

**Town of Smithfield  
Planning Board Minutes  
Thursday, November 5, 2020  
Town Council Chambers  
6:00 PM**

Members Present:

Chairman Stephen Upton  
Vice Chairman Mark Lane  
Ashley Spain  
Teresa Daughtry  
Doris Wallace  
Debbie Howard  
Alisa Bizzell

Members Absent:

Michael Johnson

Staff Present:

Stephen Wensman, Planning Director  
Mark Helmer, Senior Planner  
Julie Edmonds, Administrative Assistant

Staff Absent:

**CALL TO ORDER**

**IDENTIFY VOTING MEMBERS**

**APPROVAL OF AGENDA**

Doris Wallace made a motion, seconded by Teresa Daughtry to approve the agenda. Unanimously approved

**APPROVAL OF MINUTES** from October 1, 2020

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

**NEW BUSINESS**

**ZA-20-07 East River PUD:** David DeYoung, of Riverwild has requested the approval of a revised PUD Master Plan for the East River subdivision. The property is 54.97 acres about 1400 ft north of M. Durwood Stephenson Parkway with Johnston County PID#s 169520-80-3415 and 169420-79-4697. Previously the PUD zoning and Preliminary Plat were approved on December 4<sup>th</sup>, 2018 and then revised and approved on April 7<sup>th</sup>, 2020. This application is for a 3<sup>rd</sup> revision.

Mr. Wensman stated this recent submittal revises the PUD Master Plan and will result in a total unit count of 293 lots of which 168 are detached single family residential lots, 60 attached single-family triplex lots and 65 townhouse lots. The phasing has changed from 9 phases to 7. The PUD Plan revises the stormwater management infrastructure, adds a new central park feature, new mail kiosk area,

guest parking for the tri-plex lots, and improves the routing of the greenway away from the cul-de-sac and pump station. The proposed development site is outside of the floodplain and there should be no environmental threats. Much of the proposed PUD development is within the WS IV-PA Overlay District. This overlay district provides an extra layer of regulation intended to protect the water supply watershed from pollution caused primarily from stormwater runoff. This development is subject to the Supplementary Standards for Cluster Subdivisions with some exceptions and are in compliance with the cluster requirements. All of the Buffalo Rd dedication was made with the first phase. The subdivision shows a mix of 50 ft and 60 ft wide public right-of-way.

The previous PUD plan for the east side of the development had a mix of detached single family and townhouse lots with a single entrance off of Buffalo Rd. The PUD plan now has all the townhouse lots located here with two access points off of Buffalo Rd. The roads on the east side of Buffalo Rd are proposed as Town roads but maintained by the HOA. The Town staff does not support town ownership of the parking lots and recommends ending the public roads before the first parking stall.

Mr. Wensman said there will be sidewalks on both sides on the street throughout this development. A portion of the Neuse River Trail provides a walking loop that will be constructed by the developer in a public easement, however the dead-end segment extending north will not be constructed by the developer. That segment will be constructed by the Town in the future if the river front greenway trail continues over.

Mrs. Daughtry asked who would maintain the trails previously mentioned.

Mr. Wensman said the NCDOT would maintain them.

Mrs. Daughtry said but until the segment is constructed in the future by the Town, it will be left natural and not maintained.

Mr. Wensman said yes.

Mr. Lane asked how the Mountain to Sea trail would connect.

Mr. Wensman said the Mountains to Sea trail is planned to go along the Neuse River with an alternate route along Buffalo Rd. We don't know if a trail will be feasible along the river.

Mr. Spain asked if Mr. Wensman said the trail would be built now or later.

Mr. Wensman said a portion will be built now and the remainder later in the future.

Mr. Spain asked if the trail being built was in lieu of the sidewalks being built.

Mr. Wensman said the Buffalo Rd trails are in lieu of sidewalks. Town Council agreed that would be ok.

Mr. Upton asked what the trails would be made of.

Mr. Wensman said they would be black top.

The Planning Department recommends the Planning Board recommend approval of the Amended PUD Master Plan for the East River subdivision with the following conditions:

- 1) That the developer obtains a NCDOT Permits for the street access onto Buffalo Road and any trail or sidewalk encroachments prior to construction approval.
- 2) That all phases of the subdivision shall be incorporated into the Homeowners Association deed restrictions and covenants prior to final plat of each phase.
- 3) That a park dedication fee in lieu of parkland be paid prior to recording the final plat approval of each phase of the development consistent with Article 10, Section 10.112.8.
- 4) That the public trail be constructed successively with each phase of the development in public right-of-way or within public easements as shown on the PUD Plan, with the exception of the dead-end section of the greenway trail by the Neuse River extending to the north extent of the development and a small segment to connect to the southern extent of the development.
- 5) That the pump station and all SCM accessways be designed to meet Town's UDO requirements and to the satisfaction of the Town Engineer and Public Utilities Director's satisfaction.
- 6) The utilities shall be designed such that that extension can be made conveniently and without undue burden or expense to serve future adjacent development.
- 7) That landscaping be incorporated into each phase of the development consistent with phase 1 landscaping and that additional landscaping be placed along the edges of the development in phase 6 to provide for additional buffering.
- 8) That the public streets in phases 6 and 7 terminate before the first parking stall such that they are not inclusive of the townhouse parking.

Mrs. Howard said so the conditions you're asking for are #2 - #8 correct?

Mr. Wensman said yes, #1 has been met.

Mr. Lane said we have gone from 9 to 7 phases. How have the number of units changed?

Mr. Wensman said we went from 280 lots to 293 lots.

Mrs. Howard asked when the Town would be installing street lights in the subdivision.

Mr. Wensman had recently discussed this with David DeYoung and they are in the process of ordering them from the Town.

Mrs. Howard asked if the developer was responsible for that cost.

Mr. Wensman said yes, they are.

Mr. Upton asked what kind of supervision would this development have after completion.

Mr. Wensman said Planning staff will go out there from time to time. All utilities will be inspected by the Public Utilities Department as they go in.

Debbie Howard made a motion to recommend approval of the revised PUD Master Plan, RZ-20-07, with 7 conditions of approval 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; seconded by Teresa Daughtry. Unanimously approved.

**RZ-20-06 Partners Commercial Reality:** The applicant has requested to rezone a 1.98-acres; a 1.49-acre property located at 819 and 821 N. Brightleaf Boulevard with Johnston County ID# 15005041 from B-2 General Business to B-3 Highway Entranceway Business and a 0.53 acre property located at 40 Waddell Drive with the Johnston County ID# 15005042 from R-8 Single, Two and Multi-Family to B-3 Highway Entranceway Business.

Mr. Upton stated that board member Teresa Daughtry has requested to recuse herself from the case.

Mr. Helmer said typically the way it works; the board member requests to be recused then the board votes on it.

Teresa Daughtry made the request to be recused; Debbie Howard made a motion for Mrs. Daughtry to be recused; seconded by Doris Wallace. Unanimously approved.

Mr. Wensman said the applicant's tenant, Enterprise Rental Car, has outgrown its current location and the owner, Mohamed & Sons, Inc., has purchased the residential property behind the business to expand the commercial area. The applicant intends to expand the Brightleaf Plaza shopping center onto the "Enterprise Rental" lot, removing the existing building and constructing a new commercial strip building that will house Enterprise Car Rental and additional retail businesses. The entire site will be improved to address the parking needs of Enterprise Car Rental and other retail businesses, landscaping, lighting, signs and other required improvements.

Mr. Wensman The comprehensive plan discourages commercial encroachment into residential districts, and stipulates that if they do, they should meet the specific criteria to minimize its impact on the residential area and should be done as part of planned developments.

At present, the Town has no tool for a single use planned development but is working on such a tool: Conditional Zoning. Even without Conditional Zoning, the applicant is indicating that they desire the rezoning for an expansion of Brightleaf Plaza with Enterprise Rental Car as a tenant. Of

course, with a rezoning, the list of potential commercial land uses is expansive and should be considered by the Town Council.

Mr. Lane said he doesn't have an issue with approving this request. He asked if this board approved this, are we going against the Comprehensive Plan.

Mr. Wensman said it's not entirely against the Comp Plan it just doesn't embrace it.

Mr. Lane asked how Conditional Zoning would work in this case if we had it.

Mr. Wensman said if we had Conditional Zoning, we'd know exactly what we were getting and could minimize any conflicts we thought there might be.

Jim Perricone of Partners Commercial Realty stated that Enterprise Car Rental has outgrown their space due to such high volume in sales. They want to be good neighbors and they will put in appropriate foliage and fencing buffering. He also mentioned that the traffic flow on the Waddell Street side would have some work done to it in terms of ingress and egress in terms of the traffic. He appreciates the consideration of the board.

Doris Wallace made a motion to recommend approval of zoning map amendment, RZ-20-06, 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: None

#### Adjournment

Being no further business, Ashley Spain made a motion seconded by Teresa Daughtry to adjourn the meeting. Unanimously approved

Next Planning Board meeting is December 3rd, 2020 at 6pm.

Respectfully Submitted,



Julie Edmonds  
Administrative Support Specialist