

**Smithfield Planning Board
Minutes
Thursday, February 7, 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 led by Chairman Gardner.

APPROVAL OF MINUTES FROM JANUARY 10, 2008.

Mr. Upton made a motion, seconded by Mr. Foy and Mr. Sanders to approve the minutes as written. The vote was unanimous.

All persons wishing to speak were duly sworn.

RZ-08-01 James B. Swertfeger: Mr. Helmer stated the applicant is requesting to rezone a tract of land totaling approximately 3.48 acres from O&I (Office & Institutional) to B-3 (Business) zoning district. The property considered for rezoning is located at the end of Tyler Drive approximately 465 feet from US 301 South. The property is further identified as NCPIN# 168206-38-3045.

Mr. Helmer stated the property considered for rezoning is located at 277 Tyler Drive and was annexed into the Town of Smithfield corporate limits on July 23, 2007. Prior to annexation by the Town, the property was zoned Johnston County OI (Office and Institution). The property was rezoned to Town of Smithfield O&I (Office and Institutional) zoning district on August 7, 2007.

Mr. Helmer stated the current property owner is requesting the property be rezoned to B-3 (Business). If the request is approved, all permitted uses within the B-3 (Business) zoning district may be considered for future approval to include small-scale light manufacturing, professional offices and any use with outdoor storage.

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

Chairman Gardner asked for comments from the Board. There were none.

Chairman Gardner opened the public hearing.

Being no comment, Chairman Gardner closed the public meeting.

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

Old Business.

Mr. Gibbons asked Mr. Helmer what decision did Town Council make on case RZ-07-15 O'Brien and Associates Realty, Inc.

Mr. Helmer stated that Town Council, at its February 5, 2008 meeting denied the rezoning request for case RZ-07-15.

New Business.

There were none.

Adjournment.

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