

**Smithfield Planning Board
Minutes
Thursday June 5, 2008
7:00 P.M., Town Hall, Council Room**

Members Present:

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

Members Absent:

Harold Mitchell

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 MAY 1, 2008.

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

All persons wishing to speak were duly sworn.

SUP-08-03 Coastal Finance Company: Mr. Helmer stated that the applicant is requesting a special use permit to allow for outdoor storage and sales of automobiles on property within a B-3 (Business) zoning district. The property is located on the north side of the intersection of Ava Garner Avenue and North Bright Leaf Boulevard and further identified as Johnston County Tax ID# 14L10199C.

Mr. Helmer stated that the property currently contains a 2,400 square foot office building with a paved parking lot in front of the building for employee and customer parking and, a paved parking area behind and to the side of the building on which the applicant is proposing to store up to twenty-one vehicles.

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.

Chairman Gardner opened the public hearing.

Mr. Gibbons asked if the business was already in operation.

Mr. Helmer stated that the Planning Department Code Enforcement Officer, Mike McKinney approached the Coastal Finance Company and made them aware that they needed a special use permit.

Mr. Fredrick Bartholomew, manager of Costal Finance Company, Inc. being duly sworn stated that after being notified by Mr. McKinney that the establishment was not in compliance, they immediately made every effort to come into compliance.

Mr. Helmer stated that his recommendation would be to place conditions on the property. Those conditions being (1) only vehicles in working condition be placed on the lot, (2) limiting the number of vehicles to less than 21, and (3) requiring them to park vehicles for sale to the side and rear of the structure.

Mr. Foy stated that being a businessman in Smithfield, he was sympathetic with the situation the applicant is in. He stated that he applauded the applicant for coming forth as soon as he was sited and doing what was right to rectify the situation.

After reviewing the Finding of Fact:

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

Mr. Foy made a motion, seconded by Mr. Sanders, to approve the special use with the conditions recommended by planning staff. The vote was unanimous.

SUP-08-04 Volga Corporation: Mr. Helmer stated the applicant is requesting a special use permit to allow for a drive thru window on property within a B-3 (Business) zoning district. The property is located on the northeast side of the intersection of Dail Street and North Bright Leaf Boulevard and further identified as Johnston County Tax ID# 15007024 & 15007023.

Mr. Helmer asked the Board to review the petition and make a decision based on the finding of fact for a special use permit.

Chairman Gardner asked the Board if there were any questions.

There were none.

Chairman Gardner opened the public hearing.

Being no comment, Chairman Gardner closed the public hearing.

After reviewing the Finding of Fact:

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

- (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 true.*

Old Business.

Mr. Helmer stated that the Survey and Research Reports had not been received from the printers therefore there would be no discussion on the reports.

Mr. Helmer stated that the original reports could be viewed at the Town Clerk's office.

New Business.

There was none.

Adjournment.

Mrs. Carter made a motion, seconded by Mr. Upton to adjourn. The vote was unanimous.