

**Smithfield Board of Adjustment
Minutes
Thursday, April 24, 2008
6:30 P.M., Town Hall, Council Room**

Members Present:

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

Members Absent:

Staff Present:

Mark Helmer
Latanya Merritt

Chairman Parrish opened the public meeting.

APPROVAL OF MINUTES FROM FEBRUARY 28, 2008.

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

All persons wishing to speak were duly sworn.

BA-08-02 Bhupen Patel: The applicant is requesting variances to the maximum building height, side yard setbacks and minimum parking standards to allow for a four story hotel within a B-3 (Business) zoning district. The property is located on the east side of Venture Drive, approximately 400 feet north of its intersection with Industrial Park Drive. The property is further identified as NCPIN# 260418-20-8250.

Mr. Helmer asked the Board to review the petition and take action in accordance with the finding of fact for a conditional use permit.

Chairman Parrish asked if there were any opposition.

Mr. Helmer stated no.

Chairman Parrish opened the public hearing.

Chairman Parrish asked if the proposed hotel building would be greater in height than the existing hotels in the surrounding area.

Mr. Helmer stated yes, but the Planning Department is not overly concerned with the height since the building will be sprinkled.

Chairman Parrish asked how many rooms were being proposed for the hotel.

Mr. Simmons stated that the hotel would be a four-story structure with 87 rooms.

Mr. Foy asked if the proposal would comply with the setbacks, and parking standards.

Mr. Ragland stated that his concerns were with parking and traffic in the area.

Mr. Helmer asked Mr. Simmons if the landscape requirements would be met.

Mr. Simmons stated yes.

Mr. Ragland asked if there would be any impact on water supply.

Mr. Helmer stated no.

Ms. Wooten asked if the owner of the hotel owned any other properties in the vicinity.

Mr. Simmons stated no.

Mr. Mike McLamb of 100 Mariah Drive Four Oaks, NC, being duly sworn asked what would room taxes bring to the Town of Smithfield.

Ms. Wooten stated that it would bring potential revenue to promote tourism in the area.

Ms. Wooten stated that this particular area is built out.

Ms. Wooten asked if this new structure would have any impact on the Pine Acres neighborhood.

Mr. Helmer stated that there would not be any direct impact on the Pine Acres neighborhood with the building of this hotel.

After reviewing the Finding of Fact:

- (a)** There are exceptional conditions pertaining to the particular piece of property in question because of factors such as its shape, size, or topography, that are not applicable to other lands or structures in the same district, or there is a peculiar characteristic of an establishment which makes the parking and/or loading requirements of this ordinance unrealistic; *all members stated true.*

- (b) Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located; *all members stated true.*
- (c) A literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located; *all members stated true.*
- (d) The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare; *all members stated true.*
- (e) The special circumstances are not the results of actions of the applicant; *all members stated true.*
- (f) The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure; *all members stated true.*
- (g) The variance is not a request to permit a use which is not a permitted or conditional use in the district involved; *all members stated true.*

After reviewing the Finding of Fact, Mr. Worley made a motion that was seconded by Ms. Wooten to approve the variance. The vote was unanimous.

Old Business.

There were none.

New Business.

There were none.

Adjournment.

Being nothing further, the meeting was adjourned.