

TOWN OF SMITHFIELD BOARD OF ADJUSTMENT AGENDA PACKET



Chairman: Sarah Edwards
Vice-Chairman: Jeremy Pearce

Monique Austin
Thomas Bell

Stephen Wensman, AICP, RLA, Planning Director
Julie Edmonds, Administrative Support Specialist

Meeting Date: Thursday, January 30th, 2025

Meeting Time: 6:00 p.m.

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

**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
JANUARY 30TH, 2025
MEETING TIME: 6:00 PM
TOWN HALL**

Call to Order.

Approval of the minutes for August 29th, 2024.

Approval of 2025 Meeting Schedule

Public Hearing.

BA-24-09 Curated Collections Sign: Curated Collections of NC, LLC is requesting a 6' variance to the Town of Smithfield Unified Development Ordinances, Article 10, Section 10.25.2.3.5.1, to allow for a reduced monument sign setback. This property is located at 259 Venture Drive, 250 feet south of the intersection with Peedin Road. This property is further identified by Johnston County Tax ID# 15L11008T.

Old Business.

New Business.

Adjournment.

**Smithfield
Board of Adjustment Minutes
Thursday, August 29, 2024
6:00 P.M. Town Hall,
Conference Room**

Members Present:

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

Members Absent:

Staff Present:

Stephen Wensman, Planning Director
Chloe Allen, Planner I
Julie Edmonds, Admin Support Specialist

Staff Absent:

CALL TO ORDER

Approval of minutes from April 25th, 2024

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

Payroll Compliance: Andrew Harris, Finance Director, to discuss payroll compliance of the Board of Adjustments members.

Finance Director, Andrew Harris addressed the board by explaining each member needed to fill out and turn in a W-2, Form W-4 and NC-4 to the Town as soon as possible to ensure continuous payment. Each board member will then be placed on payroll instead of being paid through accounts payable.

Jeremy Pearce made a motion to open BA-24-04, seconded by Monique Austin. Unanimously approved.

New Business

BA-24-04 Market Street Plaza: The applicant is requesting an 8' front variance from the 15' Street Yard requirements of Unified Development Ordinance (UDO), Section 10.13.1.8.1, along the Goldsboro Road frontage to enable commercial site development. The property considered for variance is located at 1551 East Market Street, between East Market Street and Goldsboro Road, to the east of Dogwood Street and further identified with the Johnston County Tax ID 15K10023.

Chloe Allen addressed the board; she stated the applicant is proposing a commercial strip center with required parking and landscaping. The site is about 166 feet deep on the west side and only 131 feet deep on the east side with street frontage on 3-sides. The developer is proposing 6-25 ft. x 50 ft. retail units and one 25 ft. x 60 ft. The units in the College Plaza Center, to the west, are comparable, but slightly larger in size (24 ft. x 60 ft.). Given that the units appear to be about the size that is feasible to construct and lease, and given the dimensional requirements for parking and landscaping, the site becomes restrictive for the development with the addition of the rear drive lane. The applicant feels this feature is needed for deliveries.

Chairman, Sarah Edwards read the following Finding of Fact out loud.

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):

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. **In absence of this variance, the 3-street frontages and narrowing of the property limit reasonable development. The board agreed unanimously.**

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 particular property is unique with street frontages on 3 sides, each requiring Street Yard buffers and the property narrows from west to east. The board agreed unanimously.**

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 need for the variance did not result from any actions by the applicant. The property was created long ago in its present shape and with 3-street frontages, together limiting reasonable use of the site without variance. The board agreed unanimously.**

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 is consistent with the spirit, purpose and intent of the ordinance, has no impact on public safety and achieves substantial justice. The adjacent commercial strip center was developed with a reduced rear street yard (12.5'), however, this reduction is no longer allowed in the UDO, and not an option for the applicant without the variance. The UDO allows a Street Yard planting area to be reduced to 7 feet to accommodate public sidewalks. The proposed Street Yard with the variance is comparable to that reduction. The applicant has minimized the impact by proposing retail units that have less depth than the adjacent development. Furthermore, the applicant has taken care to minimize the need for the variance with the reduced Street Yard corresponding with the narrowing of the property, and in no other location. The board agreed unanimously.**

Jeremy Pearce made a motion to approve variance BA-24-04 granting an 8-foot variance from the Street Yard along Goldsboro Road, based on the 4 finding of fact; seconded by Tom Bell. Unanimously approved.

BA-24-05 Reginald Barnes/Martin Street: The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinances, Article 8, Zoning District Design Standards, Section 8.4.1, to allow for a house to be built on a lot without street frontage. This property is located at the southernmost end of Martin Street. The property is further identified as Johnston County Tax ID# 15063037.

Chloe Allen addressed the board; The applicant is proposing to build a house on an existing lot that does not have street frontage. The lot has public right-of-way in front of it, but this road has not been extended that far. The lot adjacent to this is a family home built in the 1960's and the applicant is proposing to use the same driveway to access his new home. The surrounding lots are vacant and have been for many decades, with no development expected in the future. Typically to build on a lot without street frontage, the applicant would be required to extend the street. In this case, there is no apparent benefit to extending the street because it is at the dead end of that public right-of-way and no development can happen in the future past the applicant's lot. The public ROW was never intended for thru traffic and comes to a dead end. The last known development on that block was in the 1960's and there is no apparent desire for the lots across the street to be developed anytime in the near future. The applicant would access the lot via an extension of the driveway used by the adjacent lot, which is owned by his mother, so there should not be any conflict or disturbance brought to neighboring lots by this variance.

Sarah Edwards read off the Finding of Fact out loud.

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):

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. **In the absence of a variance, the applicant would be required to fund the extension of the road approximately 300' with seemingly no benefit to him, the neighborhood, or the Town. The board agreed unanimously.**

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 location of the property is at the dead end of Martin Street, which has not been developed in many decades and has not had any expressed desire for development. The board agreed unanimously.**

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 neighborhood has not seen development in decades and the surrounding lots were likely built before the street frontage requirement was established. The board agreed unanimously.**

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 is consistent with the spirit, purpose, and intent of the ordinance, has no impact on public safety and achieves substantial justice. The board agreed unanimously.**

Tom Bell made a motion to approve variance BA-24-05 granting a street yard requirement variance, based on the 4 finding of fact; seconded by Monique Austin. Unanimously approved.

BA-24-06 Brightleaf Plaza Signs: The applicant is requesting a variance to the Town of Smithfield Unified Development Ordinances, Article 10, Section 10.24.4, to allow for two signs to be built on one street frontage. This property is located on North Brightleaf Boulevard, between the two intersections with Waddell Street. The property is further identified as Johnston County Tax ID# 15005041.

Chloe Allen explained Brightleaf Plaza has an existing 15 foot tall - 64 sq. ft. multi-tenant sign along Brightleaf Boulevard that identifies the Brightleaf Plaza and 5 tenants. The commercial center was expanded. Prior to the expansion, there was a second sign taller that advertised Enterprise Rental Car which was removed from the property with the expansion. The existing sign is located inside the 10' setback from the street right of way. The UDO allows a single 15' tall -150 sq. ft. "freestanding" sign per street frontage. The site is situated with street frontages on 3 sides; however, the side streets are primarily residential. The applicant's existing sign has space to advertise 5 tenants and with the expansion, there is the need to advertise additional tenants. The applicant wishes to add a second matching sign on the Brightleaf Boulevard frontage. The total sign area of both signs will be less than what is allowed in the UDO for a single multi-tenant sign. The sign meets the UDO height requirements. With 3- street frontages, the applicant has the right to have 3 signs, however, it placing advertising signs on low volume residential streets is not beneficial and may be considered a detriment to the residential properties. For the existing and new sign to match, the new sign requires a setback variance.

Sarah Edwards read the finding of fact out loud.

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):

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. **In absence of this variance, the applicant will not be able to provide commercial signage to new tenants along the street, a requirement for such businesses to thrive. The board agreed unanimously.**

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 project has road frontage Brightleaf Boulevard, a commercial street, and Waddell Drive, a residential street. The commercial center was expanded with the intention to have the new commercial expansion matches the older portion. The expansion created new tenant space and the need for an additional tenant sign area. The location of the project with 3 street frontages, technically allows a sign with 150 sq. ft. on each frontage, however advertising on a low volume residential street would not serve the project or the tenants and would be a hardship, so a**

second sign is proposed on Brightleaf. For the sign to match, it needs to be the same size and in a similar location. **The board agreed unanimously.**

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 sign to be matched was permitted under a previous sign code by a previous developer in its nonconforming location. It is in the best interest of the town and project that the expansion looks cohesive, including having the signs match. The board agreed unanimously.**

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 variance is consistent with the spirit, purpose and intent of the ordinance in that the applicant's signs meet the height requirements, are below the allowed sign area maximums and is less than the number of allowed signs (3 potential). The applicant wishes to move the second sign to the commercial street to satisfy the advertising needs of the expansion and to have the new and old portions of the development match each other as one. The board agreed unanimously.**

Monique Austin made a motion to approve variance BA-24-06 granting a 10-foot variance from the sign setback and variance based on the 4 finding of fact; seconded by Jeremy Pearce. Unanimously approved.

Jeremy Pearce made a motion to close the meeting; seconded by Monique Austin, Unanimously Approved.

Old Business.

None

Adjournment.

Jeremy Pearce made a motion to adjourn; seconded by Tom Bell. Unanimously approved.

Julie Edmonds



Administrative Support Specialist
Town of Smithfield Planning Department



Request for Board of Adjustment Action

**Agenda
Item:** BA-24-09
Date: 1/30/25

Subject: Curated Collections Sign Variance
Department: Planning
Presented by: Stephen Wensman, Planning Director
Presentation: Public Hearing

Issue Statement

To review a 6' sign setback variance to allow a new multi-tenant sign to be placed near the public right-of-way.

Financial Impact

None.

Action Needed

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

Recommendation

Planning Staff recommends approval of the 6' setback variance, Case no. BA-24-09, based on finding of fact.

Approved: Town Manager Town Attorney

Attachments:

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



Staff Report

Agenda Item: BA-24-09

REQUEST:

To review a 6' sign setback variance to allow a new multi-tenant sign to be placed near the public right-of-way.

PROJECT LOCATION:

The property considered for variance is located at 259 Venture Drive south of the intersection with Peedin Road.

CASE DATA:

Applicant: Curated Collections of NC, LLC
Property Owner: Wendy Wolbert
Tax ID#: 15L11008T
Town/ETJ: Town
Acreage: 1.73 acres
Present Zoning: B-3 (Highway Entrance Business)
Existing Use: Commercial
Water Service: Town of Smithfield
Sewer Service: Town of Smithfield
Electrical Service: Town of Smithfield

ADJACENT ZONING AND LAND USE:

	Zoning	Existing Use
North	B-3	Commercial
South:	B-3	Vacant
West:	B-3	Commercial
East:	B-3	Stormwater/Wooded

ANALYSIS:

This property has been remodeled as a multi-tenant commercial building, consisting of retail, services, and churches. The site was developed years ago without standard 15' wide street yard landscaping and with the paved parking/drive lane located 5 feet back from the public right of way. The changes in use have necessitated the need for a multi-tenant sign, however the current sign setback of ten feet is not feasible.

The proposed sign is roughly 1' wide at the base. With the variance, the sign will be 4 feet from the property line and 22' from the back-of-curb, The location will not impact ingress/egress at this site and should look harmonious from the street view.

There is an existing legal non-conforming sign for the nail salon tenant that will be removed if the new sign is permitted.

STAFF FINDING OF FACT FOR VARIANCE

To approve a variance, the Board of Adjustments shall find all of the following provisions can be met (Staff's findings are in *bold/italic*)(the applicant's findings 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. *In absence of this variance, the applicant will not be able to provide commercial signage to new tenants along the street, a typical requirement for such businesses to thrive.*
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 property lacks a standard 15' street yard; therefore the required 10' setback is not feasible. No other feasible locations for a sign exist on site.*
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. *This site was developed decades ago and is a legal non-conforming property without a standard street yard and no feasible location for a ground mounted sign.*
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 variance is consistent with the spirit, purpose and intent of the ordinance in that the applicant's signs meet all other signage requirements.*

RECOMMENDATION:

Planning Staff recommends the Board of Adjustment approve the 6-foot setback variance for a multi-tenant sign based on the finding of fact for variances.

RECOMMENDED MOTION:

“Move to approve variance BA-24-09 granting a 6-foot variance from the sign setback, based on the 4 finding of fact (comment/vote on each):

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.

Curated Collections Multi-Tenant Sign

File Number:
BA-24-09

Project Name:
Curated Collections Sign

Location:
Venture Dr

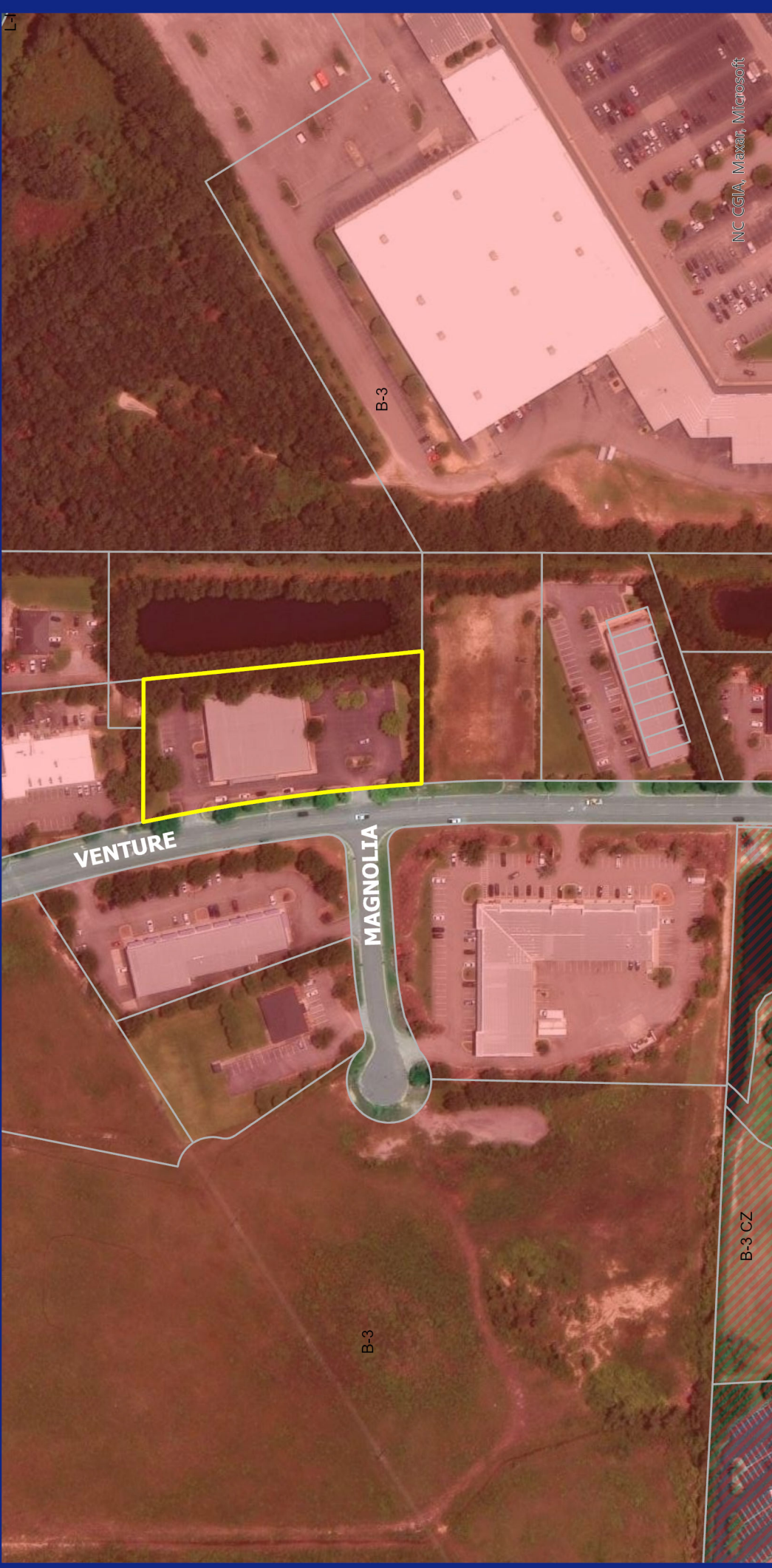
Tax ID#:
15L11008T

Existing Zoning:
B-3

Owner/Applicant:
Wendy Wolbert



1:2,418
Map created by Chloe Allen
Planner I on 1/9/2025



NC CGIA, Maxar, Microsoft



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 (3) sets of the complete application, (3) sets of required plans, an Owner's Consent Form (attached) and the application fee.

Curated Collections of NC, LLC

SITE INFORMATION:

Name of Project: Tenant Sign Acreage of property: 1.73 ac
 Parcel ID Number: _____ Tax ID: 15L17008T
 Deed Book: _____ Deed Page(s): _____
 Address: 259 Venture Drive, Suite G, Smithfield, NC 27577
 Location: _____

Existing Use: _____ Proposed Use: _____

Existing Zoning District: B-3

Requested Zoning District: no change

Is project within a Planned Development: Yes No

Planned Development District (if applicable): _____

Variance Request (List Unified Development Code sections and paragraph numbers)
Multi-Tenant Sign Setback Variance (~6' variance)

FOR OFFICE USE ONLY

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

OWNER INFORMATION:

Name: Carolina Venture Investments, LLC
Mailing Address: 3202 Westbury Drive, Jamestown, NC 27282
Phone Number: (843) 653-4379 Fax: _____
Email Address: 1fitdirawendy@gmail.com

APPLICANT INFORMATION:

Applicant: Curated Collections of NC LLC
Mailing Address: 5800 Holland Church Rd, Raleigh, NC 27603
Phone Number: 919-369-1810 Fax: _____
Contact Person: Lisa Treadaway
Email Address: curatedcollectionsnc@gmail.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

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

- All required plans (please see the plan requirements checklist).
- Owner Consent form
- A Statement of Justification.
- Required Finding of Fact.
- Other Applicable Documentation: _____

STATEMENT OF JUSTIFICATION

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

Amy Clifton & Lisa Treadaway opened a retail store at 259 Venture Dr. Ste G, Smithfield, NC on 8/19/24. We hired a sign company (Glenn Lee) to make us a sign to place at the road in the natural area. He worked with Chloe initially to get information on where it could be placed, maximum dimensions, etc. However when it was time to get the site plan, we were told the 'natural area is not wide enough to put our 6'H x 3'W sign that had already been made. We met w/ Steve and Chloe to look at a possible location and they determined we would need a variance to place the sign at the road.

REQUIRED FINDINGS OF FACT

Article 4, Section 4.10.2.2 of the Town of Smithfield Unified Development Ordinance requires applications for a variance to address the following findings. The burden of proof is on the applicant and failure to

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.

Yes, we believe that the lack of a sign at the road has already resulted in unnecessary hardship. We consistently hear from our customers that they had a hard time finding us and that we need to put a sign at the road.

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.

We are located in Ste. G, which is in a back hidden corner of the property, without road frontage. There is no multi-tenant sign for this property. Being a retail store, this has made it very hard for our customers to locate the entrance/door to our store.

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.

We are not the property owner, we lease our space. We were led to believe by the initial conversations of Glenn Lee and Chloe that we could put up a sign as long as it met Town of Smitfield right-off-ways from Venture Drive.

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.

We only request this variance because it has placed a substantial hardship on our business, by customers not being able to find our store. We have tried to follow all the requirements of the Town as we understood them.

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.

Lisa S. Treadaway
Print Name

Lisa S. Treadaway
Signature of Applicant

12/2/24
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: TENANT SIGN

Submittal Date: 11-26-24

OWNERS AUTHORIZATION

I hereby give CONSENT to CURATED COLLECTIONS (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.

Wendy T. Wolbert WENDY T. WOLBERT 11-26-24
 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.

Wendy T. Wolbert WENDY T. WOLBERT 11-26-24
 Signature of Owner/Applicant Print Name Date

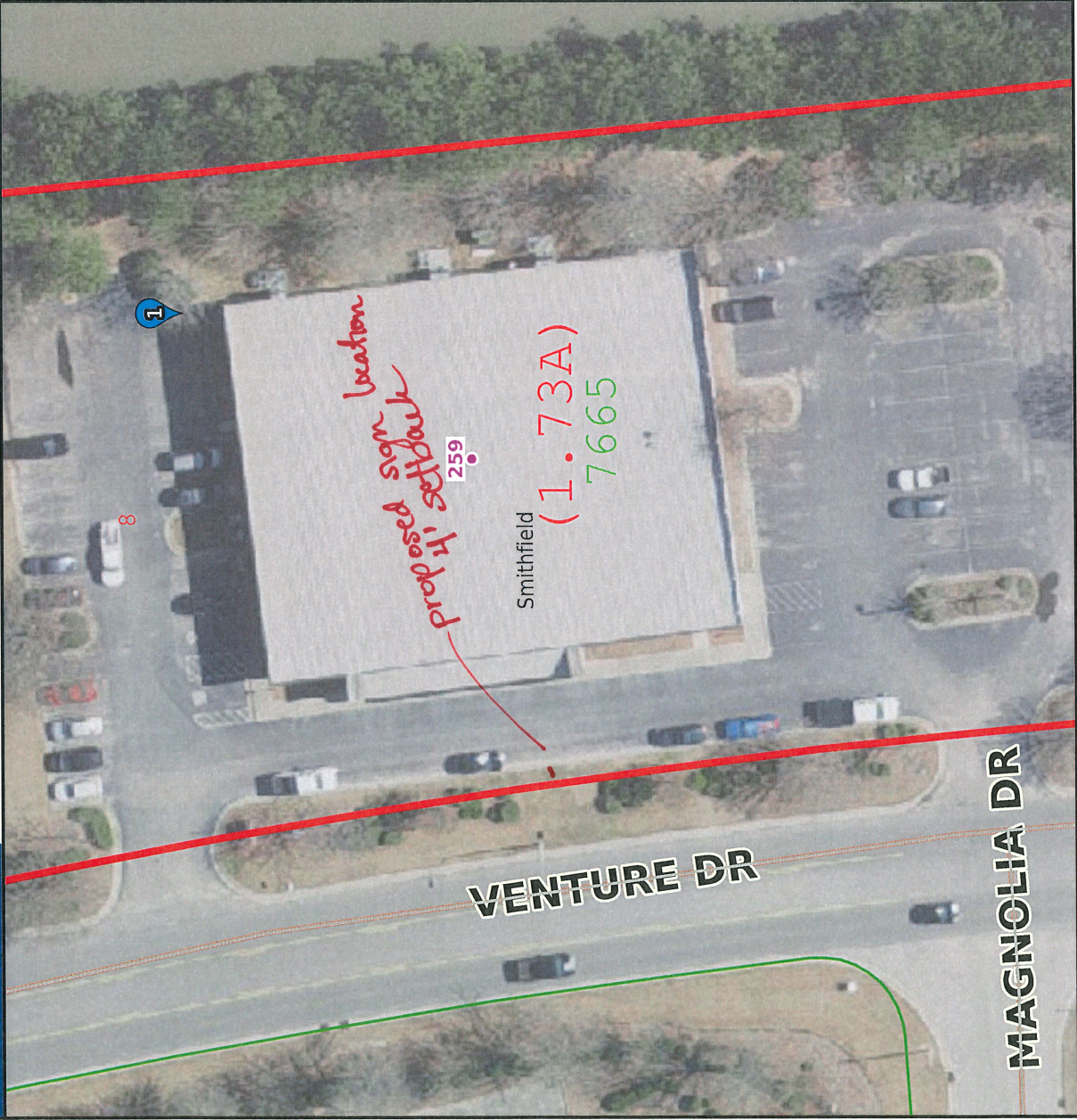
FOR OFFICE USE ONLY

File Number: _____ Date Received: _____ Parcel ID Number: _____



*** DISCLAIMER ***

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



Result

id: 15L11008T
 Tag: 15L11008T
 NCPin: 260418-21-7665
 Mapsheet No: 260418
 Owner Name 1: WOLBERT, WENDY L
 Owner Name 2:
 Mail Address 1: 622 LORENZO DR
 Mail Address 2:
 Mail Address 3: N MYRTLE BCH, SC 29582-6613
 Site Address 1: 259 VENTURE DR
 Site Address 2: SMITHFIELD, NC 27577-
 Book: 03962
 Page: 0589
 Market Value: 1539250
 Assessed Acreage: 1.730
 Calc. Acreage: 1.729
 Sales Price: 0
 Sale Date: 2011-03-16



Scale: 1:600 - 1 in. = 50 feet

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

BA-24-09 Curated Collections Adjacent's List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15L11008T	WOLBERT, WENDY L		622 LORENZO DR		N MYRTLE BCH, SC 29582-6613
15L11008U	SPARKS MCLAMB INVESTMENTS LLC		111 MARIAH DR		FOUR OAKS, NC 27524-8433
15L11008	TOWN OF SMITHFIELD			P O BOX 761	SMITHFIELD, NC 27577-0000
15L11008V	KUANG, ZHIJIAN		17 WOOD STORK CT		CLAYTON, NC 27520-4178
15L11008W	VENTURE PLACE LLC			PO BOX 105	SMITHFIELD, NC 27577-0000
15008045U	MOHAMED AND SONS INC			P O BOX 1236	SMITHFIELD, NC 27577-0000
15L11008S	ALLIED DEVELOPMENT INC		350 WAGONER DRIVE	STE 100	FAYETTEVILLE, NC 28303-0000



**2025
Board of Adjustments
Meeting Schedule**

Thursday, January 30, 2025

Thursday, February 27, 2025

Thursday, March 27, 2025

Thursday, April 24, 2025

Thursday, May 29, 2025

Thursday, June 26, 2025

Thursday, July 31, 2025

Thursday, August 28, 2025

Thursday, September 25, 2025

Thursday, October 30, 2025

Thursday, November 20, 2025

Thursday, December 18, 2025

****All meetings begin at 6:00 pm and are held in the Town Council
Chambers****

2025 Board of Adjustment Directory

Chairman: Sarah Edwards (ETJ Alt)
1282-E Packing Plant Road
Smithfield, NC 27577
919-796-2899 (C)
sarahelizabethedwards@gmail.com

Vice Chair: Jeremy Pearce (In-Town)
409 E. Lee Street
Smithfield, NC 27577
919-631-9257 (C)
jpearce@theinsuranceshoppe.com

Members: Thomas Bell (In-Town Alt)
301 Longview Drive
Smithfield, NC 27577
919-369-4667 (C)
tombellnc@gmail.com

Monique Austin (In-Town)
103 E. Parker Street
Smithfield, NC 27577
919-725-7745 (C)
mcaustin@hotmail.com