

**Approved  
Town of Smithfield  
Planning Board Minutes  
Thursday, May 7, 2020  
6:00 P.M. Online with Cisco WebEx**

**Members Present:**

Chairman Stephen Upton  
Vice-Chair Mark Lane  
Debbie Howard  
Michael Johnson  
Alisa Bizzell

**Members Absent:**

Ashley Spain  
Teresa Daughtry  
Doris Wallace

**Staff Present:**

Stephen Wensman, Planning Director

**Staff Absent:**

Mark Helmer, Senior Planner  
Julie Edmonds, Administrative Assistant

**CALL TO ORDER**

After all participating board members and staff logged in to WebEx and communication checks were conducted; Chairman Stephen Upton called the meeting to order.

**IDENTIFY VOTING MEMBERS**

**APPROVAL OF AGENDA**

Debbie Howard made a motion, seconded by Alisa Bizzell to approve the agenda. Unanimously approved

**APPROVAL OF MINUTES from April 2, 2020**

Alisa Bizzell made a motion, seconded by Michael Johnson to approve the minutes as written. Unanimously approved

**NEW BUSINESS**

Chairman Steve Upton introduced S-19-01 - Twin Creeks Phase 2 Preliminary Subdivision Plat and opened the floor to the Town of Smithfield Planning Director, Steve Wensman.

Mr. Wensman stated that Stewart-Proctor, PLLC is requesting approval of the Twin Creeks Phase 2 Preliminary Subdivision Plat on behalf of Navaho Investment Company, LLC which consists of a proposed 28-lot attached single-family residential lots on 11.61 acres of land in the R-20A Zoning District. The subject property is within the corporate limits of Smithfield and located at 6054 Black

Creek Road approximately 2000 linear feet south of its intersection with Galilee Road. The property is further identified as Johnston County Tax ID# 15I09011B.

Mr. Wensman stated that Twin Creeks Phase 2 cluster subdivision site is currently being used for agriculture and located adjacent to West Smithfield Elementary School. The site slopes from Galilee Road towards a creek (which is the division line between Phase 1 and Phase 2). A drainage ditch bisects the field and flows toward the creek. Along the northern and southern property lines are rows of existing conifer trees.

The developer is proposing to construct (28) single family detached residential lots. The average lot size is 0.25 acres in size (0.21-0.35 acres in size) with 2.94 acres of preserved open space containing the stormwater control measure (SCM) and a trail to be owned in common ownership by the homeowner's association. The minimum lot size in the R-20A zoning district is 15,000 sq. ft. (0.34 acres); however, the cluster regulations allow for 60% reduction in lot size or 9000 sq. ft. (.21 acres). Minimum lot width in the R-20A zoning district is 75 feet. However, the cluster regulations allow for a minimum lot width of 40 feet (40 ft).

Mr. Wensman stated that the proposed subdivision will preserve 2.94 acres (26.3%) of open space; with 0.81 acres serving as a buffer from Galilee Road and the remaining 2.13 acres along the creek and that the development meets or exceeds each of the following required open space requirements of the cluster subdivision regulations:

- Greater or equal in area to the total amount of area by which each lot was reduced below the minimum lot size
- Not less than 15% of the gross acreage as common open space
- Capable of being used and enjoyed for purposes of informal and unstructured recreation and relaxation or for horticulture (meets this requirement if SCM is not included).
- Legally and practically accessible to the residents of the development.
- A minimum of one-half of the required open space shall be contained in one continuous undivided part.
- Perpetually owned and maintained for the purposes of this section by a homeowners association.

Mr. Wensman stated that one of the intended purposes of open space is to preserve views. These views can be from the site and views to the site. This subdivision will substantially change the views of the site from Galilee Road. A berm and landscape buffer along Galilee Road would minimize the impact to the views that currently exist. Mr. Wensman stated that the cluster subdivision will mitigate potential flooding by providing a by-pass storm pipe for the existing drainage ditch that currently bisect the property. The HOA should maintain the stormwater bypass as part of the open space and SCM maintenance.

Mr. Wensman stated the subdivision will be served by a cul-de-sac that accesses Galilee Road. The access requires an NCDOT Permit. The developer is showing a 27' back to back street with curb and gutter and a sidewalk on one side of the street in a 50-foot-wide right-of-way and a sidewalk along the frontage of Galilee Road. The cul-de-sac is temporary and will be removed when the street is extended to the vacant parcel to the south when it develops.

Mr. Wensman stated the applicant has submitted a stormwater management plan and is proposing to construction a SCM in the open space near the creek. A stormwater maintenance agreement will be executed to ensure the developer / HOA is responsible for the ongoing maintenance of the pond. A tree preservation plan is required, but none has been yet submitted by the developer. The tree preservation plan will identify perimeter trees and significant trees that are required for preservation or mitigation.

Mr. Wensman stated the development will be served by Town of Smithfield water and sewer with a master meter on Johnston County's water system. A sewage lift station is proposed in Phase 1 to pump sewage to the Johnston County's sewer lines. Electricity will be provided by Duke Progress Energy. A street lighting plan was submitted with the construction drawings in compliance with the Town's standards.

Mr. Wensman stated that in accordance with the town of Smithfield Unified Development Ordinance, Article 10, Section 10.112.3, at least one fifty-seventh of an acre (1/57) shall be dedicated for each dwelling unit planned or provided for in the subdivision plan. Alternatively, the Town can accept a fee in lieu of parkland. There are no Town plans for parks in this area and the applicant will be required to pay a fee in lieu of parkland dedication. The fee in lieu will be due prior to recording the final plat, based on the number of lots in the plat (28).

Mr. Wensman stated that the Planning Department recommends approval of the preliminary cluster subdivision plat (S-19-01) with the following conditions:

1. That a special use permit be approved by the Town Council for the cluster subdivision.
2. That a NCDOT Permit be provided for the road access and sidewalk encroachment in the NCDOT right-of-way.
3. That the Town's stormwater management facility maintenance agreement be executed prior to final plat recordation.
4. That the HOA declarations and covenants be submitted for Town Attorney review and recorded with the final plat.
5. That a park dedication fee in lieu be paid for the 28 residential lots prior to final plat recordation in accordance with the UDO, Section 10.10.114.8.
6. That the trail maintenance shall be the responsibility of the homeowners association.
7. That a tree preservation plan be submitted showing compliance with UDO Section 10.9.

Mr. Wensman requested the Planning Board to review the preliminary subdivision plat application and make a recommendation to the Town Council.

Mr. Upton opened the item up for discussion by the Planning Board members. There were no comments.

Mark Lane made a motion to recommend approval of S-19-01, Twins Creeks Phase 2 cluster subdivision; the item was seconded by Alisa Bizzell. Unanimously Approved

**Old Business**

None

**Adjournment**

Being no further business, Mark Lane made a motion seconded by Debbie Howard to adjourn the meeting. Unanimously approved

Respectfully Submitted,

A handwritten signature in black ink that reads "Julie Edmonds". The signature is written in a cursive, flowing style.

Julie Edmonds  
Administrative Support Specialist