

**Smithfield Board of Adjustment  
Minutes  
Thursday, February 23, 2006  
6:30 P.M., Town Hall, Council Room**

**Members Present:**

John Parrish  
Eddie Foy  
Chap Ragland  
Martha Wooten  
Paul Worley

**Staff Present:**

Shelley Hare  
Mark Helmer

Chairman Parrish opened the public hearing.

Mr. Chap Ragland was sworn in as a new member of the Board.

All persons wishing to speak were duly sworn.

**Approval of Minutes from November 2005.**

Mr. Foy made a motion that was seconded by Mr. Worley to approve the minutes as written. The vote was unanimous.

**Case No. BA-06-04 Princeton Church of God**

Mr. Helmer addressed the Board stating that the petitioner is requesting an 8 foot variance to the required sixteen foot landscape buffer required between residential and non-residential zoned property. The property is located on the southeast side of the intersection of Woodall Street and Sixth Street and is further identified as NCPIN# 1693-59-2407.

Mr. Helmer asked the Board to review the request and take appropriate action in accordance with the Finding of Fact for a variance.

Chairman Parrish opened the public hearing and asked for comments.

Chairman Parrish asked if there was any opposition? Mr. Helmer stated that the planning department was not aware of any.

Mr. Ragland stated that the property lines were very close to the adjoining house.

Mr. John Alexander, spoke in favor of the request. He stated that the church wanted to be good neighbors to the adjoining properties and they planned to improve the location and not hinder it.

Mr. Ragland inquired what kind of outreach program that was planned.

Mr. Alexander stated that the facility would be used for food programs and storage of furniture and clothing for emergency needs.

Mr. Ragland asked if the church planned on housing anyone at the site?

Mr. Alexander stated that there would not be any housing facilities on site.

Being no further comments, Chairman Parrish closed the public hearing.

After reviewing the Finding of Fact, Mr. Worley made a motion that was seconded by Mr. Foy to approve the variance request.

#### **Case No. BA-06-05 Advanced Laboratories**

Mr. Helmer addressed the Board stating that the petitioner is requesting a conditional use permit to operate a food testing laboratory on property zoned O & I (Office and Institutional) zoning district. The property is located on Fourth Street approximately 145 feet northeast of its intersection with Woodall Street and is further identified as NCPIN# 1694-40-4187.

Mr. Helmer asked the Board to review the request and take appropriate action in accordance with the Finding of Fact for a conditional use permit.

Chairman Parrish opened the public hearing and asked for comments.

Chairman Parrish asked if there was any opposition. Mr. Helmer stated that the planning department was not aware of any.

Mr. Richard Chludzinski, of Advanced Laboratories, spoke in favor of the request. He stated that the facility would be testing some food and dietary supplements to ensure consumer safety.

Chairman Parrish inquired about where the

#### **Case No. BA-06-06 Johnston Community College**

Mr. Helmer addressed the Board stating that the petitioner is requesting a conditional use permit to operate a computerized copy sign on property located within an O & I (Office and Institutional) zoning district. The property is located on the southeast side of the

intersection of East Market Street and College Road and is further identified as NCPIN# 1693-88-8158.

Mr. Helmer asked the Board to review the request and take appropriate action in accordance with the Finding of Fact for a conditional use permit.

**Case No. BA-06-07 Frederick Walker**

Mr. Helmer addressed the Board stating that the petitioner is requesting a 2 foot variance to the required 10 foot side yard setback to construct an addition to a single family dwelling within a R-10 (Residential) zoning district. The property is located on Oak Street and is further identified as NCPIN# 1694-91-8373.

Mr. Helmer asked the Board to review the request for a variance and take appropriate action in accordance with the Finding of Fact.