

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
Micah Woodard, CZO Planner I
Julie Edmonds, Administrative Assistant

Meeting Date: Thursday, March 27, 2025

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall

**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
MARCH 27TH, 2025
MEETING TIME: 6:00 PM
TOWN HALL**

Call to Order.

Approval of the minutes for January 30th, 2025.

Public Hearing.

BA-25-01: Location of pool and fence variance, the property owner at 833 Country Club Road, further identified by the Johnston County Tax ID 15J11023P, is requesting variance from the Unified Development Ordinance Section 7.3 to allow a swimming pool and associated fence/wall to be located in the side yard.

Old Business.

New Business.

Adjournment.

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

Members Present:

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

Members Absent:

Staff Present:

Stephen Wensman, Planning Director
Julie Edmonds, Admin Support Specialist

Staff Absent:

CALL TO ORDER

Approval of minutes from August 29th, 2024

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

Approval of 2025 Meeting Schedule

Monique Austin made a motion to approve the 2025 Meeting Schedule; seconded by Tom Bell. Unanimously approved.

Open Public Hearing

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

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.

Stephen Wensman stated the board is being asked to review a 6' sign setback variance to allow a new multi-tenant sign to be placed near the public right-of-way. The property considered for a variance is located at 259 Venture Drive south of the intersection with Peedin Road. 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 multitenant 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.

Planning Staff recommends the Board of Adjustment approve the 6-foot setback variance for a multi-tenant sign with the condition that the old sign will be removed.

Jeremy Pearce made a motion to close BA-24-09, seconded by Monique Austin. Unanimously approved.

Thomas Bell made a motion to approve variance BA-24-09 with one condition that the non-conforming sign be removed granting a 6-foot variance from the sign setback, based on the 4 finding of fact; seconded by Jeremy Pearce. Unanimously approved. (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.

Old Business.

None

Adjournment.

Monique Austin made a motion to adjourn; seconded by Jeremy Pearce. Unanimously approved.

Julie Edmonds



Administrative Support Specialist
Town of Smithfield Planning Department

DRAFT



Request for Board of Adjustment Action

**Agenda
Item:** BA-25-01
Date: 3/27/25

Subject: Lynda Carroll Pool and Fence Variance
Department: Planning
Presented by: Micah Woodard, CZO, Planner I
Presentation: Public Hearing

Issue Statement

To review a variance from the Unified Development Ordinance, Section 7.3 to allow a swimming pool in the side/front yards and the associated masonry wall to be greater than 4' tall in the front yard.

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-25-01, based on the finding of fact.

Approved: ☐ Town Manager ☐ Town Attorney

Attachments:

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



Staff Report

Agenda Item: BA-25-01

REQUEST:

The property owner, Lynda Carroll, residing at 833 Country Club Road, further identified by the Johnston County Tax ID 15J11023P, is requesting variance from the Unified Development Ordinance Section 7.3 to allow a swimming pool in the side & front yard and associated masonry fence/wall in the front yard to be greater than 4' tall.

PROJECT LOCATION:

The property considered for variance is located across the street from the country club golf course on Holts Lake.

CASE DATA:

Applicant/Owner:	Lynda Carroll
Tax ID#:	15J11023P
Town/ETJ:	ETJ
Acreage:	0.292 acres
Present Zoning:	R-20A (Residential-Agriculture)
Existing Use:	Detached single-family home
Water Service:	Johnston County
Sewer Service:	Septic
Electrical Service:	Duke

ADJACENT ZONING AND LAND USE:

	Zoning	Existing Use
North	R-20A	Recreation
South:	N/A	N/A
West:	R-20A	Detached Single-Family
East:	R-20A	Detached Single-Family

ANALYSIS:

This property is located on Holts Lake and the rear yard is impacted by riparian buffer regulations, floodway, 100-year and 500-year flood plain which prohibits any use of the rear yard for accessory structures or uses such as a swimming pool. The Unified Development Ordinance Section 7.3 requires pools to be in the rear yard and fences in front of the principal structure to be no taller than 4 feet. The proposed pool will be in the side yard and will extend into the front yard. The pool will be screened from the public right-of-way by a +/- 6 foot tall masonry wall. Without the variance, there would be no location available for the pool and the fence would be prohibited.

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 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. ***In absence of this variance, the applicant will not be able to construct a pool and the associated masonry wall, which are reasonable accessory uses/structures on a residential property.***
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 back yard is heavily impacted by environmental features and regulations which prohibit the use of the back yard for the swimming pool. The impacts are not the result of personal circumstances.***
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 legal restrictions were imposed on the property afterwards. The hardship is not self-created.***
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 will be screening the pool with an architecturally pleasing masonry wall that will blend into the architecture of the home.***

RECOMMENDATION:

Planning Staff recommends the Board of Adjustment approve variance from the Unified Development Ordinance to allow the construction of a pool in the side/front yard and to allow a fence/masonry wall greater than 4' in height in the front yard, 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.

RECOMMENDED MOTION:

"Move to approve variance BA-25-01 granting a variance from UDO Section 7.3 to allow the construction of a pool in the side/front yard and to allow a fence/masonry wall greater than 4' in height in the front yard, based on the 4 finding of fact"

(Vote on each finding)

BA-25-01 Carroll Pool & Fence

File Number:
BA-25-01

Project Name:
Carroll Pool & Fence

Location:
833 Country Club Rd,
Smithfield, NC 27577

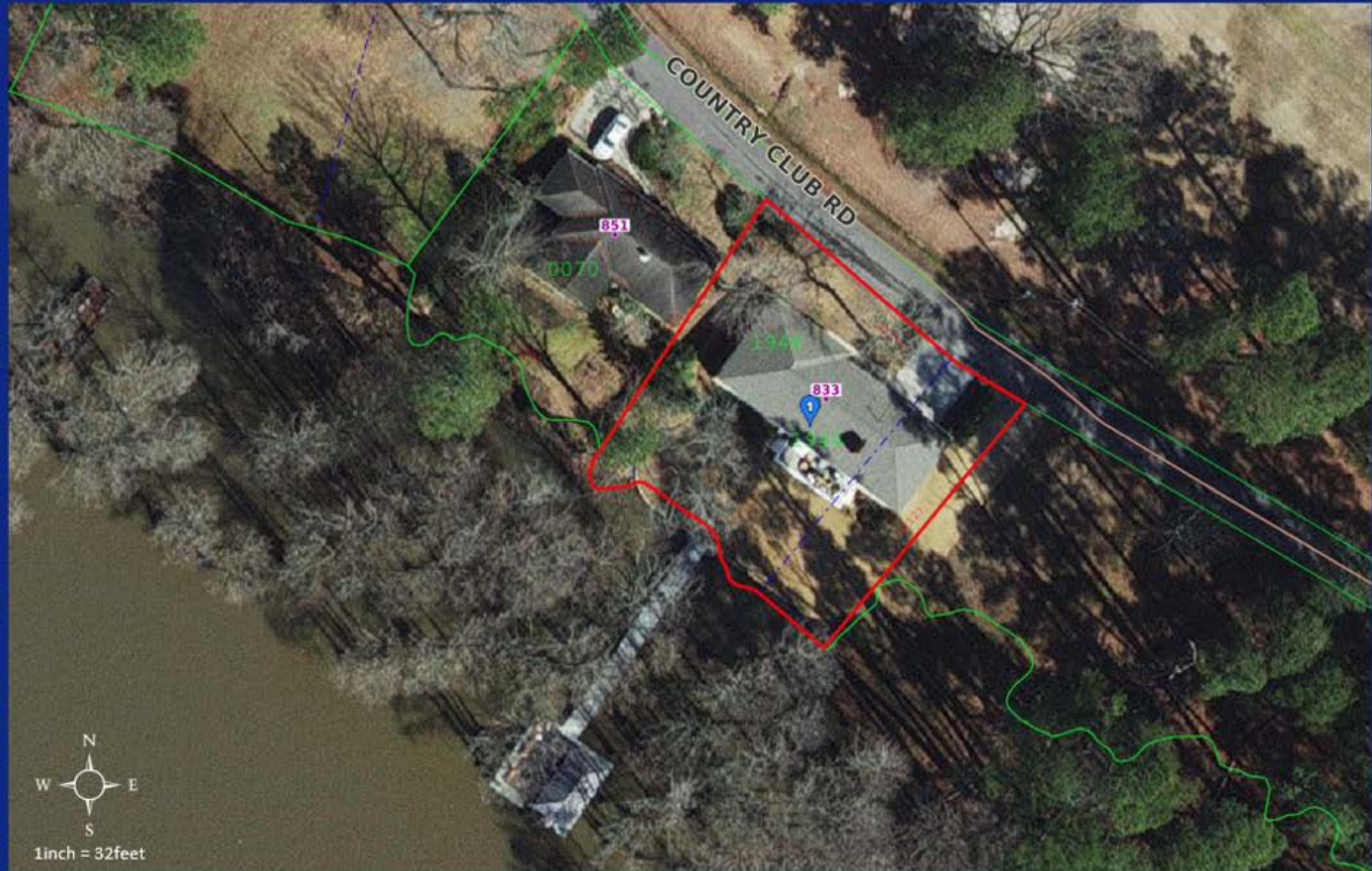
Tax ID#:
15J11023P

Existing Zoning:
R-20A
(Residential-Agricultural
District)

Property Owner:
CARROLL LIVING TRUST,

Applicant:
Michael W. Carroll and Lynda
L. Carroll, Trustees of the
Carroll Living Trust

Map created by Micah Woodard,
Planner I on 3/6/2025





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.

SITE INFORMATION:

Name of Project: Carroll pool & fence Acreage of property: 0.292
Parcel ID Number: 15J11023P Tax ID: 168209-05-1944
Deed Book: 6135 Deed Page(s): 68
Address: 833 Country Club Rd, Smithfield, NC 27577
Location: _____

Existing Use: residential Proposed Use: residential
Existing Zoning District: R20A
Requested Zoning District same
Is project within a Planned Development: Yes No
Planned Development District (if applicable): _____

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

8.13.2 Location of Accessory Building. Applicant desires to construct a private 16' by 32' swimming pool in the side of yard of existing residential property (as opposed to rear yard) due to existing buffer requirement of Holt Lake, along with masonry and metal fencing around pool area.

FOR OFFICE USE ONLY

File Number: BOA-25-01 Date Received: 2.27.2025 Amount Paid: \$400

OWNER INFORMATION:

Name: Michael W. Carroll & Lynda L. Carroll, Trustees of the Carroll Living Trust

Mailing Address: 833 Country Club Road, Smithfield, NC 27577

Phone Number: 919-291-8931

Fax:

Email Address: paccarroll@aol.com

APPLICANT INFORMATION:

Applicant: (same)

Mailing Address: 833 Country Club Road, Smithfield, NC 27577

Phone Number: (919) 291-8931

Fax:

Contact Person: Lynda Carroll

Email Address: paccarroll@aol.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: attached site plan/renderings showing locations and setbacks

STATEMENT OF JUSTIFICATION

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

Applicant seeks a variance from Code Section 8.13.2, Location of Accessory Building, specifically the requirement that the accessory structure be placed to the rear of the principal building, in order to place a private swimming pool (16' by 32' with surrounding deck and fence, in the left side yard. The lot abuts Country Club Road, a private road, and is adjacent to Holt Lake on the South. Holt Lake has a 50 foot riparian buffer that makes location of any accessory structure in the back yard of the lot impossible. Applicant has obtained additional area from the adjacent landowner, and obtained a septic area easement, and installed a new septic system, allowing room and setbacks for the placement of the proposed pool. The pool area would be surrounded by a masonry wall on the North (street side/front) and east, and by a metal fence on the south, and by the wall of the principal structure (attached carport) on the west. The masonry wall will match the exterior of the house and have landscaping. The accessory structure/pool and fencing will meet all setbacks, front, side and rear.

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.

The restriction of the 50 foot riparian buffer of Holt Lake prevents any structure within the rear yard of the lot.

The Ordinance's prohibition of any accessory structure in the side yard will result in hardship by effectively preventing Applicant from having any Accessory Structure for ~~this~~ ^{the} home at all.

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.

Again, the Riparian Buffer of Holt Lake, size of the Applicant's Lot, and effect of the Ordinance would prohibit any accessory use in the rear yard of the Lot. The hardship results from the lot's location adjacent to Holt Lake, and the lot's size, and location of the primary structure within setbacks.

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.

The hardship results from the existence of the Riparian Buffer of Holt Lake, and the relative location of the primary structure (house) with the setbacks, and the size of Applicant's lot. Applicant has taken steps, by acquiring additional land, to mitigate these factors, and provide from setbacks and a new/improved septic system approved and installed with the proposed pool location incorporated in to the septic permit.

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 requested variance will allow for a more complete use and enjoyment of Applicant's property, and will not adversely affect adjoining property owners, in that there are no homes located adjacent to or in front of the location of the proposed pool. The masonry wall on the street-side of the pool will match and effectively look like an extension of the primary structure carport. Security fencing/wall will completely enclose the pool, protecting from unauthorized/accidental entry to the pool.

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.

Lynda L. Carroll
Print Name
Michael Carroll

Lynda L. Carroll
Signature of Applicant
Michael

2-27-25
Date
2-27-25



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: Carroll pool and fence

Submittal Date: _____

OWNERS AUTHORIZATION

I hereby give CONSENT to Ben Linthicum (Capitol Pools, Inc) (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.

Lynda L. Carroll
Signature of Owner

Lynda L. Carroll
Print Name

2-27-25
Date

Michael Carroll

Michael C

2-27-25

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.

Lynda L. Carroll
Signature of Owner/Applicant

Lynda L. Carroll
Print Name

2-27-25
Date

Michael

Michael Carroll

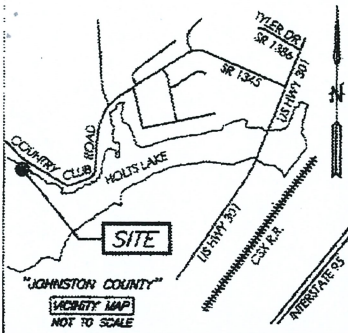
2-27-25

FOR OFFICE USE ONLY

File Number:

Date Received:

Parcel ID Number:



LEGEND

---	LINE SURVEYED (SUBJECT PROPERTY)
---	OTHER LINES SURVEYED (NEIGHBORS)
---	LINE NOT SURVEYED
---	RIGHT-OF-WAY LINE
---	CENTERLINE OF ROAD
---	CONTROL CORNER
---	EXIST. IRON PIPE FOUND
---	NEW IRON PIPE SET
---	EXIST. IRON STAKE FOUND
---	NEW IRON STAKE SET
---	EXIST. P.K. NAIL FOUND
---	NEW P.K. NAIL SET
---	EXIST. MAG. NAIL FOUND
---	NEW MAG. NAIL SET
---	EXIST. RAILROAD SPIKE FOUND
---	NEW RAILROAD SPIKE SET
---	EXIST. COTTON SPINDLE FOUND
---	NEW COTTON SPINDLE SET
---	EXIST. CONC. MONUMENT FOUND
---	NEW CONC. MONUMENT SET
---	COMPUTED POINT
---	ABOVE GROUND
---	UNDERGROUND
---	RIGHT-OF-WAY
---	DEED BOOK
---	PAGE
---	EXIST. POWER POLE
---	EXIST. OVERHEAD ELECTRICAL LINE
---	EXIST. LIGHT POLE
---	EXIST. FIRE HYDRANT
---	EXIST. WATER VALVE
---	EXIST. WATER METER
---	EXIST. CLEANOUT
---	EXIST. UTILITY PEDESTAL
---	EXIST. UTILITY SERVICE
---	EXIST. BACK OF CURB
---	EXIST. EDGE OF PAVEMENT
---	CENTER LINE

- NOTES FOR PROPOSED RESIDENTIAL SITE PLAN:**
- THIS PLAN INDICATES PROPOSED CONDITIONS AND RELEVANT EXISTING CONDITIONS, WITHIN THE EXISTING PROPERTY BOUNDARY. THE EXISTING PROPERTY BOUNDARY SHOWN HEREON IS TAKEN FROM CURRENT DEED OR PLAT REFERENCES AND/OR FIELD VERIFIED BY SURVEYOR. LINES NOT SURVEYED ARE INDICATED BY BROKEN DASHED LINES (SEE LEGEND). SEE SPECIAL NOTE 1 BELOW.
 - PORTIONS OF THIS PARCEL OF LAND MAY CONTAIN WETLANDS, THE PARCEL OR PARCELS OF LAND SHOWN HEREON HAVE NOT BEEN CHECKED FOR WETLANDS OR FLOOD HAZARD SOILS UNLESS OTHERWISE CERTIFIED OR NOTATED HEREON. OWNER SHOULD VERIFY WITH NCDCR OR LOCAL DELEGATED AUTHORITY WHETHER ANY DITCHES, STREAMS, CANALS, PONDS, ETC. THAT EXIST ON THE PROPERTY ARE BUFFERED, PRIOR TO ANY CONSTRUCTION.
 - THE SURVEYOR DOES NOT TAKE RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR DOES NOT AFFIRM THAT ALL ABOVE GROUND UTILITIES ARE SHOWN, UNLESS SPECIFICALLY INSTRUCTED TO DO SO AND SUCH UTILITIES ARE CLEARLY MARKED IN THE FIELD PRIOR TO SURVEYING. SEE SPECIAL NOTE 3 BELOW.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS OR AGREEMENTS OF RECORD. CONSULT AN ATTORNEY AT LAW REGARDING A FULL TITLE SEARCH AND ANY POTENTIAL ENCUMBRANCES IN THE CHAIN OF TITLE.
 - PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.
 - ANY NAMES OR NOTES IMPLYING OWNERSHIP ON THIS PLAT ARE TAKEN FROM CURRENT PUBLIC RECORDS. CONSULT AN ATTORNEY AT LAW REGARDING ACTUAL LEGAL OWNERSHIP AND TITLE.
 - SEE FLOOD CERTIFICATION HEREON FOR INFORMATION REGARDING ANY POTENTIAL FLOODPLAIN IMPACTS ON SUBJECT PROPERTY.
 - STREET RIGHTS-OF-WAY: STREET R/W ON THIS PLAT WAS TAKEN FROM SURVEYOR'S PLAT REFERENCES AS CURRENTLY AND READILY AVAILABLE FROM PUBLIC RECORD, OR ANY RECOVERED FIELD INFORMATION AS INDICATED HEREON. STREET R/W IS SUBJECT TO ALL PLANS, SURVEYS, AND OTHER LEGAL INSTRUMENTS WHICH MAY BE ARCHIVED WITH NCDCR OR THE LOCAL MUNICIPALITY, AND MAY SUPERSEDE CERTAIN PLATS OF RECORD. STREET R/W MAY ALSO BE RESERVED OR DEDICATED BY PREVIOUS OWNERS IN HISTORICAL RECORDS AND NOT EVIDENT IN CURRENT RECORDS. SEE SPECIAL NOTE 2 BELOW.

- SPECIAL NOTES:**
- PURPOSE: THE PURPOSE OF THIS PLAT IS TO DEPICT PROPOSED BUILDING CONSTRUCTION RELATIVE TO THE EXISTING PROPERTY BOUNDARY. A CURRENT FIELD SURVEY WAS CONDUCTED IN ORDER TO VERIFY THE EXISTING PROPERTY BOUNDARY WITH CURRENT DEEDS AND/OR RECORDS.
 - STREET RIGHTS-OF-WAY: RIGHT-OF-WAY INFORMATION HEREON IS TAKEN FROM RECENT & HISTORICAL MAPS OF RECORD. ROAD R/W ON COUNTRY CLUB ROAD (SR 1345) IS SHOWN AS 16' WIDE AS TAKEN FROM DEED BOOK 6123, PAGE 257. NO MONUMENTS OR OTHER R/W EVIDENCE WAS RECOVERED IN THE FIELD; AND RIGHT-OF-WAY AS SHOWN HEREON IS APPROXIMATE ONLY AND HAS BEEN ESTABLISHED AS BEST AS POSSIBLE ACCORDING TO EXISTING CENTERLINES IN THE FIELD AND/OR FIELD VERIFICATION. IN THE FIELD, OWNER SHOULD VERIFY ANY AND ALL RIGHTS-OF-WAY WITH NCDCR OR LOCAL MUNICIPALITY, AND VERIFY ANY LOCAL SETBACKS FROM RIGHT-OF-WAY WITH THE LOCAL PLANNING & ZONING DEPARTMENT.
 - UTILITIES: UTILITIES HAVE BEEN LOCATED BY FIELD OBSERVATION ONLY AS BEST AS POSSIBLE. NO SPECIAL UTILITY LOCATIONS OR MARKINGS [EITHER ABOVE-GROUND OR UNDERGROUND] WERE CONDUCTED PRIOR TO SURVEYING.
 - THE PROPOSED BUILDING FOOTPRINT & LAYOUT AS SHOWN IS A RECOMMENDED LOCATION TO AVOID CONFLICTS WITH KNOWN PHYSICAL FEATURES, SEPTIC AREAS, BUILDING SETBACKS, ETC. THIS PLAN SHOULD BE VERIFIED WITH ALL APPROPRIATE LOCAL DEPARTMENTS, AGENCIES, AND/OR BANK FOR ALL APPLICABLE SITE REQUIREMENTS. ANY ADJUSTMENTS TO THIS LAYOUT PRIOR TO, OR DURING CONSTRUCTION SHOULD BE VERIFIED. A FOUNDATION SURVEY OR AS-BUILT SURVEY MAY BE REQUIRED AFTER CONSTRUCTION TO SATISFY AGENCY OR BANK REQUIREMENTS.
 - PLAT NOT FOR RECORDING: THIS PLAT HAS NOT BEEN PREPARED FOR RECORDING AT THE LOCAL REGISTER OF DEEDS OFFICE. IT IS ONLY FOR THE PURPOSES AS STATED ABOVE. NO N.C.G.S. GRID MONUMENTS WERE FOUND WITHIN 2000 FEET OF THIS PROPERTY; HOWEVER, TIE LINE(S) TO OTHER MONUMENTS OR LANDMARKS HAVE BEEN MADE AS INDICATED HEREON, IN ACCORDANCE WITH 21 NCAC 5A.1402(g).
 - 100-YEAR FLOODPLAIN: THIS PROPERTY DOES GRAPHICALLY APPEAR TO BE IN AN AREA OF SPECIAL FLOOD HAZARD OR 100-YEAR FLOODPLAIN AS DETERMINED BY FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE FIRM MAP NO. 37201A200L, EFFECTIVE DATE: JUNE 80, 2018.
 - FLOODPLAIN & FLOODWAY: THE 100-YR FLOODPLAIN LINE SHOWN HEREON IS APPROXIMATED FROM ACTUAL SPOT ELEVATIONS IN THE FIELD, E.S.P. NEAR THE EXISTING HOUSE. THE FLOODWAY WAS APPROXIMATED BY DOWNLOAD & IMPORT FROM JOHNSTON COUNTY GIS (WHICH IS ORIENTED TO THE SAME HORIZONTAL DATUM (NAD 83-2011) AND SAME NC GRID COORDINATES AS THIS SURVEY).
 - ALL CONSTRUCTION SHALL BE PER TOWN OF SMITHFIELD STANDARDS & SPECIFICATIONS.

△ RIPARIAN BUFFER IMPACTS

ZONE	IMPACT	DESCRIPTION
ZONE 1	NONE	N/A
ZONE 2	725 S.F.	PATIO ADDITION & STEPS

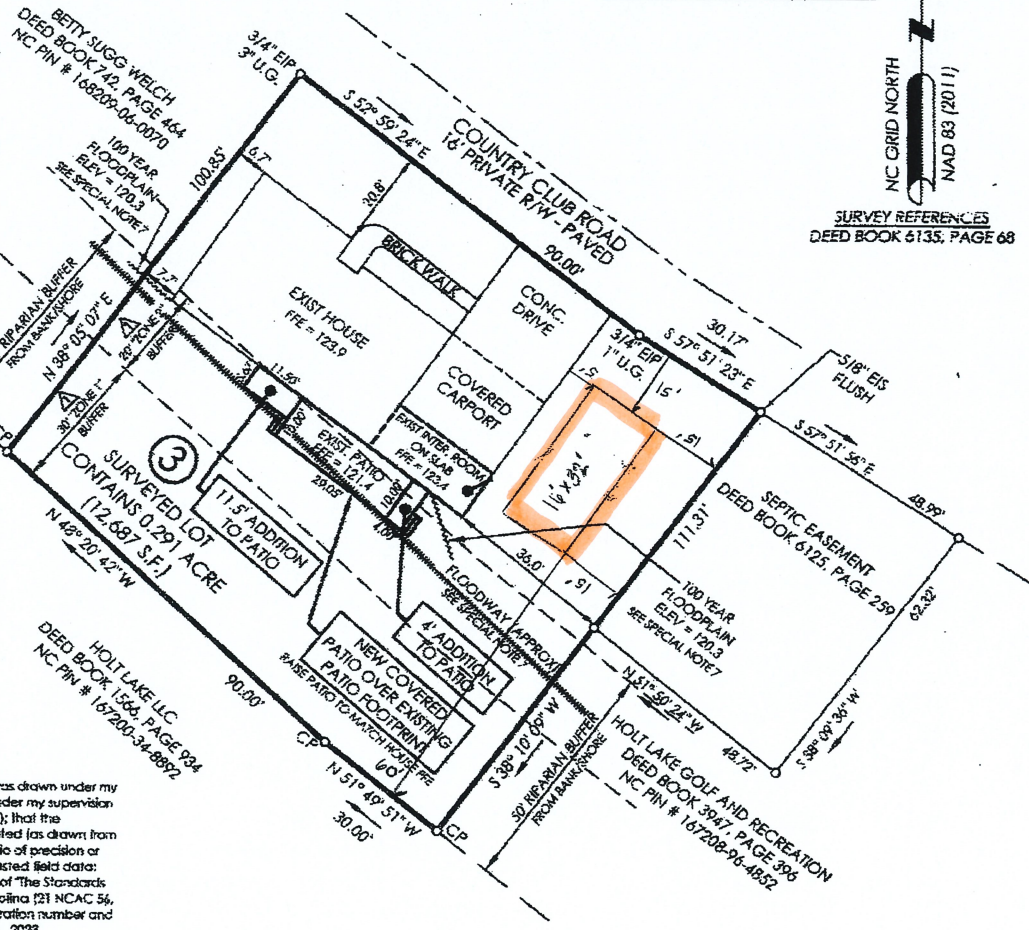


SURVEY REFERENCES
DEED BOOK 6135, PAGE 68

TOTAL EXISTING AND PROPOSED IMPERVIOUS

EXIST. HOUSE & RELATED	2,620 S.F.*
EXIST. DRIVE & SIDEWALK	710 S.F.
NEW PATIO & RELATED	125 S.F.
TOTAL IMPERVIOUS:	3,455 S.F.
TOTAL % IMPERVIOUS:	27.2 %

* INCLUDES 290 SQ. FT. EXIST. PATIO TO BE COVERED & RAISED TO HFE



NORTH CAROLINA
JOHNSTON COUNTY
I, BRIAN R. LEONARD, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed/plat references as shown on hereon); that the boundaries not surveyed are clearly indicated (as drawn from information indicated hereon); that the ratio of precision or positional accuracy is 1:10,000 ±, for unadjusted field data; and that this map meets the requirements of "The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56, 1600)". Witness my original signature, registration number and seal this 28th day of September, A.D. 2023.

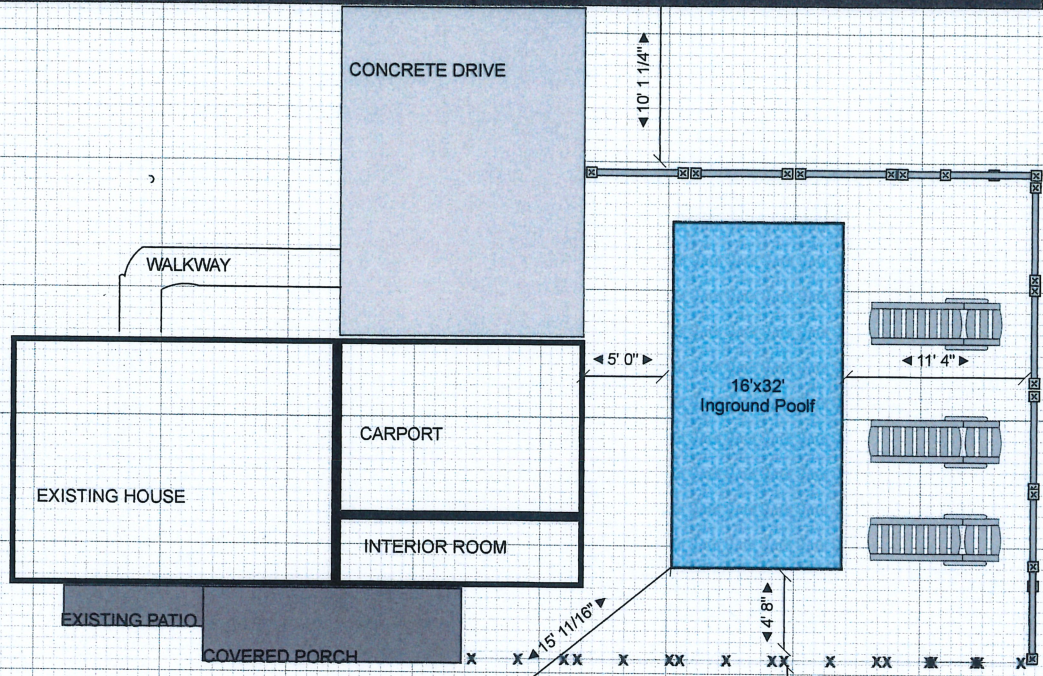
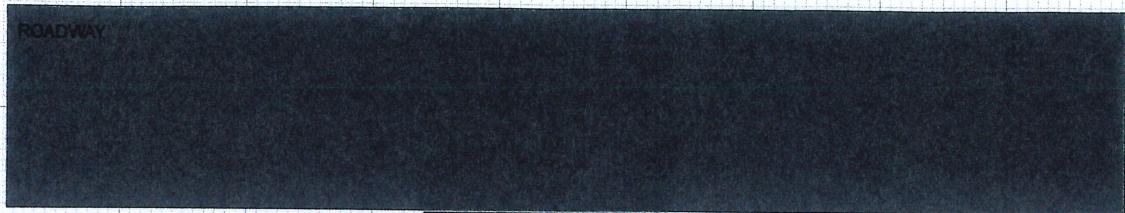
Brian R. Leonard
Surveyor, Registration Number 1-4368



"PROPOSED RESIDENTIAL SITE PLAN"

OF THE PROPERTY OWNED BY:
THE CARROLL LIVING TRUST
BRL ENGINEERING & SURVEYING

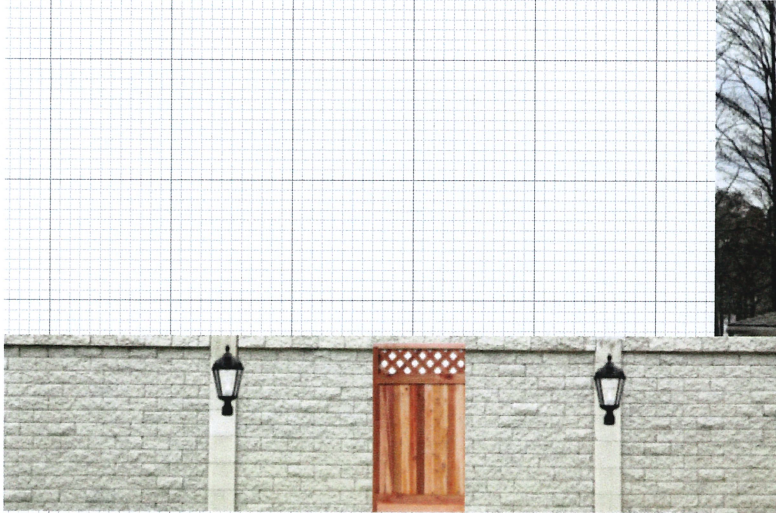
DATE:	9/28/23	REVISION:	△ ADDED BUFFER ZONES AND IMPACTS
PROPERTY/SITE INFORMATION			



- MASONRY FENCE- [Symbol]
- BLACK ALUMINUM FENCE- x x x
- SEPTIC TANK- [Symbol]

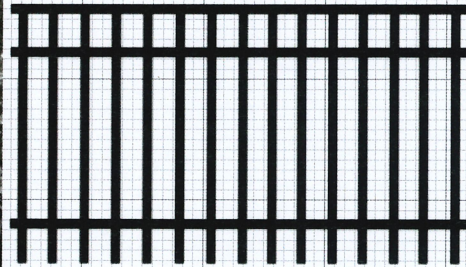
50' FROM LAKE AREA

50' 10"



MASONARY FENCE FRONT OF HOUSE

FRONT OF HOUSE FENCE EXAMPLE



FENCE EAXMPL: BACK OF HOUSE FACING LAKE
xx- BLACK ALUMINUM FENCE-xx

JOHNSTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

309 East Market Street
Smithfield, North Carolina 27577

919 820 0638 Telephone: (919) 989-5180 Fax: (919) 989-5190
419 291-8931 www.johnstonnc.com/envhealth2

Application # 158388

Parcel # 15J11023P

Name: MIKE CARROLL Address: 833 Country Club Rd Smithfield, NC 27577
Location: Take Hwy 301 S, R on Country Club Rd, prop on left
Subdivision: Country Club Estates Lot #: 3 Lot Area: 1 Acre(s) Water Source: Public
Facility Type: 3 Bedroom SFD (Max Occupancy 6) Daily Flow For Design: 120 gallons/bedroom DDSF: 360 gallons/day
Service Type: Repair Soil Site Classification: Provisionally Suitable LTAR: 0.4 gallons/day/ft²
Septic Tank: 1000 gallons Grease Trap: N/A gallons Pump Tank: 1000 gallons
Trench Type: Horizontal PPBPS Trench Area: 450 ft² # of Lines: 3
Width: 3 feet Length: 3 x 50 feet Depth: 18 MAX inches
Pump Size: 16 ft TDH @ 20 gallons/minute Pressure Head: N/A Drawdown: 4 inches
Design/Layout by: N/A Improvement Permit: Elijah Wood Date: 1/5/22 Exp. Date: 1/5/26
Inspection: Lines: 437-50 PPBPS Septic Tank: MCP-1200 KAT D-Box: KAT
Pump Tank: MCP-1000 KAT Pump(s) Pressure: KAT Alarm: KAT
Grease Trap: Drainage: Contractor:

AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION

ISSUED BY: Elijah Wood REVIEW DATE ISSUED: 1-5-2022

By rule, this septic system requires the use of an effluent filter and a waterproof seal. A riser and septic marker may also be required. Systems shall be installed as shown in sketch and/or according to attached plans and specifications. Any unauthorized site disturbance, filling, soil removal, or layout changes may result in the permit being revoked. Improvement permit is valid for 5 years from the date of issuance unless otherwise indicated. The owner/agent accepts & verifies the conditions of the permit as indicated below. Maintenance is required to ensure proper operation.

Jan 12 2022

OWNER/AGENT: MIKE CARROLL DATE:

-Do Not Cut, Fill, or Alter
Drainfield or Repair Area.

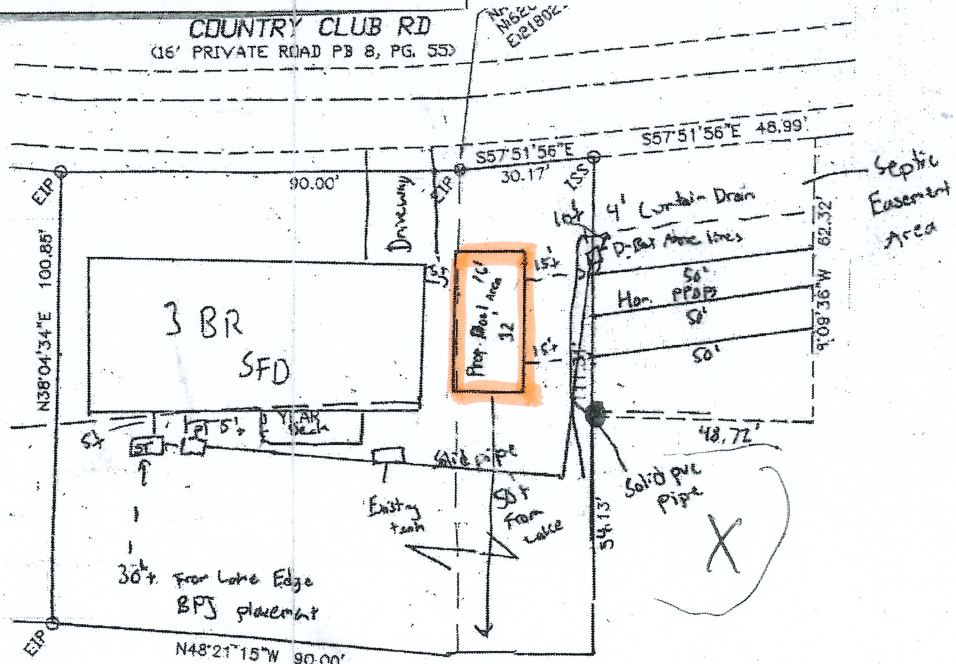
-Septic and Pump tanks must
be placed as shown on permit.
Pump, Crush, and Fill existing
septic tank and place new
tanks in line with existing. DO
NOT ENCROACH CLOSER TO
LAKE.

-Call Johnston Co.
Environmental Health to have
soil being used for cover,
approved prior to applying
cover on septic system. Ensure
that ≥ 6 inches of cover is
present over entire septic
system.

-Comply with all setbacks.
Setbacks from septic field to
property line are necessary to
allow space for curtain drain.

-Contact Johnston County
Environmental Health prior to
or during installation with any
questions or concerns.

-NOTE: Septic drain lines can extend to edge of septic easement.
-Maintain 15' from proposed pool.



HOLT LAKE, LLC
D.B./1566, PG. 0

OPERATION PERMIT BY:

DATE:

6/28/20



PLANNING DEPARTMENT

Stephen Wensman, Planning Director

ADJOINING PROPERTY OWNERS CERTIFICATION

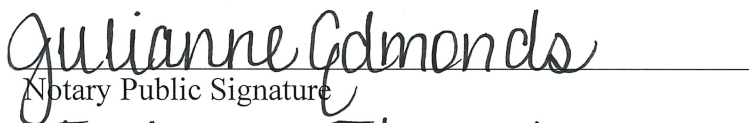
I, Micah Woodard, hereby certify that the property owner and adjacent property owners of the following petition, BA-25-01, were notified by First Class Mail on 3/14/25 of the Public Hearing on March 27th, 2025.


Signature

Johnston County, North Carolina

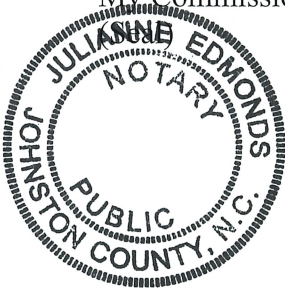
I, Julianne Edmonds, Notary Public for Johnston County and State of North Carolina do hereby certify that Micah Woodard personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

14th day of March, 2025


Notary Public Signature

Julianne Edmonds
Notary Public Name

My Commission expires on 1-15-2028



CARROLL LIVING TRUST
CARROLL, MICHAEL W TRUSTEE
833 COUNTRY CLUB RD
SMITHFIELD, NC 27577-8306

HOLT LAKE GOLF AND RECREATION
694 COUNTRY CLUB RD
SMITHFIELD, NC 27577-8392

ELSEE, ALLISON S.
911 COUNTRY CLUB RD
SMITHFIELD, NC 27577-8308

8182 PROPERTIES, LLC
833 COUNTRY CLUB RD
SMITHFIELD, NC 27577-8306

CARROLL LIVING TRUST
883 COUNTRY CLUB RD
SMITHFIELD, NC 27577-8306

HOLT LAKE LLC
PO BOX 2504
SMITHFIELD, NC 27577-2504

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