

4040 South Smithfield Road – Rezoning Neighborhood Meeting Report

The applicant held a neighborhood meeting with owners of property in the surrounding area. The applicant notified owners of property within 1,000 feet of the property subject to the rezoning request. The neighborhood meeting was held at the Barwell Road Community Center at 6:00 PM on Thursday, January 21, 2016.

On behalf of the rezoning applicant, the following people attended the neighborhood meeting: Michael Birch, attorney for the applicant; Kurt Regensberger and Eric Regensberger, officials with Security Self Storage; Colin Brown, broker for the land owner. Three members of the public attended the meeting, all of which are residents of the Moorefields subdivision on the south side of Poole Road: Don Strickland (1400 Farm Fence Drive), John Jones (5405 Blowing Field Circle) and Wilbur Jackson (5417 Blowing Field Circle).

The applicant began the meeting by identifying the property and the surrounding area, including the zoning and use of the property and surrounding properties. Then, the applicant described the land use plan designation of the subject property, which is Community Activity Center in the East Raleigh-Knightdale Area Land Use Plan, and the uses envisioned by that designation. Next, the applicant explained the rezoning request – Conditional Use Heavy Commercial District – and the proposed list of prohibited uses and the types of uses that would be permitted on the property, such as a self-storage facility.

After explaining the rezoning request, the applicant opened up the meeting to those in attendance for questions and comments about the property and rezoning request. First, those in attendance expressed that they had no concern with developing the property for commercial uses. Second, the attendees noted that traffic backs up on Smithfield Road in the morning (north bound) and in the afternoon (south bound) resulting from the Highway 64 bypass located about 1.5 miles north of the subject property. Third, the two attendees that live on Blowing Field Circle and back up to the south side of Poole Road noted that they receive stormwater from the Hopkins property on the north side of Poole Road from a pipe that goes under Poole Road and feeds the swale on the south side of Poole Road. They expressed concern about additional stormwater impacting their property as a result of the development of the subject property. The applicant noted that the subject property drains to the northwest corner of the property into the existing drainage way, and does not drain to the south.

Finally, after discussing the above comments and questions, the applicant described the rezoning process and the next steps.

In response to comments received at this meeting, the applicant eliminated additional uses that would otherwise be permitted under the proposed zoning district and included a condition that requires pole-mounted lighting to have full cut-off fixtures to mitigate any lighting impacts.

A copy of the neighborhood meeting notice and notice mailing list is attached.



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To: Neighboring Property Owner

From: Michael Birch

Date: January 11, 2016

Re: Notice of meeting to discuss potential rezoning of property located in the northwest quadrant of the intersection of Poole Road and S. Smithfield Road, containing approximately 7.16 acres, with the address of 4040 S. Smithfield Road, and having Wake County Parcel Identification Number 1762-37-7713 (the "Property"), which Property is outlined on the map on the back side of this notice.

We are counsel for a developer that has filed a request to rezone the Property. The Property is currently zoned Residential-30. The proposed zoning district is Conditional Use Heavy Commercial.

You are cordially invited to attend a meeting to discuss the rezoning. We have scheduled a meeting with surrounding property owners on Thursday, January 21, 2016 at 6:00 p.m. This meeting will be held in the Multipurpose Room #2 at the Barwell Road Community Center located at 3935 Barwell Road, Raleigh, NC 27610.

This meeting is intended to afford neighbors an opportunity to ask questions about the rezoning and for the owners to obtain suggestions and comments you may have about it. You are not required to attend, but are certainly welcome. After the meeting, we will prepare a report for Wake County Planning regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at (919) 590-0388 or mbirch@morningstarlawgroup.com.

HOPKINS, R B HOPKINS, GREGORY B
1820 BETHLEHEM RD
KNIGHTDALE NC 27545-9336
1762198175

JONES, JESSIE A
1217 GOLDEN FIELD DR
KNIGHTDALE NC 27545-8117
1762265699

HOLLIFIELD, CARL R HOLLIFIELD,
BRENDA A
1221 GOLDEN FIELD DR
KNIGHTDALE NC 27545-8117
1762267665

CHAPMAN, PAUL W CHAPMAN, CINDA
5400 BLOWING FIELD CIR
KNIGHTDALE NC 27545-8770
1762267826

SCOTT, LORINDA LYNN SCOTT, JESSE A
5801 ENCHANTED CREEK CIR
KNIGHTDALE NC 27545-8775
1762269383

JOHN AND JENNIFER WAKEFIELD
1228 GOLDEN FIELD DR
KNIGHTDALE NC 27545-8120
1762269488

ELEROAD AND SHARON MORRIS
1231 GOLDEN FIELD DR
KNIGHTDALE NC 27545-8117
1762269782

CHAMBLEE, DARIAN DERMAINE
CHAMBLEE, JAZLYN PARTHENIA
5412 BLOWING FIELD CIR
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1762271733

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1762275107

WILBERFORCE & ODETTE RAPHAEL
MR HOWARD RAPHAEL
3408 DEWING DR
RALEIGH NC 27616-8910
1762276030

JONES, JOHN D JONES, PATSY
5405 BLOWING FIELD CIR
KNIGHTDALE NC 27545-8770
1762278103

DONALD & EMMIE STRICKLAND
1400 FARM FENCE DR
KNIGHTDALE NC 27545-8771
1762362418

BUNCH, JENNINGS W JR'
BUNCH, COURTNEY K
1232 GOLDEN FIELD DR
KNIGHTDALE NC 27545-8120
1762362790

BRIDGES, DAMIEN S
BRIDGES, SCHADELL V
5805 ENCHANTED CREEK CIR
KNIGHTDALE NC 27545-8775
1762363268

AUGMON, CLIFFORD H
AUGMON, MARTHA
5321 BAYWOOD FOREST DR
KNIGHTDALE NC 27545-8916
1762364409

BOWER, TERRY TOBY BOWER, DIANNA
1238 GOLDEN FIELD DR
KNIGHTDALE NC 27545-8120
1762364866

STEFFEY, KIMBERLY W
1412 FARM FENCE DR
KNIGHTDALE NC 27545-8771
1762365496

RUCKER, JAMES W RUCKER, VALERIE S
1405 FARM FENCE DR
KNIGHTDALE NC 27545-8772
1762365740

GARRIS, ROY GARRIS, MARA
5817 ENCHANTED CREEK CIR
KNIGHTDALE NC 27545-8775
1762366227

MCADAMS, BYRON C
MCADAMS, JUDICE P
1416 FARM FENCE DR
KNIGHTDALE NC 27545-8771
1762367473

GEORGE, CLARK L GEORGE, JANET KAY
5818 ENCHANTED CREEK CIR
KNIGHTDALE NC 27545-8773
1762368017

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SHAIKH, ISSA FUAD
2505 SIMPKINS RD
RALEIGH NC 27603-4433
1762368875

SCANLON, WILLIAM J
SCANLON, JUSTINE M
5413 BLOWING FIELD CIR
KNIGHTDALE NC 27545-8770
1762370009

JACKSON, CAROLYN JACKSON, WILBUR
5417 BLOWING FIELD CIR
KNIGHTDALE NC 27545-8770
1762371067

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PO BOX 1060
KNIGHTDALE NC 27545-1060
1762371805

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1241 GOLDEN FIELD DR
KNIGHTDALE NC 27545-8128
1762373017

PAYNE, EAN SHAWN
1240 GOLDEN FIELD DR
KNIGHTDALE NC 27545-8120
1762375013

ANDERSON, NANCY M
215 COSGROVE AVE
CHAPEL HILL NC 27514-5270
1762377713

HAMMONDS, DAVEY
HAMMONDS, KIMBERLY
3944 S SMITHFIELD RD
KNIGHTDALE NC 27545-9346

PRESTWOOD, SHERRY LEE
4000 S SMITHFIELD RD
KNIGHTDALE NC 27545-9348
1762385191

DONNELLY, BRIAN SCOTT
DONNELLY, AMY STRICKLAND
5822 ENCHANTED CREEK CIR
KNIGHTDALE NC 27545-8774
1762460107

LILES, DARYL R LILES, DEREK W
1425 FARM FENCE DR
KNIGHTDALE NC 27545-8772
1762460579

DAVIS, REGINALD K JR
DAVIS, PATRICIA L
5829 ENCHANTED CREEK CIR
KNIGHTDALE NC 27545-8776
1762461329

GRIMES, BRANTON T GRIMES, AMY J
1429 FARM FENCE DR
KNIGHTDALE NC 27545-8772
1762461408

JONES, ROMUEL HEIRS
BARBARA S JONES ADMIN
1221 MAJOR SLADE RD
WENDELL NC 27591-8603
1762464396

MCCULLOUGH, ANNIE R
4133 S SMITHFIELD RD
KNIGHTDALE NC 27545-9351
1762464572

WATSON, WILLIAM P WATSON, EDNA
4125 S SMITHFIELD RD
KNIGHTDALE NC 27545-9351
1762464668

GREENE, SAMUEL L GREENE, IANTHA
2329 BERTIE DR
RALEIGH NC 27610-1729
1762464876

DAPHINE & LEE HOLLEY
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1762467592

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1762469609

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1762471164

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PO BOX 729
WENDELL NC 27591-0729
1762472045

EDWARDS, BETTY W JOHNSON, BILLIE
% BILLIE W JOHNSON
201 MEADOW RUN
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1762473099

JOHNSON, DOUGLAS LYNN
9608 POOLE RD
WENDELL NC 27591-8751
1762476009

KIDD LLC
9821 POOLE RD
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