

DRAFT
Smithfield Planning Board Minutes
Thursday, November 6, 2014
6:00 P.M., Town Hall, Council Room

Members Present:

Chairman Eddie Foy
Mark Lane
Ashley Spain
Stephen Upton
Gerald Joyner
Daniel Sanders
Teresa Daughtry

Members Absent:

Staff Present:

Mark Helmer, Senior Planner
Veronica Hardaway, Administrative Support Specialist

Staff Absent:

CALL TO ORDER

APPROVAL OF MINUTES FROM OCTOBER 2, 2014.

Jack Matthews made a motion, seconded by Mark Lane to approve the minutes as written. Unanimous.

Public Hearings:

After all persons giving testimony were duly sworn, Mr. Foy opened the public hearing.

ZA-14-04 Town of Smithfield:

Mr. Helmer stated the Town of Smithfield Planning Department is requesting a zoning text amendment to the Town of Smithfield Unified Development Ordinance, Article 19-4, On-premise Signs which allow for properties located within commercial zoning districts with more than one street front one additional ground sign.

Article 19-4 On-Premise Signs (B) On-Premise Signs: Single Tenant Development,

(2) O-I, B-1, B-2, and B-3. Signs allowed within the zoning district may be either:

(A) Two business or product identification signs are allowed per lot, only one of which shall be a freestanding ground sign. Corner lots **and double frontage lots** are allowed one additional attached sign on a separate street frontage **and one additional ground sign on separate street frontage. Additional ground sign shall not to exceed 40 square feet in area and** no lot **shall** ~~to~~ exceed a total of ~~three~~ **four** separate signs. For freestanding or attached signs, the total allowable area per face of selected sign(s) shall not exceed 75 square feet per face, with two faces per sign allowed. In the event the

freestanding sign is less than the 75 square feet per face allowed, the difference between the 75 feet per face allowed and the size of sign erected may be used to increase the size of the attached sign by that difference. Signs may be internally or externally illuminated.

(3) LI and HI Districts. Signs allowed within the zoning district may be either:

(A) Two business or product identification signs are allowed per lot, only one of which shall be a freestanding ground sign. Corner lots **and double frontage lots** are allowed on additional attached sign **and one additional ground sign on separate street frontage. Additional ground sign shall not to exceed 40 square feet in area and** no lot **shall** ~~to~~ exceed a total of ~~three~~ **four** separate signs. For freestanding or attached signs, the total allowable area per face of selected sign(s) shall not exceed 125 square feet per face, with two faces per sign allowed. Signs may be internally or externally illuminated.

Mr. Helmer stated the Planning Board is requested to review the request, conduct a public hearing and make a recommendation to Town Council for a zoning text amendment to allow for one additional ground sign on properties with multiple street fronts.

Mr. Foy asked if anyone wanted to speak for or against the proposal. There were none.

Mr. Foy asked if the situation with the hospital's request last week would pertain to this.

Mr. Helmer stated that was an entirely different situation and would not pertain to this text amendment.

Teresa Daughtry asked how this would affect Barbie's lot.

Mr. Helmer stated Barbie's lot wouldn't be affected as they are not on a corner lot.

Daniel Sanders asked if the height requirements would stay the same.

Mr. Helmer stated yes.

Stephen Upton asked if this would affect any stores at the pottery.

Mr. Helmer stated right now this is not extended to shopping centers, but just to single tenants only. This will affect only those with two street lots.

Mr. Foy closed the public meeting for ZA-14-04 and asked for a motion.

Stephen Upton made a motion, seconded by Mark Lane, to recommend approval to rezone a text amendment to the Town of Smithfield Unified Development Ordinance. Unanimous.

The Planning Board reviewed Articles 29 and 30 of the Unified Development Ordinance.

29. **The following amendment will mandate that dumpster screening be constructed from robust material.**

Section 17-3: Bufferyards/Screening

(E) Screening for Dumpsters, Junkyards and Outside Storage Areas.

The following uses shall be screened from the view of any public right-of-way or adjacent property. Screening shall be at least 8 feet in height and may consist of living and nonliving material as specified in this Article.

(1) The rear side of a building where that side abuts a street right-of-way, or any dumpster or trash receptacle storage area used in connection with any business establishment. **Dumpster enclosures shall be constructed of solid masonry construction such as concrete block or brick and shall be of material compatible with the principal building in composition and color.**

30. **This ordinance amendment will further define the minor subdivision and will fill the “acreage gap” between exempt lots and minor lots.**

Article 2, Basic Definitions and Interpretations

(273) Subdivision, Minor. A minor subdivision is a tract to be subdivided which **each new tract** is ~~five (5)~~ **ten (10)** acres or less in size and three or fewer lots result after subdivision:

- (a) all of which front on an existing approved public street;
- (b) not involving any new public streets or public street improvements, right-of-way dedication, or prospectively requiring any new street for access to interior property;
- (c) not requiring drainage improvements or easements to serve the applicant’s property or interior properties;
- (d) not involving any utility extensions; and
- (e) not requiring any easements, other than rear and side lot line easements.
- (f) not creating any new or residual parcels which do not satisfy the requirements of this ordinance.
- (g) not adversely affecting the development of the remainder of the parcel or of adjoining property.

Old Business:

No report.

New Business:

Mark Lane mentioned to the Board that at the Town Council meeting, a Councilman asked why the Planning Board is approving requests that are getting denied by the Council. The Councilman wanted to know if the Board was doing their due diligence.

Stephen Upton made a motion to adjourn, seconded by Jack Matthews. Unanimous.

Submitted this 2nd day of October, 2014.

Veronica Hardaway
Administrative Support Specialist
Planning Department