

TOWN OF SMITHFIELD BOARD OF ADJUSTMENT AGENDA PACKET



Chairman: Sarah Edwards
Vice-Chairman: Jeremy Pearce

Monique Austin
Thomas Bell
Jason Evans

Stephen Wensman, AICP, RLA, Planning Director
Micah Woodard, CZO Planner I
Julie Edmonds, Administrative Assistant

Meeting Date: Thursday, December 18, 2025

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall



**BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
DECEMBER 18TH, 2025
MEETING TIME: 6:00 PM
TOWN HALL**

1) Call to Order

2) Approval of the minutes for October 30th, 2025

3) New Business

None

4) Public Hearing

a.) **BA-25-06**: Clarius Partners, LLC is requesting a variance to subdivide and develop their property. The requested deviation pertains to cul-de-sac length. The parcel considered for the variance is located along the east side of US 70 Business West, Clayton near Saint Ann Catholic Church, further identified by Johnston County Tax ID 17J07032.

5) Old Business

None

6) Adjournment

Draft
Town of Smithfield
Board of Adjustment
Thursday, October 30th, 2025
6:00 P.M. Town Hall,
Council Chambers

Members Present:

Sarah Edwards, Chairman
Jeremy Pearce, Vice Chairman
Thomas Bell
Monique Austin
Jason Evans

Members Absent:

Staff Present:

Micah Woodard, Planner I
Julie Edmonds, Admin Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

Approval of minutes from July 31st, 2025

Jeremy Pearce made a motion, seconded by Jason Evans to approve the minutes as written. Unanimously approved

New Business

Open Public Hearing

Jason Evans made a motion to open the public hearing; seconded by Monique Austin. Unanimously approved.

Oath was administered by Sarah Edwards to all individuals wishing to speak.

Jason Evans made a motion to open the evidentiary hearing for case BA-25-05; seconded by Monique Austin.

BA-25-05: Carolina Premium Outlets Signs: Simon Property Group DBA Carolina Premium Outlets, LLC is requesting a variance to refurbish two existing nonconforming signs. The Unified Development Ordinance (UDO) Section 9.9. outlines the restrictions for nonconforming signs. UDO Sections 10.22.1.1.6., 10.24.4., 10.25.3.1., and 10.25.3.2.5. regulate setbacks, maximum sign height, and allowable square footage for sign faces. The signs considered for the variance are located along Outlet Center Drive, further identified by Johnston County Tax ID 15074012Q and 15074012A.

Planner, Micah Woodard stated Simon Property Group DBA Carolina Premium Outlets, LLC is requesting a variance to refurbish two existing nonconforming signs. The Unified Development Ordinance (UDO) Section 9.9. outlines the restrictions for nonconforming signs. UDO Sections 10.22.1.1.6., 10.24.4., 10.25.3.1., and 10.25.3.2.5. regulate setbacks, maximum sign height, and allowable square footage for sign faces. The signs considered for the variance are located along Outlet Center Drive, further identified by Johnston County Tax ID 15074012Q and 15074012A.

FINDING OF FACT FOR VARIANCE (STAFF FINDINGS):

To approve a variance, the Board of Adjustments shall find all of the following provisions can be met (Staff's finding are in bold/ italic) (the applicant's finding are in the report packet):

1. Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. **If the applicant were to be required to comply with the current code obligations, the sign foundation and structure would require a complete removal and reconstruction. This is a financial hardship for the maintenance project. There is no location for Sign B that would meet the 10' required setback.**

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. **Advertising and branding are essential to a successful business, Outlet Center Drive and I-95 have large trees all along their frontage. Because of the location, signs of substantial size are needed in order to be well seen. The proposed signs will not stand out any more than what is already existing.**

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. **The existing signs were previously approved based on the code requirements of the time. Due to a natural event, Sign A was damaged and needs replacement. Being a business branding is important and the need for consistency is imperative.**

4. The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured, and substantial justice is achieved. **The proposed variance keeps the existing height requirements within the range of what was originally approved for Sign A and close for Sign B. The sign face square footages for Sign A have been reduced to be closer to the existing signage ordinance. And Sign B is within the allowable sign square footage. It is staff opinion that these requests are within the scope of reason and close to the set parameters outlined in the UDO.**

Jeremy Pearce made a motion to close BA-25-05; seconded by Jason Evans. Unanimously approved.

Old Business.

None

Adjournment.

Jason Evans made a motion to adjourn; seconded by Monique Austin. Unanimously approved.

Julie Edmonds



Administrative Support Specialist
Town of Smithfield
Planning Department



Request for Board of Adjustment Action

**Agenda
Item:** BA-25-06
Date: 12/18/25

Subject: Clarius Partners Variance
Department: Planning
Presented by: Micah Woodard, CZO, Planner I
Presentation: Public Hearing

Issue Statement

To review a variance from the maximum cul-de-sac length.

Financial Impact

None.

Action Needed

To hold an evidentiary hearing, review the variance request and decide whether to approve, approve with conditions, or deny.

Recommendation

Planning Staff recommends approval of the variance, Case no. BA-25-06, based on the finding of fact.

Approved: Town Manager Town Attorney

Attachments:

- Staff Report
- Finding of Fact
- Application and narrative
- Site Plan

BA-25-06 Clarius Park

File Number:
BA-25-06

Project Name:
Clarius Park

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

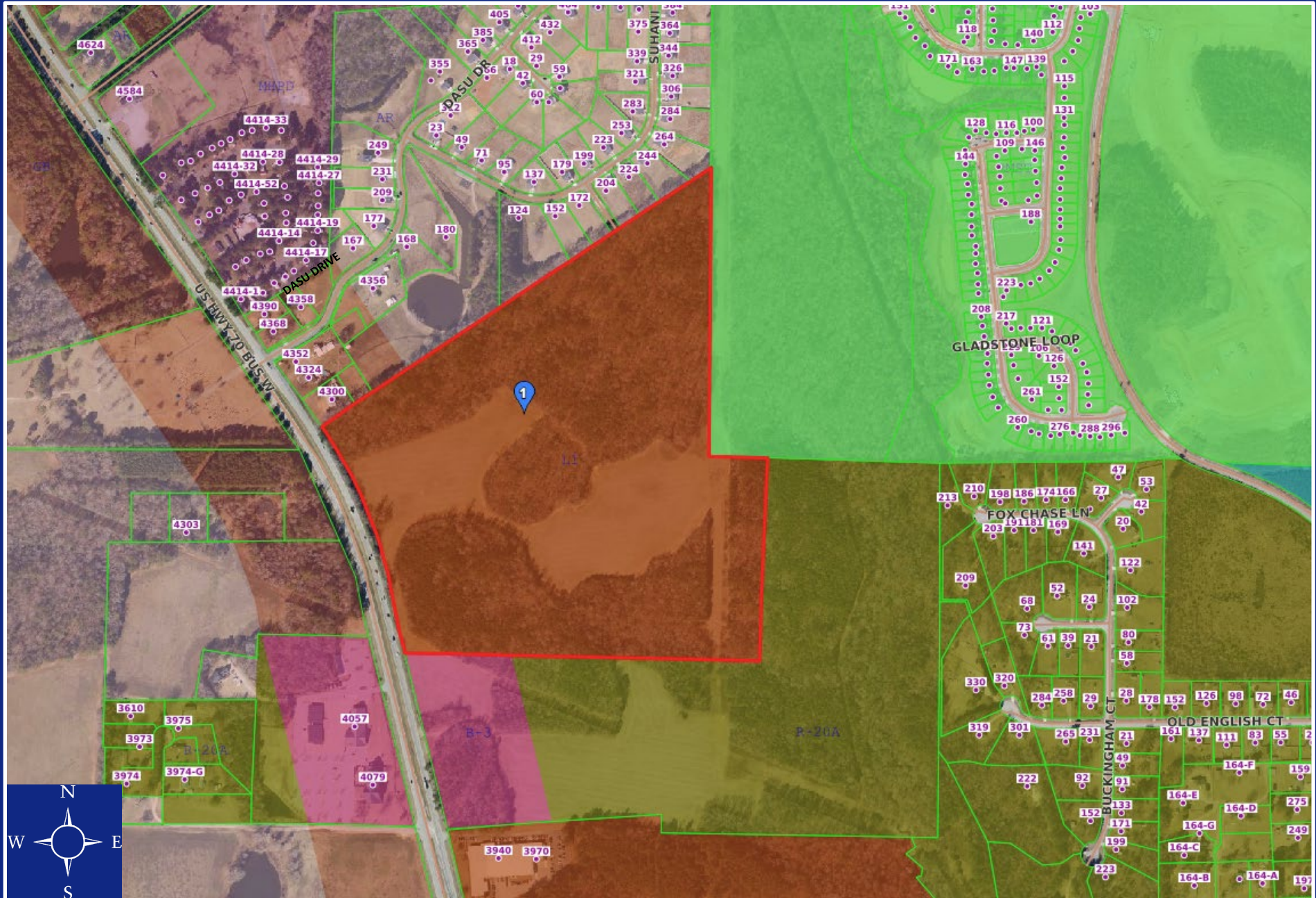
Tax ID#:
17J07032

Existing Zoning:
LI (Light Industrial)

Property Owner:
WALKER, NOVA C

Applicant:
Clarius Partners, LLC

City or ETJ:
ETJ





Staff Report

Agenda Item: BA-25-06

REQUEST:

Clarius Partners LLC is requesting a variance from Unified development Ordinance (UDO): Section 10.111.18, the maximum length of cul-de-sac to accommodate an industrial development on a property with the Johnston County Tax ID 17J07032.

PROJECT LOCATION:

The property considered for variance is located 3000 feet north of Cloverdale Drive and on the east side of US 70 Business East (northeast of St. Ann’s Catholic Church), identified by the Johnston County Tax ID 17J07032 and located at the north edge of the Town’s extra-territorial jurisdiction (ETJ).

CASE DATA:

Owner: Kathryn C. Maresh
 Applicant: Clarius Partners LLC
 Tax ID#: 17J07032
 Town/ETJ: ETJ
 Acreage: 75.51
 Present Zoning: Light Industrial
 Existing Use: Vacant/Agricultural Land
 Water Service: Johnston County
 Sewer Service: Johnston County
 Electrical Service: Duke

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

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

ANALYSIS:

The proposed industrial development will create 4 development lots and 3 lots that will be owned in common that hold the shared private road, stormwater facilities and wetlands. The site will be served by a single private cul-de-sac that exceeds the maximum length for cul-de-sacs with no lateral road connections because of the adjacent residential land developments (to the north and east) and wetlands to the south. All lots meet or exceed the standards for Light Industrial Lot 4 meets the requirements for a flag-lot.

Variance: 835' Lin. Ft Variance from UDO Section 10.111.18, Maximum Length of Cul-de-sac.

In the UDO, the maximum length of cul-de-sac is allowed is 750 feet. This regulation is derived from the length of roadway that can reasonably be protected from fire in the event the cul-de-sac is blocked. The proposed private cul-de-sac is 1,585 feet long and the applicant is seeking an 835 lineal foot variance.

Typically, subdivisions are required to provide lateral access to adjacent properties so the roads can be extended into adjacent development. This site is at the northern edge of the Town's ETJ with residential development to the north in the County's jurisdiction, and residential to the east in the Wilson's Mills Jurisdiction and wetlands to the south of the site – all making lateral road connections to adjacent parcels impractical. Because of these factors, the private drive exceeds the maximum permitted.

The site plan was designed with a second means of ingress and egress from US 70 Highway Business that will provide a secondary means of access in the case of an emergency. The Fire Department has reviewed the plans and has no concerns with the submitted plans for fire safety purposes; therefore, the Fire Department has no objection to the requested variance from the maximum length of cul-de-sac.

FINDING OF FACT FOR VARIANCE 1 (STAFF FINDINGS):

To approve a variance, the Board of Adjustments shall find all of the following provisions can be met (Staff's finding are in *bold/italic*) (the applicant's finding are in the report packet):

1. Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. **Strict adherence to the maximum length of cul-de-sac presents a hardship for development of this site. The depth of the development lot requires a road to service each lot and developable area. Lateral connections to the north and east are not recommended because of the desire to keep truck traffic away from the adjacent residential land uses. Lateral connection to the south isn't feasible because of the wetlands on the site in that area. strict adherence to the**

maximum length of street before a cul-de-sac would negatively impact the site's circulation and significantly decrease available site parking and building footprint.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. **The subject property is a large singular property. It totals over 60 acres and extends between 1500' and 2000' away from US-70. Within the large footprint there is a significant quantity of jurisdictional wetlands and intermittent, buffered streams. These environmental features heavily influence the developable area of the project and where building footprint, circulation, and parking are capable of being located. These existing environmental features are also the location of available low elevations on site where stormwater control measures need to be located for the project.**

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. **In this instance, strict adherence to the UDO would result in hardships to the project driven by the demands of the site's developable footprint and environmental constraints. The Applicant/Owner have not created these hardships, as they result from the property's existing size and configuration, as well as impacts from naturally-occurring vegetative and topographical constraints.**

4. The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured, and substantial justice is achieved. **The request of this variance to allow a greater street length towards a cul-de-sac is consistent with the spirit, purpose, and intent of the UDO. Stated previously, the cul-de-sac is intended to allow truck drivers to turn around more easily without having to navigate the site's building circulation routes and other truck courts. Related to life safety, the cul-de-sac as proposed does not function as a true dead end; routes off of the cul-de-sac are available to circulate the site for truck traffic and other users including fire trucks and other life-safety needs. The site's geometry, which is designed to accommodate tractor trailers, will allow for successful fire truck aerial apparatus turning movements through the proposed site. This variance being granted still meets the intent of the UDO while also maintaining health and life safety standards.**

RECOMMENDATION:

Planning Staff recommend the Board of Adjustment approve the 835' variance from the Unified Development Ordinance Section 10.111.18 based on the findings of fact for variances:

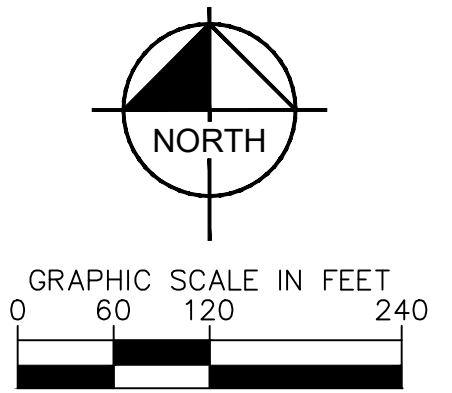
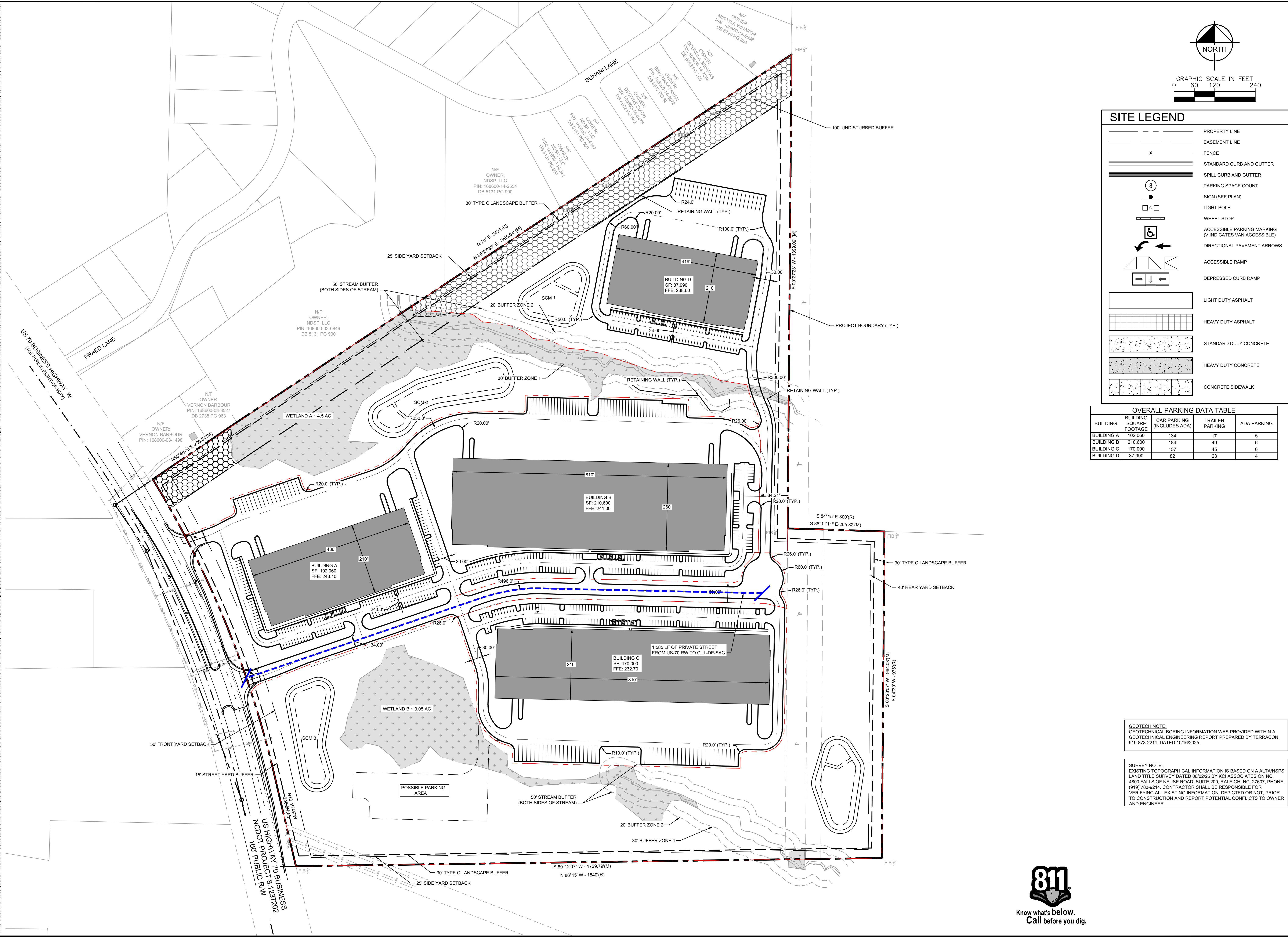
1. Unnecessary hardship would result from the strict application of the Ordinance.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
3. The hardship did not result from actions taken by the applicant or the property owner.
4. The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured, and substantial justice is achieved.

RECOMMENDED MOTION:

“Move to approve variance BA-25-06 granting an 835' ft variance from UDO Sections 10.111.18 Maximum length of cul-de-sac based on the four finding of fact.”

(Vote on each finding)

Plotted By: Johnson, Crystal Sheet Set: Smithfield Industrial Layout: C-100 SITE PLAN December 09, 2024 09:36:21pm K:\RAL_LDEV\016920001_Smithfield Industrial\Planning\Phase1\10_CAD Files\Site\Sheets\C-SITE.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- FENCE
- STANDARD CURB AND GUTTER
- SPILL CURB AND GUTTER
- PARKING SPACE COUNT
- SIGN (SEE PLAN)
- LIGHT POLE
- WHEEL STOP
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- DIRECTIONAL PAVEMENT ARROWS
- ACCESSIBLE RAMP
- DEPRESSED CURB RAMP
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK

OVERALL PARKING DATA TABLE

BUILDING	BUILDING SQUARE FOOTAGE	CAR PARKING (INCLUDES ADA)	TRAILER PARKING	ADA PARKING
BUILDING A	102,060	134	17	5
BUILDING B	210,600	184	49	6
BUILDING C	170,000	157	45	6
BUILDING D	87,990	82	23	4

GEOTECH NOTE:
 GEOTECHNICAL BORING INFORMATION WAS PROVIDED WITHIN A GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON, 919-873-2211, DATED 10/16/2023.

SURVEY NOTE:
 EXISTING TOPOGRAPHICAL INFORMATION IS BASED ON A ALTA/NSPS LAND TITLE SURVEY DATED 06/02/25 BY KCI ASSOCIATES ON NC, 4800 FALLS OF NEUSE ROAD, SUITE 200, RALEIGH, NC, 27607, PHONE: (919) 783-9214. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

Kimley»Horn

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 #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601

SITE PLAN

PRELIMINARY
 NOT FOR CONSTRUCTION

KHA PROJECT 016920001	DATE 11/26/2025	SCALE AS SHOWN	DESIGNED BY NDH	DRAWN BY GMW	CHECKED BY NDH
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SMITHFIELD INDUSTRIAL
 PREPARED FOR
 CLARIUS PARTNERS
 CLAYTON NC

SHEET NUMBER
 C-100





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

VARIANCE APPLICATION

Pursuant to Article 4, of the Town of Smithfield Unified Development Ordinance, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Board of Adjustment for relief from a requirement of the Unified Development Ordinance and to permit construction in a manner otherwise prohibited by this Ordinance where specific enforcement would result in unnecessary hardship.

In granting variances, the Board of Adjustment may impose such reasonable conditions as will insure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties.

Variance applications must be accompanied by a complete PDF application, 1 PDF of required plans, an Owner's Consent Form (attached) and the application fee.

SITE INFORMATION:

Name of Project: Clarius Park Acreage of property: 75.51
Parcel ID Number: 168600-13-3158 Tax ID: 17J07032
Deed Book: 220 Deed Page(s): 53
Address: 4100 US 70 Hwy Bus W
Location: West side of US Highway 70 Business, South of Dasu Dr.

Existing Use: Agricultural/Greenfield Proposed Use: Light Industrial

Existing Zoning District: LI

Requested Zoning District LI

Is project within a Planned Development: Yes No

Planned Development District (if applicable):

Variance Request (List Unified Development Code sections and paragraph numbers)

Sec 8.10.1.(B) - Minimum Lot Frontage for LI Light Industrial District

Sec 10.111.18 - Cul-De-Sacs

FOR OFFICE USE ONLY

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

OWNER INFORMATION:

adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

4.10.2.2.1 Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

See Appendix A

4.10.2.2.2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

See Appendix A

4.10.2.2.3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

See Appendix A

4.10.2.2.4. The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured and substantial justice is achieved.

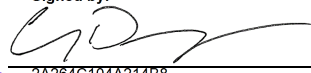
See Appendix A

APPLICANT AFFIDAVIT

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

Craig Dannegger

Print Name

Signed by:


2A264C104A214B8
Signature of Applicant

11/24/2025

Date



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

OWNER'S CONSENT FORM

Name of Project: Clarius Park

Submittal Date: 11/21/2025

OWNERS AUTHORIZATION

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

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

Signed by: Kathryn Maresh Kathryn Maresh 11/20/2025
808A8FAC3DB24E8
Signature of Owner *Print Name* *Date*

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

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

Signed by: Craig Dannegger Craig Dannegger 11/21/2025
2A264C104A214B8
Signature of Owner/Applicant *Print Name* *Date*

FOR OFFICE USE ONLY

File Number:	Date Received:	Parcel ID Number:
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APPENDIX A

STATEMENT OF JUSTIFICATION

The subject property is requesting the following variances to UDO Sections 8.10.1.B and 10.111.18: Reducing the required frontage to LI lots of 150' and increasing the length of street allowable to a cul-de-sac. These requests are being made as strict adherence to the UDO's requirements results in undue hardships towards the project. The cul-de-sac length is being requested to be extended because the nature of the use of our project involves large buildings whose footprints in building alone can exceed the 750' minimum. The project proposes a cul-de-sac at the rear of the site to allow for truck turnaround movements to facilitate more efficient and forgiving circulation to truck users and deliveries in the event of a missed turn. In addition, our understanding is the code is written with fire safety and access in mind. The cul-de-sac proposed allows circulation both north and south to proposed buildings; it is not a true dead-end street stub.

The variance to lot frontage is being requested because of the site's constraints and finding the best available buildable area on site. The proposed lots on the site are sequestered by intermittent streams and wetlands which does not allow significant frontage via a street without severely limiting the developable area of a buildings on site. Reducing the frontage requirement for these portions of the site will allow for adequate buildable area to remain while identifying realistic frontage where possible to do so.

REQUIRED FINDINGS OF FACT

4.10.2.2.1: *Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.*

Providing a cul-de-sac within the site's footprint for truck turnaround at or less than 750' would have significant impacts to site building footprint as it impacts parking fields and therefore building placement at the first onsite intersection. Also, a cul-de-sac placed in this area of the site would not properly facilitate the intent of the truck turnaround as trucks would not have navigated to the site's furthest eastern point past all decision points to turn. In this instance, strict adherence to the maximum length of street before a cul-de-sac would negatively impact the site's circulation, and significantly decrease available site parking and building footprint.

Providing required frontage to all proposed lots on the project is not feasible. The zoning for the property requires 150' of frontage to a street. For parcels containing ponds and the northernmost lot containing a building, providing that quantity of street frontage is not possible. Drawing lot lines towards US-70 frontage to satisfy this requirement would not be in the spirit of the UDO requirement for UDO frontage. Providing the required 150' frontage to a street to all proposed lots would require constructing additional, unnecessary streets on the project which would seriously impact developable area for building footprint.

4.10.2.2.2: *The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.*

The subject property is a large singular property. It totals over 60 acres and extends between 1500' and 2000' away from US-70. Within the large footprint there is a significant quantity of jurisdictional wetlands and intermittent, buffered streams. These environmental features heavily influence the developable area of the project and where building footprint, circulation, and parking are capable of being located. These existing environmental features are also the location of available low elevations on site where stormwater control measures need to be located for the project.

As a result of these topographic and environmental features, providing adequate frontage to all lots is not feasible without severely impacting site development area or impacting significant quantities of environmental features which are not permissible via the United States Army Corps of Engineers and the North Carolina Department of Water Resources.

4.10.2.2.3: *The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of that variance shall not be regarded as a self-created hardship.*

In this instance, strict adherence to the UDO would result in hardships to the project driven by the demands of the site's developable footprint and environmental constraints. The Applicant/Owner have not created these hardships, as they result from the property's existing size and configuration, as well as impacts from naturally-occurring vegetative and topographical constraints

4.10.2.2.4: *The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured and substantial justice is achieved.*

The request of this variance to allow a greater street length towards a cul-de-sac is consistent with the spirit, purpose, and intent of the UDO. Stated previously, the cul-de-sac is intended to allow truck drivers to turn around more easily without having to navigate the site's building circulation routes and other truck courts. Related to life safety, the cul-de-sac as proposed does not function as a true dead end; routes off of the cul-de-sac are available to circulate the site for truck traffic and other users including fire trucks and other life safety needs. The site's geometry, which is designed to accommodate tractor trailers, will allow for successful fire truck aerial apparatus turning movements through the proposed site. This variance being granted still meets the intent of the UDO while also maintaining health and life safety standards.



The request of this variance to reduce the required street frontage still meets the intent of the UDO. The request to reduce and not completely forgo frontage is based on the understanding that frontage is an important aspect of site geometry; this variance's request is based largely on existing site constraints impacting viable site geometry, which in turn informs site circulation. The project seeks to provide frontage to lots where possible and reduce where it is otherwise not possible based on the site's geometry and existing constraints. The request accommodates the project's unique geometry and existing conditions while still meeting the intent to provide frontage to lots.



PLANNING DEPARTMENT
Stephen Wensman, Planning Director

ADJOINING PROPERTY OWNERS CERTIFICATION

I, **Micah Woodard**, hereby certify that the property owner and adjacent property owners of the following petition, BA-25-06, were notified by First Class Mail on 12/5/25 of the Public Hearing on December 18th, 2025.

Micah Woodard
Signature

Johnston County, North Carolina

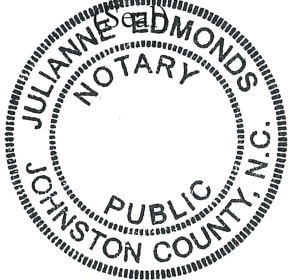
I, Julianne Edmonds, Notary Public for Johnston County and State of North Carolina do hereby certify that Micah Woodard personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

5th day of December, 2025

Julianne Edmonds
Notary Public Signature

Julianne Edmonds
Notary Public Name

My Commission expires on 1-15-2028



BA-25-06 Clarius Adjacent Properties List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
17J07032	WALKER, NOVA C		PO BOX 38		VALPARAISO, NE 68065-0038
17I06041F	KEITH, TIMOTHY H	KEITH, LARUE	4356 US 70 BUS HWY W		CLAYTON, NC 27520-6882
17J07041	ANREDDY LIVING TRUST	ANREDDY, NAGARAJU CO TRUSTEE	300 ANTON WAY		GARNER, NC 27529-6283
17J07041G	NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
17I06041C	KEITH, TIMOTHY H	KEITH, LARUE	4356 US 70 BUS HWY W		CLAYTON, NC 27520-6882
17J07033J	NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
17J07041P	FOLKLORE HOMES, LLC		169 ALAMO CT		CLAYTON, NC 27527-8003
17J07041A	WINAKOR, MIKAYLA	WINAKOR, COLBY	264 SUHANI LN		CLAYTON, NC 27520-6325
17J07041F	NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
17J07041H	NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
17J07041O	NATARAJAN, SREEKUMAR	SAROJINI, PRIYA	1705 WHISPERING WILLOW PL		SAN JOSE, CA 95125-4568
17J07041Q	JOSEPH, SUZZANE MARIE JOINT TENANTS (WROS)	JOSEPH, MELISSA LYNN JOINT TENANTS (WROS)	253 SUHANI LN		CLAYTON, NC 27520-6325
17J07041C	NARAYANAN, BINU	SOMARAJ, KOLLAMPARAMBIL SRUTI	2718 FORT FISHER TRCE		APEX, NC 27502-8522
17J07041E	NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
17J07041M	PALACIOS, JESUS ALBERTO GUERRA	DOSAGUES, HECTOR GUSTAVO RODRIGUEZ	137 SUHANI LN		CLAYTON, NC 27520-6324
17J07040Z	LEE, JANICE HALL	LEE, ROLAND DEVON SR.	306 SUHANI LN		CLAYTON, NC 27520-6326
17J07041B	SRINIVAS, GOUNDLA	RANGA, SRILATHA	244 SUHANI LN		CLAYTON, NC 27520-6325
17J07041N	HAWKESWORTH, RACHEL CLAIRE JOINT TENANTS (WROS)	BROWN, SHELBY RAYE JOINT TENANTS (WROS)	179 SUHANI LN		CLAYTON, NC 27520-6324
17J07041R	ZBINDEN, CALVIN JEFFREY	ZBINDEN, HANNAH MARIE	283 SUHANI LN		CLAYTON, NC 27520-6325
17J07029Y	GG CRESCENT MILLS LIMITED PARTNERSHIP		351 KING ST E - 13TH FLOOR	TORONTO, ON, CANADA M5A 0L6	CLAYTON, NC 27520-4310
17I06043B	SAINT ANN CATHOLIC PARISH OF CLAYTON		4057 US 70 BUS HWY W		HOUSTON, TX 77219-0548
17I06041B	MCLAURIN FUNERAL HOME INC			PO BOX 130548	SMITHFIELD, NC 27577-2346
17J07026	MULECO, LLC			PO BOX 2346	CLAYTON, NC 27520-6882
17J07033F	BARBOUR, VERNON C	BARBOUR, PATRICIA FULGHUM	4300 US 70 BUS HWY W		RALEIGH, NC 27609-4326
17J07042G	DIXON, DWAYNE	MINSLEY, CLIFTON	5210 DIXON DR		CLAYTON, NC 27520-6882
17J07033A	BARBOUR, VERNON CLIFTON		4300 US 70 BUS HWY W		CLAYTON, NC 27520-6882
17J07033B	MITCHELL, RODNEY	MITCHELL, JACQUELINE	4324 US 70 BUS HWY W		CLAYTON, NC 27520-6882
17J07041D	NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
17Q99003	SAINT ANN CATHOLIC PARISH OF CLAYTON		4057 US 70 BUS HWY W		CLAYTON, NC 27520-4310
17I06043D	EAST WAKE AUTO SALES LLC		1533 OLD US HIGHWAY 264		ZEBULON, NC 27597-6922
17J07003	NELL MATTHEWS HOWELL REVOCABLE TRUST	HOWELL GRANTOR TRUSTS	14216 WYNDFIELD CIR		RALEIGH, NC 27615-1317