

**Smithfield Board of Adjustment  
Minutes  
Thursday, September 27, 2007  
6:30 P.M., Town Hall, Council Room**

**Members Present:**

John Parrish (Chairman)  
Paul Worley (Vice-Chairman)  
Chap Ragland  
Martha Wooten

**Members Absent:**

Eddie Foy

**Staff Present:**

Mark Helmer  
Latanya Merritt

Chairman Parrish opened the public meeting.

**APPROVAL OF MINUTES FROM AUGUST 30, 2007**

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

All persons wishing to speak were duly sworn.

**BA-07-08 Scott DeKeyzer:** The applicant is requesting a conditional use permit to construct a high-rise identification sign on property within the IOD (Interstate Overlay) district. The property is located on the east side of South Equity Drive approximately 665 feet north of its intersection with Industrial Park Drive. The property is further identified as NCPIN# 260417-10-7490.

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

Ms. Wooten asked if the applicants sign would be taller or the exact height as the other signs in that location.

Mr. Helmer stated that the applicants sign would measure 80 ft. in height, which is in compliment with the other signs in that location.

Chairman Parrish opened the public hearing and asked for comments.

Mr. Patrick Mills a representative of Harlan Laws Corporation being duly sworn asked if the sign could possibly be placed in one of the parking spaces.

Mr. Helmer stated that it was possible to expand on one of the landscape islands and make a larger landscape at the base of the island.

Chairman Parrish asked if the signs orientation perpendicular to I-95

Mr. Mills stated that they are trying to accomplish visibility of the sign once patrons exit off I-95.

Chairman Parrish asked if there were any opposition.

Mr. Helmer stated there were none.

Ms. Wooten asked if there would be any lighting on the rear of the sign.

Mr. Mills stated there would be lighting on the sign, however it would not have any significant impact on the neighborhood.

Chairman Parrish asked Mr. Bipin Patel if he were in agreement with the location of where the sign would be positioned.

Mr. Patel the owner of the Comfort Inn being duly sworn stated yes.

Being nothing further, Chairman Parrish closed the public hearing.

Ms. Wooten made a motion that was seconded by Mr. Ragland to move to the finding of fact.

After reviewing the Finding of Fact:

- (a)** All applicable specific conditions pertaining to the proposed use have been or will be satisfied; *all members stated true.*
- (b)** Access roads or entrance and exit drives are or will be sufficient in size and properly located to ensure automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire or other emergency; *all members stated true.*
- (c)** Off-street parking, loading, refuse and other service areas are located so as to be safe, convenient, allow for access in case of emergency and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood; *all members stated true.*
- (d)** Utilities, schools, fire, police and other necessary public and private facilities and other services will be adequate to handle the proposed use; *all members stated true.*

- (e) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; *all members stated true.*
  
- (f) The type, size and intensity of the proposed use, including such considerations as the hours of operation and number of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood; *all members stated true.*

**Old Business.**

There were none.

**New Business.**

There were none.

**Adjournment.**

Being nothing further, Mr. Worley made a motion that was seconded by Ms. Wooten to adjourn. The vote was unanimous.