

**Smithfield Planning Board  
Minutes  
Thursday, March 1, 2007  
7:00 P.M., Town Hall, Council Room**

**Members Present:**

Max Gardner  
Joe Patterson  
Suzanne Carter  
Eddie Foy  
Mike Gibbons  
Chris Howell  
Harold Mitchell  
Ed Self

**Members Absent:**

**Staff Present:**

Mark Helmer  
Latanya Merritt

Vice-Chairman Patterson opened the public meeting and was followed by the Invocation and the Pledge of Allegiance led by Vice-Chairman Patterson.

APPROVAL OF MINUTES FROM FEBRUARY 1, 2007.

Mrs. Carter made motion that was seconded by Mr. Self to approve the minutes as written. The vote was unanimous.

All persons wishing to speak were duly sworn.

Vice-Chairman Patterson opened the public meeting.

**RZ-07-03 Town of Smithfield:** Mr. Helmer addressed the Board stating the applicant is requesting to rezone 9 tracts of land totaling approximately 104.83 acres from R-8 SUD (Residential-Special Use District) and R-20A (Residential-Agricultural) to O&I (Office & Institutional). The properties considered for rezoning are located 850 feet east and south of the intersection of Booker Dairy Road and Buffalo Road. The properties are further identified as NCPIN# 260405-18-7986, 260405-28-2934, 260405-19-7770, 260405-29-1304, 260405-17-8966, 169408-87-3845, 169408-87-7853, 169408-98-3173 and a portion of 260405-08-8321.

Mr. Helmer asked the Board to review the petition and make recommendation to Town Council for the approval of a zoning reclassification request.

Mr. Foy asked if there were any objections?

Mr. Helmer stated no.

Mr. Mitchell stated that there is a house on one of the tracts of land and asked if the homeowner had any objections to the rezoning?

Mr. Helmer stated that the Town of Smithfield has purchased that property and they're in the process of renovating it for the future home of the Parks and Recreation Headquarters.

Vice-Chairman Patterson opened the public hearing and asked for comments.

Being no comments, Vice-Chairman Patterson closed the public meeting.

Mr. Self made motion, seconded by Mr. Foy to approval the rezoning request. The vote was unanimous.

Vice-Chairman Patterson stated that the case would go before the Town Council on April 3, 2007.

**SUP-07-01 Johnston Ambulance Services:** Mr. Helmer addressed the Board stating the applicant is requesting a special use permit to allow for the construction and operation of a commercial establishment with outdoor storage. The property is located on north side of the intersection of West Market Street and Strickland Drive and further identified as NCPIN# 168412-97-7044.

Mr. Helmer asked the Board to review the petition and make a recommendation to Town Council based on the finding of fact for a special use permit for a commercial establishment with outdoor storage.

Vice-Chairman Patterson opened the public hearing.

Mr. Mitchell asked what would be stored in the outside storages?

Mr. Maynard Price a representative of Johnston Ambulance Service stated that the basically all of our storage would be inside for their vehicles however, there may be some vehicles at times parked outside.

Mr. Gibbons asked if the facility would be manned for a 24-hour period?

Mr. Price stated yes.

Being no other comments, Vice-Chairman Patterson closed the public meeting.

Mrs. Carter made motion, seconded by Mr. Foy and duly carried to move to the Finding of Fact.

After reviewing the Findings of Fact:

- (a) All applicable specific conditions pertaining to the proposed use have been or will be satisfied; *members stated yes.*
- (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; *members stated yes.*
- (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; *members stated yes.*
- (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 yes.*
- (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; *members stated yes.*
- (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 yes.*

Mrs. Foy made motion, seconded by Mrs. Carter to approve the special use application. The vote was unanimous.

Vice-Chairman Patterson stated that the case would go before the Town Council on April 3, 2007.

**ZA-07-01 Town of Smithfield:** Mr. Helmer addressed the Board stating the applicant is requesting to amend section 707.1 of the Smithfield Zoning Regulations to allow for the Smithfield Planning Board to serve as alternate members to the Smithfield Board of Adjustment

Mr. Helmer asked the Board to review the petition and make a recommendation to Town Council for an amendment to the Town of Smithfield Zoning Ordinance, 707.1, Board of Adjustment.

Mr. Foy stated that the Board of Adjustment is a great Board to work with.

Mr. Helmer stated that Town Council and the Town's attorney recommended to ask this Board for volunteers to serve as alternates. Before doing that, we have to amend the Ordinance to allow the Planning Board to serve.

Mr. Foy made a motion that was seconded by Mr. Mitchell to approve the amend section 707.1 of the Smithfield Zoning Regulations to allow for the Smithfield Planning Board to serve as alternate members to the Smithfield Board of Adjustment. The vote was unanimous.

**Old Business.**

Mr. Helmer reminded the Board of the last Planning Board and Commission training session. The session is scheduled April 25, 2007 from 7:00 p.m. – 8:30 p.m.

**New Business.**

There was none.

**Adjournment.**

Mr. Foy made a motion that was seconded by Mrs. Carter to adjourn. The vote was unanimous. The next Planning Board meeting will be held on April 5, 2007.