

# PLANNING BOARD AGENDA

**Members:** 

Chair: Mark Lane (ETJ)

Vice-Chair:

Doris Wallace (Town) Ashley Spain (ETJ)

Alisa Bizzell (Town)

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

Meeting Date: Thursday, September 4<sup>th</sup>, 2025

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall



#### PLANNING BOARD AGENDA

#### FOR REGULAR MEETING SEPTEMBER 4, 2025

**MEETING TIME: 6:00 PM** 

#### TOWN HALL COUNCIL CHAMBERS

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Pledge of Allegiance.

**Identify voting members.** 

Approval of the agenda.

Approval of the minutes for August 7, 2025.

**New Business.** 

- Nominate, appoint, and elect new Vice-Chair (UDO Sec. 3.3.3.3. & 3.3.3.4.2.)
- <u>CA-25-01 Comp Plan Amendment:</u> Staff is requesting the Planning Board review the Comprehensive Growth Management Plan amendments and make a recommendation to the Town Council.
- <u>CZ-25-05 Bellamy:</u> Rock Tower Partners LLC is requesting approval of Bellamy, a R-8 conditional rezoning master plan consisting of 1,147 units of residential: 870 detached single-family residential lots and 277-townhouse lots over 498-acres of land.

Old Business.

Adjournment.

Draft
Town of Smithfield
Planning Board Minutes
Thursday, August 7th, 2025
Council Chambers
6:00 PM

Members Present:
Chairman Mark Lane
Vice-Chairman Debbie Howard
Doris Wallace
Ashley Spain
Alisa Bizzell

Members Absent:

Staff Absent:

Staff Present:

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

**CALL TO ORDER** 

PLEDGE OF ALLEGIANCE

**IDENTIFY VOTING MEMBERS** 

**APPROVAL OF AGENDA** Debbie Howard made a motion to approve the agenda; seconded by Alisa Bizzell. Unanimously approved.

#### APPROVAL OF MINUTES July 10<sup>th</sup>, 2025

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

#### **NEW BUSINESS**

**RZ-25-03 Mitchell Concrete B-3/R-20A to H-I:** Mitchell Concrete is requesting the rezoning of +/- 13 acres of land adjacent on the east and west of their existing facility from Highway Entranceway Business (B-3) and Residential-Agriculture (R-20A) to Heavy Industrial (HI). Further identified by Johnston County Tax ID's 15O99004J, and 15080012. Their request is for only part of the aforementioned parcels.

Micah Woodard stated Mitchell Concrete had requested to rezone 13 acres of land adjacent to the east and west of their existing facility from Highway Entranceway Business (B-3) and Residential Agriculture (R-20A) to Heavy Industrial (HI). Mitchell Concrete has outgrown its current space and is leasing adjacent space for storage but plans to further expand its storage area to keep up with demand. The existing Mitchell Concrete is located about 400 feet off of West Market Street on Parrish Drive (a private gravel road), behind Whitley Grocery & Supply Inc. Mitchell Concrete is currently zoned Heavy Industrial and is adjacent to a Ready-Mix Concrete plant, also zoned Heavy Industrial. The area between Mitchell Concrete and West Market Street is zoned B-3. The area to be rezoned is within the 100-year floodplain and is relatively unbuildable under current regulations. The storage use may be the highest and best use of the land.

Planning Staff recommends approval of RZ-25-03 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan as amended by the rezoning, and other adopted plans, and that the amendment is reasonable and in the public interest.

Debbie Howard made a motion to recommend approval of zoning map amendment RZ-25-03, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan as amended by the rezoning and other

adopted plans, and that the amendment is reasonable and in the public interest; seconded by Ashley Spain. Unanimously approved.

<u>CZ-25-04 Local 70 PUD Map Amendment</u>: Smithfield Growth, LLC is requesting an amendment to the PUD Conditional Zoning master plan to allow two (2) detached single family flag lots associated with the development of the property with the Johnston County Tax ID 14057011Y adjacent and on the East side of Booker Dairy Road, about 550' south of Eden Drive.

Micah Woodard presented by stating the applicant Smithfield Growth, LLC was requesting an amendment to the PUD Conditional Zoning master plan to allow two (2) detached single family flag lots associated with the development of the property. The Local 70 PUD rezoning was approved on 5/21/24, and the preliminary plat was approved on 2/4/25. The approved master plan showed two flag lots on Bosque Court; however, the conditions of approval included a condition requiring minimum street frontages:

• That required minimum street frontages be provided for all lots in the development consistent with the Rezoning Master Plan Approval.

The approved PUD minimum street frontage width for front loaded single-family lots is 42'; whereas the flag lots proposed have a 25' frontage. The UDO permits lots fronting on cul-de-sacs to have a minimum width of 25'. The applicant is requesting the same given the unique design of Bosque Court. Bosque Court is not a cul-de-sac, but it is a small rectangular street with 11 lots that is similar to an alley access where most of the traffic on it will be to access only these lots. Without this amendment, the lot area will need to be absorbed into adjacent lots and those lots will be disproportionally large for the area.

Planning Staff recommends the Planning Board recommend approval of CZ-25-04 with the following condition:

1. That the two lots on Bosque Court be allowed a 25' minimum lot width and the remainder of the project be developed in accordance with the approval of the earlier CZ-24-02 rezoning.

Debbie Howard made a motion to recommend approval of the zoning map amendment, CZ-25-04, with the 1 condition of approval, finding the rezoning consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest; seconded by Ashley Spain. Unanimously approved.

**ZA-25-03 Downtown Overlay Ordinance:** Planning Department staff is asking the Planning Board to review the proposed amendment to the Unified Development Ordinance UDO Article 6, Section 6.51 and Section 10.94 to repeal the Rowhouse Overlay District and replace it with the Downtown Overlay District and regulations.

Stephen Wensman requested the Planning Board review the proposed amendment to the Unified Development Ordinance UDO Article 6, Section 6.51 and Section 10.94 to repeal the Rowhouse Overlay District and replace it with the Downtown Overlay District and regulations. He went on to explain the Downtown Smithfield Development Corporation (DSDC) provides support to residents and businesses within a defined district that includes the historic downtown and Market Street to US 301 and some areas east and west. In an effort to expand services and to bolster economic development beyond the historic downtown area, the DSDC and Staff are proposing an overlay district that is intended to:

- Encourage zero lot line commercial development.
- Parking to the side or rear of buildings.
- Allow mixed use development by allowing uses in the B-1 and B-2 District.
- Allow the UDO Director to waive parking minimums.
- Require wider sidewalks.
- Provide architectural standards.
- Have common sign standards.

Planning Staff recommends the Planning Board recommend approval of the zoning text amendment ZA-25-03, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

Debbie Howard made a motion to recommend approval of zoning text amendment, ZA-25-03, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest; seconded by Alisa Bizzell. Unanimously approved.

**RZ-25-02 Downtown Overlay Map Amendment:** Planning Department staff is asking the Planning Board to review the proposed amendment to the zoning map to create a Downtown Overlay District.

Stephen Wensman requested the Planning Board review the proposed amendment to the zoning map to create a Downtown Overlay District. The zoning map amendment will establish the boundary of the Downtown Overlay Zoning District in association with the text amendment ZA-25-03. The proposed overlay district will contain all the properties along East Market Street from the B-1 Zoning District to Brightleaf Boulevard. With approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action is consistent with adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest. Planning Staff considers the action to be consistent and reasonable:

- Consistency with the Comprehensive Growth Management Plan- The amendment is consistent with the town's comprehensive plan.
- Consistency with the Unified Development Code the amendment is consistent with the UDO.
- Compatibility with Surrounding Land Uses the amendment will result in consistency in land uses along East Market Street

Planning Staff recommends the Planning Board approve the zoning map amendment, RZ-25-02, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

Alisa Bizzell made a motion to recommend approval of zoning map amendment, RZ-25-02, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest; seconded by Ashley Spain. Unanimously approved.

**ZA-25-04** Private Clubs in B-1 with supplementary standards: Planning Department staff and Smithfield Downtown Development Corporation (DSDC) requested to amend the UDO Section 6.6 Table of Uses and Activities to allow private clubs/bars in the B-1 and O/I zoning districts as a special use with supplementary standards (new section 7.47).

Stephen Wensman stated the DSDC and the Planning Department are requesting an amendment to allow private clubs/bars in the B-1 and O/I zoning districts with special use permits. The purpose of the amendment is to create another use in the B-1 and O/I district to attract people downtown and to increase economic vitality. The idea behind the creation of the supplementary standard is to attract private clubs/bars that are small and classy in a downtown space. A bar that sells cheap alcohol and wants to attract large numbers to cover their costs needs more space. By limiting the size of the bar, we can encourage a more upscale environment, while mitigating some of the impacts on the surrounding area (parking, noise, etc.).

Planning Staff recommends approval of the zoning text amendment ZA-25-04 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

After careful discussion among the Planning Board, they requested there be a 200 ft buffer to separate churches, child care and residences from a bar and a maximum size of 2500 sq ft, only two bars per block and the requirement of a special use permit.

Debbie Howard made a motion to recommend approval of zoning text amendment, ZA-25-04, finding the amendment consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest with the conditions of a 200 ft buffer to separate churches, child care and residences. A maximum size of 2500 sq ft and only two bars per block. A special use permit requirement; seconded by Alisa Bizzell. Unanimously approved.

#### **Old Business**

None

#### **Adjournment**

Alisa Bizzell made a motion to adjourn; seconded by Debbie Howard. Unanimously approved.

Next Planning Board meeting is September 4th, 2025, at 6pm.

Respectfully Submitted,

Julie Edmonds

Administrative Support Specialist

LULL Ydmonds



## Request for Planning Board Action

**Comp Agenda Plan Item: update**Date: 02/04/25

**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

#### **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 sewered 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 sewered. 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 sewered 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.

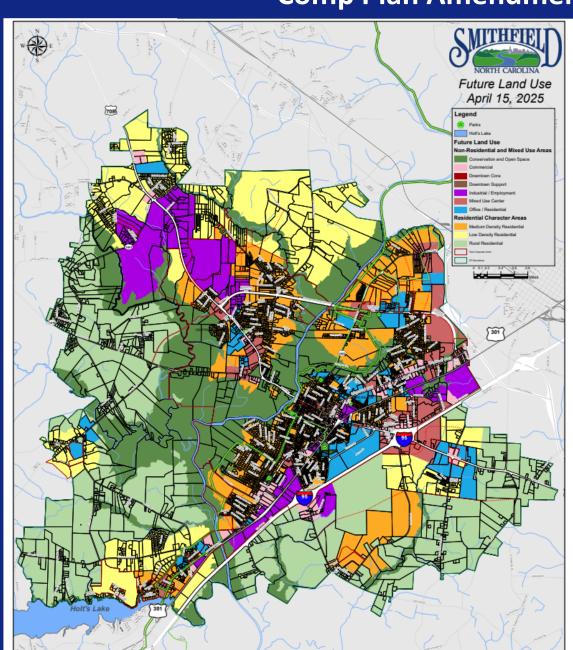
#### **RECOMMENDATION:**

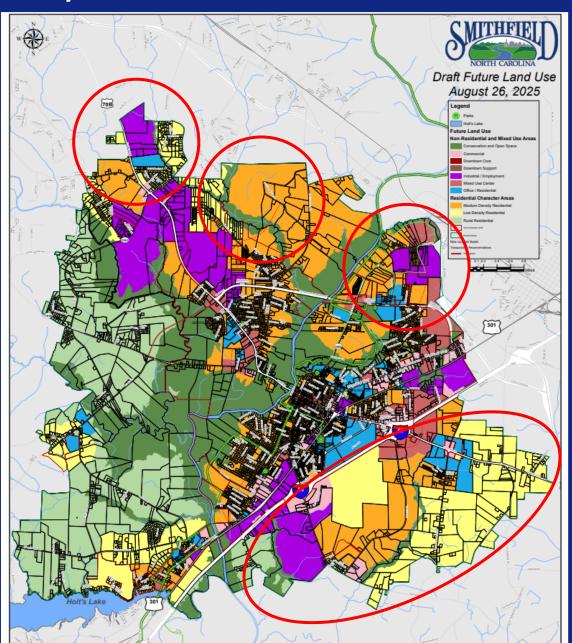
Staff recommend the Planning Board recommend approval of the comprehensive plan amendment, CA-25-01.

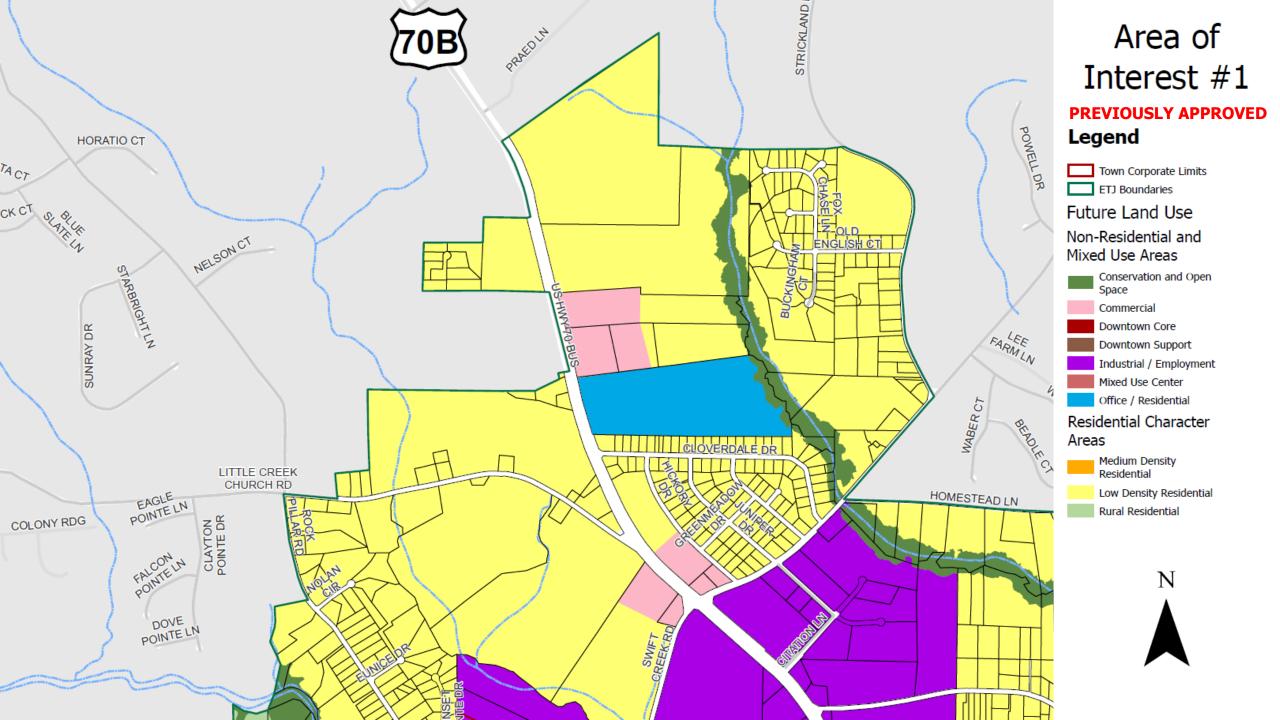
#### **RECOMMENDED MOTION:**

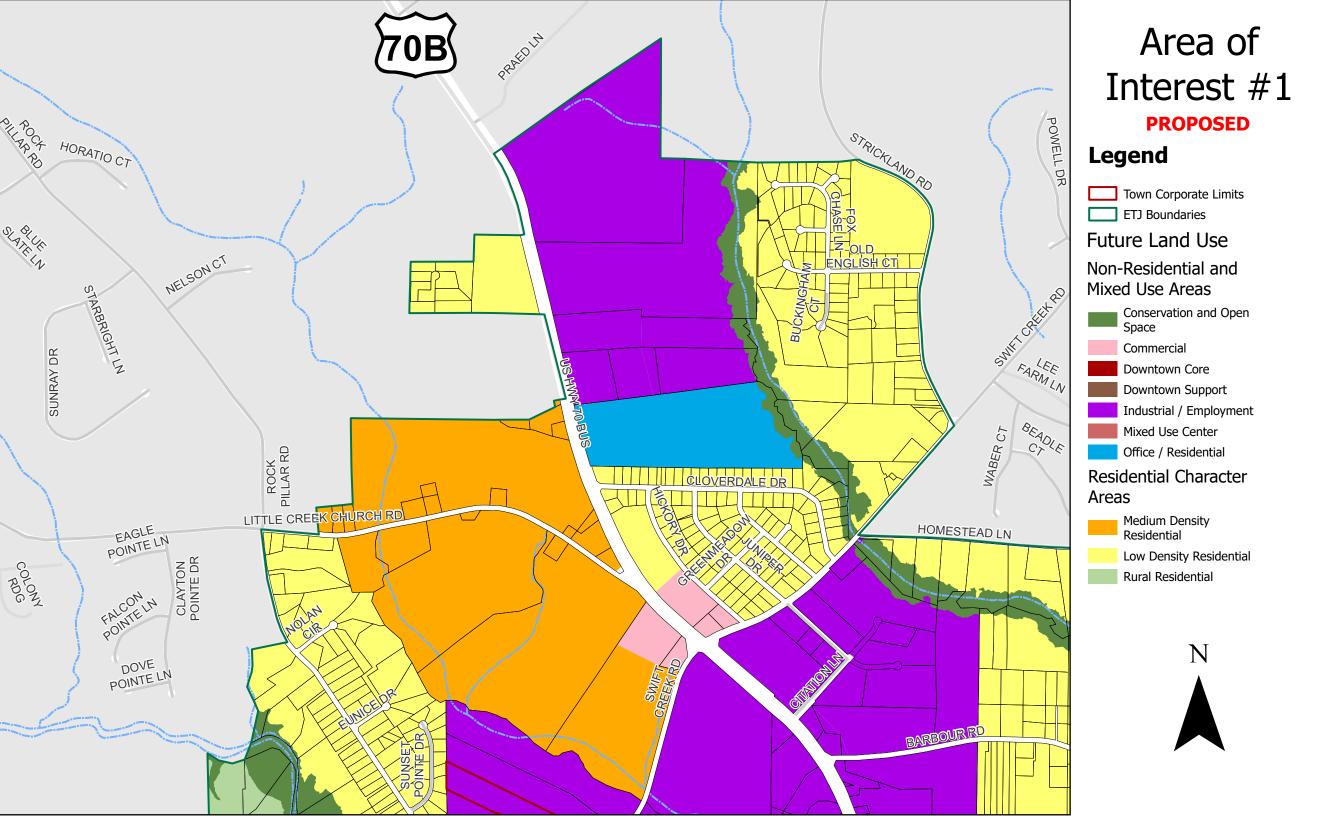
"Move to recommend approval of the comprehensive plan amendment, CA-25-01."

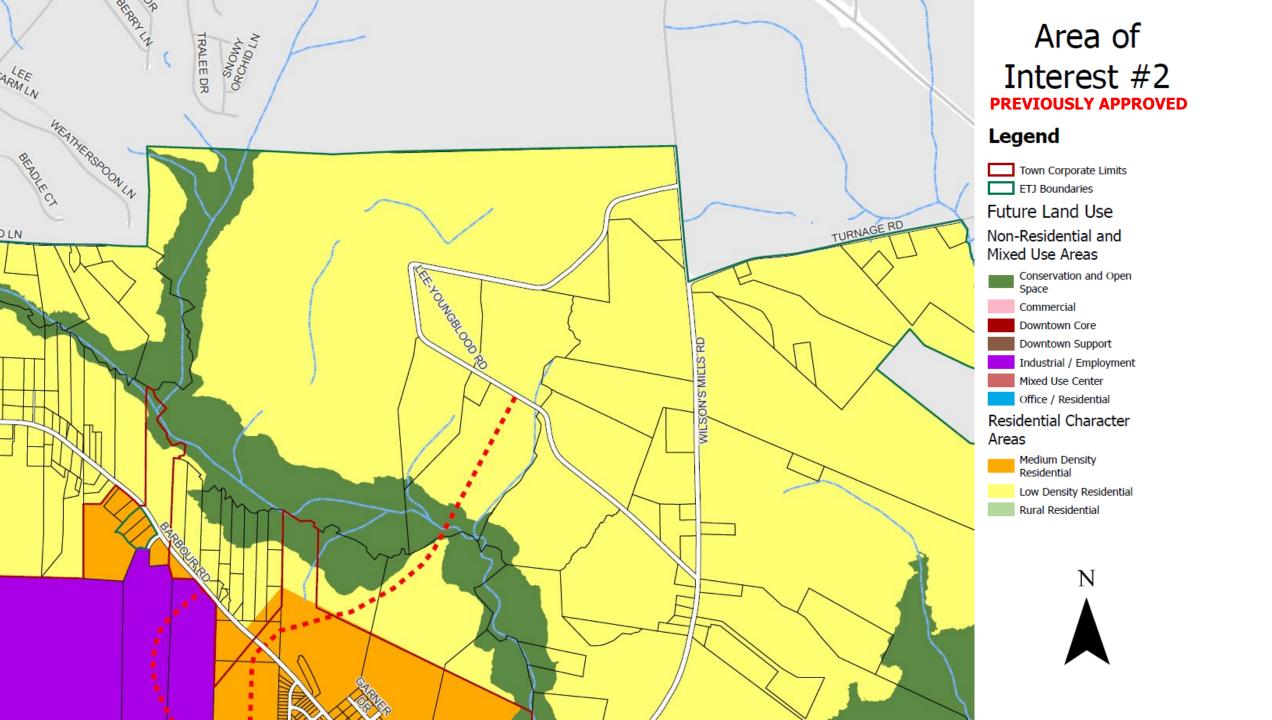
CA-25-01
Comp Plan Amendment Comparison/Areas of Interest

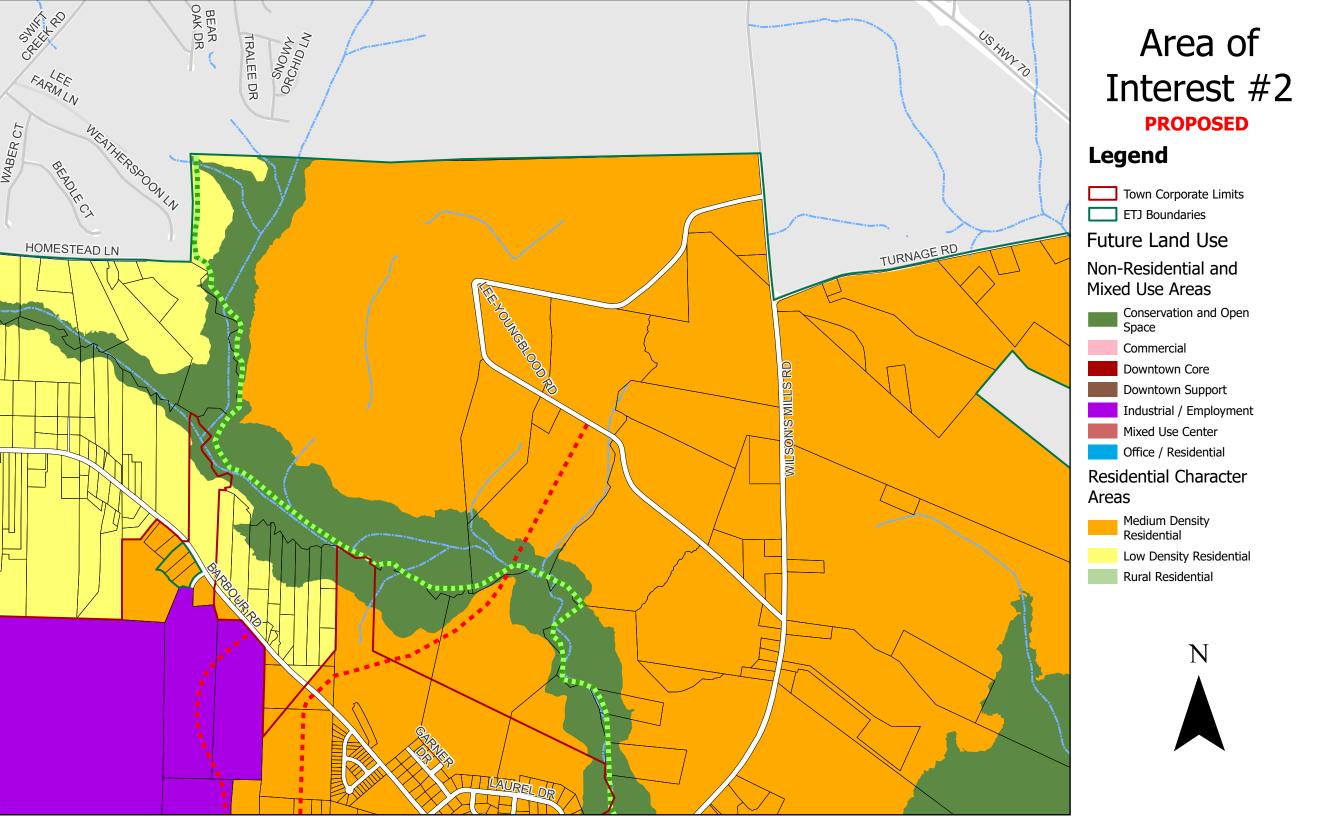


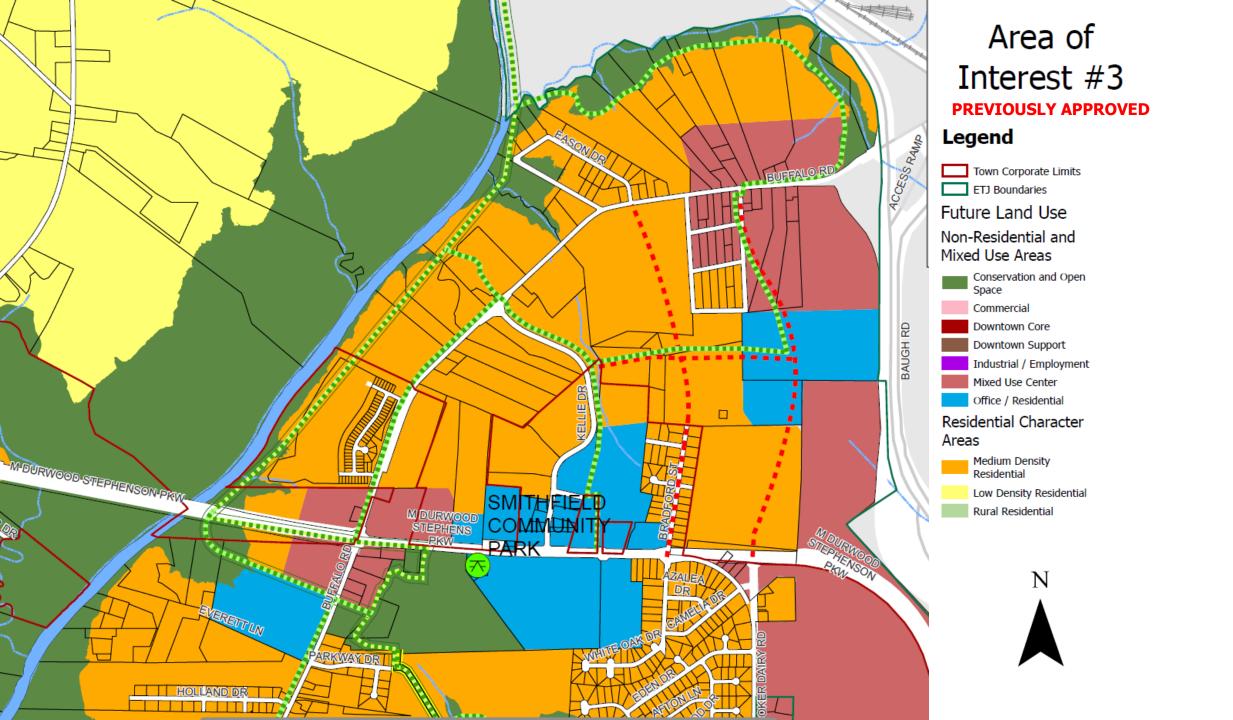


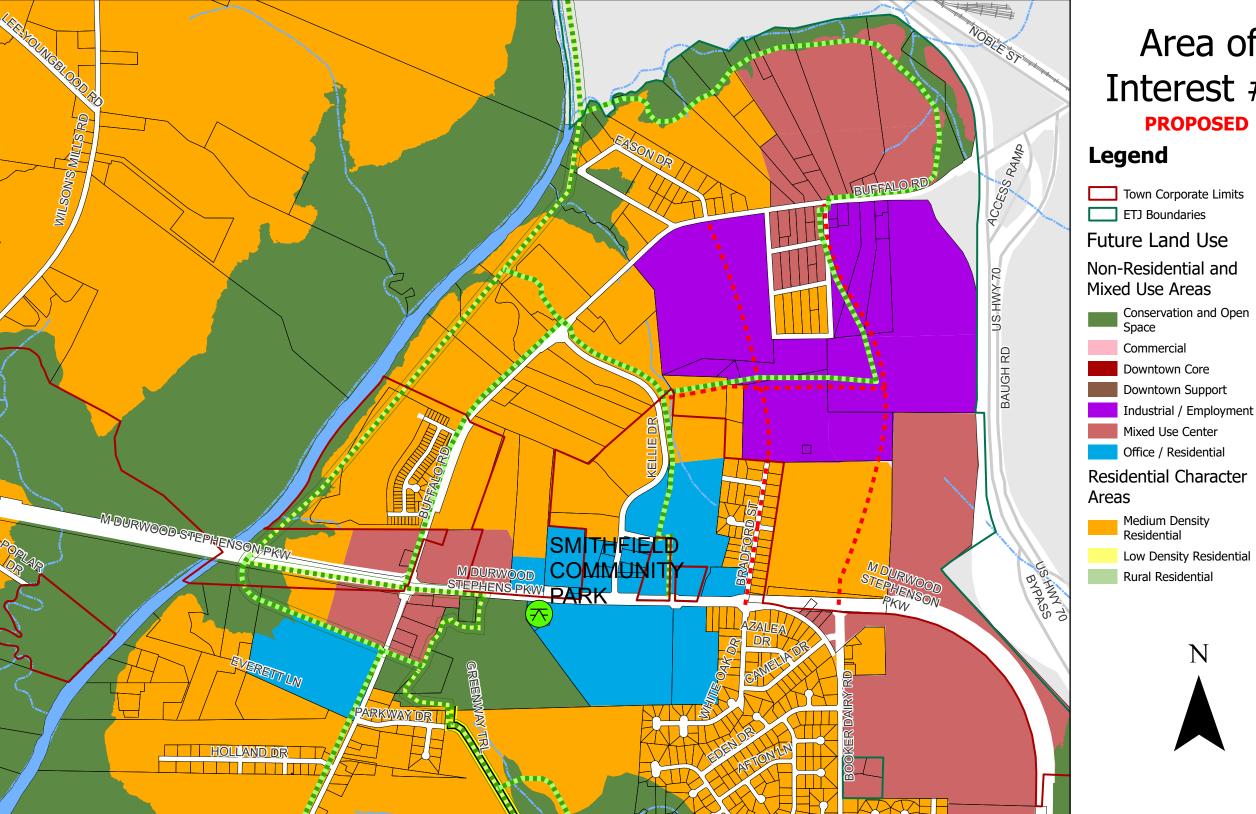








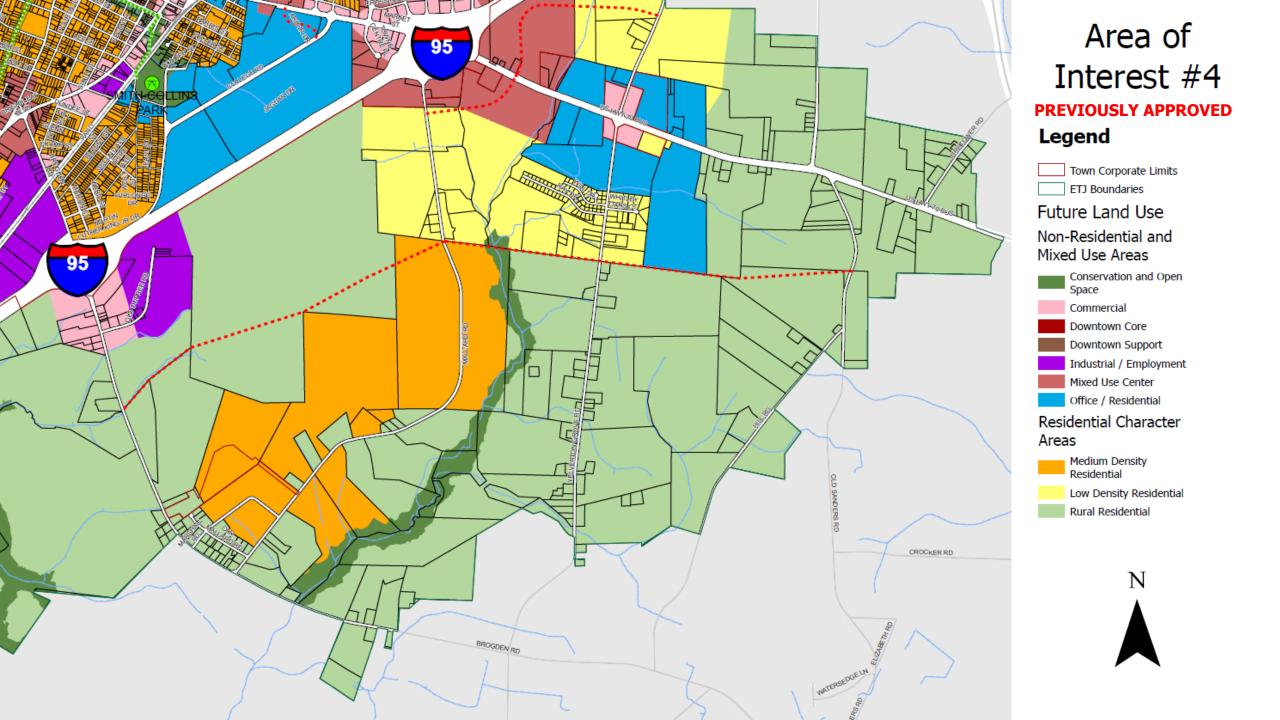


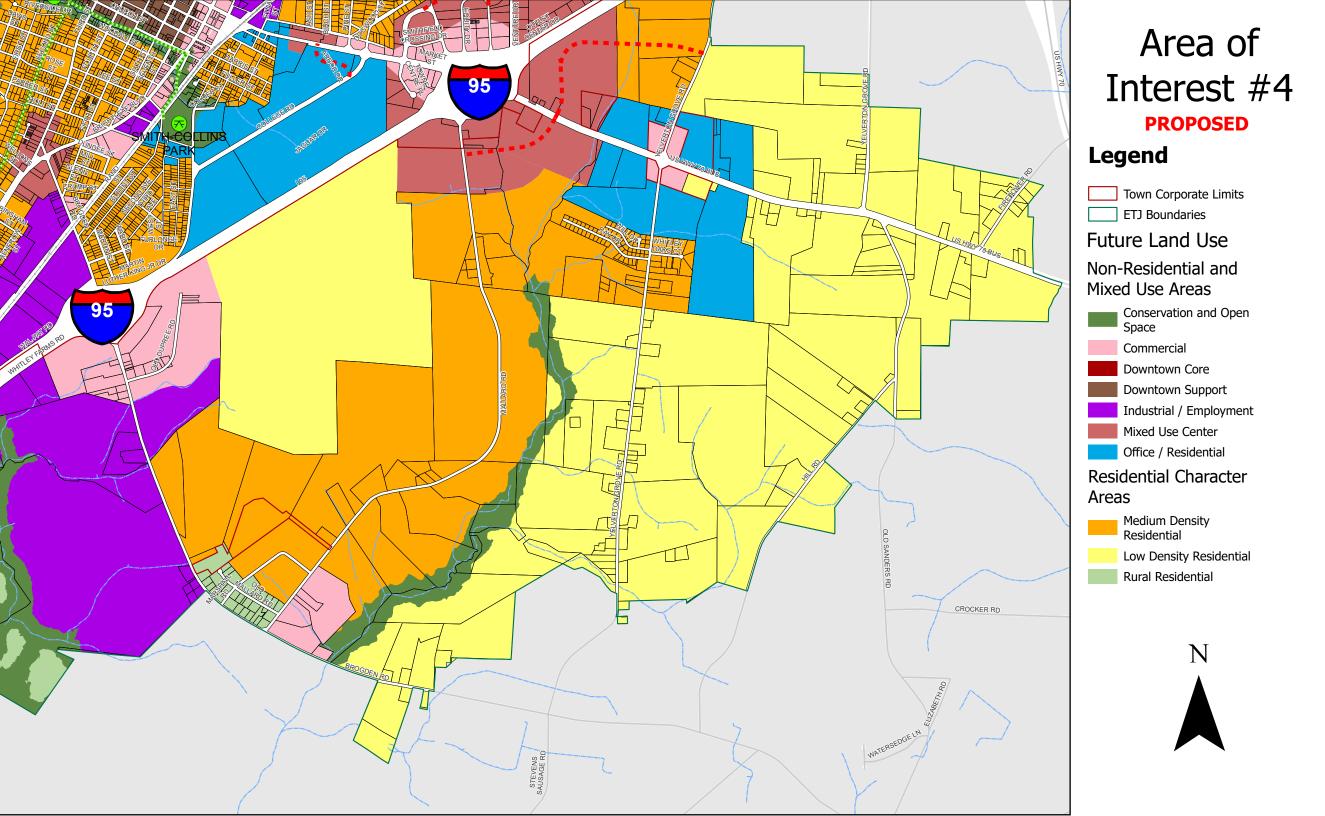


## Area of Interest #3

Conservation and Open

Low Density Residential







## Request for Planning Board Action

Agenda CZ-25-Item: 05

Date: 9/4/25

**Subject:** Bellamy R-8 Conditional Zoning Map Amendment

**Department:** Planning

Presented by: Stephen Wensman, Planning Director

**Presentation:** Public Meeting

#### **Issue Statement**

Rock Tower Partners LLC is requesting approval of Bellamy, a R-8 conditional rezoning master plan consisting of 1,147 units of residential: 870 detached single-family residential lots and 277-townhouse lots over 498-acres of land.

#### **Financial Impact**

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

#### **Action Needed**

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

#### Recommendation

Planning Staff recommend approval of CZ-25-05 with 9 conditions with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest

Approved: □Town Manager □ Town Attorney

#### Attachments:

- 1. Staff report
- 2. Consistency Statement
- 3. Application
- 4. Bellamy Rezoning Booklet and Narrative
- 5. Bellamy Master Plan Set

### CZ-25-05 Bellamy

File Number: CZ-25-05

**Project Name:**Bellamy

**Location:** 

West of Wilson's Mills Rd. and along Lee-Youngblood Rd.

**Tax ID#:** 17K08039A, 17K08032

**Existing Zoning:** R-20A/AG

**Property Owner:** E&F Properties Inc.

Applicant:
Rock Tower Partners,
LLC

City or ETJ:





Agenda CZ-Item: 25-05

#### **OVERVIEW:**

Rock Tower Partners LLC is requesting approval of Bellamy, a R-8 conditional rezoning master plan consisting of 1,147 units of residential: 870 detached single-family residential lots and 277-townhouse lots over 498-acres of land. The development area is concurrently seeking annexation into the Town of Smithfield.

#### **PROPERTY LOCATION:**

The property is on located on Wilson Mills Road and Lee-Youngblood Road, north and east of Poplar Creek.

#### **APPLICATION DATA:**

Applicant/Developer: Rock Tower Partners, LLC

Owner: E&F Properties Inc.

Engineer: McAdams (David Bergmark)
Proposed Use: Medium density residential

Fire District: Wilsons Mills

School Impacts: Additional students

Parks and Recreation: Park Dedication Proposed (125-acres)

Water and Sewer Provider: Town of Smithfield

Electric Provider: Duke

Existing Zoning: R-20A and WS-IV PA Overlay Proposed Zoning: R-8 CZ and WS-IV PA Overlay

Tax IDs: 17K08039A/17K08032

Land area: 498.283 acres

Active/Managed Open Space: 7 acres
Passive/Unmanaged Open Space: 150 acres

Public R/W: +/-46,000 lin. ft.
Water Main: +/- 48,900 lin. ft.
Sewer Main: +/- 50,900 lin. ft.
Development Density: 2.4 dwelling units/acre

#### ADJACENT ZONING AND LAND USES:

#### (see attached map)

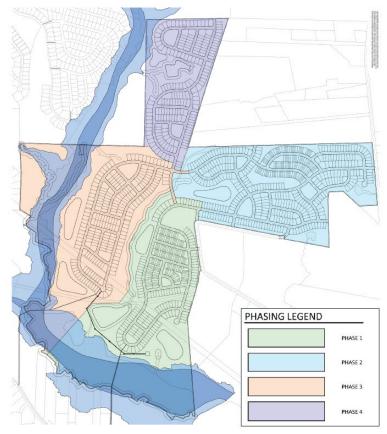
Zoning	Existing Land Uses		
AG/SFR (Wilsons Mills)	Agriculture/Single Family		
,	Residential		
R-20A	Rural Residential/Agricultural.		
R-20A	Rural Residential/Agricultural.		
R-20A/SFR-2	Residential/Agricultural.		
	AG/SFR (Wilsons Mills)  R-20A  R-20A		

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

The property considered for approval is agricultural land with woodlands, wetlands and fields. There are several blueline streams and floodplain present on the site. A gasoline easement bi-sects the development from west to east. The property is within the WS-IV Protected Area Overlay.

#### **MASTER PLAN/ANALYSIS:**

- Comprehensive Land Use Plan. The comprehensive plan guides the most of the site
  for low density residential 1-4 dwelling units per acre comprised of primarily single-family
  residential and context sensitive attached units. The proposed density of 2.4 matches low
  density residential guidance.
- **Voluntary Annexation.** The developer has petitioned for voluntary annexation of the entire development site. With annexation, water and sewer will be provided by the Town of Smithfield and electric utilities will be provided by Duke.
- Development Phasing. The construction is expected to begin in 2028 and last approximately ten years and consist of 4 phases. Phasing is subject to change and sub-phasing may occur.



• **Proposed Land Uses.** The proposed land uses within the development are shown in this table:

PERMITTED USE TABLE				
R-8-CZ				
Residential Uses				
Dwelling, single-family detached	Р			
Dwelling, single-family attached (townhouse)	PS (UDO Section 7.3)			
Accessory Structures	Р			
Private Recreation Facility	Р			
Customary Home Occupation	PS (UDO Section 7.3)			
Public or neighborhood swimming pools	Р			
Public or private neighborhood tennis courts	Р			
Nature observation points	Р			
Parks and recreation areas	Р			
Playgrounds	Р			
Recreation buildings and facilities for residential developments	Р			

- **Utilities.** The water and sewer utilities will be Town of Smithfield. Electric utilities will be Duke.
- Site Access, traffic and lateral connections.
  - The access to the development will be from a single access on Wilsons Mills Road and 4 access points onto Lee-Youngblood Road. The portion of Lee-Youngblood Road that enters the development site will be vacated by the development.
  - The master plan shows 5 points of lateral access to connect with future development.
  - There is no lateral access shown to connect to the Tralee Subdivision (west of Bellamy). The developer of Tralee has asked for a lateral connection claiming the development will landlock the parcel.
  - A Traffic Impact Analysis (TIA) will be required prior to preliminary plat.

#### Streets.

- The developer is proposing approximately 46,000 lin. feet (8.75 miles) of streets.
- 27' wide b/b streets in 50' wide public right-of-way. The Town's standard right-of-way width is 60 feet.
- Sidewalks are proposed on one side of each street. The developer is proposing some 4' wide sidewalks, whereas the Town standard is 5' wide.
- **Curb and gutter.** The developer is proposing standard curb and gutter through the development.
- **Stormwater Management.** The developer has shown conceptual stormwater control measures (SCMs) throughout the development with maintenance access considered. The development will exceed 24% impervious requiring specific stormwater measures. A stormwater management plan will be required with the development of the site.

- Open Space and Site Amenities. The development includes the following:
  - A private central "main amenity area" (5-acres) to include a pool, 2-sport courts, clubhouse and playground.
  - 9 private pocket parks (9-acres), each a minimum of 0.5 acres in size. At least 3 of the pocket parks will have active play equipment installed.
  - Soft surface trail within the 100' wide gas easement (subject to gas company approval).
  - Proposed public park dedication (+/-125-acres). This land area includes floodplain and adjacent area that may be suitable for trails and passive recreation. The Parks Department need active park area, not passive parks, however the Johnston County Parks Plan (in planning phase) has identified a future trail corridor along the Poplar Creek to Swift Creek Road that would run in the southern portion of the Bellamy development. The Developer should provide a 30' wide public easement for the future trail.

#### Landscaping and Buffering.

- The site is well buffered by floodplain on the west and south. Along the perimeter of the development a standard 15' wide street yard is proposed. Along Lee-Youngblood Road, an enhanced 20' wide street yard is proposed with a planted berm.
- **Trash and Recycling.** The HOA should require trash and recycling roll-offs be screened from the public right-of-way or stored in garages or rear yards.
- **Subdivision Signs.** Ground mounted subdivisions signs are required features of subdivisions. The master plan does not provide this level of detail.
- **Homeowner's Association.** An HOA will own and maintain the recreation and open space areas and amenities, stormwater facilities, walking trails, and landscaping.
  - The HOA should also manage no parking on streets.
  - The HOA declarations need to be submitted for review by the Town Attorney prior to final plat.

#### Parking.

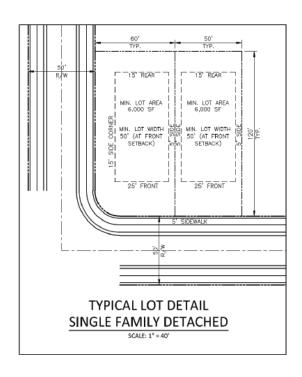
- The required parking of 2 spaces per unit will be met.
- Guest parking will be in the form of on-street parallel spaces or small off-street parking lots in nearby common areas (not shown).
- Mail Kiosks. The US Postal Service requires clustered mailboxes with all new developments. The location of the mailboxes is not shown.
- **Dimensional Standards.** The applicant is proposing 4 different lot sizes.
  - (277) 22'x120' Townhome lots
  - (125) 70'x120' Detached Single-family lots
  - (72) 60'x120' Detached Single-family lots
  - (673) 50'x120' Detached Single-family lots

#### **Detached Single-Family Minimum Standards.**

LOT DIMENSIONS			
Minimum Lot Area	6,000 sq ft		
Minimum Lot Frontage	50 ft		

SETBACKS	
Minimum Front	25 ft
Corner Side	15 ft
Minimum Side	5 ft
Minimum Rear	15 ft
Accessory Building Setback	5 ft
Minimum Driveway Length	25 ft

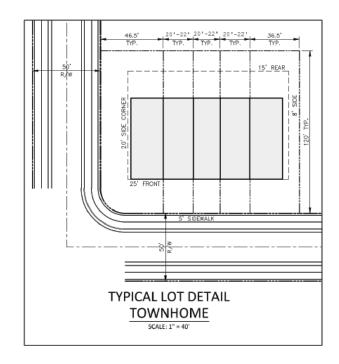
NOTE: Minimum driveway length of 25' required for all single family detached lots.



#### Townhouse Minimum Standards.

LOT DIMENSIONS				
Minimum Lot Area	2,200 sq ft			
Minimum Lot Frontage	20 ft			

SETBACKS	
Minimum Front	25 ft
Corner Side	20 ft
Minimum Side	8 ft
Minimum Building Separation	20 ft
Minimum Rear	15 ft



#### Architecture.

#### Single-family detached

- All detached houses will be one or two stories with a slab foundation.
- Each single family detached house will include a front-loaded garage.
- Within the development, multiple types and styles of vinyl siding will be utilized to provide visual interest.

- The front façade of each house will include masonry accents, which may be provided in the form of a water table, accent wall, trim elements around windows or doors, or other similar architectural features.
- Variation in roof design will be provided between homes, through the use of variable roof pitch, dormers, gables, or similar visual differentiators.
- Window accents and trim will be provided for each house.
- A covered front porch will be provided for each house.
- At a minimum, each home will include a rear patio area.

#### Townhouses

- All townhouses will be a minimum of two stories and will be a minimum of 20' wide on a slab foundation.
- Each townhouse will, at a minimum, include a front-loaded single-car garage.
- Each Townhouse building (comprised of 3 or more attached units) will include multiple types or styles of vinyl siding to create visual interest.
- The front façade of each townhouse building will include masonry accents, which may be provided in the form of a water table, accent wall, trim elements around windows or doors, or other similar architectural features.
- Each Townhouse building will include variations in roof design through the use of variable roof pitch, dormers, or gables.
- Window accents and trim will be provided for each townhouse.
- Each townhouse will feature one of the following: doorway entry features or covered porch.
- At a minimum, each townhome will include a rear patio.

#### **CONDITIONAL ZONING:**

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

UDO Standard	Existing Standard	Proposed Standard					
Single Family Lots							
Min. Lot Area	8,000 sq. ft.	6,000 sq. ft.					
Min. Lot Frontage	70 ft.	50 ft.					
Min. Front Yard Setback	30 ft.	25 ft.					
Min. Corner Side Setback	15 ft.	15 ft.					
Min. Side Setback	10 ft.	15 ft.					
Min. Rear Setback	25 ft.	15 ft.					
Mi. Acc. Structure Setback	10 ft.	5 ft.					
<b>Townhouse Lots</b>	Townhouse Lots						
Min. Lot Area	4500 sq. ft. gross site area	2,200 sq. ft.					
Min Lot Frontage	N/A	20 ft.					
Min Front Yard Setback	30 ft.	25 ft.					
Min. Corner Side Setback	15 ft.	20 ft.					

Min. Side Setback	10 ft.	8 ft.
Min. Bldg. Separation	30-40 ft. depending on	20 ft.
	height of townhouse	
Min Rear Setback	25 ft.	15 ft.
Other Standards		
Street R/W	60 ft. wide	50 ft wide

#### Proposed Standards Exceeding UDO Requirements.

- More than 125 acres of passive recreation area.
- Private recreational amenities.
- 20' wide street yard with landscaped berm
- Guest parking areas (not shown on masterplan)
- Architectural standards.

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

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

- Consistency with the Comprehensive Growth Management Plan The development is consistent with the comprehensive plan.
- Consistency with the Unified Development Code The property will be developed in conformance with the UDO conditional zoning provisions that allows flexibility in development standards on a site-by-site basis based on design considerations.
- **Compatibility with Surrounding Land Uses -** The proposed development will be compatible with surrounding land uses.

#### **RECOMMENDATION:**

Planning Staff recommends the Planning Board recommend approval of CZ-25-05 with the following conditions:

- 1. That the trash and recycling roll-off containers in the single family and townhouses units be screened from the public right-of-way or stored within a garage or the rear yards and enforced by the HOA.
- 2. That a public trail easement be provided over the trail in the gas easement.
- 3. Public sidewalks shall be a minimum of 5' wide.
- 4. That a 5' wide public sidewalk be provided along the Wilson's Mills Road frontage.

- 5. The HOA declarations be submitted for review by the Town Attorney with the preliminary plat.
- 6. That an HOA be responsible for the ownership and maintenance of all private open space and recreational amenities, SCMs, parking areas, mail kiosks, etc.
- 7. That the architectural standards be included in the HOA declarations.
- 8. That residential driveways be a minimum of 12' wide.
- 9. Dedicated a 30' wide public trail easement for the future Johnston County Trail.

#### **RECOMMENDED MOTION:**

"Move to recommend approval of the zoning map amendment, CZ-25-05, with 9 conditions of approval, finding the rezoning consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest."

# THE TOWN OF SMITHFIELD UNIFIED DEVELOPMENT ORDINANCE ZONING MAP AMENDMENT CONSISTENCY STATEMENT BY THE SMITHFIELD TOWN COUNCIL CZ-25-05

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

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

#### NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD TOWN COUNCIL AS APPROPRIATE:

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

That the Town Council recommendation regarding text amendment CZ-25-05 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Town Council and information provided at the public hearing; and

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

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

That the final recommendation regarding zoning map amendment CZ-25-05 is based upon review of, and consistency, the Town of Smithfield Comprehensive Growth Management Plan and other officially adopted plans that are applicable; and

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



## Town of Smithfield Planning Department

350 E. Market St Smithfield, NC 27577 Smithfield-NC.com

919-934-2116

	CON	IDITIONAI	L ZONIN	S APPLICA	ATION		
Development Name	Bellamy						
Proposed Use	Residentia	I - Single Fa	amily Deta	ched and T	ownho	uses	
Project location or ad	dress						
Property Identificatio	n Number(s) and T	ax ID Number (s)	for each parcel	to which these g	uidelines w	vill apply:	
PIN# 168500-97-	7612		TAX IC	# 17K0803	9A		
169600-11-	0117			17K08032			
Project type?	☐ Single Family	☐ Townhouse	☐ Multi-Fam	ly □ Non-Resid	lential	☐ PUD/Mixed Use	
		PROPERT	Y OWNER IN	FORMATION			
Name							
Address							
Phone			Email				
		OWNER/DI	EVELOPER IN	FORMATION			
Company Name			Conta	t Name			
Address							
Phone			Email				
		CONSULTA	ANT/ENGINE	ERING FIRM			
Company Name			Conta	t Name			
Address							
Phone			Email				
		ZON	ING INFORM	ATION			
Existing Zoning Distric	ct		Propo	sed Zoning Distric	ct		
If more than one dist	rict, provide the ac	reage of each:	•				
Overlay District?	□Yes □I	No	Inside	City Limits?	□Yes	□No	

	Serina (Kongres of Astronogla (progress of Anglista)		IONA PRINCIPAL PRINCIPA
ENVIRONMENTAL QU	ALITY DATA INFORMAT	ION	
Existing Impervious Surface acres/sf 5,000 SF (estimate	e) Flood Hazard Area	■Yes	□No
Proposed Impervious Surface acres/sf *7,600,000 SF (estimat	e) Neuse River Buffer	■Yes	□No
Watershed Protection Area WS-IV NSW Protected Are	a Wetlands	■Yes	□No
FEMA Map Panel 3720169500K & 3720168500K & 3720169600	Base Flood Elevation 13	0.2	
* public parkland dedication to count toward impervious/pervious surface ratio	E DATA		
Total # of single-family lots Maximum 870	Total densities per zoning	district Maxin	num 2.40 u/ac
Total # of townhouse lots Maximum 277	Acreage in active open sp	ace∼ 7 acres (	see Master Plan)
Total # of all lots Maximum 1,147	Acreage in passive open s	pace ~ 150 acre	s (see Master Plan)
Linear feet of new roadways ~ 46,000 (see Master Pla	1) Linear feet of new sewer	mains ~ 50,900 (int	ernal + offsite extension)
Linear feet of new water mains ~ 48,900 (internal + offsite extension	on) Linear feet of new sidewa	alks ~ 46,000 (s	see Master Plan)
Proposed sewer allocation ~ 301,088 GPD	Linear feet in new trails -	=	,
SIGNATURE BLOCK (App	olicable to all developm	ents)	
In filing this plan as the property owner(s), I/we do hereby agre successors and assigns jointly and severally to construct all imp as approved by the Town.	ee and firmly bind ourselves,	my/our heirs, exe	
I hereby designate_Rock Tower Partners, LLC respond to administrative comments, to resubmit plans on mapplication.	_to serve as my agent represent in the present in t		
I/we have read, acknowledge, and affirm that this project is cor development use.	forming to all application re	quirements applic	able with the proposed
Signature - Owner owner signature on next pag	е	Date	
Signature - Applicant		Date	2 ~
Rock Tower Partners, LLC		7-29-	27
APPLIC	ATION FEES		
Conditional Zoning (1 paper copy of the application, 2 paper co	pies of plan set & 1 Digital co	pv of all docume	nts on USB flash drive)

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

Application Date

Application Number

Application Fee

ENVIRONMENTAL QUAL	ITY DATA INFORMATION	ON	
Existing Impervious Surface acres/sf 5,000 SF (estimate)	Flood Hazard Area	■Yes	□No
Proposed Impervious Surface acres/sf *7,600,000 SF (estimate)	Neuse River Buffer	■Yes	□No
Watershed Protection Area WS-IV NSW Protected Area	Wetlands	■Yes	□No
FEMA Map Panel 3720169500K & 3720168500K & 3720169600K	Base Flood Elevation 130	.2	Frankliner
* public parkland dedication to count toward impervious/pervious surface ratio SITE	DATA		
Total # of single-family lots Maximum 870	Total densities per zoning o	listrict Maxin	num 2.40 u/ac
Total # of townhouse lots Maximum 277	Acreage in active open spa	ce ~ 7 acres (	(see Master Plan)
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Linear feet of new water mains ~ 48,900 (internal + offsite extension)	Linear feet of new sidewalk	cs ~ 46,000 (s	see Master Plan)
Proposed sewer allocation ~ 301,088 GPD	Linear feet in new trails -	,	
SIGNATURE BLOCK (Appli	cable to all developme	nts)	
In filing this plan as the property owner(s), I/we do hereby agree successors and assigns jointly and severally to construct all impro as approved by the Town.			
I hereby designate Rock Tower Partners, LLC trespond to administrative comments, to resubmit plans on my application. Signature Oun B Holan		erding this apple in any public	meeting regarding this
I/we have read, acknowledge, and affirm that this project is confo development use.	rming to all application requ	uirements applic	able with the proposed
Signature	W-ROVERS RECOVER	Date	5
Ouns Holdy		7/28/	25
Signature		Date	
APPLICA <sup>*</sup>			ANTALIS CONTRACTOR OF THE
APPILA	TION EEEC		

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

Application Date

Application Number

Application Fee

#### **OWNER AUTHORIZATION**

hereby give CONSENT to Rock Tower Partners, LLC (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.
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 his 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 Olu BHoldy Printed Name of Owner Olug Holding
VorthCareline
(State)
(County)
, A Notary Public in and for said County and State, do hereby certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and notarial seal this the <u>78th</u> day of <del>Suly</del> 20 <u>75</u> .  Notary Public: <del>AntaC.M.tale</del> V
(Printed Name)
(Signature)
ANITA C. MITCHELL NOTARY PUBLIC JOHNSTON COUNTY, N.C. My Commission Expires 8-8-2029.  County of Commission:
Commission Expires: 8-8.2029

#### **PROJECT NARRATIVE**

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

#### **INFORMATION TO BE PROVIDED ON PLAN**

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

□ Preferred sheet size is 24" x 36" for site plans (maximum sheet size of 30" x 42"); if more than one sheet, all sheets should

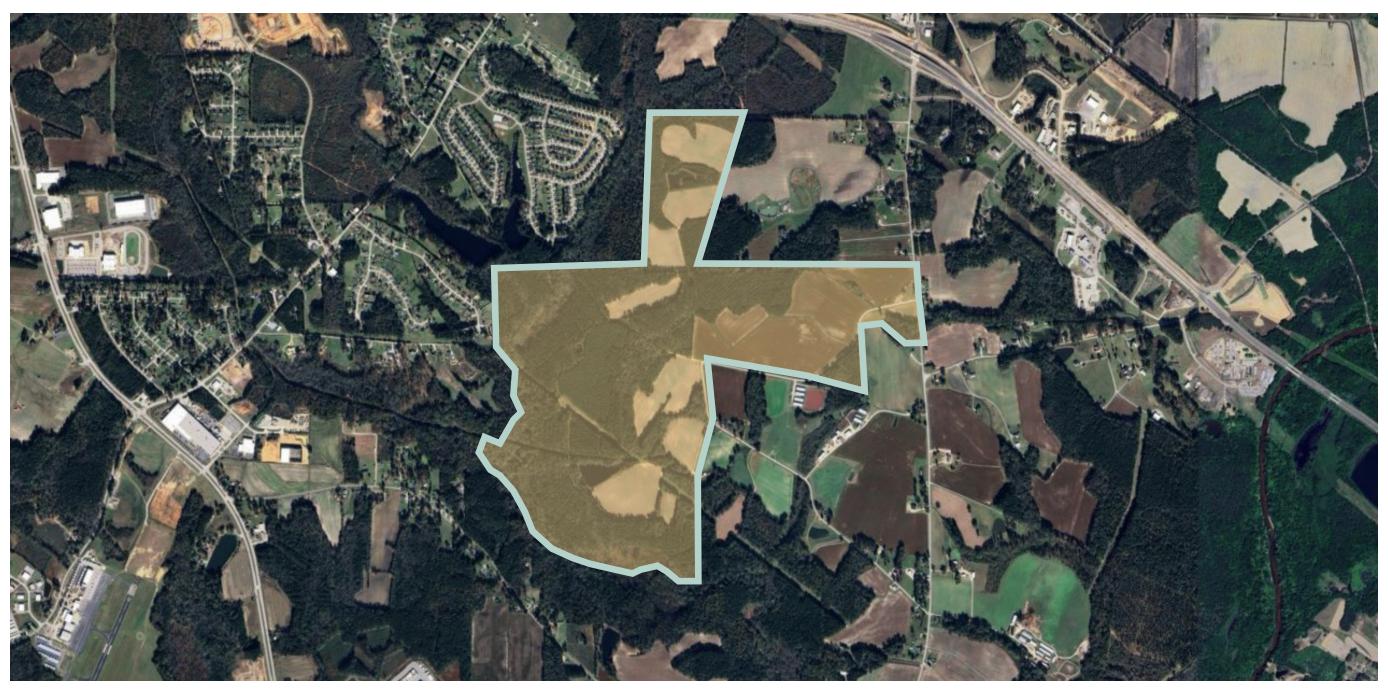
Ц	be numbered; should be the same size and scale; and should show match lines, along with an index sheet.
	Submittals should also be made in digital PDF file format.
	The site plan shall be prepared by a professional engineer, registered land surveyor, or licensed architect.
	Engineer's scale – no smaller than $1'' = 100'$ for Site Plans unless approved by staff. Larger scale showing more detail is better. Include both a graphic scale and a numeric scale. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan.
	North arrow or compass rose.
	Date (original and all revisions) should be shown on all sheets.
	A vicinity map of the site with reference to surrounding areas and existing street locations.
	The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records  Proof of ownership - Deed book and page reference demonstrating ownership of property.
	Parcel Identification Numbers (PIN) for site and adjacent properties.
Existin	ng Conditions:
<u> </u>	The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by metes and
_	bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
	Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
	Required setbacks, setback lines, or typical lots.
	Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
	Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
	Show all existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
	Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
	Existing zoning of the property, including zoning district lines where applicable.
	Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
	Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television
	Existing open space and any other common areas.
	Existing parking and loading areas.

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

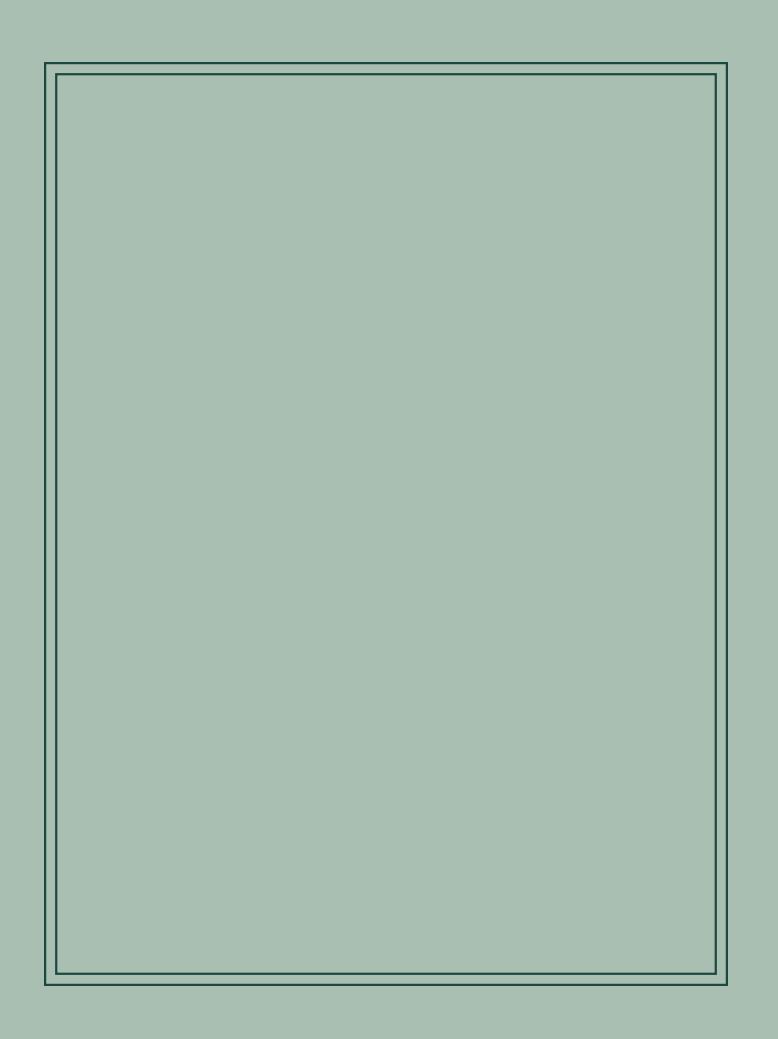
## **BELLAMY**

## CONDITIONAL REZONING REQUEST

Smithfield, North Carolina August, 2025



Aerial view of the Bellamy site in Smithfield, NC



## CONDITIONAL REZONING

Submittal Date: August 1, 2025

## DEVELOPER - ROCK TOWER PARTNERS

Ben Mathis - Managing Partner
Ed Lynch - Land Development & Entitlement Manager

## ENGINEERING - MCADAMS

Benjamin Mayo - Project Manager, Residential

## PLANNING & DESIGN - MCADAMS

David Bergmark - Practice Lead, Development Entitlement





## Contents

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03

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07

APPENDIX

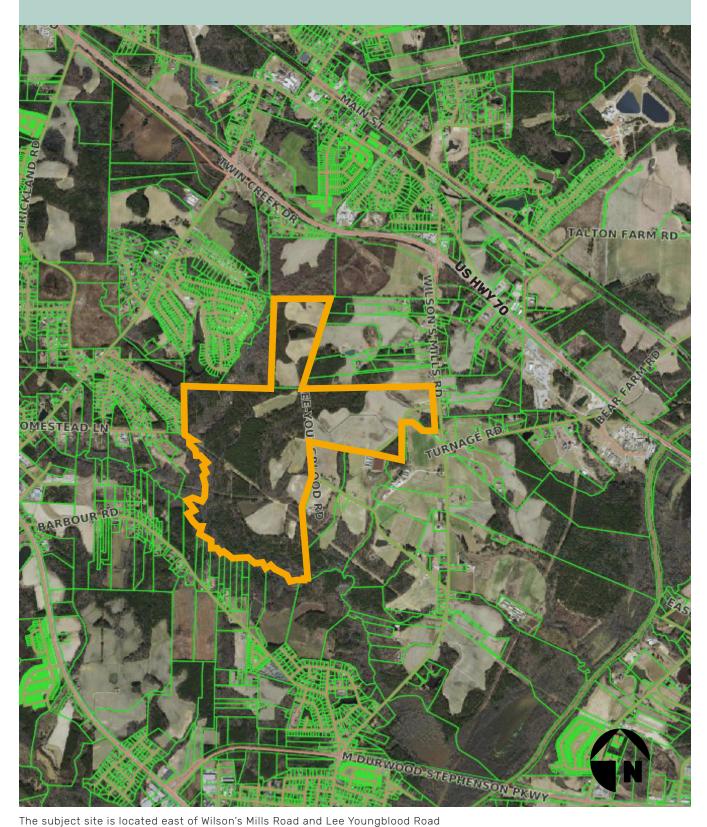
# EXISTING CONDITIONS

## SITE DATA

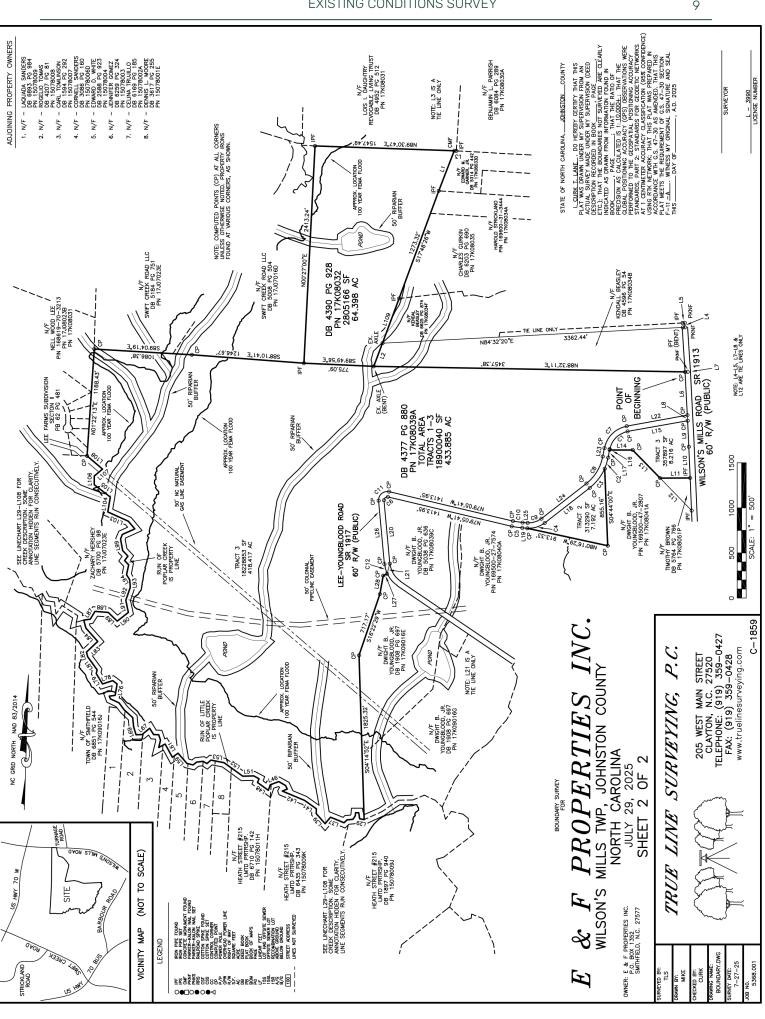
PROJECT NAME	HOLDING POINTE
DEVELOPER:	ROCK TOWER PARTNERS, LLC PO BOX 1797, CLAYTON NC 27528 PHONE: 252.341.1703 EMAILS: ELYNCH@ROCKTOWERPARTNERS.COM
DESIGN PROFESSIONAL:	MCADAMS 621 HILLSBOROUGH ST, SUITE 500, RALEIGH NC 27603 PHONE: 919.361.5000 EMAIL: BERGMARK@MCADAMSCO.COM
OWNER:	E & F PROPERTIES, INC PO BOX 1352, SMITHFIELD NC 27577
PARCEL IDENTIFICATION NUMBERS:	168500-97-7612 169600-11-0117
DEED REFERENCES:	DEED BOOK 04390, PAGE 0928 DEED BOOK 04377, PAGE 0880
EXISTING ZONING:	SMITHFIELD: R20-A (RESIDENTIAL AGRICULTURAL) WILSON'S MILLS: AG (AGRICULTURAL)
CURRENT USE:	AGRICULTURAL & RURAL RESIDENTIAL
PROPOSED ZONING:	SMITHFIELD: R-8-CZ (RESIDENTIAL, CONDITIONAL ZONING DISTRICT)
PROPOSED USE:	RESIDENTIAL
TOTAL PROJECT AREA:	498.283 ACRES
PROPOSED DENSITY:	2.40 UNITS/ACRE
PROPOSED LOTS:	1,147
SINGLE FAMILY DETACHED:	870 +/-
TOWNHOUSE	277 +/-
PUBLIC PARK LAND DEDICATION:	MINIMUM 125 ACRES (PROPOSED)_
PRIVATE OPEN SPACE:	ONE MAIN AMENITY (+/- 5 acres)
	+/- 9 POCKET PARKS
WATERSHED OVERLAY DISTRICT:	WS-IV NSW PROTECTED
AIRPORT OVERLAY DISTRICT:	ZONE D AND ZONE E
FEMA FIRM PANEL:	3720169500K, 3720168500K, 3720169600K
DEDICATED RIGHTS-OF-WAY:	46,000 LINEAR FEET

8 EXISTING CONDITIONS
EXISTING CONDITIONS

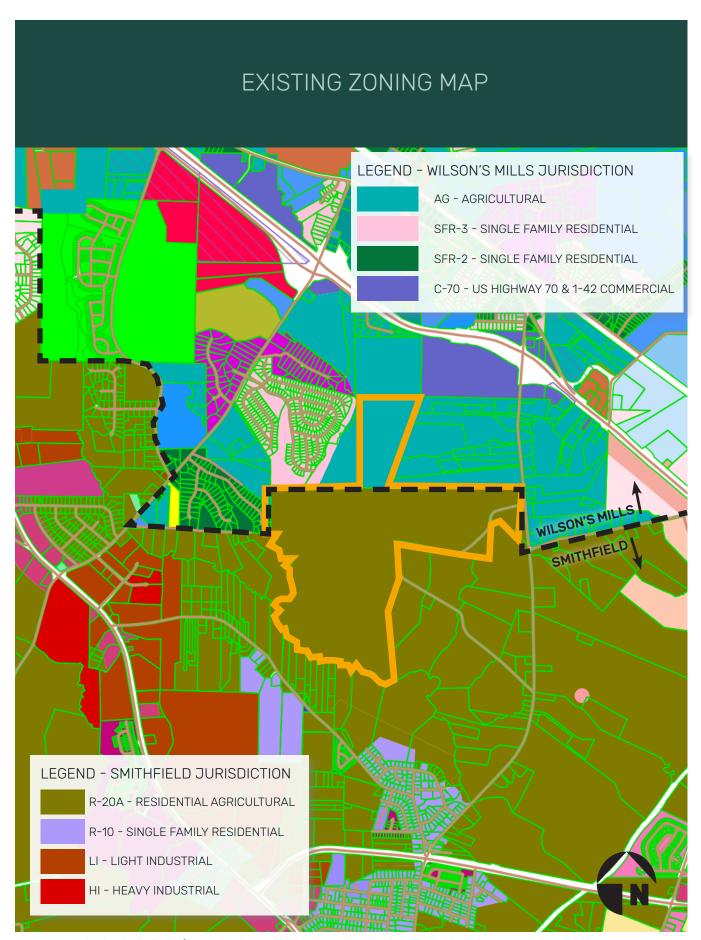
## VICINITY MAP



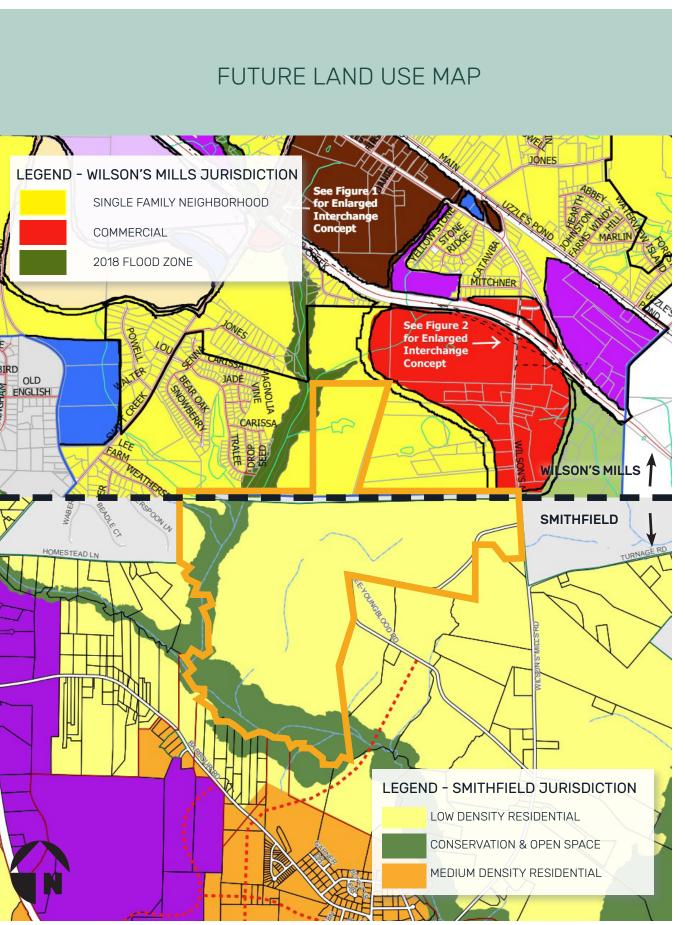
The subject site is located east of wilson's Mills Noad and Lee Todingblood Noad



10 EXISTING CONDITIONS EXISTING CONDITIONS



The subject site is within Smithfield and Wilson's Mills Extraterritorial Planning Jurisdctions. The jurisdictional line is indicated above.



The subject site features future land use designations from both Smithfield and Wilson's Mills.

MASTER PLAN



14 MASTER PLAN

## **VISION + INTENT**

This conditional rezoning request is submitted with the purpose and intent of implementing the Town of Smithfield's Future Land Use Map and facilitating the development of a welldesigned neighborhood with a range of housing types and densities. The land use designation for this site is Low Density Residential. The development proposes a mix of housing types including detached single family homes on different lot sizes and townhomes. The maximum density is limited to 2.4 units per acre, which fits comfortably within the Low Density Residential land use designation. An annexation petition is submitted in conjunction with this rezoning request to bring the entire assemblage to Smithfield's town limits.

The Master Plan submitted with this rezoning request carefully transitions densities and scale within the neighborhood and near its boundaries. To help mitigate potential visual impacts to surrounding roadways, a minimum 15' Street Yard is proposed along the development where rear lot lines abut existing right-of-way. This development will provide a minimum of 125 acres of public recreation area dedication to the Town of Smithfield (exceeding the UDO requirement by approximately 10 acres). In addition, the development will include a minimum of eight (8) pocket parks, and a +/-5-acre neighborhood amenity site for the future residents to enjoy. Each private open space amenity will be carefully located with convenient resident access in mind.

Architectural standards are proposed to ensure high-quality materials and inviting aesthetics. In general, architectural standards provide enhanced architectural accents and differentiating features to support visual interest (see Rezoning Booklet for all architectural standards). The development is expected to provide all housing units for sale, at prices estimated to start at \$375,000 for detached houses and \$300,000 for townhouses.

The development will bring over 1,000 new families to the Smithfield community. To help address the immediate demand for services, the development will be strategically phased. As the houses are built incrementally, the need for municipal and utility services will come online incrementally as well.

Phasing will allow for a gradual increase in population (and a gradual increase in property taxes), which will allow the Town to plan for and provide appropriate emergency and municipal services to the houses as they become occupied. Furthermore, the proposed public recreation area dedication will increase Smithfield's parks & recreation capacity and will serve the residents of Bellamy as well as the community as a whole.

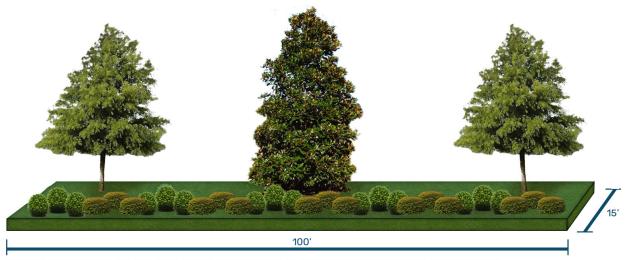
The development is intended to bring energy and excitement to the Smithfield community, while simultaneously preserving natural resources through sustainable design.

#### NEIGHBORHOOD ENGAGEMENT

The site is surrounded by moderate density single family detached houses to the west (on the opposite side of the Poplar Creek floodplain) and rural and agricultural uses to the east.

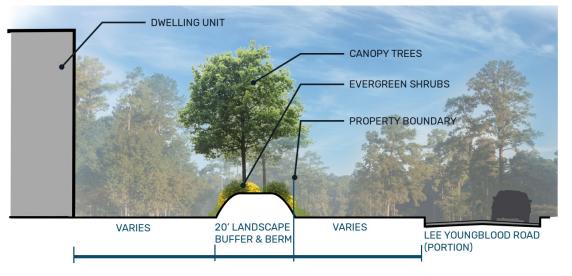
Based on consultation with Smithfield planning staff, there are no known neighborhood concerns at this time. Even so, the project is intentionally designed to mitigate potential impacts to neighboring properties. This will be accomplished through street yard buffers, conservation areas concentrated around the project boundaries, and density/lot size transitions. As shown on the conceptual Master Plan, an enhanced 20' wide street yard buffer with a berm will be provided along a portion of Lee Youngblood Rd to increase buffering between the new homes and the existing agricultural use. In addition, Townhouses and smaller lots are concentrated toward the center of the development, while larger lots are proposed around site edges.

#### **TYPICAL 15' STREET YARD**



TYPICAL STREET YARD BUFFER SHALL BE PLANTED WITH TWO (2) DECIDUOUS TREES, ONE (1) EVERGREEN TREE AND THIRTY (30) SHURBS PER ONE-HUNDRED (100) LINEAR FEET OF ROAD FRONTAGE

#### **ENHANCED 20' STREET YARD WITH BERM**



ILLUSTRATIVE CONCEPT: PLANTINGS AND MATERIALS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING THE FINAL DESIGN PHASE AS PART OF THE PRELIMINARY APPROVAL PROCESS.

**03**LOTS + HOUSING TYPES

LOTS + HOUSING TYPES 1

## **USE STANDARDS**

## PERMITTED DENSITY

#### Maximum 2.40 units/acre

Density Calculation:

1,147 units / 498.283 acres = approximately 2.301 units/acre

## PERMITTED USES

PERMITTED USE TABLE			
R-8-CZ			
Residential Uses			
Dwelling, single-family detached	Р		
Dwelling, single-family attached (townhouse)	PS (UDO Section 7.3)		
Accessory Structures	Р		
Private Recreation Facility	Р		
Customary Home Occupation	PS (UDO Section 7.3)		
Public or neighborhood swimming pools	Р		
Public or private neighborhood tennis courts	Р		
Nature observation points	Р		
Parks and recreation areas	Р		
Playgrounds	Р		
Recreation buildings and facilities for residential developments	Р		

18 LOTS + HOUSING TYPES LOTS + HOUSING TYPES

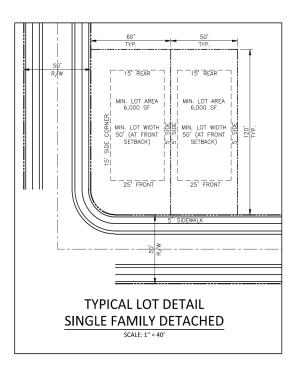
## TYPICAL LOT DIMENSIONS

## SINGLE FAMILY DETACHED LOTS

LOT DIMENSIONS	
Minimum Lot Area	6,000 sq ft
Minimum Lot Frontage	50 ft

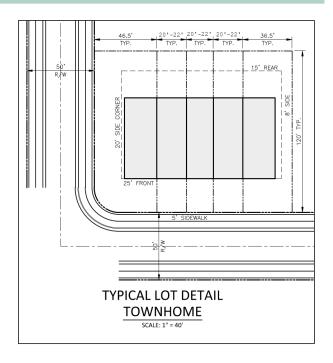
SETBACKS	
Minimum Front	25 ft
Corner Side	15 ft
Minimum Side	5 ft
Minimum Rear	15 ft
Accessory Building Setback	5 ft
Minimum Driveway Length	25 ft

NOTE: Minimum driveway length of 25' required for all single family detached lots.



## TOWNHOUSE LOTS

LOT DIMENSIONS		
Minimum Lot Area	2,200 sq ft	
Minimum Lot Frontage	20 ft	
SETBACKS		
Minimum Front	25 ft	
Corner Side	20 ft	
Minimum Side	8 ft	
Minimum Building Separation	20 ft	
Minimum Rear	15 ft	



## ARCHITECTURAL CONDITIONS

#### **SINGLE FAMILY DETACHED**

- All detached houses will be one or two stories with a slab foundation.
- Each single family detached house will include a front-loaded garage.
- Within the development, multiple types and styles of vinyl siding will be utilized to provide visual interest.
- The front façade of each house will include masonry accents, which may be provided in the form of a water table, accent wall, trim elements around windows or doors, or other similar architectural features.
- Variation in roof design will be provided between homes, through the use of variable roof pitch, dormers, gables, or similar visual differentiators.
- · Window accents and trim will be provided for each house.
- A covered front porch will be provided for each house.
- At a minimum, each home will include a rear patio area.

#### **TOWNHOUSES**

- All townhouses will be a minimum of two stories and will be a minimum of 20' wide on a slab foundation.
- Each townhouse will, at a minimum, include a front-loaded single-car garage.
- Each Townhouse building (comprised of 3 or more attached units) will include multiple types or styles of vinyl siding to create visual interest.
- The front façade of each townhouse building will include masonry accents, which may be provided in the form of a water table, accent wall, trim elements around windows or doors, or other similar architectural features.
- Each Townhouse building will include variations in roof design through the use of variable roof pitch, dormers, or gables.
- Window accents and trim will be provided for each townhouse.
- Each townhouse will feature one of the following: doorway entry features or covered porch.
- At a minimum, each townhome will include a rear patio.

20 LOTS + HOUSING TYPES LOTS + HOUSING TYPES

## ILLUSTRATIVE ELEVATIONS

## DETACHED AND ATTACHED



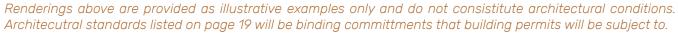














Renderings above are provided as illustrative examples only and do not consistitute architectural conditions. Architectural standards listed on page 19 will be binding committments that building permits will be subject to.

**04**INFRASTRUCTURE

INFRASTRUCTURE 2

## **ROADWAY IMPROVEMENTS**

#### **ROADWAYS**

The development is envisioned to have approximately 46,000 linear feet (around 8.75 miles) of new neighborhood streets to serve the nearly 500 acres of development. Streets will be designed to minimize environmental impacts, but promote redundancy and connectivity, allowing for multiple ways to move throughout the neighborhood. Streets will be stubbed to adjacent properties for future connectivity as the area continues to evolve.

To accommodate this highly connected network, the minimum curve radii will be adjusted to 150 ft for all internal roadways.

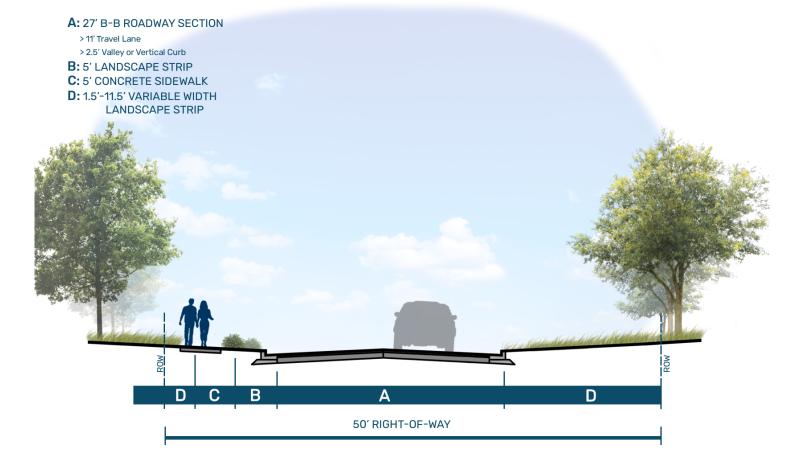
Neighborhood streets will meet the Town of Smithfield's standard for local streets, including curb, gutter, and sidewalk on at least one side (50' right-of-way). A typical illustrative cross-section is provided below.

#### SIDEWALKS & PEDESTRIAN IMPROVEMENTS

Sidewalks will be provided at minimum on one side of all new neighborhood streets in accordance with UDO 10.112, which will total approximately 8.75 miles of new sidewalks. Sidewalks shall be four (4) feet in width if on both sides of the street and five (5) feet in width if on one (1) side of the street. See neighborhood street cross-sections provided in the Rezoning Booklet for standard sidewalk design.

New sidewalk will also be constructed along the development's frontage on Wilson's Mills Rd in accordance with UDO 10.112.3.

#### TYPICAL 50' RESIDENTIAL ROAD



24 INFRASTRUCTURE 2

## UTILITY IMPROVEMENTS

#### SEWER

The development will be served by a new internal gravity sewer network that will be pumped from the site through a new on-site pump station. The pump station will be located in a low-lying area of the site, while still being safely outside of the floodplain. As proposed, the sewer will be pumped through a new forcemain extending to the south through an existing 30' Town of Smithfield utility easement to tie into an existing gravity sewer manhole in Bella Square. See the 'Utility Plan' sheet within the conceptual Master Plan package, provided to the right as an exhibit within this Booklet.

The development is expected to generate approximately 301.088 GPD in sewer demand.

The on-site sewer main extension is anticipated to require approximately 46,000 linear feet within new neighborhood streets.

The off-site sewer extension is anticipated to require approximately 4,900 linear feet within an existing utility easement.

#### WATER

The development proposes to connect to existing Town of Smithfield water main in Barbour Rd to the south of the site. Two options are contemplated and shown on the Utility Exhibit. The western most option is proposed extending through a parcel owned by the Town of Smithfield. The easternmost option would extend through an existing 30' utility easement, paralleling the proposed sewer forcemain.

Internally, public water main will run underneath all new neighborhood streets to serve each house. Construction will be phased concurrently with the construction of streets.

The on-site sewer main extension is anticipated to require approximately 46,000 linear feet within new neighborhood streets.

The off-site water extension is anticipated to require approximately 2,900 linear feet within an existing utility easement and/or Town of Smithfield property.



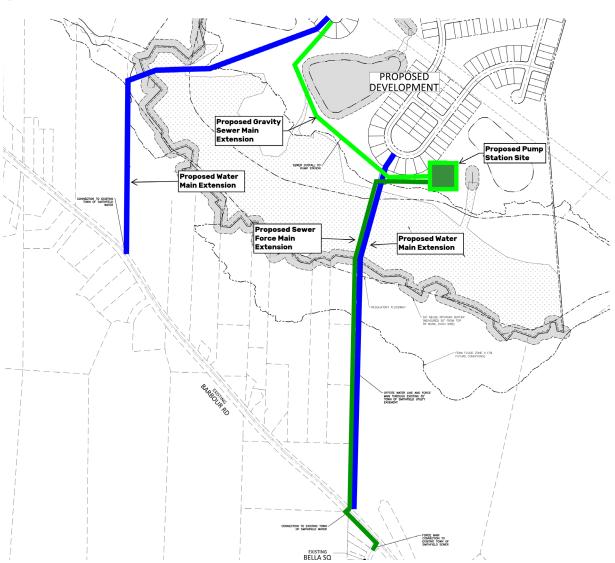
#### STORMWATER

The development will include several stormwater control measures that are designed, constructed, and maintained to achieve either runoff treatment or runoff volume match, in accordance with the UDO and 15A NCAC 02B .0621.

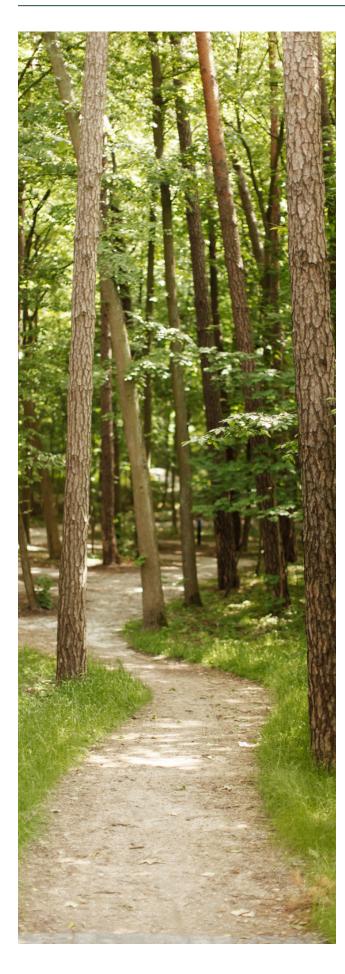
The site is located within the WS-IV NSW Protected Watershed, and as such prioritizes open space and preservation of natural resources as a means of offsetting development impacts. However, to create a development on this scale, special council approval is requested to surpass the otherwise applicable 24% maximum impervious surface limit. The Town of Smithfield has special authority to permit certain areas of town to go up to 70% build-upon area.

This development requests the ability to go up to 70% impervious, and anticipates having a built-upon area closer to 40% (including proposed parkland dedication within total impervious surface calculations).

#### **UTILITY EXHIBIT**



26 INFRASTRUCTURE INFRASTRUCTURE



## PARKING + PHASING

#### PARKING

Each single-family dwelling (either detached or attached) shall have 2 parking spaces, in accordance with UDO 10.3.

Parking provided through garages and driveways will be phased concurrently with the construction of lots and houses. Along Townhome pods, guest parking (in the form of on-street parallel spaces or small off-street parking lots) will be provided in nearby common areas to supplement driveway/garage parking.

#### PHASING

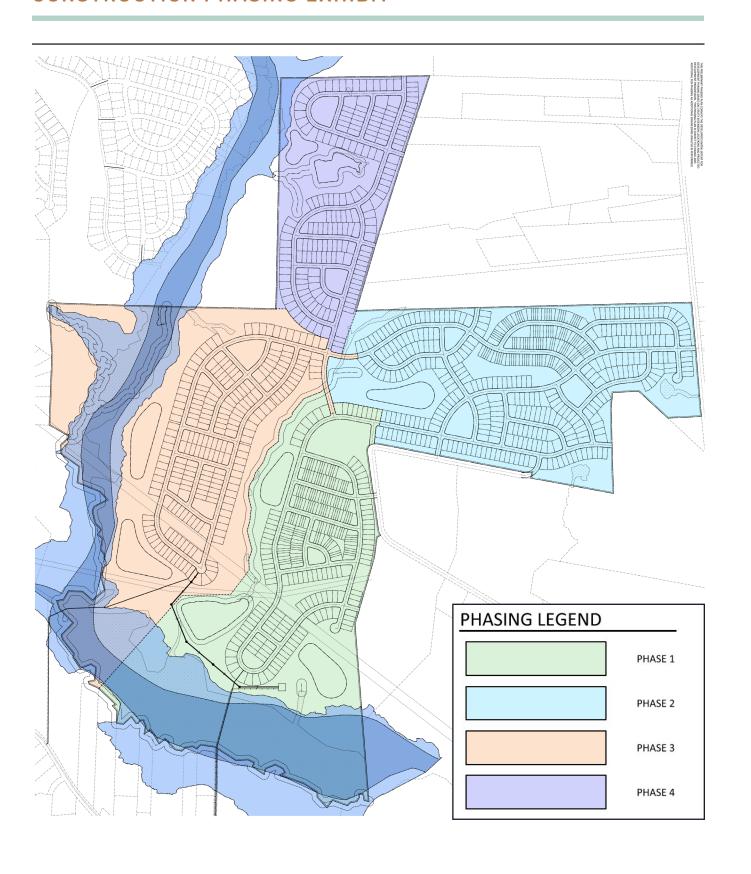
Horizontal construction is expected to begin in early 2028. The building process for the entire Bellamy neighborhood is expected to span approximately 10 years.

The development is expected to be phased per the proposed Preliminary Phasing Plan provided in the Master Plan Set. Four main phases are envisioned, starting in the southeast of the site with Phase 1, moving further east with Phase 2, to the west with Phase 3, and finally north with Phase 4. Phase 4 will include the parcel that is currently in Wilson's Mills jurisdiction, which will require annexation prior to zoning action.

Phase 1 will include several major important infrastructure improvements such as the construction of water and sewer main extensions to the south of the site and the construction of the sanitary sewer pump station. Phase 1 will be accessed from Lee Youngblood Rd. The main neighborhood entrance along Wilson's Mills Rd will be constructed during Phase 2. The internal network of streets and utilities will be phased along with these phase lines.

This preliminary phasing plan conveys the developer's initial intent for phasing based on utility extension locations and projected development progression. This phasing plan is subject to change and additional sub-phasing as additional engineering analysis is performed.

#### **CONSTRUCTION PHASING EXHIBIT**



05 OPEN SPACE



OPEN SPACE OPEN SPACE

## PRIVATE OPEN SPACE POCKET PARKS + AMENITIY

The development will include one (1) neighborhood amenity area of approximately five (5) acres in size. The main amenity is planned to include a pool, two sport courts, a clubhouse and a playground.

In addition to the main amenity area, the current conceptual Master Plan shows nine (9) pocket parks, each a minimum of 0.5 acre in size. At least three (3) of the pocket parks will be equipped with an active play amenity. The remaining five pocket parks are planned for passive recreation.

A soft-surface, private walking path is proposed through an existing utility easement to connect residents to the land dedicated for public recreation area. The path is contingent on approval by the controlling utility agency.

Private open space will be dispersed throughout the development to provide broad neighborhood access to green space.

Private open spaces will be maintained by a property owners association in accordance with UDO 7.35.2.



#### POCKET PARKS EXAMPLE IMAGERY







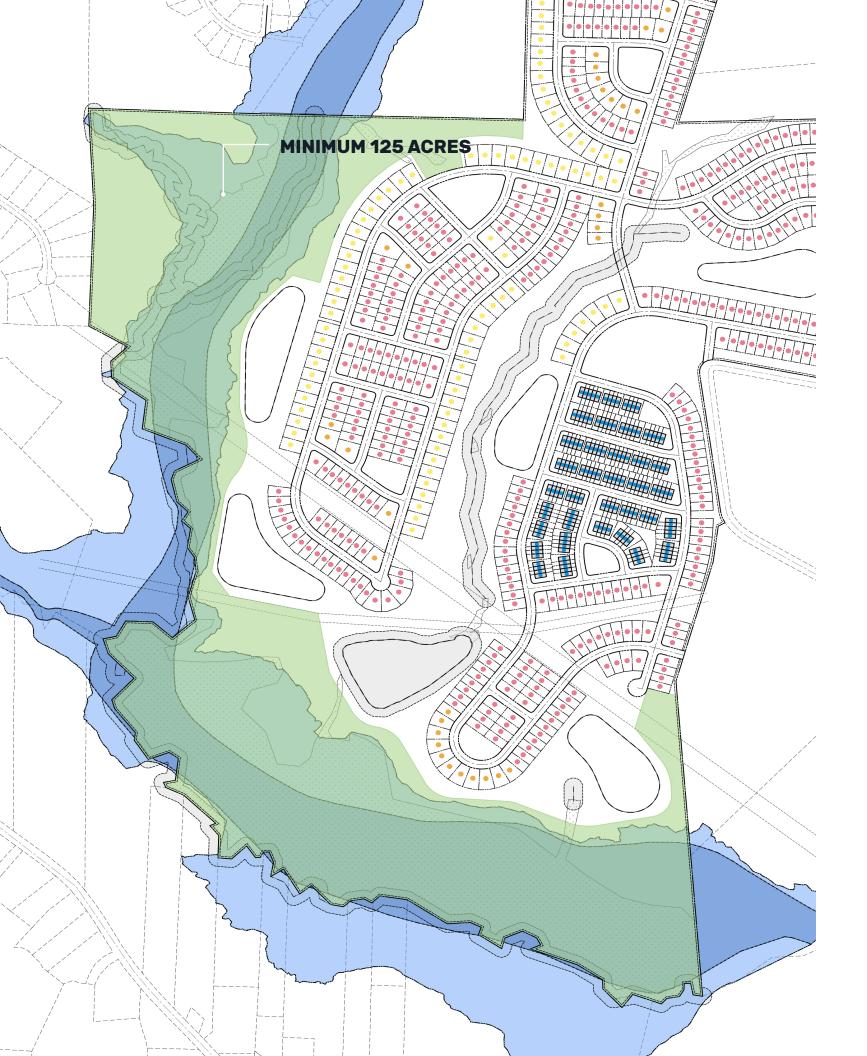












## PUBLIC RECREATION AREA DEDICATION

The development proposes the dedication of a minimum of 125 acres of forest land surrounding Poplar Creek for the Town's use as a public recreation area. This dedication exceeds the requirement of UDO 10.114.3 by approximately 10 acres.

This recreation area dedication will help to minimize potential disturbance to wetlands, creeks, and floodplain areas as Smithfield continues to grow and change. The Town of Smithfield will have the flexibility to provide amenities on this land on its own time and terms. The dedication of land will enhance resident's access to recreational open space in this area of Town, ensuring that a connection to nature is maintained and encouraged as development occurs to address the community's housing needs.



O6
ZONING CONDITONS

ZONING CONDITIONS

## **DEVIATIONS FROM UDO STANDARDS**

Deviations are shown in orange.

## SINGLE FAMILY DETACHED LOTS

UDO § 8.3.1	Existing Standard	Proposed Standard
Min. Lot Area	8,000 sq. ft.	6,000 sq. ft.
Min. Lot Frontage	70 ft.	50 ft.
Min. Front Yard Setback	30 ft.	25 ft.
Min. Corner Side Setback	-	<b>15 ft.</b> Note: Minimum driveway length of 25' required for all single family detached lots.
Min. Side Yard Setback	10 ft.	5 ft.
Min. Rear Yard Setback	25 ft.	15 ft.
Max. Building Height	35 ft.	35 ft.
Min. Accessory Building Setback	10 ft.	5 ft.
Min. Driveway Length	-	25 ft.

## SINGLE FAMILY ATTACHED (TOWNHOUSE) LOTS

UDO § 8.3.1	Existing Standard	Proposed Standard
Min. Lot Area	8,000 sq. ft.	2,200 sq. ft.
Min. Lot Frontage	70 ft.	20 ft.
Min. Front Yard Setback	30 ft.	25 ft.
Min. Corner Side Setback	-	20 ft.
Min. Side Yard Setback	10 ft.	8 ft.
Min. Building Separation	-	20 ft.
Min. Rear Yard Setback	25 ft.	15 ft.
Max. Building Height	35 ft.	35 ft.

36 ZONING CONDITIONS

## DEVIATIONS FROM UDO STANDARDS

Deviations are shown in orange.

### STREET DESIGN

UDO § 10.110.17	Existing Standard (rounded)	Proposed Standard (rounded)
Minimum Curve Radius	Varies depending on design speed and e* value - see Design Speed Table in UDO Section 10.110.17.	

### BUILT UPON AREA

UDO § 10.92.10.2.	Existing Standard (rounded)	Proposed Standard (rounded)
Density and Built Upon Limits	new development and expansions	Requested approval for utilizing the high-density option (maximum 70% built upon area) for this project.

ZONING CONDITIONS 37

## IMPROVEMENTS EXCEEDING UDO STANDARDS

Improvements are shown in orange.

### OPEN SPACE + LANDSCAPING

UDO § 10.114.3	Existing Standard	Proposed Standard
Recreation Dedication Dimensional Requirements	At least seven (7) percent of an acre shall be dedicated for each dwelling unit planned or provided for in the subdivision plan, except where land is located in the flood plain of a stream or river as indicated by the flood plain maps of the Federal Insurance Administration and/or is characterized by steep slopes (fifteen (15) percent or greater), then at least ten (10) percent of an acre of such land shall be dedicated for each dwelling unit.  Required: 114.7 acres	The developer shall dedicate a minimum of 125 acres to the Town of Smithfield for public recreation, regardless of number of units planned or built.  Provided: 125 acres (minimum)
UDO § 7.35.2	Existing Standard	Proposed Standard
Private Open Space	None required.	A minimum of one (1) neighborhood amenity parcel, approximately five (5) acres in size shall be provided. The main amenity is planned to include one pool, two sport courts, a clubhouse and playground.  The current Master Plan shows nine (9) pocket parks, each a minimum of one-half acre (0.5) in size.  At least three (3) of the pocket parks will be improved with an active play amenity. The remaining pocket parks are planned for passive recreation.
Private Open Space	None required.	Private Open Space shall follow all supplemental use standards in UDO 7.35.2.

ZONING CONDITIONS

## IMPROVEMENTS EXCEEDING UDO STANDARDS

## OPEN SPACE + LANDSCAPING

UDO § 10.13.1.8.2	Existing Standard	Proposed Standard
Required Street Yard for Single Family and Town House Residential Developments	a minimum depth of fifteen (15) feet when adjacent to a major or minor arterial street and shall be planted with two (2) deciduous trees, one (1)	Along the portion of Lee Youngblood Rd (as indicated on the conceptual Master Plan), a street yard shall be provided with a minimum depth of twenty (20) feet and shall include a berm planted with two (2) deciduous trees, one (1) evergreen tree and thirty (30) shrubs per one hundred (100) linear feet of road frontage.

#### ARCHITECTURAL STANDARDS

#### **SINGLE FAMILY DETACHED**

- All detached houses will be one or two stories with a slab foundation.
- Each single family detached house will include a front-loaded garage.
- Within the development, multiple types and styles of vinyl siding will be utilized to provide visual interest.
- The front façade of each house will include masonry accents, which may be provided in the form of a water table, accent wall, trim elements around windows or doors, or other similar architectural features.
- Variation in roof design will be provided between homes, through the use of variable roof pitch, dormers, gables, or similar visual differentiators.
- Window accents and trim will be provided for each house.
- A covered front porch will be provided for each house.
- At a minimum, each home will include a rear patio area.

## SINGLE FAMILY ATTACHED (TOWNHOUSES)

- All townhouses will be a minimum of two stories and will be a minimum of 20' wide on a slab foundation.
- Each townhouse will, at a minimum, include a front-loaded single-car garage.
- Each Townhouse building (comprised of 3 or more attached units) will include multiple types or styles of vinyl siding to create visual interest.
- The front façade of each townhouse building will include masonry accents, which may be provided in the form of a water table, accent wall, trim elements around windows or doors, or other similar architectural features.
- Each Townhouse building will include variations in roof design through the use of variable roof pitch, dormers, or gables.
- Window accents and trim will be provided for each townhouse.
- Each townhouse will feature one of the following: doorway entry features or covered porch.
- At a minimum, each townhome will include a rear patio.



**07**APPENDIX

LEGAL DESCRIPTION #1

E & F Properties Inc.
Wilson's Mills Tract PN 17K08032
Legal Description

Commencing at a point, said point being a computed point at the northeastern corner of the E & F Properties Inc. property (PN 17K08039A) located along the western right-of-way of Wilson's Mills Road (SR 1913) in Wilson's Mills Township, Johnston County, North Carolina and recorded in Deed Book 4377 Page 880, Johnston County Registry. Said point further described as the southeastern corner of the Kendall L. Beasley (PN 17K08034B) as recorded in Deed Book 4596 Page 54. Thence from said point S 88°32'11" W 3457.38 feet to an existing (bent) axle and the **POINT OF BEGINNING.** Thence N 89°49'56" W a distance of 775.09 feet to an iron pipe found. Thence N 89°30'47" E a distance of 1547.49 feet to a concrete monument found. Thence S 18°38'49" W a distance of 476.43 feet to an iron pipe found. Thence S 17°48'26" W a distance of 1273.32 feet to an iron pipe found. Thence S 18°02'24" W a distance of 529.14 feet to an existing axle. Thence S 18°07'54" W a distance of 275.39 feet to an existing (bent) axle and the **POINT OF BEGINNING** and containing 64.398 acres (2805166 square feet).

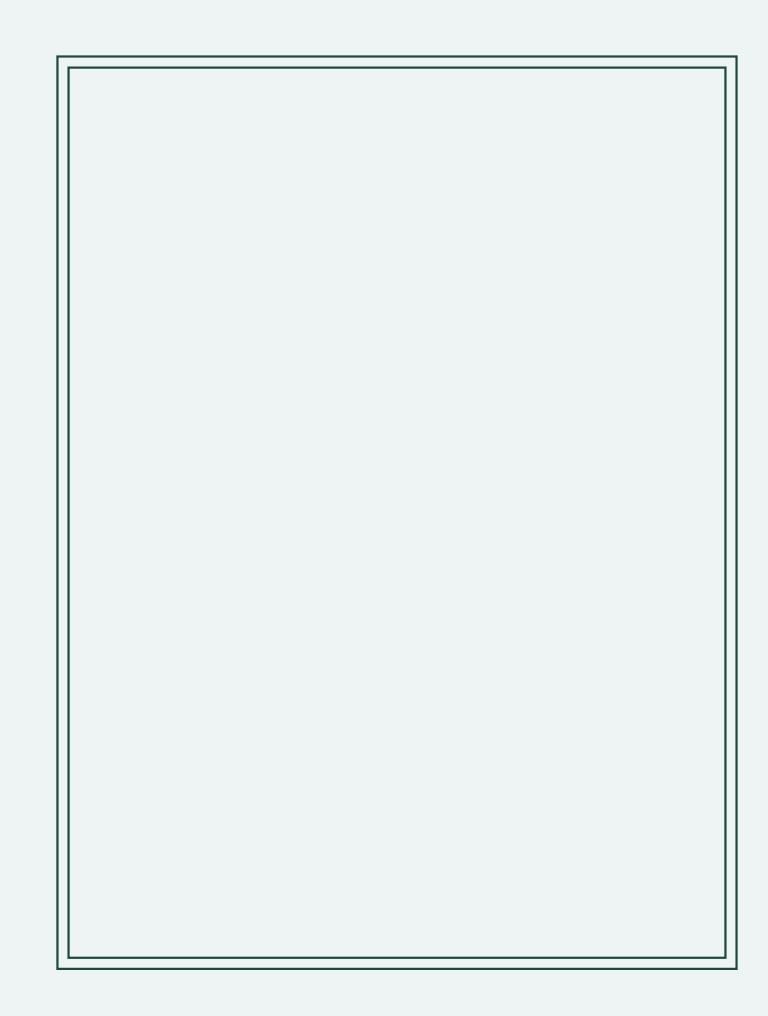
## E & F Properties Inc. Wilson's Mills Tract PN 17K08039A Legal Description

Commencing at a point, said point being a computed point at the northeastern corner of the E & F Properties Inc. property (PN 17K08039A) located along the western right-of-way of Wilson's Mills Road (SR 1913) in Wilson's Mills Township, Johnston County, North Carolina and recorded in Deed Book 4377 Page 880, Johnston County Registry. Said point further described as the southeastern corner of the Kendall L. Beasley (PN 17K08034B) as recorded in Deed Book 4596 Page 54 and the **POINT OF BEGINNING.** Thence S 05°19'31" E a distance of 481.93 feet to a computed point. Thence S 05°19'31" E a distance of 60.49 feet to a computed point. Thence S 05°19'31" E a distance of 280.70 feet to a computed point. Thence S 04°50'24" E a distance of 346.94 feet to an iron pipe found. Thence S 87°16'00" W a distance of 333.31 feet to a computed point. Thence N 46°44'00" W a distance of 437.75 feet to a computed point. Thence S 87°16'00" W a distance of 255.56 feet to a computed point. Thence S 08°01'38" W a distance of 85.26 feet to a computed point. Thence with a curve turning to the right with an arc length of 129.82 feet, with a radius of 555.00 feet, with a chord bearing of S 14°43'41" W. with a chord length of 129.52 feet to a computed point. Thence S 04°44'00" E a distance of 855.16 feet to a computed point. Thence N 80°16'29" W a distance of 913.33 feet to a computed point. Thence N 88°21'00" W a distance of 56.92 feet to a computed point. Thence with a curve turning to the right with an arc length of 117.92 feet, with a radius of 730.00 feet, with a chord bearing of N 83°43'20" W, with a chord length of 117.79 feet to a computed point. Thence N 79°05'41" W a distance of 1413.95 feet to a computed point. Thence with a curve turning to the left with an arc length of 66.41 feet, with a radius of 35.00 feet, with a chord bearing of S 46°32'46" W, with a chord length of 56.89 feet to a computed point. Thence S 07°48'47" E a distance of 705.69 feet to a computed point. Thence S 12°27'40" W a distance of 117.99 feet to a computed point. Thence S 62°30'21" W a distance of 47.91 feet to a computed point. Thence S 07°45'18" W a distance of 207.45 feet to a computed point. Thence S 16°22'29" W a distance of 717.17 feet to a computed point. Thence S 04°14'52" E a distance of 1825.32 feet to a point along the run of Little Poplar Creek. Thence along the run of Little Poplar Creek in a northwesterly direction the following bearings and distances: N 80°46'18" W a distance of 51.29 feet to a point; N 11°06'21" W a distance of 68.82 feet to a point; S 87°20'52" W a distance of 34.06 feet to a point; S 03°25'05" W a distance of 36.80 feet to a point; S 32°10'46" W a distance of 46.19 feet to a point; S 81°41'57" W a distance of 66.71 feet to a point; S 43°44'56" W a distance of 44.20 feet to a point; N 70°14'08" W a distance of 163.04 feet to a point; S 37°15'24" W a distance of

94.73 feet to a point; N 43°28'48" W a distance of 148.81 feet to a point; N 01°13'41" W a distance of 52.50 feet to a point; N 56°56'09" W a distance of 161.89 feet to a point; N 69°50'16" W a distance of 267.35 feet to a point; N 66°31'05" E a distance of 59.90 feet to a point; N 27°48'27" W a distance of 44.92 feet to a point; N 62°44'50" W a distance of 85.93 feet to a point; S 67°27'03" W a distance of 100.77 feet to a point; S 16°51'42" W a distance of 64.80 feet to a point; N 56°41'22" W a distance of 148.33 feet to a point; N 19°56'26" E a distance of 45.14 feet to a point; N 64°17'42" W a distance of 65.98 feet to a point; S 86°27'26" W a distance of 122.65 feet to a point; N 56°52'22" W a distance of 255.94 feet to a point; N 81°07'27" W a distance of 147.85 feet to a point; S 47°02'19" W a distance of 59.08 feet to a point; N 61°15'41" W a distance of 49.20 feet to a point; S 80°52'09" W a distance of 72.20 feet to a point; S 48°18'24" W a distance of 51.06 feet to a point; N 78°59'36" W a distance of 69.68 feet to a point: N 43°27'33" W a distance of 150.88 feet to a point: S 52°00'36" W a distance of 78.20 feet to a point; N 30°51'12" W a distance of 167.89 feet to a point; S 58°37'49" W a distance of 81.39 feet to a point; N 10°52'43" E a distance of 83.62 feet to a point; N 21°11'41" W a distance of 63.65 feet to a point; S 89°50'44" W a distance of 56.24 feet to a point; N 33°57'06" W a distance of 82.22 feet to a point; S 47°50'04" W a distance of 109.54 feet to a point; S 85°59'54" W a distance of 68.34 feet to a point; N 19°14'56" W a distance of 92.28 feet to a point; N 07°29'26" W a distance of 101.10 feet to a point; N 49°45'01" W a distance of 128.95 feet to a point; N 39°50'46" W a distance of 95.24 feet to a point; N 67°20'17" W a distance of 106.33 feet to a point; N 22°14'12" W a distance of 32.19 feet to a point; N 79°17'11" E a distance of 64.98 feet to a point: N 07°22'00" E a distance of 127.78 feet to a point; N 55°18'48" W a distance of 60.31 feet to a point; S 70°05'46" W a distance of 118.82 feet to a point; N 33°58'07" W a distance of 134.40 feet to a point; N 09°46'08" E a distance of 43.21 feet to a point; N 38°26'07" W a distance of 178.22 feet to a point; N 16°23'14" W a distance of 53.92 feet to a point; N 44°08'31" E a distance of 171.79 feet to a point; N 43°57'20" W a distance of 198.29 feet to a point: N 17°46'56" W a distance of 90.30 feet to a point. Thence leaving the run of Little Poplar Creek along the run of Poplar Creek the following bearings and distances: N 78°34'46" E a distance of 72.20 feet to a point; N 30°00'44" E a distance of 101.76 feet to a point; S 87°50'06" E a distance of 146.78 feet to a point; S 48°34'47" E a distance of 138.45 feet to a point; N 49°26'24" E a distance of 157.59 feet to a point; N 14°34'31" W a distance of 138.11 feet to a point; N 16°30'09" E a distance of 152.27 feet to a point; N 06°21'11" W a distance of 81.79 feet to a point; N 33°41'56" W a distance of 67.35 feet to a point; N 09°00'49" E a distance of 111.62 feet to a point; N 46°37'26" W a distance of 64.76 feet to a point; N 33°29'09" E a distance of 62.31 feet to a point; N 45°46'01" W a distance of 83.64 feet to a point: N 13°05'06" W a distance of 131.51 feet to a point: N 20°21'14" E a distance of 53.24 feet to a point; N 63°12'29" E a distance of 151.94 feet to a point; N 42°27'56" W a distance of 110.53 feet to a point; N 68°08'16" W a distance of 251.32 feet to a point. N 07°09'24" E a distance of 166.40 feet to a point; N 54°42'11" W a distance of 225.15 feet to a

4 LEGAL DESCRIPTION # 2

point; N 02°29'41" W a distance of 96.17 feet to a point; N 47°41'28" E a distance of 119.03 feet to a point; N 51°49'23" W a distance of 225.63 feet to a computed point. Thence leaving the run of Poplar Creek N 01°22'13" E a distance of 1188.43 feet to a computed point. Thence S 89°04'19" E a distance of 1086.38 feet to a computed point. Thence S 88°10'41" E a distance of 1246.67 feet to an iron pipe found. Thence S 89°49'56" E a distance of 775.09 feet to ax existing (bent) axle. Thence N 88°32'11" E a distance of 3457.38 feet to a computed point and the **POINT OF BEGINNING** and containing 433.885 acres (18900040 square feet).



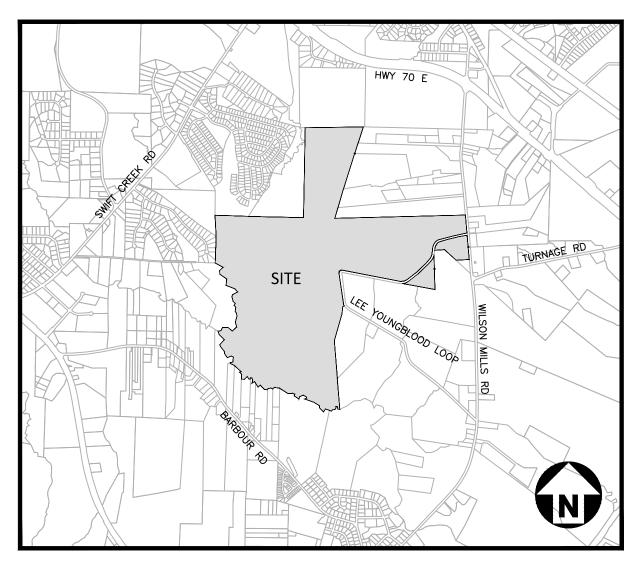


## CONDITIONAL ZONING SITE PLAN

PROJECT NUMBER: SPEC25270 DATE: AUGUST 1, 2025

## **SHEET INDEX**

<u> </u>	III DEA
21.00	EXISTING CONDITIONS
2.00	OVERALL SITE PLAN
22.01	OPEN SPACE & AMENITY PLAN
24.00	PRELIMINARY UTILITY PLAN
25.00	PRELIMINARY PHASING PLAN



VICINITY MAP



PROJECT	BELLAMY
ENGINEER	MCADAMS 621 HILLSBOROUGH STREET, SUITE 500 RALEIGH, NC 27603 PHONE: 919. 361. 5000 EMAIL: mayo@mcadams.com
DEVELOPER	ROCK TOWER PARTNERS LLC PO BOX 1797 CLAYTON, NC 27528 PHONE: 919. 421. 4495 EMAIL: elynch@rocktowerpartners.com
LAND OWNER	E&F PROPERTIES PO BOX 1352 SMITHFIELD, NC 27577
TAX ID	169600-11-0117, 168500-97-7612
DEED REFERENCE	DB4390 PG928; DB 4377 PG880
TOWNSHIP	WILSON'S MILLS
EXISTING ZONING	AG ; R-20A
CURRENT USE	AGRICULTURE
PROPOSED USE	RESIDENTIAL (SFD & TOWNHOMES)
PROPOSED ZONING	R-8 CONDITIONAL
TOTAL PROJECT AREA	498.283 AC
PROPOSED DENSITY	1146 UNITS / 498.283 AC = 2.3 DU/AC
RIVER BASIN	NEUSE
SURFACE WATER CLASSIFICATION	C; NSW
WATERSHED	NONE
FEMA	3720169600K, 3720169500K, 3720168500K EFFECTIVE 06-20-2018



The John R. McAdams Company, 621 Hillsborough Street Suite 500 Raleigh, NC 27603

phone 919. 361. 5000 fax 919. 361. 2269

www.mcadamsco.com

license number: C-0293, C-187

### CONTACT

BEN MAYO mayo@mcadamsco.com PHONE: 919. 361. 5000

#### **CLIENT**

ROCK TOWER PARTNERS LLC PO BOX 1797 CLAYTON, NC 27528 PHONE: 919. 421. 4495

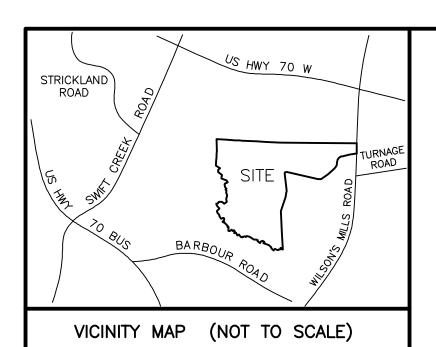


### **PROJECT DIRECTORY**

REVISIONS

CONDITIONAL ZONING SITE PLAN FOR:

BELLAMY SPEC25270 SMITHFIELD, NC 27577 PROJECT NUMBER: SPEC25270



#### THIS SURVEY:

- ☐ A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

#### **C.** IS ONE OF THE FOLLOWING:

- 1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING
- 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH SUCH AS A WATERCOURSE
- 3) IS A CONTROL SURVEY
- 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- ☐ D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF
- ☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

DATE SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

**SURVEYOR** 

STATE OF NORTH CAROLINA, <u>JOHNSTON</u> COUNTY

I, CURK T. LANE , DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK\_\_\_\_\_, PAGE\_\_\_\_\_,
ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK\_\_\_\_\_, PAGE \_\_\_\_\_; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10.000+; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSÍTIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK: THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11 -A ... WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS \_\_\_\_\_\_ DAY OF\_\_\_\_\_\_, A.D. 2025

L - 3990

SURVEYOR

LICENSE NUMBER

LINE	BEARING	DISTANCE
L1	S18'38'49"W	476.43'
L2	S18'07'54"W	275.39'
L3	S89'51'14"E	22.72'
L4	N05°03'21"W	50.01'
L5	S84°57'01"W	24.18'
L6	S05'19'31"E	481.93'
L7	N88'32'11"E	30.07
L8	S05'19'31"E	60.49'
L9	S05'19'31"E	280.70'
L10	S04'50'04"E	346.94'
L11	S87°16'00"W	333.31'
L12	S46°41'41"E	502.97
L13	N46'44'00"W	437.75'
L14	S87°16'00"W	255.56'
L15	S77*24'22"W	676.77'
L16	S08'01'38"W	9.15'
L17	S08'01'38"W	85.26'
L18	S49°35'08"W	634.68'
L19	N88'21'00"W	56.92'
L20	S07'48'47"E	705.69
L21	S12'27'40"W	117.99'
L21	S77'24'22"W	684.42'
L23	S08'01'38"W	94.41
L23	S49°35'08"W	634.68
L24 L25	N88'21'00"W	56.92
	S07'48'47"E	
L26		705.69'
L27	S62'30'21"W	47.91' 207.45'
L28 L29	S07°45'18"W N80°46'18"W	
	NOU 40 10 W	51.29'
L30	N11'06'21"W	68.82'
L31	S87°20'52"W	34.06'
L32	S03'25'05"W	36.80'
L33	S32'10'46"W	46.19'
L34	S81'41'57"W S43'44'56"W	66.71'
L35		44.20'
L36	N70°14'08"W	50.99'
L37	N70*14'08"W	112.05'
L38	S37°15'24"W	94.73
L39	N43*28'48"W	148.81'
L40	N01.13,41,M	52.50'
L41	N56'56'09"W	161.89'
L42	N69*50'16"W	267.35'
L43	N66'31'05"E	59.90'
L44	N27'48'27"W	44.92'
L45	N62'44'50"W	85.93'
L46	S67'27'03"W	100.77
L47	S16'51'42"W	64.80'
L48	N56'41'22"W	148.33'
L49	N19'56'26"E	45.14'
L50	N64'17'42"W	65.98'
L51	S86'27'26"W	122.65
L52	N56*52'22"W	255.94'
L53	N81°07'27"W	147.85
L54	S47°02'19"W	59.08'
L55	N61°15'41"W	49.20'

LIINL	DEAMING	DISTANCE
L56	S80'52'09"W	72.20'
L57	S48'18'24"W	51.06'
L58	N78°59'36"W	69.68'
L59	N43°27'33"W	150.88'
L60	S52°00'36"W	78.20'
L61	N30°51'12"W	167.89'
L62	S58°37'49"W	81.39'
L63	N10'52'43"E	83.62'
L64	N21'11'41"W	63.65'
L65	S89'50'44"W	56.24'
L66	N33°57'06"W	82.22'
L67	S47°50'04"W	109.54
L68	S85*59'54"W	68.34'
L69	S85°59'54"W N19°14'56"W	92.28'
L70	N07'29'26"W	101.10'
L71	N49°45'01"W	128.95'
L72	N39°50'46"W	95.24
L73	N67°20'17"W	106.33
L74	N22°14'12"W	32.19'
L75	N79'17'11"E	64.98'
L76	N07°22'00"E	127.78
L77	N55°18'48"W	60.31'
L78	S70°05'46"W	118.82'
L79	N33°58'07"W	134.40'
L80	N09'46'08"E	43.21'
L81	N38°26'07"W	178.22
L82	N16'23'14"W	53.92'
L83	N44°08′31″E	171.79
L84	N43°57'20"W	198.29
L85	N17°46'56"W	90.30'
L86	N78'34'46"E	72.20'
L87	N30'00'44"E	101.76
L88	S87'50'06"E	146.78
L89	S48'34'47"E	138.45
L90	N49'26'24"E	157.59'
L91	N14'34'31"W	138.11'
L92	N16'30'09"E	152.27
L93	N06°21'11"W N33°41'56"W	81.79'
L94	N33°41°56°W	67.35
L95	N09'00'49"E	111.62'
L96	N46'37'26"W	64.76'
L97	N33'29'09"E	62.31'
L98	N45'46'01"W	83.64'
L99	N13'05'06"W	131.51
L100	N20°21'14"E N63°12'29"E	53.24
L101	N42°27'56"W	151.94'
L102	N42 27 56 W N68'08'16"W	110.53' 251.32'
L103 L104	N07'09'24"E	166.40'
L104	N54'42'11"W	225.15
L105	N02'29'41"W	96.17'
L106	N47'41'28"E	119.03'
L107	N51'49'23"W	225.63
L108	S18'02'24"W	529.14
	1 010022+ 11	020,17

DISTANCE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	245.00'	296.67	278.87'	S42'43'00"W
C2	555.00'	129.82'	129.52'	S14'43'41"W
C3	555.00'	272.74	270.01'	S35'30'26"W
C4	280.00'	205.57	200.98'	S70°37'04"W
C5	730.00'	117.92'	117.79'	N83'43'20"W
C6	35.00'	66.41	56.89'	S46'32'46"W
C7	305.00'	369.32'	347.17'	S42'43'00"W
C8	495.00'	359.04	351.22'	N28'48'23"E
C9	220.00'	161.52'	157.91'	S70°37'04"W
C10	670.00'	108.23'	108.11	N83'43'20"W
C11	95.00'	180.26'	154.41'	S46'32'46"W
C12	330.00'	112.87'	112.32'	S17'36'41"E

NO.	TFS∙	

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
- 6) GRID TIE BY GPS
- 7) ZONING: R-20A
- 8) PARENT TRACT DEED DB 4377 PG 880
- 9) PARCEL NO. 17K08039A

#### REFERENCES:

KEI EIKEINOEG.	
DB 4377 PG 880 DB 4390 PG 928 DB 5184 PG 751 DB 5184 PG 751 DB 5008 PG 504 DB 4952 PG 512 DB 6084 PG 289 DB 5314 PG 442 DB 6203 PG 690 DB 6625 PG 874 DB 5038 PG 636 DB 1908 PG 697 DB 1897 PG 940 DB 6435 PG 343 DB 6710 PG 142 DB 3617 PG 255 DB 6169 PG 185 DB 6259 PG 324 DB 2588 PG 923 DB 3086 PG 160 DB 1594 PG 292 DB 4207 PG 081 DB 6893 PG 984 DB 6851 PG 544 DB 6851 PG 5544 DB 6851 PG 5544 DB 6851 PG 5544 DB 6851 PG 5544 DB 6851 PG 5944 DB 6851 PG 5544 DB 5700 PG 098	

OWNER: E & F PROPERTIES INC. P.O. BOX 1352 SMITHFIELD, N.C. 27577

BOUNDARY SURVEY

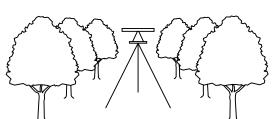
## E & F PROPERTIES INC.

WILSON'S MILLS TWP, JOHNSTON COUNTY NORTH CAROLINA JULY 29, 2025 SHEET 1 OF 2

SURVEYED BY: TLS DRAWN BY: MIKE

CHECKED BY: CURK BOUNDARY.DWG

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET CLAYTON, N.C. 27520 TELEPHONE: (919) 359-0427 FAX: (919) 359-0428 www.truelinesurveying.com

C - 1859

PROPERTY SHOWN HEREON IS PARTIALLY AS SHOWN LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720169500 K EFFECTIVE DATE: 6-20-2018

DATE SURVEYOR

I, CURK T. LANE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, FOR THE PURPOSE OF HORIZONTAL CONTROL IN ORDER TO TIE THIS SURVEY TO NC GRID; AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

CLASS OF SURVEY: POSITION ACCURACY: TYPE OF GPS FIELD PROCEDURE: DATES OF SURVEY: DATUM/EPOCH: PUBLISHED/FIXED-CONTROL USED: GEOID MODEL: COMBINED GRID FACTOR:

REPORTING UNITS:

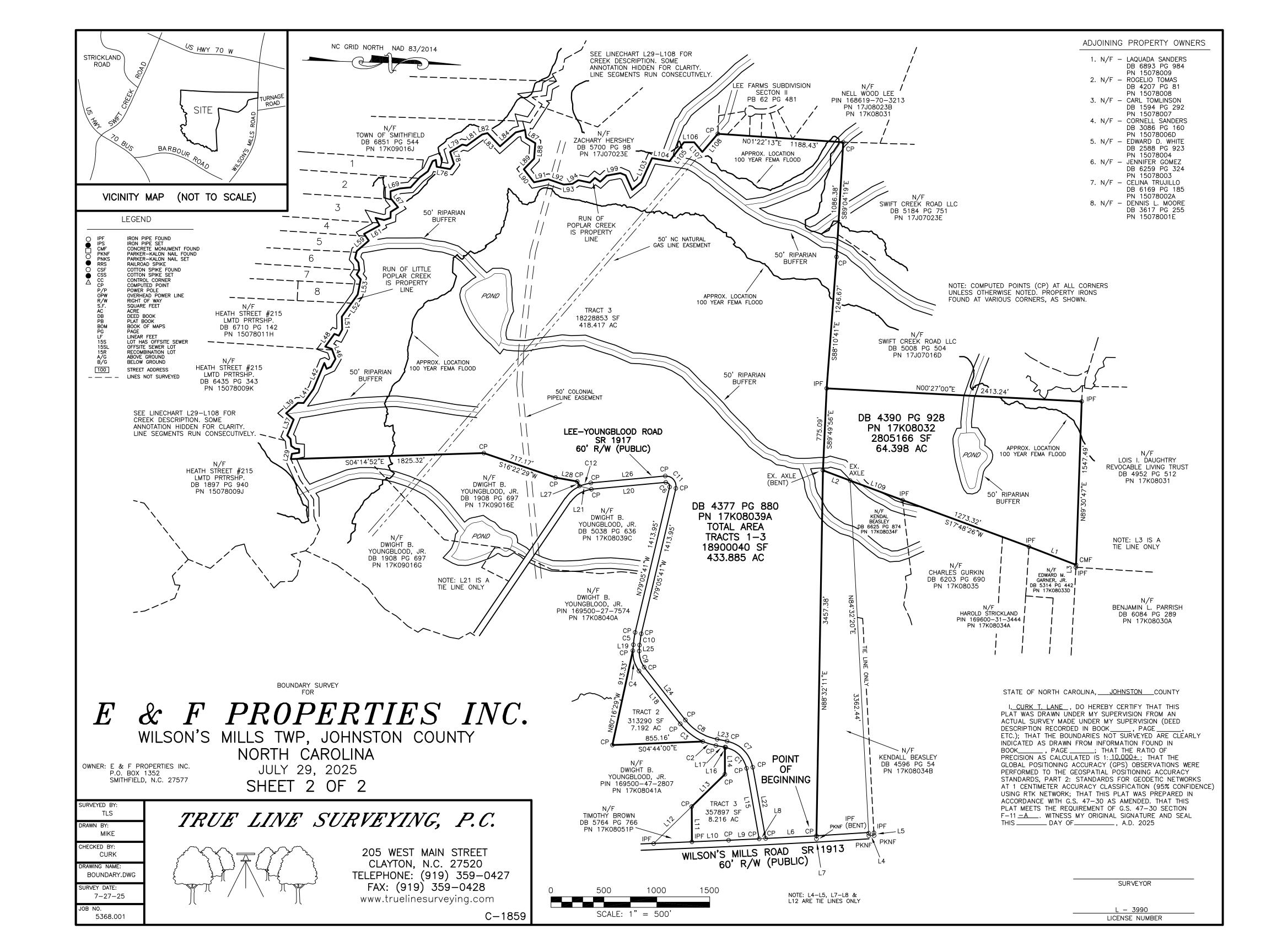
0.026 FEET, ELLIPTICAL ERROR AXIS VRS SESSION 2 CONTROL POINTS 7-27-25 NAD 83(2011)/EPICH 2010.000 NC GNSS CORS AND RTK NAVD 88 USING GEOID 18 0.99988779(AVG) US FEET

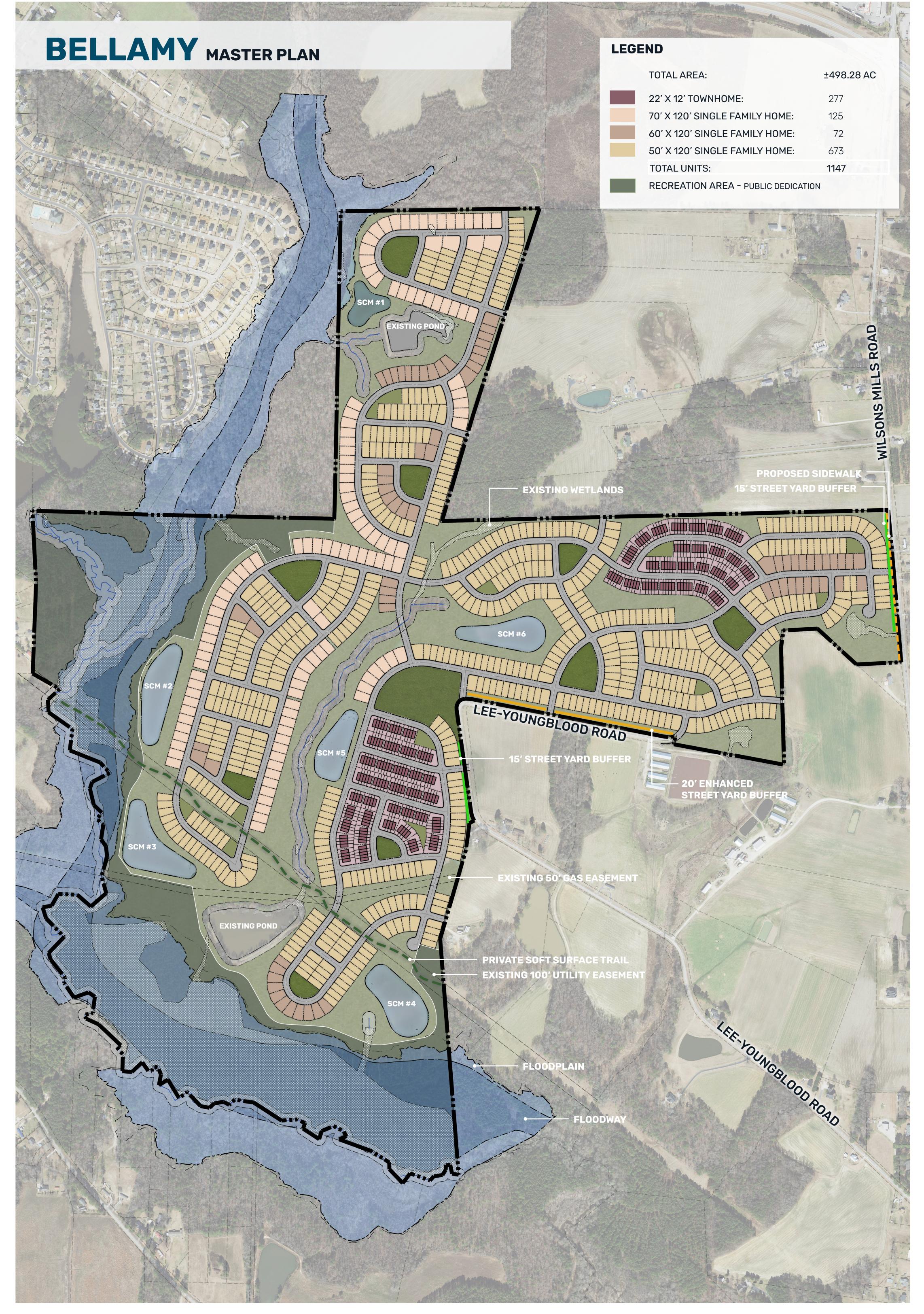
LEGEND

IRON PIPE FOUND
IRON PIPE SET
CONCRETE MONUMENT FOUND
PARKER-KALON NAIL FOUND
PARKER-KALON NAIL SET PARKER-KALON NAIL SI
RAILROAD SPIKE
COTTON SPIKE FOUND
COTTON SPIKE SET
CONTROL CORNER
COMPUTED POINT COMPUTED POINT
POWER POLE
OVERHEAD POWER LINE
RIGHT OF WAY
SQUARE FEET
ACRE
DEED BOOK
PLAT BOOK
BOOK OF MAPS
PAGE
LINEAR FEET
LOT HAS OFFSITE SEWER
OFFSITE SEWER
OFFSITE SEWER
LOT
RECOMBINATION LOT RECOMBINATION LOT ABOVE GROUND BELOW GROUND 100 STREET ADDRESS LINES NOT SURVEYED

JOB NO. 5368.001

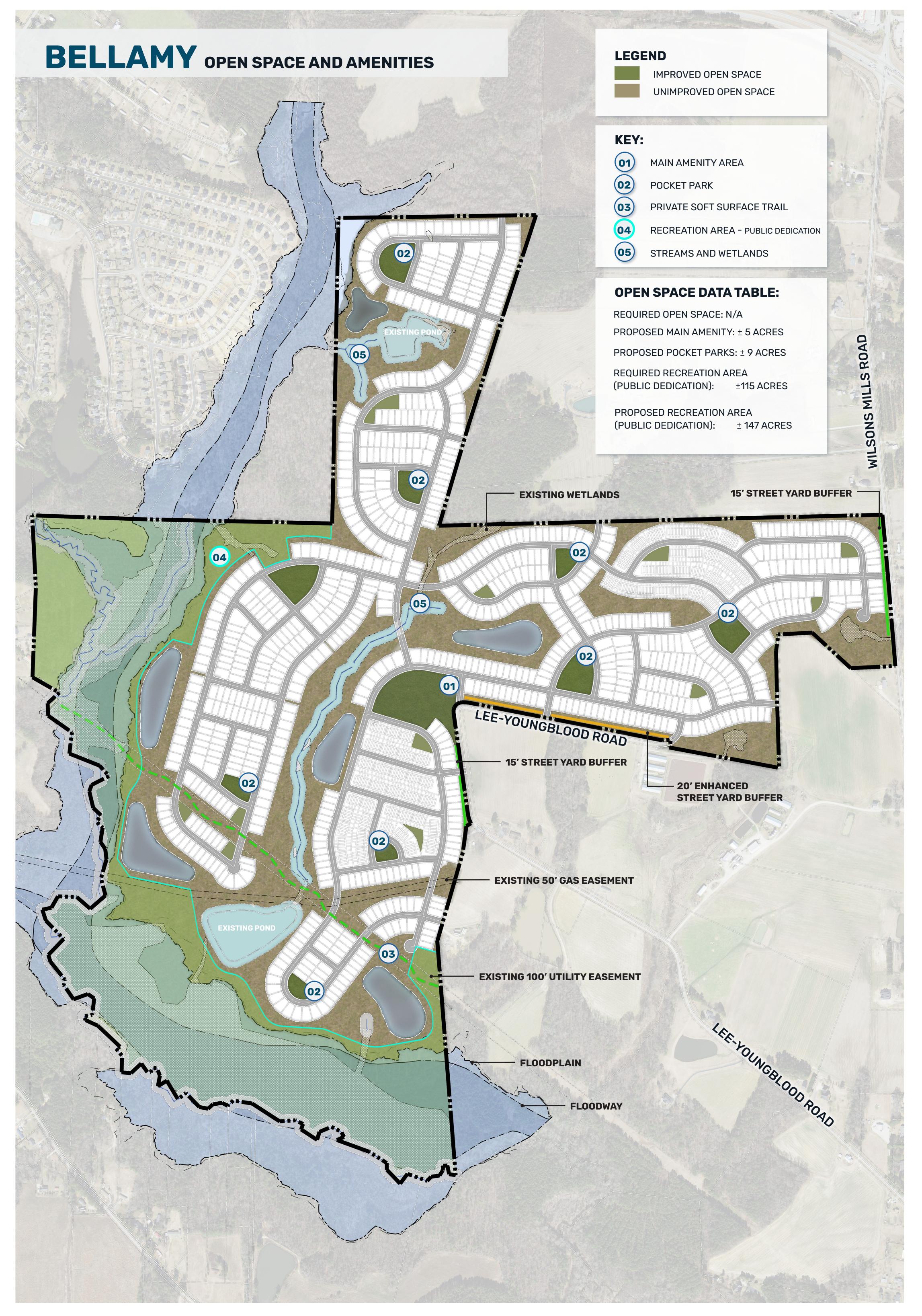
SURVEY DATE: 7-27-25









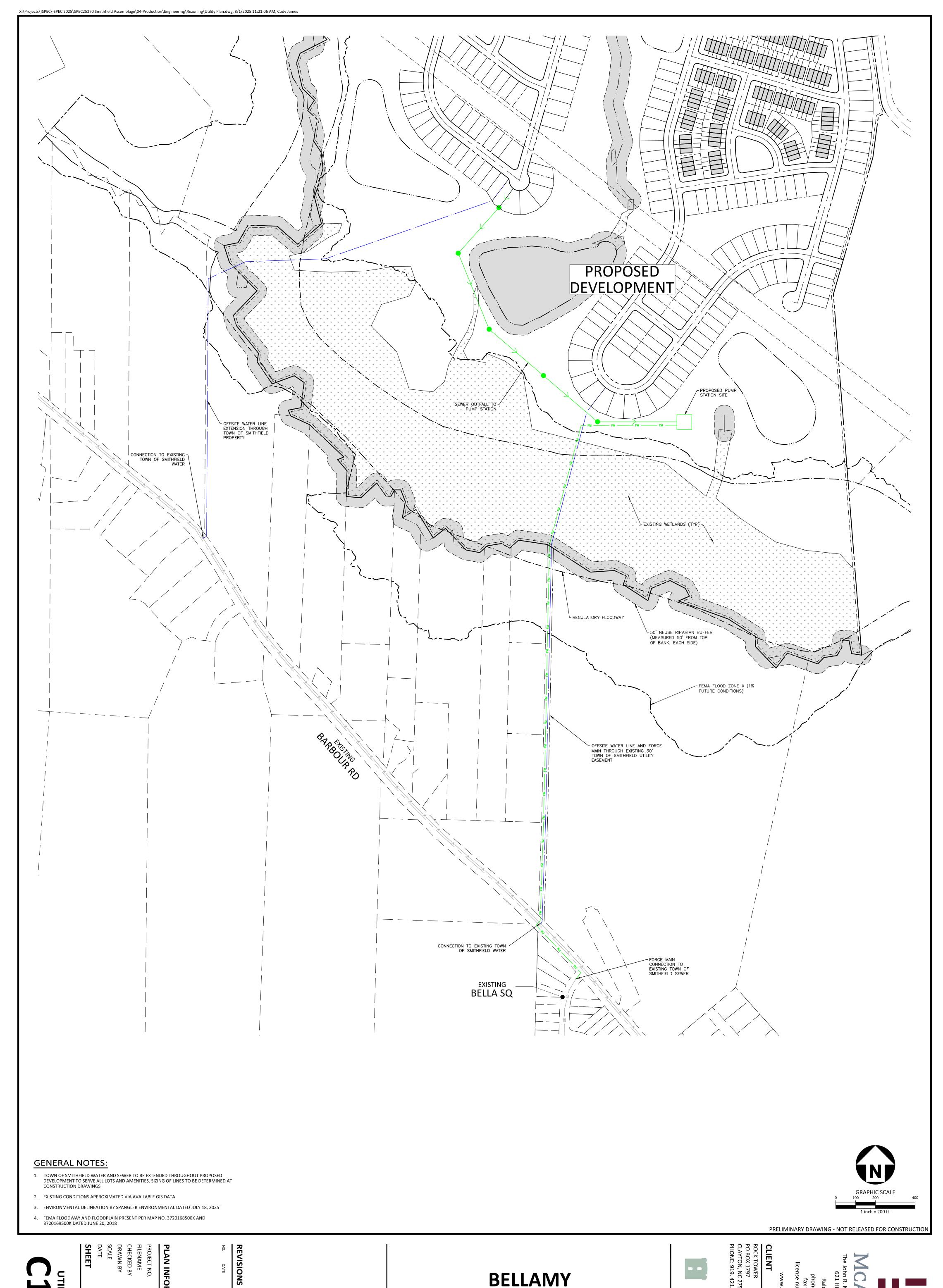




PREPARED FOR: ROCK TOWER PARTNERS

LLC

7/31/2025





PLAN INFORMATION

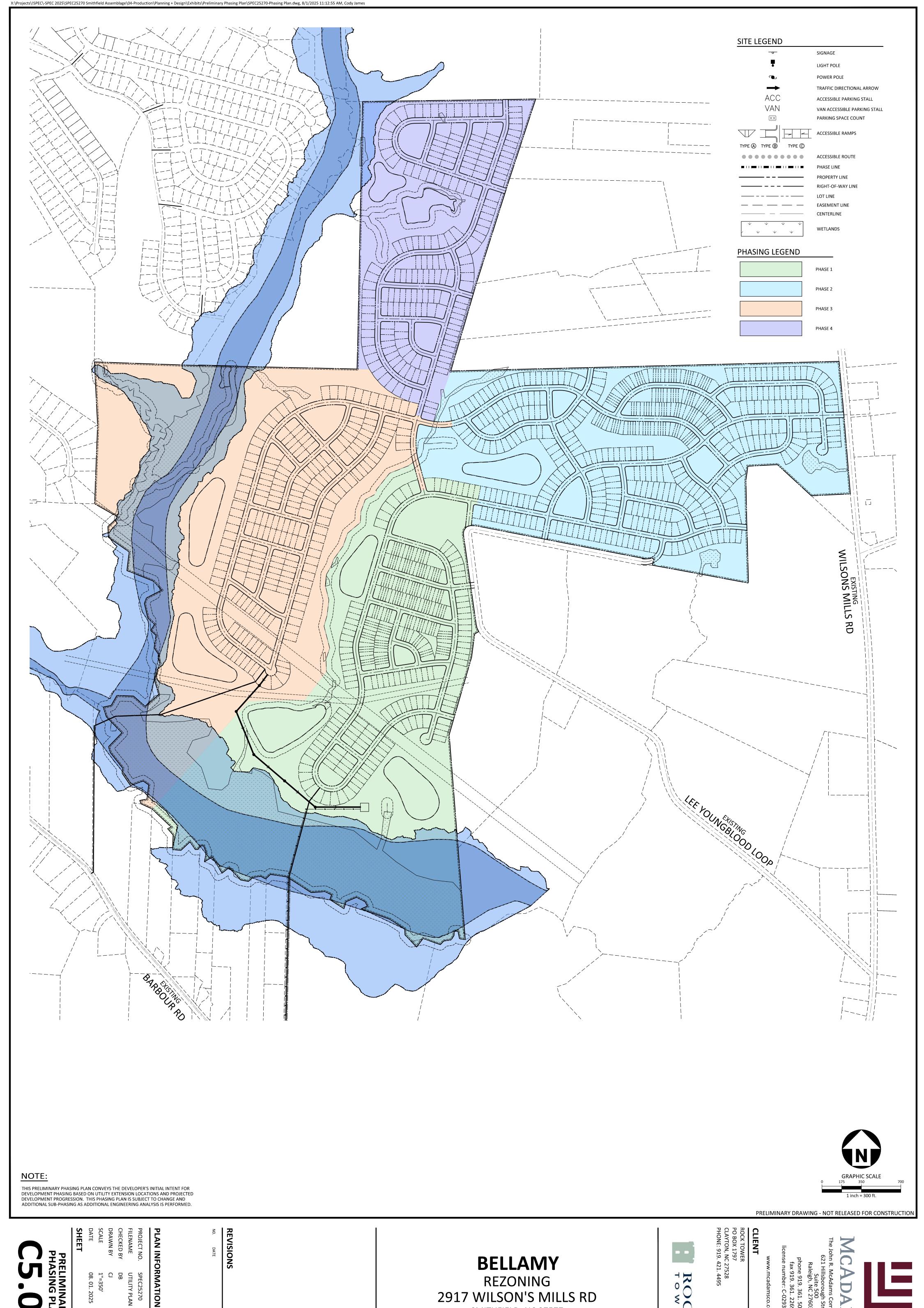
**BELLAMY** REZONING 2917 WILSON'S MILLS RD SMITHFIELD, NC 27577



CLIENT

The John R. McAdams Company, Inc. 621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187





DB CJ 1"=350' 08. 01. 2025

**BELLAMY** REZONING 2917 WILSON'S MILLS RD SMITHFIELD, NC 27577



The John R. McAdams Company, Inc. 621 Hillsborough Street
Suite 500
Raleigh, NC 27603
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#### 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),  $\underline{CZ-25-05}$  were notified by First Class Mail on  $\underline{8/22/25}$  of the Public Meeting on September  $4^{th}$ , 2025.

Signature Advantage

Johnston County, North Carolina

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

2 St day of August	_, 2025
Outland Gamonds  Notary Public Signature	
Notary Public Signature U  JULIANNI, Gamondo)	
Notary Public Name	

My Commission expires on -19-2028 (Seal)



ParcelID	Name1	Name2	Address1	Address2	CityStateZip
	E & F PROPERTIES INC			PO BOX 1352	SMITHFIELD, NC 27577-0000
17J08024R	CAJAHUARINGA, ROSA ELVIRA		647 WEATHERSPOON LN		SMITHFIELD, NC 27577-9641
17J08025B	ABR PROJECTS, LLC		240 HOMESTEAD LN		SMITHFIELD, NC 27577-9395
17J08025C	VELASQUEZ, ELMER	VELASQUEZ, NERY L	684 WEATHERSPOON LN		SMITHFIELD, NC 27577-9640
17J08024P	SOTO, LENIN SALVADOR		599 WEATHERSPOON LN		SMITHFIELD, NC 27577-9660
17J08026Y	JONES, GARRY LEE	JONES, BEVERLY M	254 HOMESTEAD LN		SMITHFIELD, NC 27577-9395
15078008	3 TOMAS, ROGELIO FABIAN		117 JUNIPER DR		CLAYTON, NC 27520-9756
15078002A	TRUJILLO, CELINA JAIMES	TRUJILLO, EVER	404 DAVID RD		WENDELL, NC 27591-7304
	SANDERS, LAQUADA D.		3761 HORSESHOE FARM ST		RALEIGH, NC 27610-6425
	SANDERS, CORNELL	CHANDLER, MARY SANDERS HEIRS	1212 HILLBRIDGE DR		HAINES CITY, FL 33844-7606
17K08051P	BROWN, KAYLA MESSER	BROWN, TIMOTHY JAMES	2735 WILSONS MILLS RD		SMITHFIELD, NC 27577-8965
17K09016I	FOUNDATION OF CHRIST HOLINESS		806 S 3RD ST		SMITHFIELD, NC 27577-4300
	YOUNGBLOOD, DWIGHT B JR		301 LEE YOUNGBLOOD LOOP RD		SMITHFIELD, NC 27577-0000
	YOUNGBLOOD, DWIGHT B JR		301 LEE YOUNGBLOOD LOOP RD		SMITHFIELD, NC 27577-0000
17K09016J	TOWN OF SMITHFIELD			PO BOX 761	SMITHFIELD, NC 27577-0000
	YOUNGBLOOD, DWIGHT B JR		301 LEE YOUNGBLOOD LOOP RD		SMITHFIELD, NC 27577-0000
17J08024X	NIETO, MARTA ALICIA PANIAQUA		750 WEATHERSPOON LN		SMITHFIELD, NC 27577-9651
	MOORE, DENNIS L		3324 FOX STREET		PHILADELPHIA, PA 19129-0000
	HEATH STREET #215 LMTD PRTRSHP		258 MEADOWBROOK DR		FOUR OAKS, NC 27524-8550
	HEATH STREET #215 LMTD PRTRSHP		258 MEADOWBROOK DR		FOUR OAKS, NC 27524-8550
17K08034B	BEASLEY, KENDALL L		376 PEELE RD		CLAYTON, NC 27520-6869
15078009J	HEATH STREET #215 LMTD PRTRSHP		258 MEADOWBROOK DR		FOUR OAKS, NC 27524-8550
	LEE, KAREN REBECCA		2892 WILSONS MILLS RD		SMITHFIELD, NC 27577-7653
17K08050	LEE, KAREN REBECCA		2892 WILSONS MILLS RD	D O DOV 1961	SMITHFIELD, NC 27577-7653
	WOOD, JOYCE J		2892 WILSONS MILLS RD	P O BOX 1861	SMITHFIELD, NC 27577-0000
	LEE, KAREN REBECCA TYNER, JEAN BARNES		559 TURNAGE RD		SMITHFIELD, NC 27577-7653
	*		613 S VERMONT ST		SMITHFIELD, NC 27577-0000
	LANGDON, LORI WOOD LEE, KAREN REBECCA		2892 WILSONS MILLS RD		SMITHFIELD, NC 27577-3825
	LEE, KAREN REBECCA		2892 WILSONS MILLS RD		SMITHFIELD, NC 27577-7653 SMITHFIELD, NC 27577-7653
17,0804411 17,07016D	SWIFT CREEK ROAD LLC		114 W MAIN ST		CLAYTON, NC 27520-2321
	YOUNGBLOOD, DWIGHT B JR		301 LEE YOUNGBLOOD LOOP RD		SMITHFIELD, NC 27577-0000
17K08040A	E&F PROPERTIES INC		301 LEE TOOMGBEOOD EOOF ND	PO BOX 1352	SMITHFIELD, NC 27577-1352
17K08034F	BEASLEY, KENDALL LEON	BEASLEY, WENDY L	376 PEELE ROAD	1 0 BOX 1332	CLAYTON, NC 27520-0000
	YOUNGBLOOD, DWIGHT BENJAMIN JR	DEFISIEN, WEND I'E	301 LEE YOUNGBLOOD LOOP		SMITHFIELD, NC 27577-5577
17K08053K			501 222 10011052005 2001		5
17J08024T	WEEKS, ISAAC	WEEKS, ALICE	691 WEATHERSPOON LN		SMITHFIELD, NC 27577-0000
17J08024V	CHAGOLLA, RAFAEL HURTADO	JUAREZ, BERTHA	743 WEATHERSPOON LN		SMITHFIELD, NC 27577-9652
17J08024	HERSHEY, ZACHARY LYNN	HERSHEY, LAURA ELIZABETH	410 BEECHWOOD DR		SMITHFIELD, NC 27577-3702
17J08024S	SAYLOR, SHANTA	SAYLOR, BRANDON	665 WEATHERSPOON LANE		SMITHFIELD, NC 27577
17J08024Y	VELASQUEZ, ELMER	VELASQUEZ, NERY L	684 WEATHERSPOON LN		SMITHFIELD, NC 27577-9640
17J08024Q	SOTO, LENIN S		627 WEATHERSPOON LANE		SMITHFIELD, NC 27577-0000
17J08024W	URREGO, EDISSON D		749 WEATHERSPOON LANE		SMITHFIELD, NC 27577-0000
17J08024Z	PHIPPS, RAYMOND T		734 WEATHERSPOON LANE		SMITHFIELD, NC 27577-0000
17J08025D	DAVIS, CALEB WAYNE	DAVIS, JESSICA HOPE	638 WEATHERSPOON LN		SMITHFIELD, NC 27577-9640
17J08024U	DUARTE, NAZAREO		717 WEATHERSPOON LN		SMITHFIELD, NC 27577-9652
15078003	GOMEZ, JENNIFER TOMAS	GOMEZ, MARCELINO MUNOZ	405 HUNTING DR		SELMA, NC 27576-3666
15078004	WHITE, EDWARD D			P O BOX 831	SMITHFIELD, NC 27577-0000
17J07017O	HOLLEY, KEVIN	HOLLEY, VALERIE RICHARDSON	612 TRALEE DR		SMITHFIELD, NC 27577-9663
17J07023E	SWIFT CREEK ROAD LLC		114 W MAIN ST		CLAYTON, NC 27520-2321
17J07017N	, , , , , , , , , , , , , , , , , , ,		624 TRALEE DR		SMITHFIELD, NC 27577-9663
	CBAR ASSET COMPANY LLC		5001 PLAZA ON THE LK STE 200		AUSTIN, TX 78746-1053
	7 TOMLINSON, CARL	TOMLINSON, ANTHONY	2320 N GRATZ ST		PHILADELPHIA, PA 19132-4337
17J080240	WATSON, AKHIRA CHAUNTY		565 WEATHERSPOON LN		SMITHFIELD, NC 27577-9660
17J08023B	LEE, NELL WOOD		233 LEE FARM LN		SMITHFIELD, NC 27577-9317
17J07015Y	JONES, KENNETH RAY			PO BOX 208	WILSONS MILLS, NC 27593-0208
17J07039I	FIELDS, LATESHA		126 CARISSA DR		SMITHFIELD, NC 27577-9582
17K08030A	PARRISH, BENJAMIN L. JR.	C DALICUTERY LOIS L TOUSTEE	3467 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17K08031	LOIS I. DAUGHTRY REVOCABLE LIVING TRU	S DAUGHTRY, LOIS I. TRUSTEE	4407 STONEY HILL CHURCH RD	DO DOY 222	BAILEY, NC 27807-8761
17K08005	JONES, KENNETH R	MAODENIO ELIZADETII	122 CARICCA DR	PO BOX 208	WILSONS MILLS, NC 27593-0208
17J07039L	ZUNIGA, FRANCISCO MORENO	MORENO, ELIZABETH	123 CARISSA DR		SMITHFIELD, NC 27577-9581
17J07040P	SWIFT CREEK ROAD LLC		114 W MAIN ST		CLAYTON, NC 27520-2321
17K08033D	GARNER, EDWARD M. JR.		3409 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17J07039J 17J07039K	KENNEY, CATHERINE LEE SFR JV-2 2024-2 BORROWER LLC		124 CARISSA DR	PO BOX 4900	SMITHFIELD, NC 27577-9582 SCOTTSDALE, AZ 85261-4900
17307039K 17K08035	GURKIN, CHARLES RANDALL	GURKIN, CYNTHIA L.	3187 WILSONS MILLS RD	1 O BOX 4500	SMITHFIELD, NC 27577-7648
	STRICKLAND, HAROLD WATSON	Committee Committee	3275 WILSONS MILLS RD		SMITHFIELD, NC 27577-7642
1,5505-A			22.5 TTL001.0 MILLO ND		