

**Town of Smithfield
Planning Board Minutes
Thursday, June 4, 2020
6:00 P.M. Town Council Chambers**

Members Present:

Chairman Stephen Upton
Debbie Howard
Alisa Bizzell
Ashley Spain
Doris Wallace

Members Absent:

Teresa Daughtry
Vice-Chair Mark Lane
Michael Johnson

Staff Present:

Mark Helmer, Senior Planner
Julie Edmonds, Administrative Assistant

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

IDENTIFY VOTING MEMBERS

APPROVAL OF AGENDA

Doris Wallace made a motion, seconded by Debbie Howard to approve the agenda. Unanimously approved

APPROVAL OF MINUTES from May 7, 2020

Doris Wallace made a motion, seconded by Debbie Howard to approve the minutes as written. Unanimously approved

NEW BUSINESS

RZ-20-03 Kiddie College of Canterbury

The applicant is requesting to rezone one tract of land totaling approximately .454 acres from an R-8 (Residential) to an OI (Office and Institutional) zoning district. The property considered for rezoning is located on the west side of Canterbury Road, approximately 190 feet south its intersection with Berkshire Road and further identified as Johnston County Tax ID# 15004023A.

Mark Helmer stated that The property was originally built as a childcare center in the R-8 zoning district when the development was constructed. The roughly 3,500 sq. ft. building containing the Kiddie Kollege childcare center is an existing commercial building with multiple

rooms and configured for a daycare use. In the front and side of the building is a 5-stall parking lot, with two driveways off of Canterbury Road, and a playground in the back of the building. The building is well screened from adjacent residential parcels by trees along the property line. It's a commercially developed piece of property that's improperly zoned R-8. Justification for the rezoning would include rezoning the property to O/I zoning district would serve to more accurately reflect existing land uses on the site. The property has and currently is used for a daycare and has for many years. Having a conforming site with respect to zoning and land uses will make the property more marketable in the future. Conformance with zoning will allow for an easier permitting process if the property is damaged by fire or other natural disasters. By rezoning the property to O/I, it will allow for all land uses permitted in that district to be considered for future approvals. Examples of allowed uses in the O/I district would be schools, churches, contractor's offices, office uses, health clubs, barber/beauty shops, drug stores and restaurants to name a few.

Mr. Helmer also stated that with the approval of the rezoning, Town Council is required to adopt a statement describing whether the action is consistent with adopted comprehensive plan and other applicable adopted plans and the action is reasonable and in the public interest. Planning staff considers the actions to be consistent and reasonable.

Staff recommends the Planning Board recommend approval of RZ-20-03 finding the rezoning consistent with applicable adopted plans, policies and ordinances.

Debbie Howard made a motion to recommend approval of RZ-20-03 to rezone the property with the Johnston County Tax ID# 15004023A from R-8 to O/I with a consistency statement declaring the request to be consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest; seconded by Alisa Bizzell. Unanimously Approved

ZA-20-01 Mosquito Squad of Raleigh:

The applicant is requesting an amendment to the Town of Smithfield Unified Development Ordinance, Article 6, Table 6.5 Table of Uses and Activities to allow Exterminating Services as a use by right in the Light Industrial (LI) zoning district.

Mark Helmer stated that Michael Lee, owner of Mosquito Squad, is requesting an amendment to the Unified Development Ordinance, Article 6, Table 6.5, Table of Uses and Activities to allow Exterminating Services in the Light Industrial District as a permitted use. Exterminating services currently are allowed in B-2, B-3 and Heavy Industrial Districts. In B-2 and B-3 they are permitted with a special use and in Heavy Industrial they are permitted as a use by right.

Exterminating services are compatible with the Light Industrial District even more so than the business districts. The use in the Light Industrial District is unlikely to cause adverse effects for the area or adjacent industrial uses and there is no expectation for heavy traffic generated by customers. The requirement for a special use permit in the B-2 and B-3

makes sense in order to give the Council oversight over the storage of chemicals and fleet parking and to mitigate any negatives the use might have on other adjacent retail type establishments. Staff does not believe control over chemical storage and fleet parking is needed in the Light Industrial District, and there should be no negative impacts on adjacent industrial business.

The zoning text amendment as proposed is consistency with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.

Planning Staff recommends approval of the zoning text amendment ZA-20-01 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

Debbie Howard asked if the applicant was wanting to change the zoning district to allow his business to operate in the LI district.

Mr. Helmer said essentially the applicant has a space in the L/I district and needs the ordinance changed so that he can legally conduct business in an industrial park.

Doris Wallace made a motion to recommend approval of zoning text amendment ZA-20-01, adding exterminating services as a special use in Article 6, Section 6.5 Table of Uses and Activities finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest; seconded by Debbie Howard. Unanimously Approved

Old Business

Mr. Helmer mentioned a new 200 bed multi-family adult care facility coming to Kellie Drive. He also mentioned a new Engineering Building off College Rd at Johnston Community College.

Adjournment

Being no further business, Alisa Bizzell made a motion seconded by Debbie Howard to adjourn the meeting. Unanimously approved

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist