

**Smithfield Planning Board
Minutes
Thursday, January 10, 2008
7:00 P.M., Town Hall, Council Room**

Members Present:

Max Gardner
Eddie Foy
Mike Gibbons
Harold Mitchell
Daniel Sanders
Ed Self
Stephen Upton

Members Absent:

Suzanne Carter

Staff Present:

Mark Helmer
Latanya Merritt

Chairman Gardner opened the public meeting followed by the Invocation and the Pledge of Allegiance.

APPROVAL OF MINUTES FROM DECEMBER 6, 2007.

Mr. Foy made a motion, seconded by Mr. Self, to approve the minutes as amended. The vote was unanimous.

All persons wishing to speak were duly sworn.

RZ-07-15 O'Brien and Associates Reality, Inc.: The applicant is requesting to rezone six tracts of land totaling approximately 1.03 acres from R-6 (Residential) zoning district to B-3 (Business) zoning district. The properties considered for rezoning are located on Crump Street approximately 80 feet east of its intersection with South Fifth Street. The properties are further identified as NCPIN# 169310-36-6688, 169310-36-7647, 169310-36-8617, 169310-36-8686, 169310-36-9645, and a portion of 169310-36-5653.

Mr. Helmer stated that the area considered for rezoning consists of five (5) lots and a portion of (1) lot with road frontage on Crump Street. All lots considered for rezoning have access to public water and sewer systems. If the property is rezoned, all permitted uses within the B-3 (Business) zoning district may be considered for future approval to include fueling stations, drugstores and parking lots.

Mr. Helmer asked the Board to review the petition and make a recommendation to Town Council for a rezoning reclassification.

Mr. Helmer stated that Mr. Richard Moore, a representative for Mr. McFadyen & Company, LLC was present.

Mr. Sander asked if the rezoning would interfere with the railroad in any way.

Mr. Helmer stated no.

Mr. Helmer stated at the site plan review phase of any future proposed project, staff would require the developer to adhere to any kind of setbacks along the railroad corridor.

Mr. Helmer stated that setback standards are minimal along railroad right-of-ways. It is unlikely, but if a developer wanted to build something that required railroad access, they would be allowed to build up to the property line.

Mr. Gibbons stated that he was concerned with maintaining a good level of aesthetics along the Brogden Road corridor and, he is not sure what is being encouraged for this area of town.

Mr. Helmer stated that there is room for improvement along Brogden Road corridor.

Mr. Self stated that the issue tonight is whether to change the zoning of the property on the south side of Crump Street to the same zoning district as the adjacent properties.

Chairman Gardner opened the public hearing.

Mr. Richard Moore, a resident of 2801 Haven Road, Raleigh NC, being duly sworn stated he was an associate broker with O'Brien and Associates Realty, Inc., representing McFadyen & Company, LLC.

Mr. Moore stated that there is no firm development plan at this time. However, his clients are interested in selling the property and finding the highest and best use for the land.

Mr. Moore stated that the zoning around the property is B-3. It seems the highest and best use for the property would be commercial.

Mr. Mitchell stated that this area certainly needs aesthetic changes. However, his concern is a potential increase in traffic along the corridor. Protection and safety of small children and pedestrians who live in the area should also be of concern.

Mr. Moore stated Mr. Mitchell's concerns are valid. However, there are measures that can be taken such as lowering the speed limit in the area to reduce the danger that is imposed on pedestrians.

Mr. Moore stated without knowing who will have an interest in purchasing the property, there's no way to say what the property would be used for.

Mr. Self stated that there is heavy pedestrian traffic through this area.

Mr. Self asked if the developer who purchased the property would be responsible for installing sidewalks to improve pedestrian circulation.

Mr. Helmer stated maybe.

Mr. Foy asked if there were any opposition.

Mr. Helmer stated he was not aware of any.

Being no other comments, Chairman Gardner closed the public hearing.

Mr. Self made a motion, seconded by Mr. Upton and Mr. Foy to approve the rezoning reclassification. The vote was unanimous.

Chairman Gardner stated that the case would go before Town Council on February 5, 2008.

Old Business.

There was none.

New Business.

The Planning Board was presented with the 2008 meeting schedule.

Adjournment.

Mr. Foy made a motion, seconded by Mr. Gibbons to adjourn. The vote was unanimous.