

**Smithfield Planning Board
Minutes
Thursday, June 4, 2009
6:30 P.M., Town Hall, Council Room**

Members Present:

Max Gardner
Eddie Foy
Ed Self
Daniel Sanders
Stephen Upton

Members Absent:

Harold Mitchell
Mike Gibbons

Staff Present:

Mark Helmer
Lola Andrews

Chairman Gardner opened the public meeting.

APPROVAL OF MINUTES FROM APRIL 2, 2009.

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

Chairman Gardner stated that there were no public hearings. Mr. Garner asked City Manager, Eric Williams to introduce himself. Mr. Williams greeted each board member and gave a brief overview of his background.

Old Business.

There was none.

New Business.

- A. Recognition of meritorious service of Suzanne Carter. Mr. Gardner presented Ms. Carter with a plaque and acknowledged her 12 years of loyalty and dedication to the Town of Smithfield.
- B. Staff presentation on the proposed ETJ expansion and initial zoning of proposed ETJ expansion area.

Mr. Helmer briefed the board on the proposed boundaries of the area considered for ETJ expansion. Mr. Helmer stated that the Town of Smithfield has the legal authority to extend the ETJ up to two miles because the Town has a population over 10,000.

Mr. Helmer stated that there are approximately 1,500 properties and 12,984 acres within the proposed extension. He also stated that the ETJ is strictly for planning and zoning purposes only and the Town will no authority to impose taxes in the ETJ.

Mr. Helmer stated that the proposed Town of Smithfield zoning districts were matched as closely as possible to existing Johnston County zoning districts. Mr. Helmer stated for example that if a property was zoned Johnston County Heavy Industrial (HI) then it would be zoned Town of Smithfield Heavy Industrial (HI). Mr. Helmer stated that very few zoning districts were involved and that the conversion was fairly straightforward.

Mr. Foy asked if the Town would be required to provide fire and police services to the proposed area. Mr. Helmer stated no.

Mr. Foy asked would there be any cost benefits to the Town. Mr. Helmer stated the Town could benefit in the long term by providing planning and zoning services to all areas within by the Town of Smithfield Comprehensive Land Use Plan area.

Mr. Embler gave a brief history of ETJ extensions affecting the Town of Smithfield. Mr. Embler explained the process that led to the proposed boundaries of the current ETJ extension.

Mr. Foy asked if the Town anticipated any opposition to the proposed ETJ extension. Mr. Embler stated the Town could anticipate as many as 20 to 30 people to appear at the hearing.

Mr. Upton asked if notices have been sent out to the property owners.

Mr. Helmer stated that two separate notices have been mailed to the affected property owners by first class mail as required by North Carolina State law. Mr. Helmer stated that the notice of public hearing was advertised three (3) times in the Smithfield Harold. Mr. Helmer stated that the public notice with a map of the area was available for public inspection on the Town of Smithfield web site as well.

Mr. Embler explained the history of the Johnston County zoning map and how it relates to the proposed ETJ extension.

Mr. Embler stated that the Planning Board and the Board of Adjustment would have to increase the number of ETJ members based on the percentage of population within the ETJ area. Mr. Embler stated that the North Carolina state law requires that Johnston County recommend for approval by the Town of Smithfield, all ETJ members. Mr. Upton asked how many ETJ members would be needed. Mr. Embler stated the there would be about nine (9) to start then it would

be six (6) in town and five (5) out of town. Mr. Embler also stated that the Comprehensive Growth Management Plan, which was completed in 2003, included the proposed ETJ area.

Mr. Gardner asked if the Unified Development Ordinance (UDO) could adequately serve the area proposed for ETJ extension. Mr. Helmer stated that yes the UDO is written to accommodate many of the uses currently found in the area to include low density residential and agricultural endeavors for bona fide farms.

Mr. Foy asked if there would be a need for additional planning staff due to the doubling of the area regulated by the Town of Smithfield Planning Department. Mr. Embler stated that the 2009-2010 budget does not include funds for additional staff members.

Mr. Gardner asked for a motion of recommendation from the Board.

Mr. Upton made a motion, seconded by Eddie Foy to recommend approval of the proposed ETJ and initial zoning of proposed ETJ expansion area. Unanimous.

C. Monthly report for April 2009.

Mr. Helmer stated that the Board is being provided a copy of the development report, which is sent to the Town Council each month. Mr. Helmer stated that the report generally reflects the activities that occur within the Planning Department but does not always include major projects that are being worked on by Planning Staff. The Board stated their appreciation of the additional information and asked that it be provided on a regular basis.

Adjournment.

Mr. Upton made a motion that was seconded by Mr. Sanders to adjourn. The vote was unanimous.