Specialist

Meeting Date: ***Thursday, November 6th, 2025***
Meeting Time: ***6:00 p.m.***
Meeting Place: ***Council Chambers, Smithfield Town Hall***



PLANNING BOARD AGENDA

FOR REGULAR MEETING

NOVEMBER 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 from October 2, 2025.

New Business.

- **Swear in new board member; Luke Stancil.**
- **RZ-25-04 Johnson US 70 Bus. Rezoning:** Public meeting to review a request by applicant Chris Johnson for a general rezoning of his ±4.89 acre tract from the existing B-3 (Highway Business) / R-20A (Residential Agricultural) Zoning Districts to LI (Light Industrial). This parcel is identified by Johnston County Tax ID 15078019C.
- **S-25-05 Waddell Dr. Townhomes:** Public meeting to review a request by applicant Spectrum Realty, LLC for a preliminary plat of ±1.63 acres of land in the R-8 CZ Zone, located at 37 Waddell Drive, also identified by the Johnston County Tax ID 15005029, into 16 townhouse lots.
- **S-25-06 West Smithfield Business Park (Street Dedication/Recombination):** SST Properties, LLC has applied for a Preliminary Plat to turn over an existing driveway to be a NCDOT maintained street, the proposed plat also consists of a recombination. The driveway is located and identified by Johnston County Tax ID#s 15078011G and 15077033C.

Old Business.

- **Continue discussion for CA-25-01 Comp Plan Amendment:**
Staff is requesting the Planning Board review the Comprehensive Growth Management Plan amendments and make a recommendation to the Town Council.

Training/Refresher.

Adjournment.

**Draft
Town of Smithfield
Planning Board Minutes
Thursday, October 2nd, 2025
Council Chambers
6:00 PM**

Members Present:

Chairman Mark Lane
Vice-Chairman Doris Wallace
Alisa Bizzell
Nariman Jaminia
Jaime Beasley

Members Absent:

Ashley Spain

Staff Present:

Stephen Wensman, Planning Director
Micah Woodard, Planner I
Julie Edmonds, Administrative Support Specialist

Staff Absent:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

IDENTIFY VOTING MEMBERS

APPROVAL OF AGENDA Alisa Bizzell made a motion to approve the agenda; seconded by Doris Wallace. Unanimously approved.

APPROVAL OF MINUTES September 4th, 2025

Doris Wallace made a motion to approve the minutes, seconded by Alisa Bizzell. Unanimously approved.

New Business

Swearing in of new PB members Jaime Beasley and Nariman Jaminia

Old Business

CA-25-01 Comp Plan Amendment: Staff is requesting the Planning Board continue discussions and review the Comprehensive Growth Management Plan amendments and make a recommendation to the Town Council.

Planner, Micah Woodard gave a general overview from the previous Planning Board meeting where the Comprehensive Growth Management Plan was discussed but tabled. He touched on how there have been an increasing number of changes to the Comprehensive Growth Management Plan through rezoning's. The town is growing through annexations and new areas opening to sewer growth. Many of these changes were not anticipated in the 2019 Town Plan. The proposed changes are the result of a meeting between Public Utilities, Planning, Parks and Recreation Department, and the Assistant Town Manager.

Micah Woodard showed the current and the draft Future Land Use plan on the big screen for everyone. He stated that it was the guiding document for the Planning Board and Town Council; when looking ahead on how to lead the town. He explained the 4 areas of change. Area 1 being in West Smithfield. The Town Plan envisions light industrial to this portion of Smithfield with the Amazon facility and the Johnston County Regional Airport. Further North you have TK Studio and AdvanceTech.

Area 2 is being guided medium density residential. Bellamy Subdivision is being planned which will bring sewer to the North side of Poplar Creek as well as to the East of Swift Creek Road.

Area 3 has the new Local 70 Mixed Use PUD. This area will be developed for light industrial or commercial uses. The Town Plan envisioned a mixed-use center around Buffalo Rd at the interchange to future I-42 and some office/residential to the South.

Area 4 encompasses the entire area East of I-95. The Town Plan didn't foresee sewered growth in this area, but Mallard Crossing changed that. This area could be for industrial, mixed use and low and medium density residential.

Mark Lane feels the Town needs to look at more Commercial/Industrial and at less residential. He's concerned whether Smithfield can handle what it currently has; not to mention adding more to the population.

Planning Director Stephen Wensman said the Town needs an even balance of residential and industrial. Residential is more expensive to service than industrial.

Mayor Andy Moore came forward and thanked the existing Planning Board members as well as the two new members sworn in earlier in the evening. He stated the industrial/commercial growth is much needed and he'd like to see more of it in the near future.

Brent Renfrow of Eden Woods Subdivision expressed his concerns on the direction Smithfield was heading in. He feels low density is the way to go for all of the future development in Smithfield. He spoke on the proposed Bellamy Subdivision off Wilson's Mills Rd and he doesn't agree with the medium density that's being proposed. He asked the board to vote for what was right for Smithfield, not a developer or a realtor.

Ben Youngblood of Lee-Youngblood Rd spoke on behalf of the proposed higher density. He isn't in favor of it and after asking his neighbors neither are they. They would be directly affected by the Bellamy Subdivision.

Doris Wallace made a motion to table CA-25-01 for 30 days, seconded by Nariman Jaminia. Unanimously approved.

Adjournment

Doris Wallace made a motion to adjourn; seconded by Alisa Bizzell. Unanimously approved.

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

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist



Request for Planning Board Action

**Agenda
Item:** RZ-25-04
Date: 11/6/25

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

Issue Statement

Chris Johnson is requesting the rezoning of 4.89 acres of land located on the East side of US 70 Business West across from the Finley Landing Subdivision and west of the Amazon facility. Entranceway Business (B-3) and Residential-Agriculture (R-20A) 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 recommend approval of the rezoning, RZ-25-04, 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



Staff Report

Agenda RZ-
Item: 25-04

REQUEST:

Chris Johnson is requesting the rezoning of 4.89 acres of land from B-3 (Entranceway Business) and R-20A (Residential-Agriculture) to LI (Light Industrial).

PROPERTY LOCATION:

The property to be rezoned is located on the East side of US 70 Business West across from the Finley Landing Subdivision and west of the Amazon facility.

SITE DATA:

Tax ID#	15078019C
Acreage:	4.89
Present Zoning:	B-3 / R-20A
Proposed Zoning:	LI (Light Industrial)
Existing Use:	Residential
Proposed Use	Future Light Industrial
Town/ETJ:	ETJ
Fire District:	Town
School Impacts:	None
Parks and Recreation:	None
Water/Sewer Provider:	Town
Electric Provider:	Duke

EXISTING CONDITIONS/ENVIRONMENTAL:

The parcel is mostly wooded with an older house and outbuildings near US 70 Business West.

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

	Zoning	Existing Land Uses
North	Light Industrial	Agriculture
South	Light Industrial	Agriculture
East	Light Industrial	Light Industrial (Amazon)
West	Light Industrial	Agriculture

ANALYSIS:

The parcel is currently split zoned with the highway frontage zoned B-3 and a small portion of the rear of the lot zoned R-20A. The applicant wishes to rezone this parcel to Light

Industrial as guided in the comprehensive plan. All the other parcels surrounding have been rezoned to Light Industrial. There is no proposed use for the property currently.

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:

- o **Consistency with the Comprehensive Growth Management Plan** - *The development is consistent with the town's comprehensive plan.*
- o **Consistency with the Unified Development Code** – *The site will be developed in accordance with the Light Industrial standards when developed in the future.*
- o **Compatibility with Surrounding Land Uses** - *The property considered for rezoning will be compatible with surrounding land uses which are all zoned light industrial.*

RECOMMENDATION:

Planning Staff recommend approval of RZ-25-04 with a statement declaring the request 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.

RECOMMENDED MOTION:

Staff recommend the following motion:

“Move to recommend approval of zoning map amendment, RZ-25-04, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan_and other adopted plans, and that the amendment is reasonable and in the public interest.”

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD PLANNING BOARD
RZ-25-04**

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 RECOMMEND THE ORDINANCE IS ADOPTED,

That the Planning Board recommendation regarding text amendment RZ-25-04 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 hearing; 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 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-25-04 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.

RZ-25-04 Johnson Rezoning

File Number:
RZ-25-04

Project Name:
Johnson Us 70 Bus. to LI

Location:
US Hwy 70 Bus. West

Tax ID#:
15078019C

Existing Zoning:
B-3, R-20A

Property Owner:
JOHNSON,
WILLIAM CHRISTOPHER/
JOHNSON, KIMBERLY G.

Applicant:
Chris Johnson

City/ETJ:
ETJ



Map created by Micah Woodard,
Planner I on 7/30/2025

Map Scale
1" = 100'



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: Johnson - US70 Business Acreage of Property: 4.89
Parcel ID Number: 15078019C Tax ID: 15078019C
Deed Book: 6856 Deed Page(s): 190
Address: 2608 US 70 Hwy Business West, Smithfield NC 27577
Location: 2608 US 70 Hwy Business West, Smithfield NC 27577

Existing Use: Rental Home and Lot Proposed Use: N/A
Existing Zoning District: B3
Requested Zoning District Light Industrial
Is project within a Planned Development: ☐ Yes ☒ No
Planned Development District (if applicable): _____
Is project within an Overlay District: ☐ Yes ☒ No
Overlay District (if applicable): _____

FOR OFFICE USE ONLY

File Number: RZ-25-04 Date Received: 9/30/2025 Amount Paid: \$400.00

OWNER INFORMATION:

Name: Chris Johnson

Mailing Address: 516 South 4th Street

Phone Number: 919-915-6202

Fax:

Email Address: chrisjohnson27577@gmail.com

APPLICANT INFORMATION:

Applicant: Chris Johnson

Mailing Address: 516 South 4th Street

Phone Number: 919-915-6202

Fax:

Contact Person: Chris Johnson

Email Address: chrisjohnson27577@gmail

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.

We respectfully request the rezoning of the subject property from Business (B) to Light Industrial (LI) to better align with the surrounding land uses and support the economic development goals of the community. The property in question is directly adjacent to multiple parcels currently zoned Light Industrial. This creates a natural extension of the existing industrial corridor and supports a cohesive land use pattern. Rezoning to Light Industrial will eliminate the current zoning mismatch and allow for compatible development that complements neighboring uses.

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.

Chris Johnson

Print Name

Signature of Applicant

9/30/25

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: Johnson - US70 Business

Submittal Date: 9/30/25

OWNERS 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.

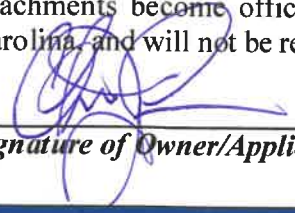
Signature of Owner

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.



Signature of Owner/Applicant

Chris Johnson

Print Name

9/30/25

Date

FOR OFFICE USE ONLY

File Number:

Date Received:

Parcel ID Number:

Property / Site Location



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Result

id: 15078019C
Tag: 15078019C
NCPin: 168500-43-7994
Mapsheet No: 1685
Owner Name 1: JOHNSON, WILLIAM CHRISTOPHER
Owner Name 2: JOHNSON, KIMBERLY G.
Mail Address 1: 516 S 4TH ST
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-4454
Site Address 1:
Site Address 2:
Book: 06856
Page: 0190
Market Value: 229140
Assessed Acreage: 4.850
Calc. Acreage: 4.898
Sales Price: 250000
Sale Date: 2025-04-02



Scale: 1:13614 - 1 in. = 1134.5 feet

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

Johnston County GIS
September 30, 2025

Adjoining Property Owners



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Result

id: 15078019A
Tag: 15078019A
NCPin: 168500-34-9527
Mapsheet No: 1685
Owner Name 1: JOHNSON, KIMBERLY GOWER
Owner Name 2:
Mail Address 1: 516 S 4TH ST
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-4454
Site Address 1: 3063 US HWY 70 W
Site Address 2: SMITHFIELD, NC 27577-
Book: 04222
Page: 0500
Market Value: 740930
Assessed Acreage: 24.780
Calc. Acreage: 27.041
Sales Price: 0
Sale Date: 2012-12-20

Result

id: 15078019F
Tag: 15078019F
NCPin: 168500-44-7360
Mapsheet No: 1685
Owner Name 1: JOHNSON, KIMBERLY GOWER
Owner Name 2:
Mail Address 1: 516 S 4TH ST
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-4454
Site Address 1:
Site Address 2:
Book: 03628
Page: 0932
Market Value: 305950
Assessed Acreage: 5.030
Calc. Acreage: 5.059
Sales Price: 0
Sale Date: 2008-12-01



Scale: 1:13614 - 1 in. = 1134.5 feet

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

Johnston County GIS
September 30, 2025



***** DISCLAIMER *****

Johnston County assumes no legal responsibility for the information represented here.

Result

id: 15078011
Tag: 15078011
NCPin: 168500-63-4559
Mapsheet No: 1685
Owner Name 1: FNLI AGOUTI JNX LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 80416
Mail Address 3: SEATTLE, WA 98108-0416
Site Address 1: 2150 US HWY 70 BUS W
Site Address 2: SMITHFIELD, NC 27577-
Book: 05935
Page: 0163
Market Value: 101890830
Assessed Acreage: 169.670
Calc. Acreage: 169.670
Sales Price: 4272000
Sale Date: 2021-05-18

Result

id: 15078020
Tag: 15078020
NCPin: 168500-43-9522
Mapsheet No: 1685
Owner Name 1: JOHNSON, KIMBERLY GOWER
Owner Name 2:
Mail Address 1: 516 S 4TH ST
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-4454
Site Address 1:
Site Address 2:
Book: 03628
Page: 0932
Market Value: 645910
Assessed Acreage: 16.850
Calc. Acreage: 17.828
Sales Price: 0
Sale Date: 2008-12-01

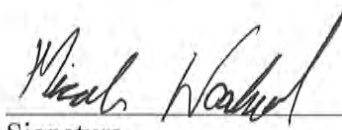


PLANNING DEPARTMENT

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); RZ-25-04, S-25-05, and S-25-06 were notified by First Class Mail on 10/24/25 of the Public Meeting on November 6th, 2025.

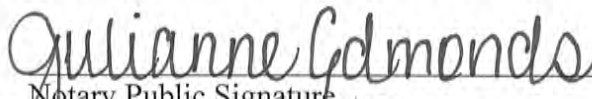


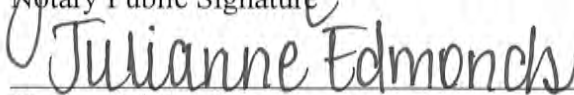
Signature

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

24th day of October, 2025



Notary Public Signature


Notary Public Name



Commission expires on 1-15-2028

List of Adjacent Properties for RZ-25-04

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15078019C	JOHNSON, WILLIAM CHRISTOPHER	JOHNSON, KIMBERLY G.	516 S 4TH ST		SMITHFIELD, NC 27577-4454
15078020A	JOHNSON, KIMBERLY G		516 S FOURTH ST		SMITHFIELD, NC 27577-0000
15078019F	JOHNSON, KIMBERLY GOWER		516 S 4TH ST		SMITHFIELD, NC 27577-4454
15079017Y	LENNAR CAROLINAS, LLC		1010 SYNC ST STE 600		MORRISVILLE, NC 27560-9044
15078011	FNLI AGOUTI JNX LLC			PO BOX 80416	SEATTLE, WA 98108-0416
15079018C	FLOYD LANDING DEVELOPERS, LLC			PO BOX 5488	CARY, NC 27512-5488
15079018	MILLROSE PROPERTIES NORTH CAROLINA, LLC		1010 SYNC ST STE 600		MORRISVILLE, NC 27560-9044
15079022Q	FINLEY LANDING OWNERS ASSOCIATION, INC		4700 HOMEWOOD CT STE 380		RALEIGH, NC 27609-5732
15078019A	JOHNSTON COUNTY AIRPORT AUTHORITY		3149 SWIFT CREEK RD		SMITHFIELD, NC 27577-6900
15079006	PRINCE HOLDINGS QOZB, LLC		951 CRANBERRY DR		LEWISVILLE, NC 27023-9823



Request for Planning Board Action

**Agenda
Item:** S-25-05
Date: 11/06/25

Subject: Waddell Dr. Townhomes Preliminary Plat
Department: Planning
Presented by: Micah Woodard, Planner I
Presentation: Public Meeting

Issue Statement

BRL Engineering and Surveying is requesting the preliminary plat of approximately 1.63 acres of land located at 37 and 41 Waddell Drive, about 250 ft north of the N Brightleaf Blvd and Waddell Drive intersection, also identified by the Johnston County Tax ID 15005031, 15005029 and part of 15005031A, into a 16-lot attached single-family residential (townhome) development that is consistent with the approved conditional zoning master plan.

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 provide feedback to the developer.

Recommendation

No recommendation is requested.

Approved: ☐ Town Manager ☐ Town Attorney

Attachments:

1. Staff Report
2. Finding of Fact
3. Application/Narrative
4. Preliminary Plat
5. Conditional Zoning Master Plan
6. Conditional Zoning Conditions of Approval.



Staff Report

**Agenda
Item: S-25-05**

REQUEST:

BRL Engineering and Surveying is requesting the preliminary plat of approximately 1.63 acres of land located at 37 and 41 Waddell Drive, about 250 ft north of the N Brightleaf Blvd and Waddell Drive intersection, also identified by the Johnston County Tax ID 15005031, 15005029 and part of 15005031A, into a 16-lot attached single-family residential (townhome) development that is consistent with the approved conditional zoning master plan.

PROPERTY LOCATION:

The development will be located at 37 and 41 Waddell Drive, about 250 ft north of the N Brightleaf Blvd and Waddell Drive intersection.

APPLICATION DATA:

Applicant:	Isaac Hardison, PE - BRL Engineering and Surveying
Property Owners:	Spectrum Realty, LLC and Sun Auto Wash, LLC
Project Name:	Waddell Drive Townhomes
Tax ID:	15005031, 15005029 and part of 15005031A
Acreage:	1.63-acres (1.573 R-8/ .057 B-3)
Present Zoning:	R-8 CZ (Single-Two-Multi-Family Residential Conditional)
Town/ETJ:	Town
Existing Use:	Detached Single-family
Proposed Use:	Townhomes
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:	Town of Smithfield

ADJACENT ZONING AND LAND USES: (SEE ATTACHED MAP)

	Zoning	Existing Land Uses
North	O/I	MF/Office
South	B-3	Commercial
West	R-8/B-3	Detached SF and Commercial
East	B-3	Commercial

EXISTING CONDITIONS/ENVIRONMENTAL IMPACTS:

- None

DEVELOPMENT OVERVIEW:

The proposed preliminary plat consists of 16 town house lots (17.5' wide x 53.5' deep) fronting a 35-stall parking lot with an access drive to Waddell Drive. The development will consist of 16 two-story, 1020 sq. ft., 2 bedrooms and 2 ½ bathroom townhomes within convenient walking distance to commercial areas and other community amenities.

COMPREHENSIVE LAND USE PLAN AND DENSITY/CONDITIONAL ZONING:

- The development is consistent with the medium density guidance which allows a maximum multi-family density of 9.68 dwelling units per acre.
- The development is consistent with the approved conditional zoning master plan.

SITE ACCESS:

- The 16 townhome lots will have frontage on a homeowners' association common parking area with a single driveway access onto Waddell Drive.
- A concrete driveway apron will be required meeting town standards.
- Waddell Drive will be upgraded with curb and gutter on the development side of the street.
- A 5 ft. wide sidewalk will be constructed on the back of the curb.

PARKING:

- Parking will be provided by a common parking lot that provides 2 parking spaces per unit, exceeding the parking requirements (28 spaces required/35 provided).
- A sidewalk is provided at the back of the parking lot curb connecting each unit to parking and the street.
- A Y-hammerhead is provided for an emergency vehicle turnaround to be marked and enforced as a no parking area.

LANDSCAPING AND BUFFERS:

- A standard street yard will be provided in accordance with Section 10.13.1.8.2.
- The Class A perimeter buffer yard is provided as required.
- Foundation plantings are required.
- A six-foot-high screening fence will be provided at the buffer line between the adjacent single-family home and the townhouse development and behind the street yard.

TRASH:

- The developer has provided "roll-out" areas for trash roll outs on trash day.
- Storage of trash rollouts will be behind the units or in the utility closet outside of trash day.
- Liability waiver should be provided in the restrictive covenants to allow town pick up of trash on private property.

TRAFFIC STUDY:

- The development is below the threshold for a traffic study.

LOT DIMENSIONAL AND SETBACK STANDARDS:

- A 30' perimeter buffer is provided whereas a 35' perimeter buffer is required. This is an approved deviation from the multi-family standards.
- Each lot will be 17.5' wide by 53.5' deep.

STORMWATER MANAGEMENT:

- Stormwater retention is required when the impervious exceeds 24%. The applicant has provided a stormwater facility as required.

MAIL KIOSK AND PARKING LOT:

- A mail kiosk is provided at the end of the parking lot to the north of unit B-5.

PUBLIC UTILITIES:

- Approximately 265' of sewer main will be provided to service units in the development under the parking lot.
- Approximately 325' of water main will be provided to service units in the development under the parking lot.
- A fire hydrant is provided for fire protection as required.
- A 30' wide easement shall be required over the utilities.

ARCHITECTURAL DESIGN STANDARDS

- The architectural design standards were established with the approved conditional zoning approval which consists of lap siding, brick on entrance canopy pillars, shutters, board and baton dormers, windows on side elevation.

SUBDIVISION MONUMENT SIGNS:

- A subdivision sign will be located at the entrance and will need to be setback 10'.

PHASING:

- No phasing has been proposed.

FINDING OF FACT (STAFF'S FINDINGS)

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

1. The plat is consistent with the adopted plans and policies of the town; ***The plat is consistent with the adopted comprehensive plan.***
2. The plat complies with all applicable requirements of this ordinance; ***The plat complies with all applicable requirements of the Unified Development Ordinance in accordance with the approved conditional zoning master plan for the project.***
3. There exists adequate infrastructure (transportation and utilities) to support the plat as proposed. ***There is adequate infrastructure and improvements are being made to Waddell Drive.***
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. The land use will be single-family residential.

RECOMMENDATION:

Planning Staff recommended conditions of approval:

1. That Construction Drawings be submitted for staff approval.
2. The Y-hammerhead turnaround area shall be marked as no parking in accordance with the Fire Marshal's recommendations.
3. The HOA restrictive covenants shall require trash rollouts to be stored behind the units or in the utility closet outside of trash day.
4. Liability waiver be provided in the restrictive covenants to allow town trash pickup on private property.
5. There shall be a 30'-wide public utility easement over the public water and sewer lines.
6. That an operations and maintenance agreement be executed and recorded for the stormwater facility.

RECOMMENDED MOTION:

None.

S-25-05 Waddell Drive Townhomes

File Number:
S-25-05

Project Name:
Waddell Drive Townhomes

Location:
Waddell Drive

Tax ID#:
15005031, 15005029 and
part of 15005031A

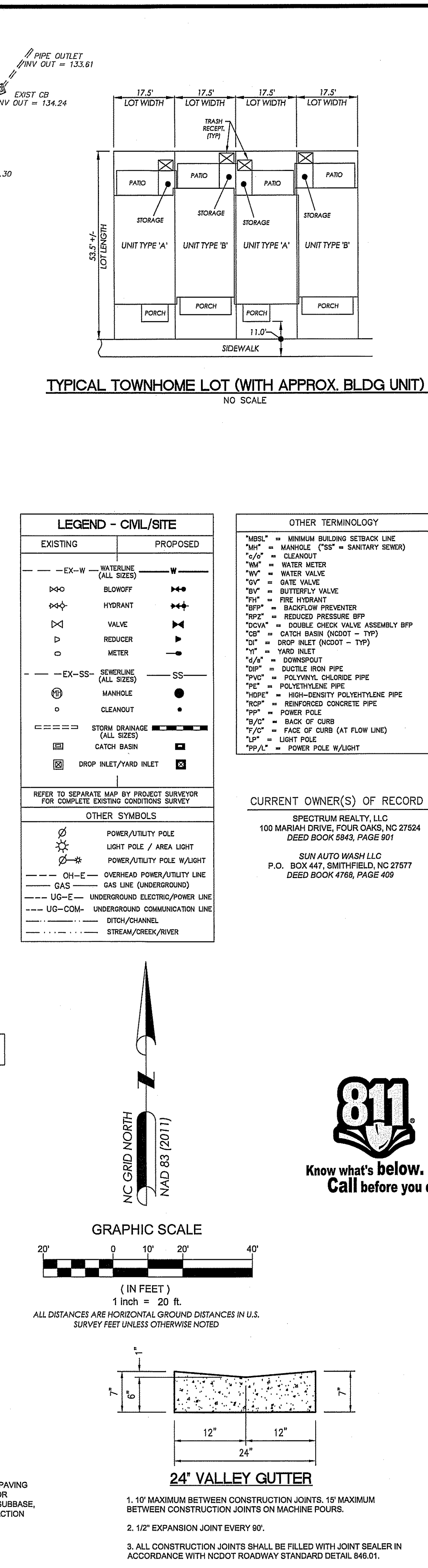
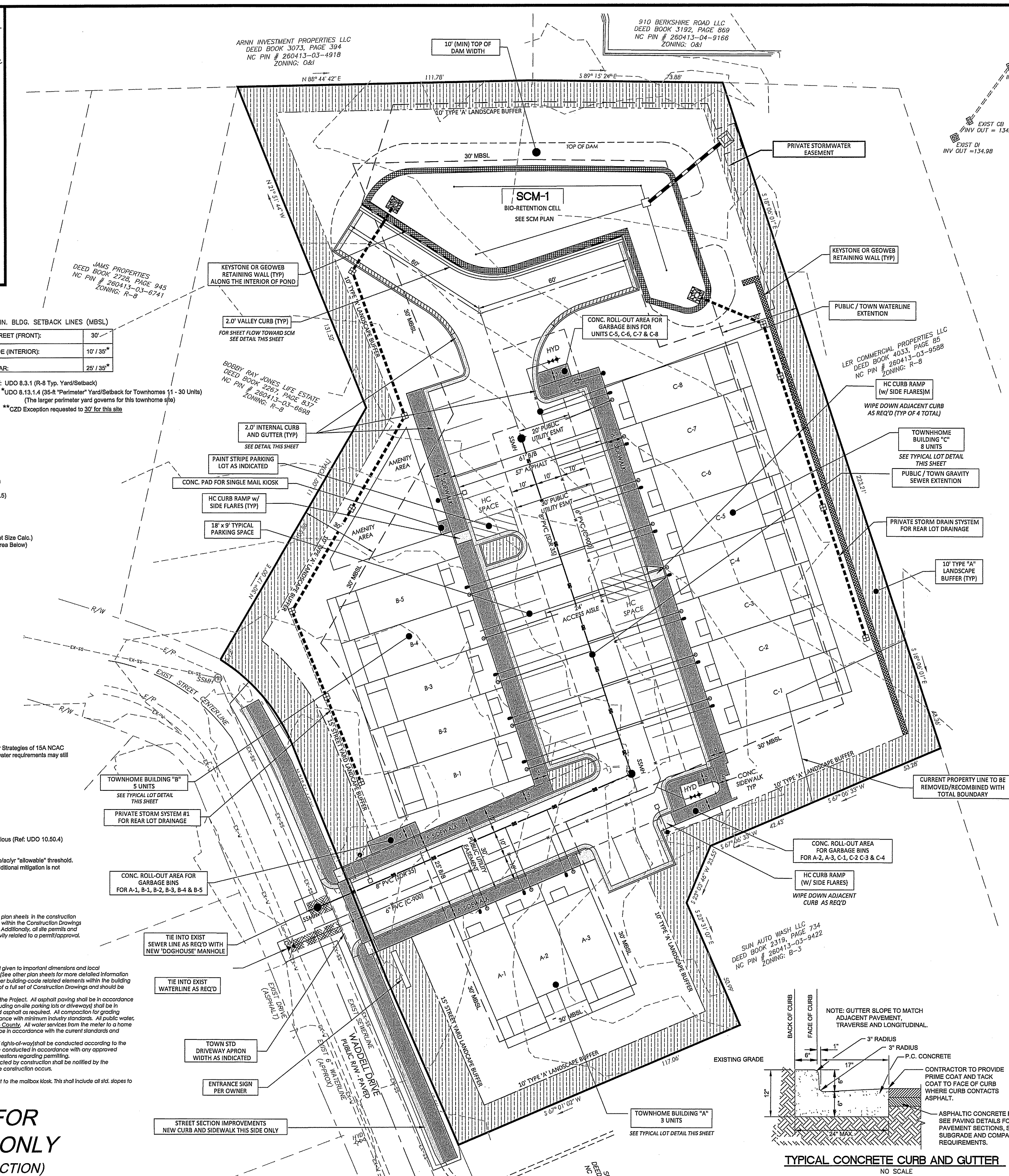
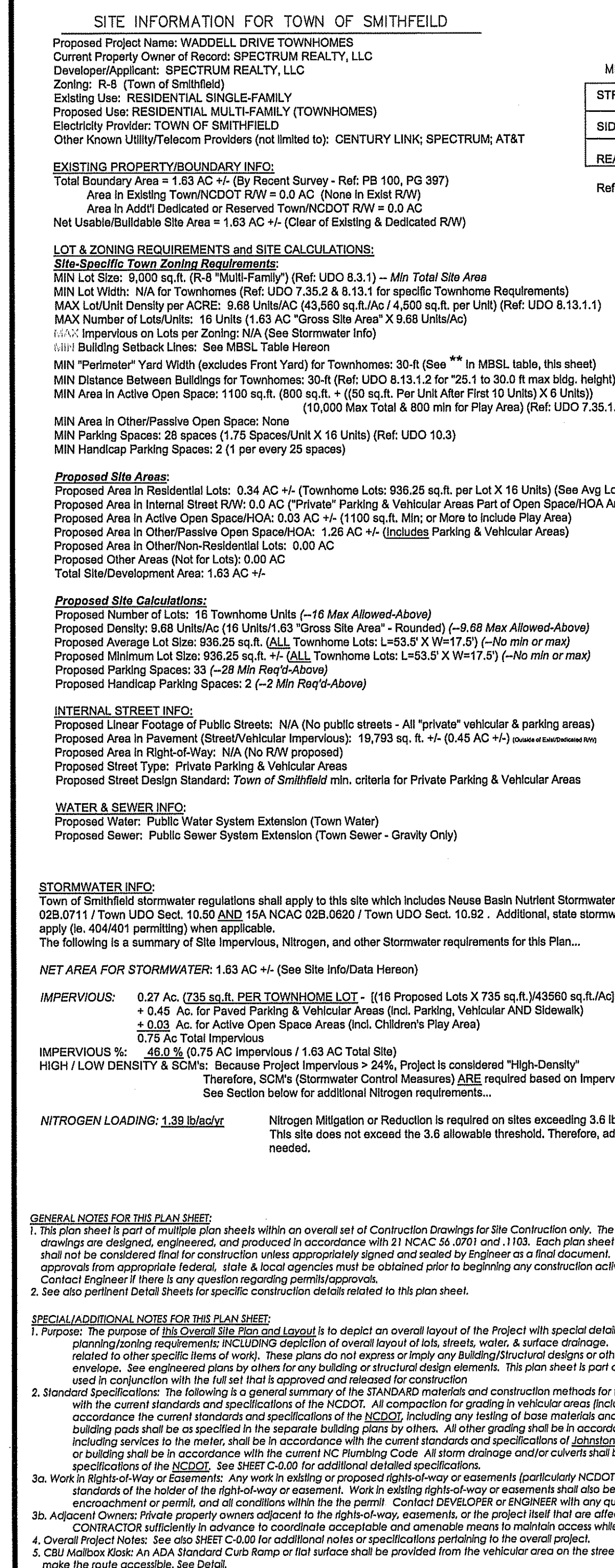
Existing Zoning:
R-8 CZ (Single-Two-Multi-
Family Residential
Conditional)

Property Owner:
Spectrum
Realty, LLC and Sun Auto
Wash, LLC

Applicant:
Isaac Hardison, PE - BRL
Engineering and Surveying

City/ETJ:
City







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

Development Name

Proposed Use

Property Address(es)

Johnston County 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 ☐ Planned Unit Development (PUD)

OWNER/DEVELOPER INFORMATION

Company Name

Owner/Developer Name

Address

Phone

Email

Fax

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name

Contact Name

Address

Phone

Email

Fax

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

ZONING INFORMATION

Zoning District(s)

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

Overlay District? ☐ Yes ☐ No

Inside City Limits? ☐ Yes ☐ No

FOR OFFICE USE ONLY

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

Project Narrative

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

a) A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;

b) A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);

c) A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;

d) A narrative explaining the intent of the project and/or your original or revised vision for the finished product;

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

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

g) A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);

h) A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;

i) Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;

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

k) A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).

STORMWATER INFORMATION (Separate Stormwater Application Required)			
Existing Impervious Surface	0.26 Ac	acres/sf	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface	0.74 Ac	acres/sf	Neuse River Buffer ☐ Yes ☒ No
Watershed protection Area	Yes ☐ No ☒		Wetlands ☐ Yes ☒ No
If in a Flood Hazard Area, provide the FEMA Map Panel # and Base Flood Elevation N/A			
NUMBER OF LOTS AND DENSITY			
Total # of Single-Family Lots		Overall Unit(s)/Acre Densities Per Zoning Districts	
Total # of Townhouse Lots 16		Acreage in active open space Forthcoming by others	
Total # of All Lots 16		Acreage in passive open space Forthcoming by others	
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 <u>BRL Engineering & Surveying</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. I/we have read, acknowledge, and affirm that this project conforms to all application requirements applicable with the proposed development use. Signature <u>Michael L. McFarland</u> Date <u>9/26/2025</u> Signature <u>Deane M. Hardison</u> Date <u>9/26/25</u>			
REVIEW FEES			
☒ Major Preliminary Subdivision (submit paper copies - 1 application and 2 sets of plans & 1 Digital copy off all) \$500.00 + \$5.00 a lot			
☒ Stormwater Management Application + Plan + fees as applicable (Digital copy off all) \$100/disturbed acres (\$850 min.) or \$300 if exempt			
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

Information	Preliminary Plat
The owner's name(s) of adjoining properties and Zoning District of each parcel within 100' of the proposed sites.	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.	N/A
Soil erosion plan.	X
Show temporary construction access pad.	X
Outdoor illumination with lighting fixtures and name of electricity provider.	forthcoming
The following data concerning proposed streets:	
Streets, labeled by classification (see Town of Smithfield construction standards) and street name showing linear feet, whether curb and gutter or shoulders and swales are to be provided and indicating street paving widths, approximate grades and typical street cross-sections. Private roads in subdivisions shall also be shown and clearly labeled as such.	X
Traffic signage location and detail.	X
Design engineering data for all corners and curves.	X
For office review; a complete site layout, including any future expansion anticipated; horizontal alignment indicating general curve data on site layout plan; vertical alignment indicated by percent grade, PI station and vertical curve length on site plan layout; the District Engineer may require the plotting of the ground profile and grade line for roads where special conditions or problems exist; typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed; drainage facilities and drainage.	X

Information	Preliminary Plat
Type of street dedication; all streets must be designated public. (Where public streets are involved which will be dedicated to the Town, the subdivider must submit all street plans to the UDO Administrator for approval prior to preliminary plat approval).	X
When streets have been accepted into the municipal or the state system before lots are sold, a statement explaining the status of the street in accordance with the Town of Smithfield construction standards.	X
If any street is proposed to intersect with a state-maintained road, a copy of the application for driveway approval as required by the Department of Transportation, Division of Highways Manual on Driveway Regulations. (1) Evidence that the subdivider has applied for such approval. (2) Evidence that the subdivider has obtained such approval.	X X X
The location and dimensions of all:	
Utility and other easements.	X
Pedestrian and bicycle paths.	N/A
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.	N/A
The site/civil plans for utility layouts including:	
Sanitary sewers, invert elevations at manhole (include profiles).	X
Storm sewers, invert elevations at manhole (include profiles).	X
Best management practices (BMPs)	X
Stormwater control structures	X
Other drainage facilities, if any.	X
Impervious surface ratios	X
Water distribution lines, including line sizes, the location of fire hydrants, blow offs, manholes, force mains, and gate valves.	X
Gas lines.	N/A
Telephone lines.	N/A
Electric lines.	N/A
Plans for individual water supply and sewage disposal systems, if any. C-2.00 and C-5.00	x
Provide site calculations including:	
Acreage in buffering/recreation/open space requirements.	X
Linear feet in streets and acreage.	N/A
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.	N/A

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

FOR OFFICE USE ONLY

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

REQUIRED FINDING OF FACT

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

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

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

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

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

PROJECT NARRATIVE FOR TOWN SUBDIVISION APPLICATION

WADDELL DRIVE TOWNHOMES PROJECT

- a) Owner/Applicant: Spectrum Realty, LLC. and Sun auto Wash, LLC.
Manager (for both companies): Michael McClamb.
Phone: (919) 801-4629
Email: mlmclamb@msn.com
100 Mariah Drive
Four Oaks, NC 27524
- Developer: Spectrum Realty, LLC.
- Engineer: Brian R. Leonard, PE, PLS, BRL Engineering & Surveying
Isaac M. Hardison, PE, BRL Engineering & Surveying
Phone: (919) 989-9300 (o)
Email: brlstaff1@earthlink.net
112 East Johnston Street
Smithfield, NC 27577
- Surveyor: Jamie Peacock, On the Level Land Surveying
Phone: (919) 422-3580
1646 Denning Road
Benson, NC 27504
- b) Site Data: See Supplementary Property Information for addresses, Parcel IDs, NCPINs
- c) Zoning: R-8 CZ
- d) Narrative: This project will be named Waddell Drive Townhomes. The proposed project plans to combine 37 Waddell Drive, 41 Waddell Drive, and approximately 0.05 acres from 903 N Brightleaf Boulevard to demolish (2) existing single family residences and develop sixteen (16) townhomes.
- e) Density 16 townhomes proposed/ 1.64 acres project area, or 10units/acre.
- f) Proposed Infrastructure
Driveway access, parking, utilities, landscaping, and stormwater control infrastructure.
Delineated open space / public use forthcoming, to be provided by others.
- g) Discussions with Neighboring Land Owners Recommended
During Public Meeting with town.
- h) Conflicts with Nearby Land Uses & Environmental Areas
None Anticipated
- i) Burdens to Roads, Sewage, Water Supply, Schools, Fire, Police or Other Public Facilities
All appropriate permits related to these items are currently in the process of being acquired. Project will not be developed until they are acquired.
- j) Parks or Open Space Forthcoming from others
- k) Schedule
Break ground as early as December 2025
Demo existing infrastructure as shown on the plans. Extend Utilities, Build the associated parking and driveway, plant appropriate landscaping, install stormwater collection system, build townhomes. Finish development of the site in 6-8 months after breaking ground.

Waddell Drive Townhomes

Supplementary Property Information

This project proposes to combine **37 Waddell Drive**, **41 Waddell Drive**, and approximately **0.05 acres from 903 N Brightleaf Boulevard** to demolish (2) existing single family residences and develop sixteen (16) townhomes with associated driveway access, parking, utilities, landscaping, and stormwater control infrastructure.

- **37 Waddell Drive** is owned by Spectrum Realty, LLC.
- **41 Waddell Drive** and the portion of **903 N Brightleaf Boulevard** are owned by Sun Auto Wash, LLC.
- Although these are two separate companies, both entities are managed by the same individual, **Michael McLamb**, who has provided full consent to alter the parcels as proposed. **Michael McLamb's** phone number is **(919) 801-4629** and his email is mlmclamb@msn.com

This project will be developed by Spectrum Realty, LLC.

Parcel Information

Site Address: 37 Waddell Drive, Smithfield, NC 27577

- Parcel ID: 15005029
- NCPIN: 260413-03-7539
- Owner: Spectrum Realty, LLC
- Owner Address: 100 Mariah Drive, Four Oaks, NC 27524
- Acreage: 1.4 Acres (60,984sf) according to Johnston County GIS
- Deed: Book 05843; Page 0901

Site Address: 41 Waddell Drive, Smithfield, NC 27577

- Parcel ID: 15005031
- NCPIN: 260413-03-8418
- Owner: Sun Auto Wash, LLC
- Owner Address: P.O. Box 447, Smithfield, NC 27577
- Acreage: 0.18 Acres (7,840 sf) according to Johnston County GIS
- Deed: Book 04768; Page 0409

Site Address: 903 N Brightleaf Boulevard, Smithfield, NC 27577 (portion, approx. 0.05 acres)

- Parcel ID: 15005031A
- NCPIN: 260413-03-9422
- Owner: Sun Auto Wash, LLC
- Owner Address: P.O. Box 447, Smithfield, NC 27577
- Acreage: 0.88 Acres (38,333 sf) according to Johnston County GIS
- Deed: Book 02319; Page 0734

LANDOWNER CONSENT FORM

(For NCDEQ Land Disturbance / Erosion & Sediment Control Applications)

Project Name: Waddell Drive Townhomes

Project Location (Address or Description): 41 Waddell Drive and approximately 0.05 Acres from 903 N Brightleaf Blvd. in Smithfield, NC 27577

Parcel ID(s): 15005031, 15005031A

Landowner Information

Landowner Name: Sun Auto Wash, LLC.

Mailing Address: 100 Mariah Drive, Four Oaks, NC 27524

Phone / Email: (919) 801-4629 / mlmclamb.msn.com

Applicant / Developer Information

Applicant Name / Entity: Spectrum Realty, LLC.

Mailing Address: 100 Mariah Drive, Four Oaks, NC 27524

Phone / Email: (919) 801-4629 / mlmclamb.msn.com

Consent Statement

I, the undersigned, being the legal owner of the property described above, hereby give my consent to:

1. Allow the Applicant / Developer named above to seek and obtain a Land Disturbance Permit and other approvals as required by the North Carolina Department of Environmental Quality (NCDEQ) and/or local permitting authorities.
2. Allow construction, grading, and land disturbance activities to be carried out on my property in accordance with the approved Erosion and Sediment Control Plan.
3. Acknowledge responsibility for ensuring compliance with all applicable rules, regulations, and conditions of approval, as set forth by NCDEQ.

Signatures

Landowner: Sun Auto Wash, LLC.

Signature: Michael L McLamb Printed Name: Michael L McLamb

Title Manager

Date: 10/6/2025

Applicant / Developer: Spectrum Realty, LLC.

Signature: Michael L McLamb Printed Name: Michael L McLamb

Title: Manager

Date: 10/6/2025

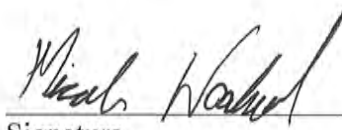


PLANNING DEPARTMENT

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); RZ-25-04, S-25-05, and S-25-06 were notified by First Class Mail on 10/24/25 of the Public Meeting on November 6th, 2025.

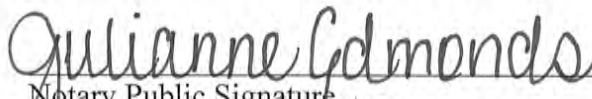


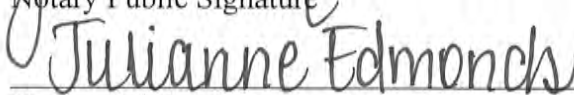
Signature

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

24th day of October, 2025



Notary Public Signature


Notary Public Name



Commission expires on 1-15-2028

List of Adjacent Properties for S-25-05

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15005029	SPECTRUM REALTY, LLC		100 MARIAH DR		FOUR OAKS, NC 27524-8432
15005034	JOHNSTON COUNTY INDUSTRIES INC		1100 EAST PRESTON ST		SELMA, NC 27576-0000
15004016T	J P EDWARDS RENTAL PROPRTY LLC	EDWARDS, J P SR LIFE ESTATE		P O BOX 2307	SMITHFIELD, NC 27577-0000
15004017G	NGUYEN, NI		521 OUTLET CENTER DR		SMITHFIELD, NC 27577-6011
15004032	WHITLEY, CAROLYN	EDWARDS, J P JR		P O BOX 2307	SMITHFIELD, NC 27577-0000
15004017O	TODD MARSHBURN BUILDERS, LLC		103 LAKE WENDELL RD		WENDELL, NC 27591-7143
15004017V	ANDERSON, HILLARY	ANDERSON, NICHOLAS	47 S SUSSEX DR		SMITHFIELD, NC 27577-4743
15005049	GATES GROUP OF JOHNSTON COUNTY, LLC		300 CITATION LN		SMITHFIELD, NC 27577-8738
15005026	LMR RENTALS		201 S BRIGHTLEAF BLVD STE 1		SMITHFIELD, NC 27577-4077
15005023	HERITAGE TOWNES AT WADDELL, INC.		1777 AVENUE OF THE STATES STE 204	PO BOX 30292	RALEIGH, NC 27622-0292
15004200Z	SMITHFIELD SNF REALTY LLC		25 W WADDELL DR		LAKEWOOD, NJ 08701-6206
15005024A	GARCIA, BESSIE ROCITA		849 PARKRIDGE DR		SMITHFIELD, NC 27577-4725
15005027	JAMS PROPERTIES		103 LAKE WENDELL RD		CLAYTON, NC 27527-5309
15004017I	MARSHBURN, KELLY	MARSHBURN, LARRY	910 BERKSHIRE RD		WENDELL, NC 27591-7143
15004199H	910 BERKSHIRE ROAD LLC		4 LANSDOWNE PL		SMITHFIELD, NC 27577-4751
15004016V	SPENCER, CHARLES H.	SPENCER, MABLE J.	45 S SUSSEX DR		SMITHFIELD, NC 27577-4808
15004017N	DIAZ, JERDA DIAZ JOINT TENANTS (WROS)	DIAZ, DIANA ROSA GOMEZ JOINT TENANTS (WROS)	1130 WHITLEY FARM RD		SMITHFIELD, NC 27577-4743
15004017K	THOMPSON, CHAD R	THOMPSON, AMANDA B			SMITHFIELD, NC 27577-9461
15005031	SUN AUTO WASH LLC			PO BOX 447	SMITHFIELD, NC 27577-0000
15005025	MONJARAZ-SANCHEZ, HERIBERTO JOINT TENANTS (WROS)	SOTO, LILIANA SANCHEZ JOINT TENANTS (WROS)	29 W WADDELL DR		SMITHFIELD, NC 27577-4725
15005057	DAUGHTRY, JUDY C		10 NOTTINGHAM PL		SMITHFIELD, NC 27577-4809
15004017J	BROOKS, BRADLEY WAYNE		33 S SUSSEX DR		SMITHFIELD, NC 27577-4742
15005032B	927 NORTH BRIGHTLEAF, LLC		7201 CREEDMOOR RD STE 120		RALEIGH, NC 27613-8000
15005032A	TOP NOTCH PET SPA, LLC		2341 TIMBER DR		GARNER, NC 27529-2586
15005044	JOHNSON, JOHN A		34 WEST WADDELL STREET		SMITHFIELD, NC 27577-0000
15005046	WILSON, JAMES C.		2021 CROCKERS NUB RD		MIDDLESEX, NC 27557-8767
15005052	WHITLEY, JOHN A	WHITLEY, BARBARA B	317 S 3RD ST		SMITHFIELD, NC 27577-4543
15005032C	EDWARDS, JAMES P JR	WHITLEY, CAROLYN EDWARDS AND OTHERS		P O BOX 2307	SMITHFIELD, NC 27577-0000
15005041	MOHAMED & SONS INC			PO BOX 1236	SMITHFIELD, NC 27577-1236
15005043	L M R RENTAL		201 S BRIGHTLEAF BLVD SUITE 1		SMITHFIELD, NC 27577-0000
15005028	JONES, BOBBY RAY LIFE ESTATE	WOOD, WOODY REMAINDER		P O BOX 94	SMITHFIELD, NC 27577-0000
15005032	LER COMMERCIAL PROPERTIES LLC			PO BOX 1230	CORNELIUS, NC 28031-1230
15005045	JERNIGAN, ANNETTE B.		32 W WADDELL DR		SMITHFIELD, NC 27577-4726
15004017C	BIGELOW, APRIL LYNN		29 S SUSSEX DR		SMITHFIELD, NC 27577-4742
15005047	SALINAS, RAUL P.	SALINAS, NANCY I.	24 W WADDELL DR		SMITHFIELD, NC 27577-4726
15007004	WAS VENTURES II, LLC		PO BOX 17046		RALEIGH, NC 27619-7046
15004017M	SCOTT, LAUREN L	SCOTT, TRACEY D.	31 S SUSSEX DR		SMITHFIELD, NC 27577-4742
15005033	924 BRIGHTLEAF LLC			PO BOX 979	CARY, NC 27512
15007001	SESSOMS, MORRIS TIMOTHY	SESSOMS, BRITNEY LYNN	8120 HARRELL STORE RD		KENLY, NC 27542-8938
15005056	WARD ENTERPRISES, LLC		1012 OLD OLIVE RD		SMITHFIELD, NC 27577-7855
15007005	MEDLIN, LU LONG		303 HEDRICK ST		BEAUFORT, NC 28516-2084
15007007	STARLING, LINWOOD C JR		40 DAIL ST	PO BOX 2605	SMITHFIELD, NC 27577-2605



Request for Planning Board Action

**Agenda
Item:** S-25-06
Date: 11/06/25

Subject: West Smithfield Business Park Preliminary Plat
Department: Planning
Presented by: Micah Woodard, Planner I
Presentation: Public Meeting

Issue Statement

SST Properties is requesting the preliminary plat of the West Smithfield Business Park in order to dedicate the existing cul-de-sac road to NCDOT and to recombine two existing lots.

Financial Impact

The future industrial 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 preliminary plat and provide feedback to the developer.

Recommendation

No recommendation is requested.

Approved: ☐ Town Manager ☐ Town Attorney

Attachments:

1. Staff Report
2. Application/Narrative
3. Preliminary Plat



Staff Report

Agenda
Item: S-25-06

REQUEST:

SST Properties is requesting the preliminary plat of the West Smithfield Business Park in order to dedicate the existing cul-de-sac road to NCDOT and to recombine two existing lots.

PROPERTY LOCATION:

2095 West Market Street, US Highway 70 Business, Smithfield, NC 27577, east of the Amazon facility.

APPLICATION DATA:

Applicant/Owners:	SST Properties LLC
Project Name:	West Smithfield Business Park
Property ID:	168519-61-6073, 168520-71-8516
Acreage:	23.35 and 47.21 acres
Present Zoning:	LI – Light Industrial
Town/ETJ:	Town
Existing Use:	Vacant
Proposed Use:	Future Industrial
Fire District:	Smithfield
School Impacts:	None
Parks and Recreation:	None
Water and Sewer Provider:	Town of Smithfield
Electric Provider:	Duke

ADJACENT ZONING AND LAND USES: (SEE ATTACHED MAP)

	Zoning	Existing Land Uses
North	LI/R-10	Vacant
South	R-10	Single Family Detached Residential
West	LI	Light Industrial
East	R-10/LI	Single Family Detached Residential and vacant

EXISTING CONDITIONS/ENVIRONMENTAL IMPACTS:

- None

APPLICATION OVERVIEW:

The proposed preliminary plat will recombine the existing two lots and will dedicate the existing cul-de-sac to NCDOT. The road was constructed with the Amazon facility and was designed to accommodate future industrial users who would locate on these two remaining lots beside Amazon. There were already extensive NCDOT roadway improvements with turn lanes and signals to accommodate Amazon and the future development.

COMPREHENSIVE LAND USE PLAN:

- Staff is requesting a dedicated R.O.W. and a stub leading to the adjacent parcels to the north as part of our long-range Comprehensive Plan.
- The development is consistent with the land use guidance of the comprehensive plan.

TRAFFIC STUDY:

- A traffic study was conducted with the development of the Amazon facility, and the road improvements were made to accommodate the Amazon facility and future industrial development.

LOT SIZE AND FRONTAGE:

- Both lots have adequate frontage on the future road and exceed town standards.

STORMWATER MANAGEMENT:

- A stormwater retention ponds were constructed on both lots during the construction of the road.

STREETS:

- The existing road provides lot access and was constructed according to NCDOT standards with anticipation of public dedication to NCDOT.

PUBLIC UTILITIES:

- Public utilities were constructed with the road.

FINDING OF FACT (STAFF'S FINDINGS)

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

1. The plat is consistent with the adopted plans and policies of the town; ***The plat is consistent with the adopted comprehensive plan.***
2. The plat complies with all applicable requirements of this ordinance; ***The plat complies with all applicable requirements of the Unified Development Ordinance.***
3. There exists adequate infrastructure (transportation and utilities) to support the plat as proposed. ***There is adequate public 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.*

RECOMMENDATION:

Planning Staff recommends approval of S-25-06 with the following condition:

1. That NCDOT take over the ownership and maintenance of the road after the industrial lots are developed.
2. That a stub road be constructed to the north as shown on the Town's Transportation Plan

RECOMMENDED MOTION:

None.

S-25-06 West Smithfield Business Park

File Number:
S-25-06

Project Name:
West Smithfield Business Park

Location:
US 70 Bus. West

Tax ID#:
15078011G and 15077033C

Existing Zoning:
LI (Light Industrial)

Property Owner:
SST Properties LLC

Applicant:
SST Properties LLC

City/ETJ:
City



Map Scale
1:4209

Map created by Micah Woodard,
Planner I on 10/27/2025

METADATA TABLE

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10' @ 95% CONFIDENCE
TYPE OF GPS FIELD PROCEDURE: MULTIPLE OBS VRS
DATUM/EPOCH: NAD'83-2011 / 2
GEOID MODEL: 18
UNITS: US SURVEY FEET
VERTICAL DATUM (IF SHOWN): NAVD'88
DATE(S) OF SURVEY: DEC, 2020
COMBINED GRID FACTOR: 0.99999217

NORTH CAROLINA
WAKE COUNTY

I, CHARLES R. PIRATZKY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK 6022 PAGE 357 & 5931 PAGE 891; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM CITED REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER,

AND SEAL THIS _____ DAY OF _____, 20____.

I FURTHER CERTIFY THAT THIS SURVEY IS A RECOMBINATION OF EXISTING PARCELS OF LAND.

PRELIMINARY

CHARLES R. PIRATZKY, P.L.S.
L-2813

NOTE:

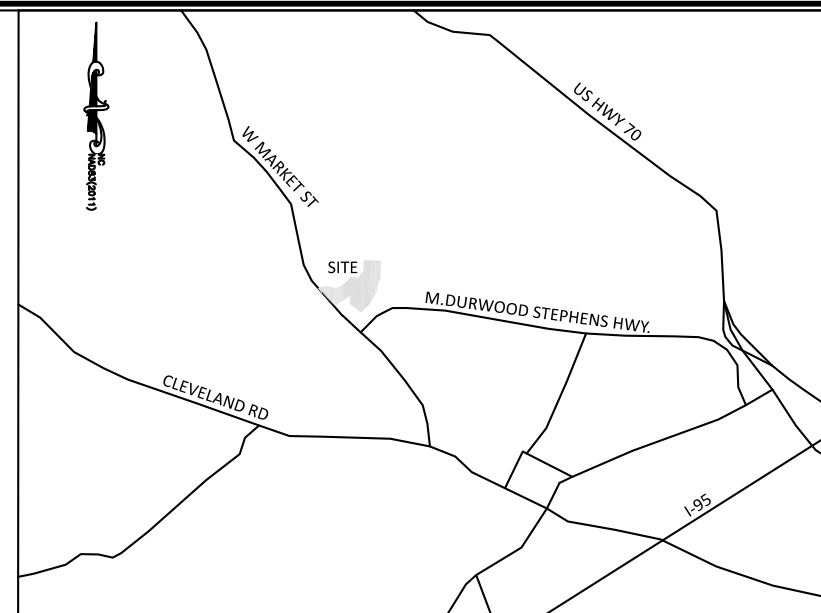
SEE SHEET 2 FOR CERTIFICATIONS, SIGNATURES, LINE AND CURVE TABLES AND ADDITIONAL NOTATION.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____
DISTRICT ENGINEER

DATE _____

AREAS		
DEED/DESCRIPTION	SF	AC
OLD LOT 2		
DB 5931 PG 891	1,017,245	23.353
DB 6022 PG 357	2,331,764	53.530
TOTAL	3,349,009	76.883
NEW LOT 2	805,819	18.499
NEW LOT 3	2,386,273	54.781
RIGHT-OF-WAY		
DEDICATION	156,917	3.602
TOTAL	3,349,009	76.883



VICINITY MAP - NOT TO SCALE

ADJOINING PROPERTIES IN WESTVIEW SUBDIVISION					
LOT	OWNER	PID	BOOK	PAGE	ADDRESS
1	HOWERTON, JOSEPH D.	15093001	5553	777	1946 W MARKET ST
4	HEAVNER, CECIL B	15093004	2749	613	103 N ROGERS DR
5	UNDERWOOD, DAVID LEE	15093005	?	?	107 N ROGERS DR
6	UNDERWOOD, DAVID LEE et.al.	15093006	800	420	107 N ROGERS DR
7	BYRD, MARY S LIFE ESTATE et.al.	15093007	1721	935	201 N ROGERS DR
8	BEST, HELEN M.	15093008	?	?	203 N ROGERS DR
9	BEST, HELEN M.	15093009	?	?	203 N ROGERS DR
10	STARLING, JONATHAN R.	15093010	5675	966	104 MILTON DR
11	WALLCOVERING BY BANEGAS BROTHERS, LLC	15093011	5773	302	102 MILTON DR
N/A	NALL, HAROLD M	15093011A	4045	73	N/A
12	EVANS, NICHOLAS KENT	15093012	?	?	100 MILTON DR
30	SORENSEN, JONATHAN R	15093022	4180	531	200 N RODERICK DR

NCDOT NOTES:

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY.

THE 10' X 70' SIGHT TRIANGLES TAKES PRECEDENCE OVER ANY SIGN EASEMENTS.

THE OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

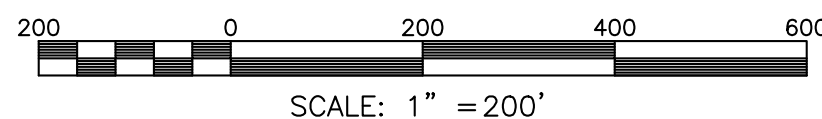
ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

LEGEND

	AIR CONDITIONER		OVERHEAD WIRES
	BACK FLOW PREVENTER		POINT NOT SET
	CURB INLET		RAIL ROAD SPIKE
	CLEANOUT		TOP BACK OF CURB
	EXISTING CONCRETE MONUMENT		TELEPHONE PEDESTAL
	EXISTING DRILL HOLE		TRANSFORMER
	EXISTING IRON STAKE		CABLE TV PEDESTAL
	EXISTING IRON PIPE		UTILITY POLE
	ELECTRIC METER		WATER METER
	EXISTING PK NAIL		WATER VALVE
	ELECTRIC STUB		YARD INLET
	FLARED END SECTION		FIELD MEASUREMENT
	FIRE HYDRANT		PROPERTY LINE
	FIBER OPTIC PEDESTAL		PROPERTY LINE - OLD (TO BE REMOVED)
	GAS METER		EASEMENT - EXISTING
	GUY		EASEMENT - NEW
	INVERT		WETLANDS
	IRON PIPE SET		ZONE A-E PER DIRM 3720168500K, EFFECTIVE ON JUNE 20, 2018
	LIGHT POLE		60' CROSS ACCESS EASEMENT
	MAGNETIC NAIL SET		60' CROSS ACCESS EASEMENT
	MANHOLE SANITARY SEWER		
	MANHOLE STORM SEWER		
	NEW DRILL HOLE		
	NEW IRON PIPE		
	NEW PK NAIL		
	PUBLIC STORMWATER ACCESS AND MAINTENANCE EASEMENT		

REFERENCES:

DB 6022 PG 357
DB 5931 PG 891
PB 93 PG 241
PB 67 PG 40
PB 26 PG 217



RECOMBINATION, RIGHT-OF-WAY DEDICATION,
PUBLIC SANITARY SEWER EASEMENT & PUBLIC
STORMWATER ACCESS & MAINTENANCE EASEMENT PLAT
WEST SMITHFIELD BUSINESS PARK
TOWN OF SMITHFIELD, SMITHFIELD TOWNSHIP
JOHNSTON COUNTY, NORTH CAROLINA
FOR
SST PROPERTIES LLC

RWK, PA
ENGINEERING ~ SURVEYING
CORPORATE LICENSE: C-1771
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
PHONE (919) 779-4854
FAX (919) 779-4056

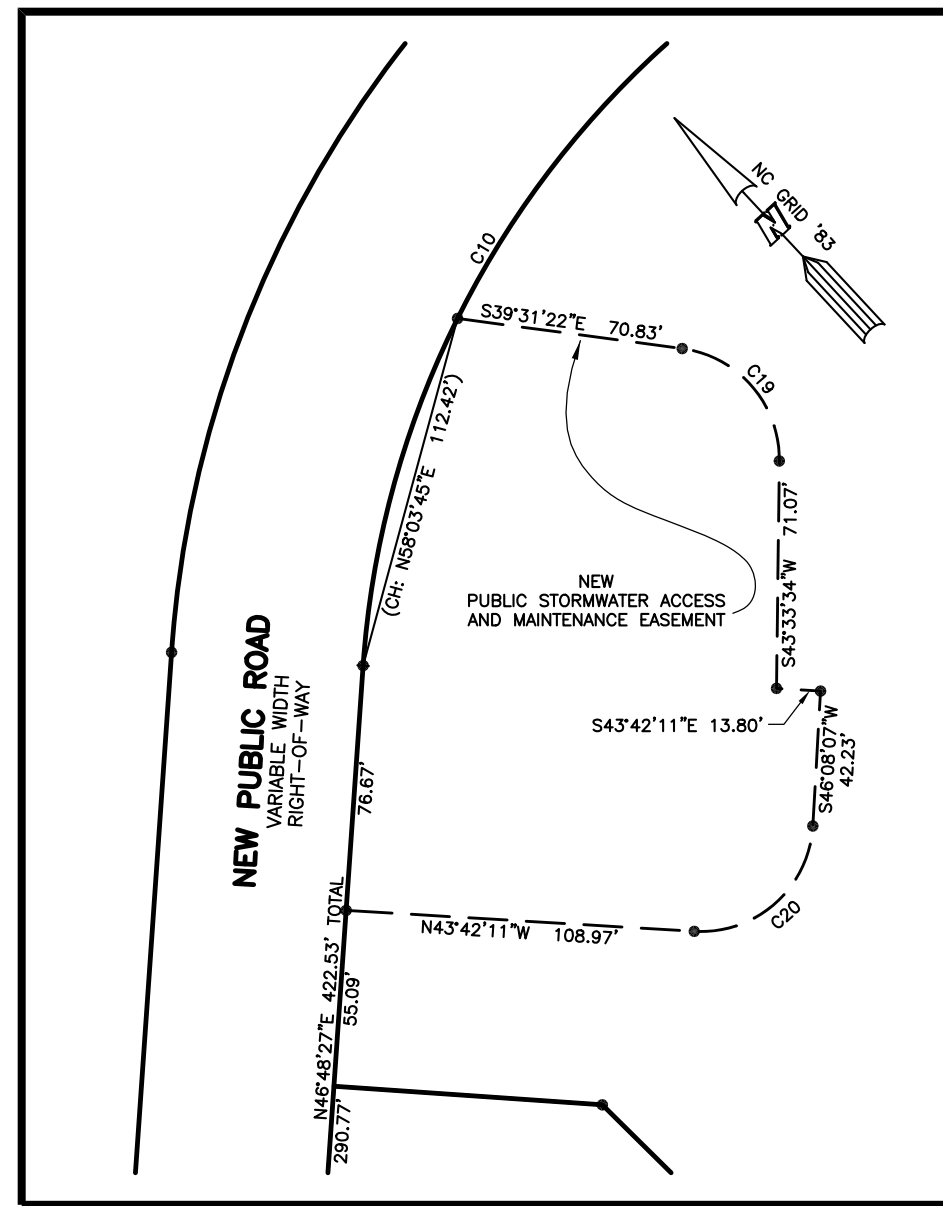
DATE DRAWN: 02/23/2024 BY TC CK'D CRP
FILE: P:\SACKS\SMITHFIELD AMAZON\SURVEY\RM\SMITHFIELD-AMAZON RECOMBINATION.DWG
SURVEYED: Q:\FIELDLOC\SMITHFIELD021721.TXT

I hereby certify this plot is exempt from the subdivision ordinance under definitions of subdivision contained in N.C. Gen. Statutes and Appendix A of the Town of Smithfield Unified Development Ordinance for the following reason: (Select appropriate reason)

- Pursuant to NC Gen Statute 47-30 (b) (11) no approval is required by the Town of Smithfield.

Date _____

Date _____



SCALE: 1" = 60'

LINE	BEARING	DISTANCE
L1	N83°48'01"W	98.15'
L2	S17°57'13"W	150.27'
L3	S17°57'26"W	28.37'
L4	S65°09'02"W	15.79'
L5	S40°54'30"W	41.01'
L6	S29°50'37"W	209.91'
L7	S23°38'19"W	108.83'
L8	S23°57'16"W	83.85'
L9	S46°25'41"W	77.21'
L10	S65°30'11"W	158.44'
L11	S51°46'59"W	118.46'
L12	S16°50'11"W	41.29'
L13	S35°43'59"W	45.00'
L14	S35°40'58"W	41.60'
L15	S02°47'52"W	27.93'
L16	S63°15'56"W	40.81'
L17	S17°02'19"W	38.57'
L18	S12°37'53"W	29.60'
L19	S34°43'24"W	52.32'
L20	S52°05'17"W	7.43'
L21	N50°15'24"E	16.89'
L22	N74°10'30"W	95.68'
L23	S50°15'24"W	33.63'
L24	S05°37'15"W	40.00'
L25	S43°11'33"E	84.05'

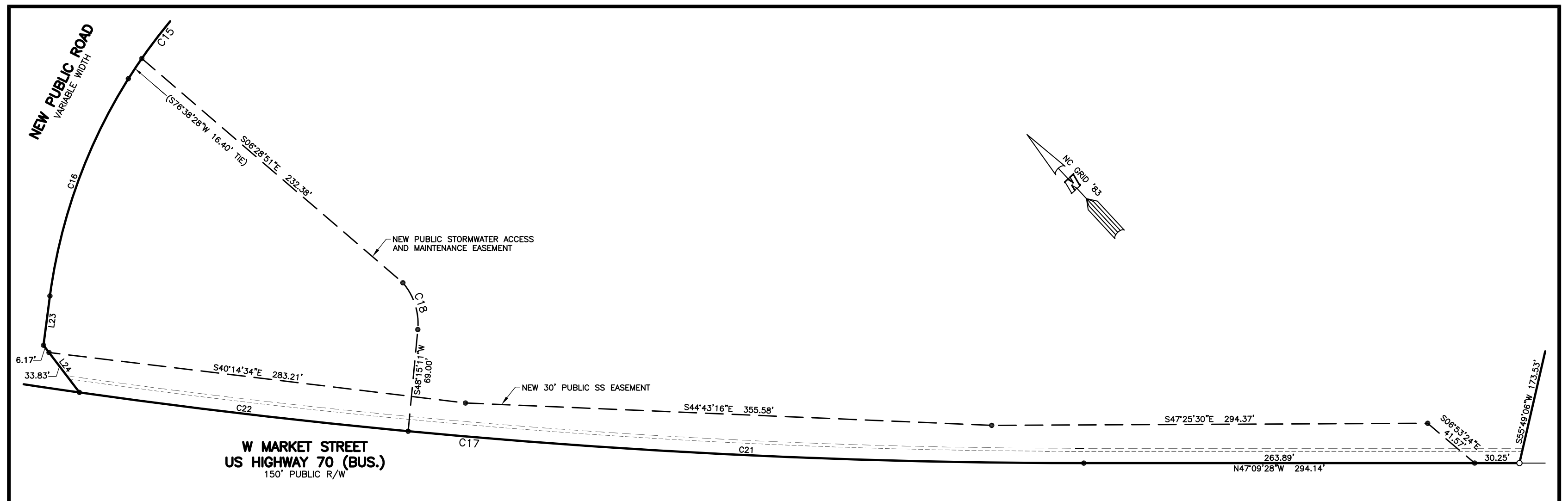
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.00'	64.52'	92°25'09"	S83°32'01"E	57.75'
C2	448.00'	434.95'	55°37'35"	N78°04'12"E	418.06'
C3	278.97'	87.55'	17°58'53"	S83°06'27"E	87.19'
C4	586.00'	420.30'	41°05'40"	N67°21'16"E	411.35'
C5	348.00'	426.15'	70°09'44"	N81°53'18"E	400.02'
C6	88.00'	62.51'	40°41'47"	S82°10'06"E	61.20'
C7	82.00'	387.65'	27°05'149"	S32°55'34"W	115.09'
C8	88.00'	89.02'	57°57'36"	N40°37'20"W	85.27'
C9	288.06'	47.66'	9°28'49"	N74°20'32"W	47.61'
C10	288.00'	271.98'	54°06'31"	S73°51'42"W	261.99'
C11	646.00'	623.58'	55°18'28"	S74°27'40"W	599.65'
C12	100.86'	8.51'	4°50'01"	N79°49'31"W	8.51'
C13	639.35'	27.92'	2°30'08"	N80°30'56"W	27.92'
C14	110.00'	9.77'	5°05'22"	N76°43'11"W	9.77'
C15	395.31'	201.08'	29°08'39"	N89°58'31"W	198.92'
C16	368.05'	157.13'	24°27'43"	S62°41'00"W	155.94'
C17	4837.29'	830.23'	9°50'01"	N42°14'27"W	829.21'
C18	42.26'	34.05'	46°10'02"	S25°10'10"W	33.14'
C19	35.00'	50.75'	83°04'56"	S02°01'06"W	46.42'
C20	35.00'	55.08'	90°09'42"	N88°47'02"W	49.57'
C21	4837.29'	456.83'	5°24'39"	N44°27'08"W	456.66'
C22	4837.29'	223.55'	2°38'52"	N40°25'23"W	223.53'
C23	4837.29'	149.86'	1°46'30"	N38°12'42"W	149.85'

1. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS.
3. AREAS CALCULATED USING THE COORDINATE METHOD.
4. THE LAND SHOWN ON THIS PLAT IS IN ZONE "AE", A SPECIAL FLOOD HAZARD AREA PER FIRM NUMBER 3720168500K, EFFECTIVE ON 6/20/2018
5. ZONING: LIGHT INDUSTRIAL
6. UNDERGROUND TELEPHONE EASEMENT TO AT&T RECORDED IN PB 38 PG 307 EASEMENT RELEASED ON SUBJECT PROPERTY.

 AIR CONDITIONER
 BACK FLOW PREVENTER
 CURB INLET
 CLEANOUT
 EXISTING CONCRETE MONUMENT
 EXISTING DRILL HOLE
 EXISTING IRON STAKE
 EXISTING IRON PIPE
 ELECTRIC METER
 EXISTING PK NAIL
 ELECTRIC STUB
 FLARED END SECTION
 FIRE HYDRANT
 FIBER OPTIC PEDESTAL
 GAS METER
 GUY
 INVERT
 IPS
 LIGHT POLE
 MNS
 MANHOLE SANITARY SEWER
 MANHOLE STORM SEWER
 NOH
 NIP
 NPK
 PSAME
 PUBLIC STORMWATER ACCESS
 AND MAINTENANCE EASEMENT
 OVERHEAD WIRES
 PNS
 RPS
 TBC
 TELEPHONE PEDESTAL
 TRANSFER
 CABLE TV PEDESTAL
 UTILITY POLE
 WATER METER
 WATER VALVE
 WARD INLET
 FIELD MEASUREMENT
 PROPERTY LINE
 PROPERTY LINE - OLD (TO BE REMOVED)
 EASEMENT - EXISTING
 EASEMENT - NEW

WETLANDS

ZONE A-E PER
 DFRM 3720168500K,
 EFFECTIVE ON JUNE 20, 2018



SCALE: 1" = 60'

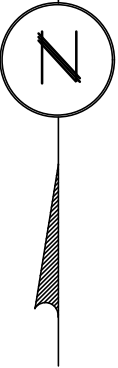
PID: 15078011G, DB 5931 PG 891
PID: 15077033C, DB 6022 PG 357
PID: 15077033E, DB 6022 PG 357

DATE DRAWN: 02/23/2024	BY	TC	CK'D	CRP
FILE: P:\SACKS\SMITHFIELD AMAZON\SURVEY\RM\SMITHFIELD-AMAZON RECOMBINATION.DWG				
SURVEYED: Q:\FIELDLOC\SMITHFIELD021721.TXT				

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101 W. MAIN ST., SUITE 202
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PHONE (919) 779-4854
FAX (919) 779-4056



P.O. Box 8050
Greensboro, NC
27419
(336) 544-2600
FAX:
(336) 544-2638



BARBOUR ROAD

W. MARKET STREET
US HIGHWAY 70 (BUS.)

THIS DRAWING IS THE PROPERTY OF
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OR WHOLE WITHOUT EXPRESSED
WRITTEN PERMISSION.
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PRELIMINARY SITE PLAN
SMITHFIELD PROPERTY

SMITHFIELD, NORTH CAROLINA
WEST MARKET STREET/ HIGHWAY 70 (BUS.)

REVISIONS	BY

DRAWN BY:	DR
CHECKED BY:	BH
DATE:	FEB. 25, 2021
SCALE:	1:400
JOB NUMBER:	
SHEET NUMBER:	



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

Development Name **West Smithfield Business Park**

Proposed Use **Industrial Development**

Property Address(es) **2095 West Market Street, US Highway 70 Business, Smithfield, NC 27577**

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

PIN# **168519-61-6073, 168520-71-8516**

TAX ID# **15078011G, 15077033C**

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

OWNER/DEVELOPER INFORMATION

Company Name **SST PROPERTIES, LLC**

Owner/Developer Name **Arthur Samet/Samet**

Address **309 Gallimore Dairy Road, Suite 102, Greensboro, NC 27409**

Phone **336.264.1179**

Email **jdrye@sametcorp.com**

Fax

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name **Paramounte Engineering Inc.**

Contact Name **Tim Clinkscales PE PLS**

Address **122 Cinema Drive, Wilmington, NC 28403**

Phone **(910) 791-6707**

Email **tclinkscales@paramounte-eng.com**

Fax

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

ZONING INFORMATION

Zoning District(s) **Smithfield LI for all**

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

Overlay District? ☐ Yes ☒ No

Inside City Limits? ☒ Yes ☐ No

Property was Annexed into the city by the Developer

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 (Separate Stormwater Application Required)

Existing Impervious Surface	acres/sf	Flood Hazard Area	☐ Yes	☒ No
Proposed Impervious Surface	acres/sf	Neuse River Buffer	☐ Yes	☐ No
Watershed protection Area	Yes ☐ No ☐	Wetlands	☒ Yes	☐ No

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

NA

NUMBER OF LOTS AND DENSITY

Total # of Single-Family Lots ⁰	Overall Unit(s)/Acre Densities Per Zoning Districts
Total # of Townhouse Lots ⁰	Acreage in active open space
Total # of All Lots ²	Acreage in passive open space

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 _____ 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 conforms to all application requirements applicable with the proposed development use.

Signature _____ Date _____

Signature _____ Date _____

REVIEW FEES

- ☐ Major Preliminary Subdivision (submit paper copies - 1 application and 2 sets of plans & **1 Digital copy off all**) \$500.00 + \$5.00 a lot
- ☐ Stormwater Management Application + Plan + fees as applicable (**Digital copy off all**) \$100/disturbed acres (\$850 min.) or \$300 if exempt

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. West Smithfield Business Park	X
Statement from the Johnston County Health Department that a copy of the sketch plan has been submitted to them, if septic tanks or other onsite water or wastewater systems are to be used in the subdivision, AND/OR statement from the County Public Utilities that application has been made for public water and/or sewer permits.	X
Graphic scale.	X
North arrow and orientation.	X
Concurrent with submission of the Preliminary Plat to the Town, the subdivider or planner shall submit copies of the Preliminary Plat and any accompanying material to any other applicable agencies concerned with new development, including, but not limited to: District Highway Engineer, County Board of Education, U.S. Army Corps of Engineers, State Department of Natural Resources and Community Development, for review and recommendation.	X
List the proposed construction sequence.	X
Storm water plan – see Article 10, Part VI.	X
Show existing contour lines with no larger than five-foot contour intervals.	X
New contour lines resulting from earth movement (shown as solid lines) with no larger than five-foot contour intervals (existing lines should be shown as dotted lines).	X
Survey plat, date(s) survey was conducted and plat prepared, the name, address, phone number, registration number and seal of the Registered Land Surveyor.	X
Names, addresses, and telephone numbers of all owners, mortgagees, land planners, architects, landscape architects and professional engineers responsible for the subdivision (include registration numbers and seals, where applicable).	X
Date of the drawing(s) and latest revision date(s).	X

Information	Preliminary Plat
The owner's name(s) of adjoining properties and Zoning District of each parcel within 100' of the proposed sites.	X See plat
State on plans any variance request(s). None	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. NA	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. See Civil plans	X
Show all watershed protection and management areas per Article 10, Part VI.	X
Soil erosion plan. See Civil plans for roadway construction	X
Show temporary construction access pad. NA - No building planned yet - only roadway	X
Outdoor illumination with lighting fixtures and name of electricity provider.	X
The following data concerning proposed streets:	
Streets, labeled by classification (see Town of Smithfield construction standards) and street name showing linear feet, whether curb and gutter or shoulders and swales are to be provided and indicating street paving widths, approximate grades and typical street cross-sections. Private roads in subdivisions shall also be shown and clearly labeled as such.	X
Traffic signage location and detail.	X
Design engineering data for all corners and curves.	X
For office review; a complete site layout, including any future expansion anticipated; horizontal alignment indicating general curve data on site layout plan; vertical alignment indicated by percent grade, PI station and vertical curve length on site plan layout; the District Engineer may require the plotting of the ground profile and grade line for roads where special conditions or problems exist; typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed; drainage facilities and drainage.	X

Information	Preliminary Plat
Type of street dedication; all streets must be designated public. (Where public streets are involved which will be dedicated to the Town, the subdivider must submit all street plans to the UDO Administrator for approval prior to preliminary plat approval).	X NCDOT dedication
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 NCDOT dedication
If any street is proposed to intersect with a state-maintained road, a copy of the application for driveway approval as required by the Department of Transportation, Division of Highways Manual on Driveway Regulations. (1) Evidence that the subdivider has applied for such approval. (2) Evidence that the subdivider has obtained such approval.	X X X
The location and dimensions of all:	
Utility and other easements.	X
Pedestrian and bicycle paths.	X
Areas to be dedicated to or reserved for public use. NA	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 NA
Required riparian and stream buffer per Article 10, Part VI.	X
The site/civil plans for utility layouts including:	
Sanitary sewers, invert elevations at manhole (include profiles). See Civil Plans	X
Storm sewers, invert elevations at manhole (include profiles). See Civil Plans	X
Best management practices (BMPs) See Civil Plans	X
Stormwater control structures See Civil Plans	X
Other drainage facilities, if any. See Civil Plans	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 See Civil Plans
Gas lines. NA	X
Telephone lines. NA	X
Electric lines. NA	X
Plans for individual water supply and sewage disposal systems, if any.	X
Provide site calculations including:	
Acreage in buffering/recreation/open space requirements.	X
Linear feet in streets and acreage.	X
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the US Department of Interior's National Register of Historic Places.	X NA

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

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

REQUIRED FINDING OF FACT

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

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

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

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

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

West Smithfield Business Park
Industrial Development

a) Contact Information:

Owner: SST Properties LLC - Arthur Samet - Manager
309 Gallimore Dairy Road, Suite 102, Greensboro, NC 27409
336.544.2600

Representative: Josh Drye - Development Manager II - Samet Corp
309 Gallimore Dairy Road, Suite 102, Greensboro, NC 27409
336.264.1179

Developer: Samet
309 Gallimore Dairy Road, Suite 102, Greensboro, NC 27409
336.264.1179

Civil Engineer: Tim Clinkscales - Paramounte Engineering Inc.
122 Cinema Drive, Wilmington, NC 28403
910.791.6707

Surveyor: Chuck Piratzky - RWK
101 West Main Street, Suite 202, Garner, NC 27529
919.779.4854

b) Site Data:

Address: 2095 West Market Street, US Highway 70 Business, Smithfield, NC 27577
Current Zoning: Smithfield LI
Current Parcel Sizes/PIN: 168519-61-6073 - 23.35 acres, 168520-71-8516 - 47.21 acres
Legal Descriptions: See Addendum A

c) General Information:

Subdivision name: West Smithfield Business Park
2 existing lots remain but roadway ROW dedicated
No acreage dedicated for public use other than roadway

d) Project Intent:

Property is already zoned Industrial and has been annexed into Smithfield. A larger tract had already been subdivided (Amazon) and a roadway was created for that project. The roadway will be dedicated over to NCDOT and there needs to be a subdivision for that ROW. The 2 existing lots remained unchanged other than the impact of the roadway. The property has been and will be available for industrial development.

e) Proposed Density:

No changes in the density are proposed. The only change to the 2 lots is the ROW dedication.

f) Infrastructure Improvements:

The roadway is already constructed. It is served by a gravity sewer line and water line connection for both lots that also serves the Amazon project. Both have already been installed and approved by Smithfield. There is a NCDOT spec roadway with curb and gutter and a sidewalk serving the lots.

g) Neighboring Properties Concerns:

The project has existed in the current state for well over a year and has not had any complaints or concerns from the neighboring properties.

h) Land Use Conflicts:

There is no change to lot sizes or zoning. There was a minimal impact to wetlands that was properly permitted and constructed for roadway access.

i) Burden Justification:

The area is already zoned industrial and is already being used by Amazon. The roadway and other improvements were all designed to accommodate future industrial users who would locate on these two remaining lots beside Amazon. All current development and construction permitting requirements are still in effect for the future construction of the lots. There were already extensive NCDOT roadway improvements with turnlanes and signals to accommodate Amazon and the future development.

j) Parks and open spaces:

Other than the sidewalk and grass flanks to the roadway, there is not any current plan for additional parks or open spaces.

k) Development Schedule:

The roadway and lots have already been in existence for well over a year. No additional construction is needed until the lots are developed.

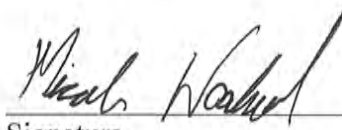


PLANNING DEPARTMENT

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); RZ-25-04, S-25-05, and S-25-06 were notified by First Class Mail on 10/24/25 of the Public Meeting on November 6th, 2025.

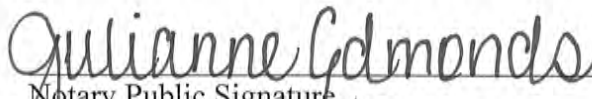


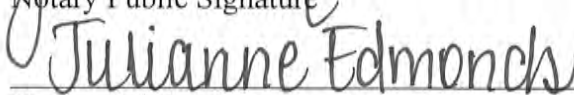
Signature

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

24th day of October, 2025



Notary Public Signature


Notary Public Name



Commission expires on 1-15-2028

List of Adjacent Properties for S-25-06

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15078011G	SST PROPERTIES, LLC		PO BOX 8050		GREENSBORO, NC 27419-0050
15093013	BAKER, ROY H		109 MILTON DRIVE		SMITHFIELD, NC 27577
15078012	FL SMITHFIELD, LLC			PO BOX 5488	CARY, NC 27512-5488
15078011	FNLI AGOUTI JNX LLC			PO BOX 80416	SEATTLE, WA 98108-0416
15093006	UNDERWOOD, DAVID LEE	UNDERWOOD, JUDY	107 N ROGERS DR		SMITHFIELD, NC 27577-3027
15093018	PANIAGUA, MARIA SORIANO	PANIAGUA, IGNACIO	100 FAREWAY DR		SMITHFIELD, NC 27577-3104
15077035	WILLIAMS, ZANE G	WILLIAMS, BETTY B		PO BOX 2590	SMITHFIELD, NC 27577-0000
15093001	MCNEAL, SCOTT P.O.	MCNEAL, JENNIFER G.	1946 W MARKET ST		SMITHFIELD, NC 27577-3065
15093003	GOWER, JEWEL P LIFE ESTATE	JOHNSON, KIMBERLY GOWER REMAINDER	720 CHESTNUT STREET		SMITHFIELD, NC 27577-0000
15093005	UNDERWOOD, DAVID LEE		107 N ROGERS DR		SMITHFIELD, NC 27577-0000
15093004	BRIGHTLEAF #2004, LLC			PO BOX 1266	SMITHFIELD, NC 27577-1266
15093014	MASSENGILL, JEANETTE A		1010 S BRIGHTLEAF BLVD		SMITHFIELD, NC 27577-4381
15093002	T & T BOYS, INC.		121 MERIDIAN DR		GARNER, NC 27529-6898
15093007	BYRD, MARY S LIFE ESTATE	BYRD, CARVUS A III REMAINDER	3777 US 70 BUS HWY W		CLAYTON, NC 27520-6826
15093010	STARLING, JONATHAN R.		104 MILTON DR		SMITHFIELD, NC 27577-3022
15078012B	FLOYD LANDING DEVELOPERS, LLC			PO BOX 5488	CARY, NC 27512-5488
15094002	BLACK, SHIRLEY R		1917 WEST MARKET STREET		SMITHFIELD, NC 27577-3066
15094001	PARRISH, FRANK H	GRIFFIN, KIMBERLY W	1943 W MARKET ST		SMITHFIELD, NC 27577-3066
15093008	BEST, HELEN M.		203 N ROGERS DR		SMITHFIELD, NC 27577-3029
15093011	POLLARD, MELISSA MARIE	POLLARD, LILIANA GARCIA	102 MILTON DR		SMITHFIELD, NC 27577-3022
15094008	OSORIO, PABLO JIMENEZ	ARREAGA, VEDA M	102 S ROGERS DRIVE		SMITHFIELD, NC 27577-0000
15077033A	KALSBECK, REBECCA T.	WILKINS, MARY LILLIE T.	2111 FAIRVIEW RD		RALEIGH, NC 27608-2234
15K09010F	BARBOUR, BENNIE E. SR.		661 BARBOUR RD		SMITHFIELD, NC 27577-5579
15K09010J	RAYNER, NOAH III	RAYNER, LYDIA	615E BARBOUR RD		SMITHFIELD, NC 27577-5579
15093012	EVANS, NICHOLAS KENT		100 MILTON DR		SMITHFIELD, NC 27577-3022
15077034	77 FERRALL ROAD, LLC		4509 CREEDMOOR RD STE 251		RALEIGH, NC 27612-3813
15078199W	HEATH STREET #215 LMTD PRTRSH		258 MEADOWBROOK DR		FOUR OAKS, NC 27524-8550
15093015	FATICO, JEWEL TATUM		105 MILTON DR		SMITHFIELD, NC 27577-3021
15093011A	NALL, HAROLD M	NALL, FAYE	1011 S PLEASANT COATES ROAD		BENSON, NC 27504



Request for Planning Board Action

Agenda	Comp
Item:	Plan
Date:	update
	11/6/25

Subject: Comprehensive Plan Update

Department: Planning

Presented by: Micah Woodard, Planner I

Presentation: Business item

Issue Statement

The Planning Board is to review the Comprehensive Growth Management Plan amendments and make a recommendation to the Town Council.

Financial Impact

None

Action Needed

To review the Comprehensive Growth Management Plan amendments.

Recommendation

Staff recommend the Planning Board to recommend approval of CA-25-01 to amend the Comprehensive Growth Management Plan.

Approved: ☐ Town Manager ☐ Town Attorney

Attachments:

1. Staff Report
2. Comprehensive Growth Management Plan - existing
3. Comprehensive Growth Management Plan - proposed



Staff Report

Agenda Comp Plan
Item: Update

OVERVIEW:

There have been an increasing number of changes to the Comprehensive Growth Management Plan through rezonings. The town is growing through annexations and new areas opening to sewer growth. Many of these changes were not anticipated in the 2019 Town Plan. The proposed changes are the result of a meeting between Public Utilities, Planning and Parks and Recreation Departments, and the Assistant Town Manager.

TOWN PLAN AREAS OF CHANGE:

Area 1. The Town Plan envisions a large area of light industrial in West Smithfield which is now anchored by the Amazon facility and Johnston County Regional Airport. Further to the north there is a pocket of light industrial uses where Tk Studio and AdvanceTech are located. When the Town Plan was prepared, Staff were unaware of the County's sewer policy which reserved sewer capacity for industrial development. Staff believed sewer to be unavailable in this area, so the area was guided for low density residential (septic system-residential). The County has a sewer policy to provide sewer for industry, and the County has guided the land north of Smithfield's ETJ along US 70 Business West or Employment uses. The Town Council recently rezoned a parcel north of TK Studio to Light Industrial and correspondingly amended the Comprehensive Plan. This proposed amendment would guide all the land in this area for industrial/employment uses.

Industrial in this area makes sense given the US 70 Business designation and easy access to I-42 on US 70 Business W and Swift Creek Road.

The Town Plan also envisions low density residential septic development in the area. Since the Town Plan was adopted, the County has constructed a large pump station on the JNX Airport property. There is developable land to the north of the pump station that could feasibly be sewer. Ans has been of interest to the development community for some time. With the pump station now operational, Medium Density Residential is feasible. Medium density translates to residential densities as high as 9.61 units per acre and can include townhouses and multifamily apartment development.

Area 2. Within this area the Bellamy Subdivision is being planned which will bring sewer to the north side of Poplar Creek. Sewer is also feasible to the east of Swift Creek Road, potentially by being bored under the Neuse River from the Buffalo Road area. Therefore, staff is recommending guiding all this area for Medium Density Residential. Medium density translates to residential densities as high as 9.61 units per acre and can include townhouses and multifamily Apartment development.

Area 3. Area 3 includes the existing Local 70 Mixed Use PUD. The PUD area will be developed for light industrial or commercial uses. The Town Plan had envisioned a mixed-use center around Buffalo Road at the interchange to future I-42, and some office/residential to the south. The update recommends moving the mixed-use center to the north side of Buffalo Road and creating a larger area for industrial/employment. This makes sense given easy access to future I-42 and the need for industrial growth in the town.

Area 4. Area 4 encompasses the entire area east of I-95. The Town Plan did not envision sewer growth in this area, but Mallard Crossing changes all that.

- Industrial. Given the need for industrial growth and the proximity to I-95, Staff is recommending a larger Light Industrial area near the Brogden Road interchange.
- Mixed use. The Town Plan envisioned mixed use around the US 70 Business East/I-95 interchange. With the completion of the connector road and elimination of Mallard Road connection to the Ramp, Staff are envisioning an even larger commercial/mixed use area.
- Low and Medium Density Residential. Mallard Crossing is a medium density project and with sewer on the east side of I-95, Staff recommends guiding all the land to medium and low density residential.

Minor Pedestrian Plan Update:

- NCDOT has asked staff that the proposed Sidewalk and Multiuse Path be switched along Brogden Rd.

RECOMMENDATION:

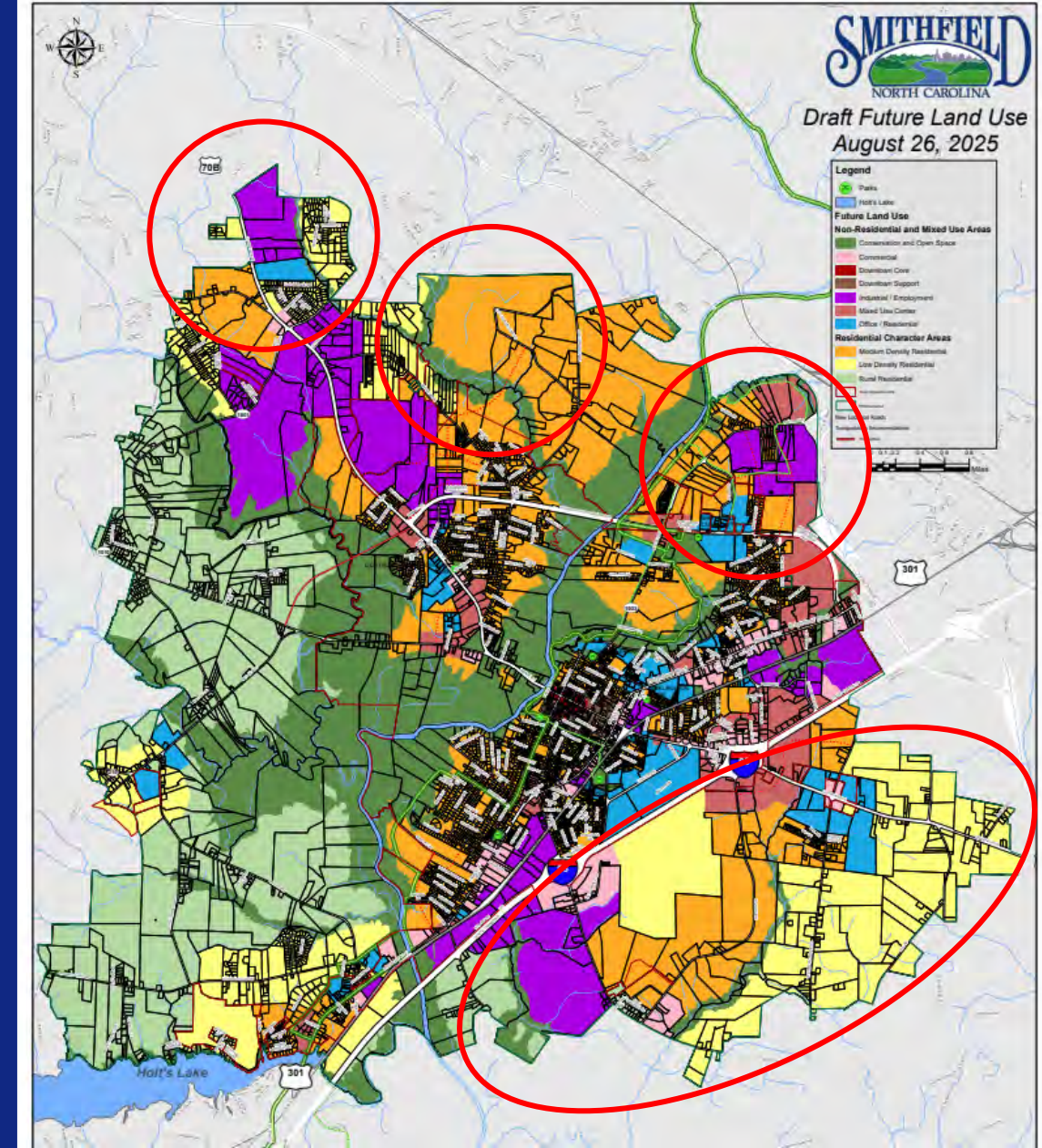
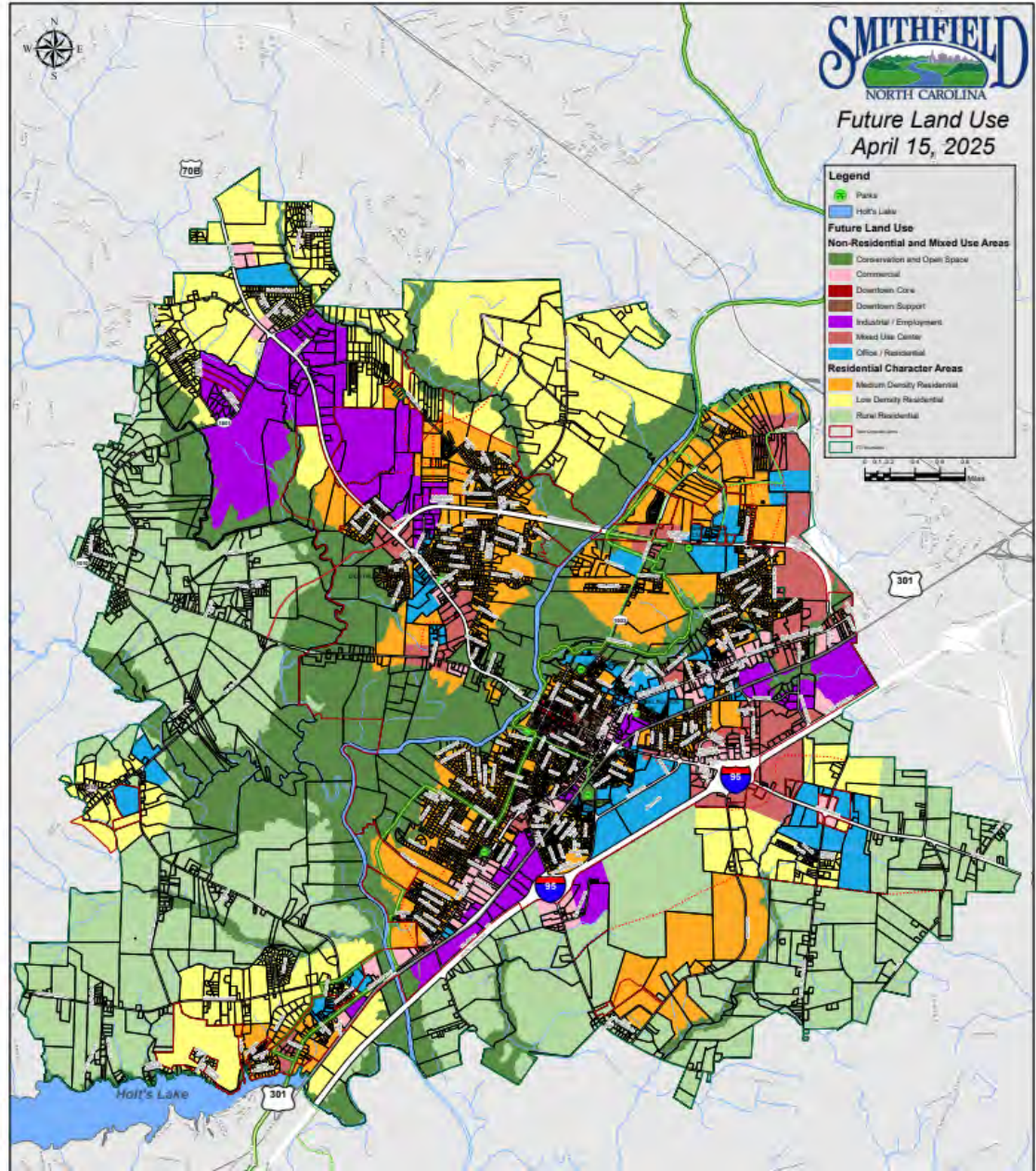
Staff recommend the Planning Board recommend approval of the comprehensive plan amendment, CA-25-01, and minor change to Town Pedestrian Plan.

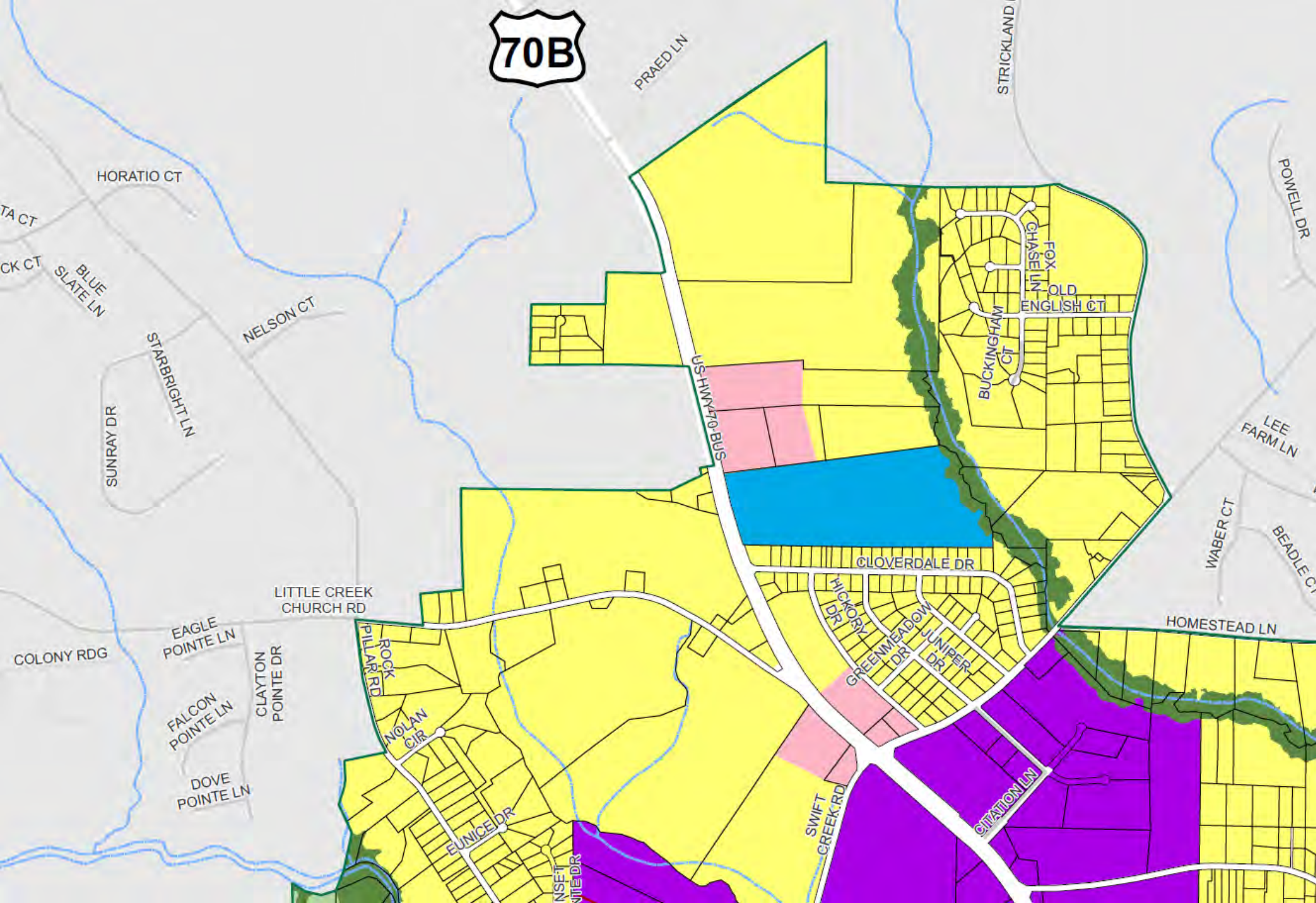
RECOMMENDED MOTION:

“Move to recommend approval of the comprehensive plan amendment, CA-25-01, and subsequent minor change to Town Pedestrian Plan.”

CA-25-01

Comp Plan Amendment Comparison/Areas of Interest





70B

Area of Interest #1

PREVIOUSLY APPROVED

Legend

- Town Corporate Limits
- ETJ Boundaries

Future Land Use

Non-Residential and Mixed Use Areas

- Conservation and Open Space
- Commercial
- Downtown Core
- Downtown Support
- Industrial / Employment
- Mixed Use Center
- Office / Residential

Residential Character Areas

- Medium Density Residential
- Low Density Residential
- Rural Residential



Area of Interest #1

PROPOSED

Legend

-  Town Corporate Limits
-  ETJ Boundaries

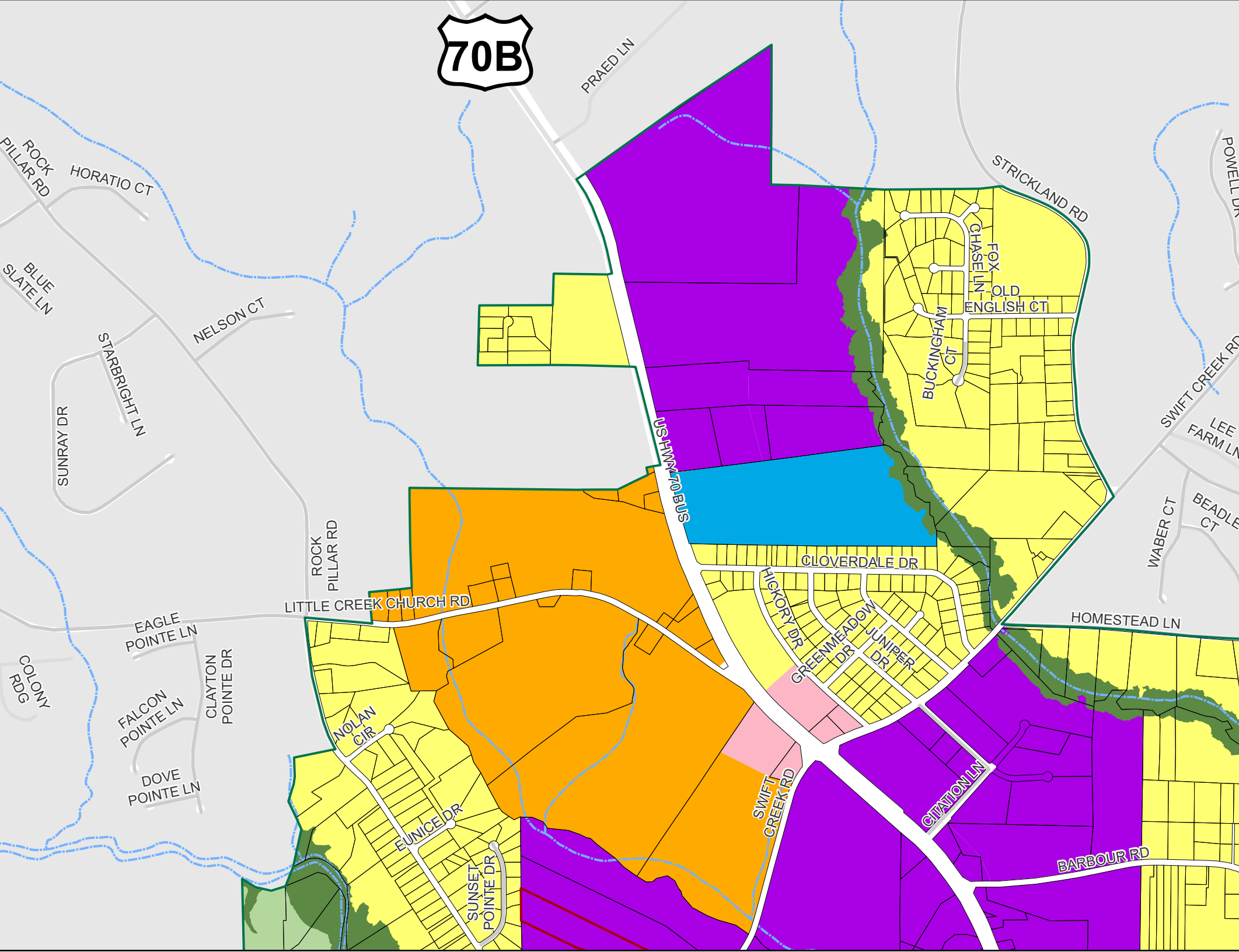
Future Land Use

Non-Residential and Mixed Use Areas

-  Conservation and Open Space
-  Commercial
-  Downtown Core
-  Downtown Support
-  Industrial / Employment
-  Mixed Use Center
-  Office / Residential

Residential Character Areas

-  Medium Density Residential
-  Low Density Residential
-  Rural Residential



Area of Interest #2

PREVIOUSLY APPROVED

Legend

- Town Corporate Limits
- ETJ Boundaries

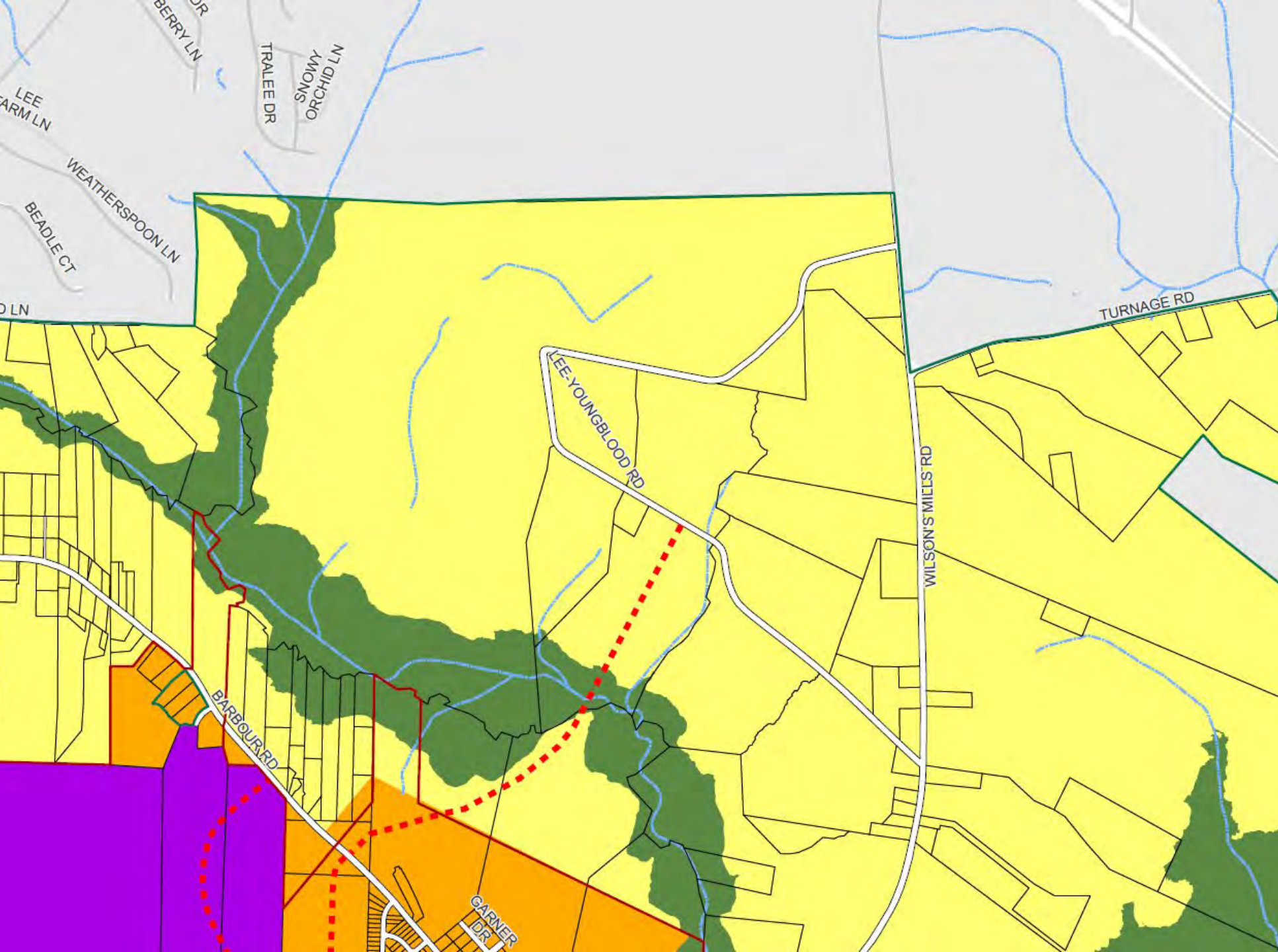
Future Land Use

Non-Residential and Mixed Use Areas

- Conservation and Open Space
- Commercial
- Downtown Core
- Downtown Support
- Industrial / Employment
- Mixed Use Center
- Office / Residential

Residential Character Areas

- Medium Density Residential
- Low Density Residential
- Rural Residential

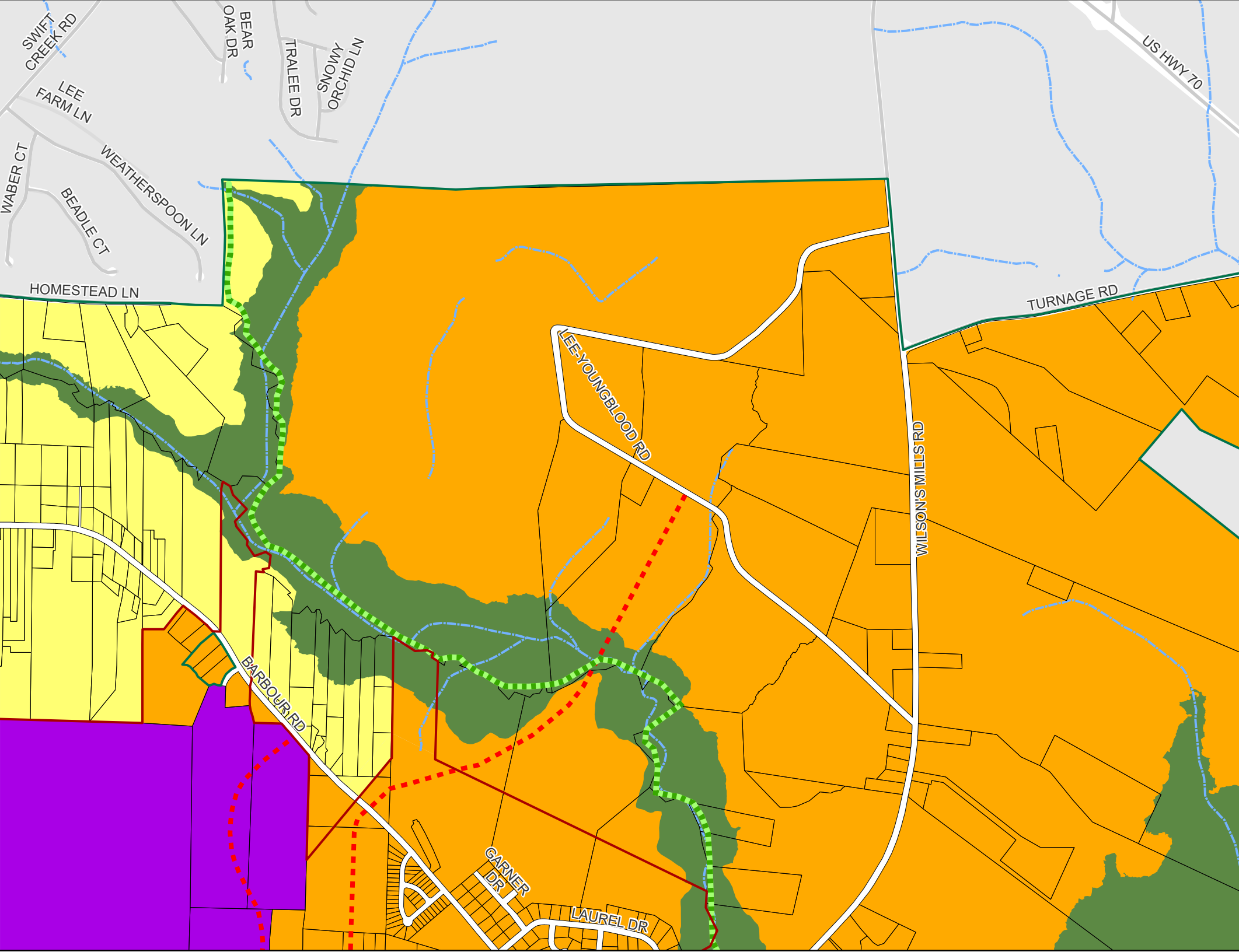


Area of Interest #2

PROPOSED

Legend

- Town Corporate Limits
 - ETJ Boundaries
- ### Future Land Use
- #### Non-Residential and Mixed Use Areas
- Conservation and Open Space
 - Commercial
 - Downtown Core
 - Downtown Support
 - Industrial / Employment
 - Mixed Use Center
 - Office / Residential
- #### Residential Character Areas
- Medium Density Residential
 - Low Density Residential
 - Rural Residential



Area of Interest #3

PREVIOUSLY APPROVED

Legend

- Town Corporate Limits
- ETJ Boundaries

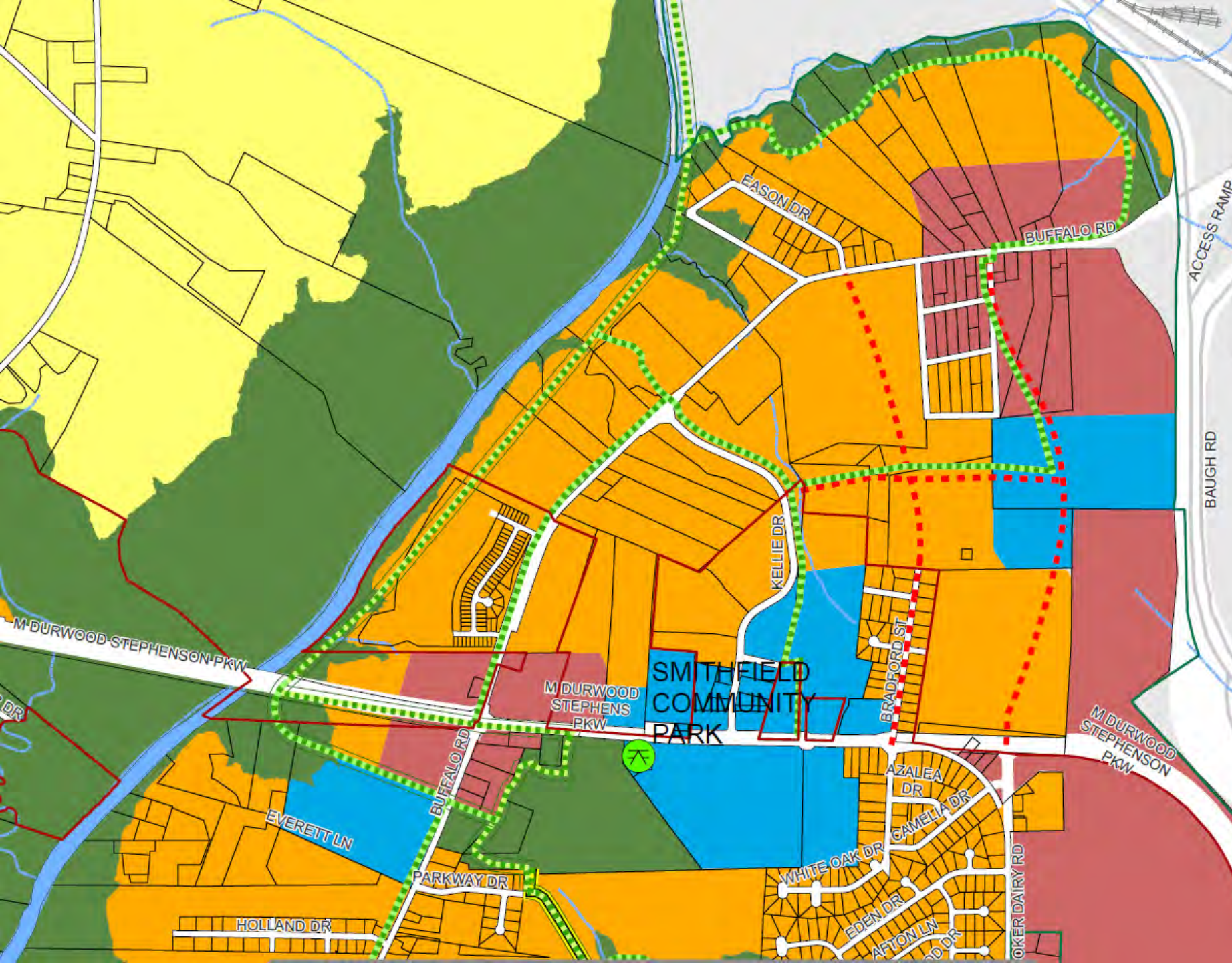
Future Land Use

Non-Residential and Mixed Use Areas

- Conservation and Open Space
- Commercial
- Downtown Core
- Downtown Support
- Industrial / Employment
- Mixed Use Center
- Office / Residential

Residential Character Areas

- Medium Density Residential
- Low Density Residential
- Rural Residential

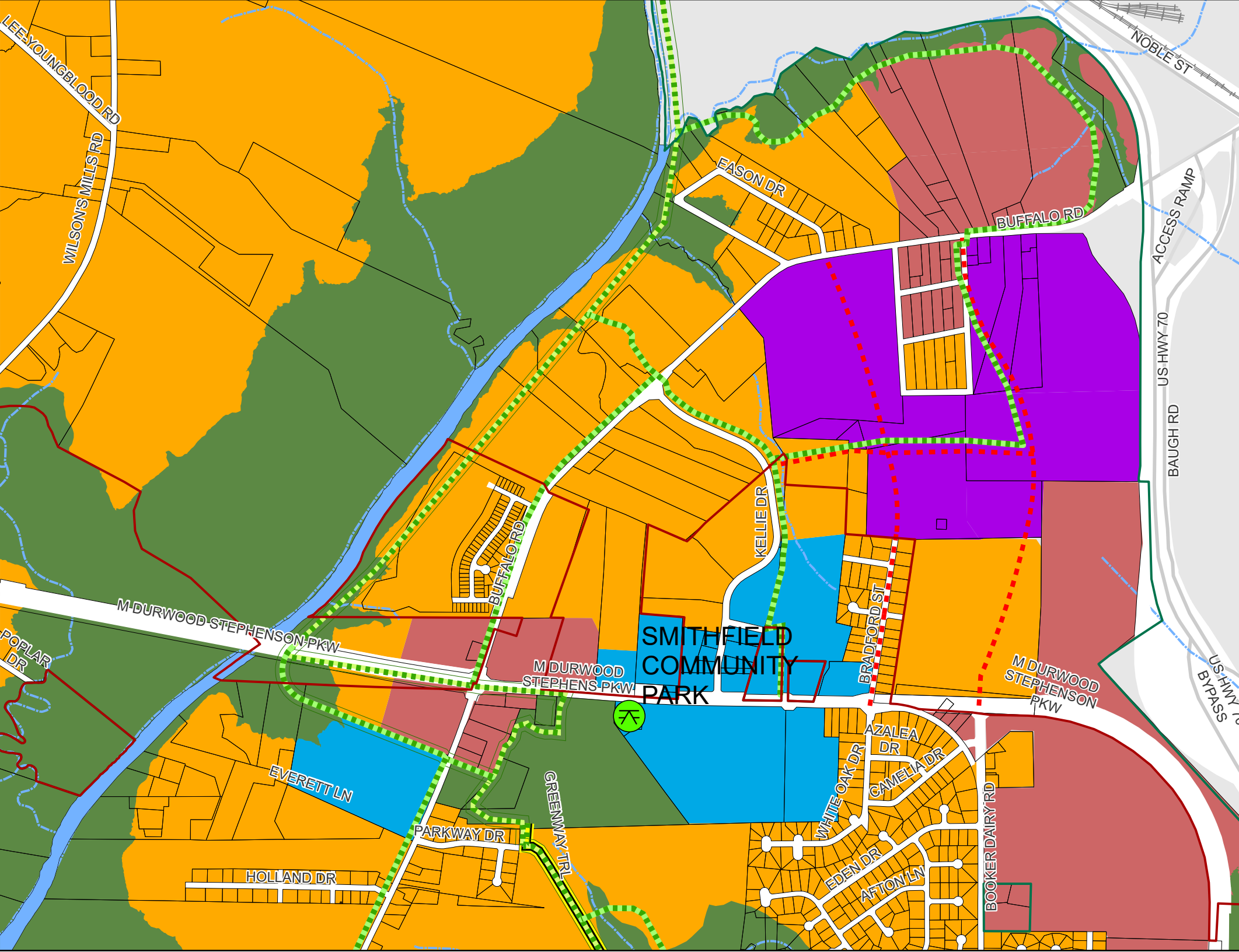


Area of Interest #3

PROPOSED

Legend

- Town Corporate Limits
- ETJ Boundaries
- Future Land Use**
- Non-Residential and Mixed Use Areas**
 - Conservation and Open Space
 - Commercial
 - Downtown Core
 - Downtown Support
 - Industrial / Employment
 - Mixed Use Center
 - Office / Residential
- Residential Character Areas**
 - Medium Density Residential
 - Low Density Residential
 - Rural Residential



Legend

-  Medium Density Residential
-  Low Density Residential
-  Rural Residential



Area of Interest #4

PROPOSED

Legend

- Town Corporate Limits
- ETJ Boundaries
- Future Land Use
- Non-Residential and Mixed Use Areas
- Conservation and Open Space
- Commercial
- Downtown Core
- Downtown Support
- Industrial / Employment
- Mixed Use Center
- Office / Residential
- Residential Character Areas
- Medium Density Residential
- Low Density Residential
- Rural Residential
- parcels_2025

N

