

**Smithfield Planning Board
Minutes
Thursday, January 8, 2009
6:30 P.M., Town Hall, Council Room**

Members Present:

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

Members Absent:

Staff Present:

Mark Helmer
Latanya Merritt

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

APPROVAL OF MINUTES FROM November 6, 2008.

Mr. Gibbons made a motion, seconded by Mr. Foy to approve the minutes as written. Unanimous.

All persons wishing to speak were duly sworn.

Chairperson Gardner opened the public hearing.

SUP-08-07 Boykin Motors: The applicant is requesting a special use permit to allow for outdoor sales of automobiles on property within a B-2 (Business) zoning district. The property in question is located on the east side of the intersection of South Bright Leaf Boulevard and Holt Street and further identified as Johnston County Tax ID# 150410108A.

Mr. Helmer stated that the existing adjacent land uses are comprised of a mix of commercial uses to include automobile sales lots to the northeast and southwest. All required infrastructure exists at or near the site.

Mr. Helmer stated that required minimum landscaping would have to be installed prior to issuance of a zoning permit.

Mr. Gibbons asked if the display lighting for the automobile would in any way give off glare and possibly affect driving visibility along the South Bright Leaf Blvd corridor.

Mr. Helmer stated that there have been complaints in the past. But, adjustments could be made to the angle at which the lights shine onto the site.

Mr. Sanders asked how many automobiles would be allowed in front of the business.

Mr. Helmer stated that the current zoning ordinance did not have any specific standards on how many cars are allowed.

Mrs. Carter asked if there would be a problem with drainage.

Mr. Helmer stated that this site was exempt from having to meet modern storm water standard because it is paved all the way to the property lines.

Chairman Gardner asked if the two sheds shown on the site plan would be taken out.

Mr. Boykin stated that they were in the process of removing both sheds.

Chairman Gardner asked if there were an entrance from the existing lot to the proposed lot.

Mr. Boykin stated that the old Jack Farm building would be an accessory building to the automobile lot.

Mr. Boykin stated that chrome grills, chrome door handles, rims and all items that are used to enhance the appearance of the cars will be available for customers to purchase in the Jack Farm building.

Mr. Boykin stated that his objective is to get as much road frontage as possible to use for display purposes.

Mr. Self stated that his concerns are with the applicant complying with the 15-foot setback.

Mr. Self stated that he would like to all see the applicant place low growing shrubs in within the 15-foot setback to alleviate automobiles from parking to close to the road.

Chairman Gardner asked Mr. Helmer if there had been discussion on the applicant having to bring the existing automobile lot up to code.

Mr. Helmer stated yes, he and Mr. Paul had discussed the conditions.

Mr. Helmer stated that staff recommends that the expansion have proper landscaping in front of the property, and if the Board so chooses, you could also include landscaping to the existing site.

Mr. Gibbons asked if oil changed, inspection, would be offered at the facility, and if so, how would the oils etc. be disposed of.

Mr. Boykin stated that the facility would be used to clean and sell automobiles.

Mr. Gibbons made a motion seconded by Mrs. Carter to move to the finding of facts.
Unanimous

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 will be.*
- (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.*

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; *Mr. Self stated that the owner must agree to stop parking automobiles within the required 15 foot landscaped street yard at the existing site and the owner must bring the required street yard back into compliance by removing the stone groundcover and provide live plant material in the form of low lying shrubs.*

- (e) 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.*

Mrs. Carter made a motion, seconded by Mr. Upton to recommend approval of the special use permit to allow for outdoor sales of automobiles on property within a B-3 (Business) zoning district provided that all landscaping requirements be met by the applicant. Unanimous.

Old Business.

There was none.

New Business.

Mrs. Carter stated that she would be resigning effective February 5, 2009.

Mr. Helmer stated to the Board that the Unified Development Ordinance (UDO) was adopted.

Mr. Helmer stated that staff would make arrangements to provide additional training to the Board this spring.

Adjournment.

Mr. Foy made a motion that was seconded by Mrs. Carter to adjourn. Unanimous.