

**DRAFT**  
**Smithfield Planning Board Minutes**  
**Thursday, April 6, 2017**  
**6:00 P.M., Town Hall, Conference Room**

**Members Present:**

Chairman Stephen Upton  
Vice-Chairman Daniel Sanders  
Teresa Daughtry  
Jack Matthews

**Members Absent:**

Ashley Spain  
Gerald Joyner  
Mark Lane

**Staff Present:**

Mark Helmer, Senior Planner  
Julie Edmonds, Administrative Assistant  
Shannan Williams, Town Clerk

**Staff Absent:**

**CALL TO ORDER**

**APPROVAL OF MINUTES FROM March 2, 2017.**

Teresa Daughtry made a motion, seconded by Daniels Sanders to approve the minutes as written. Unanimous.

**Public Hearings:**

After all persons given testimony were duly sworn, Mr. Upton opened the public hearing.

Mr. Upton reminded the Board the next Town Council meeting will be held May 2, 2017 at 7:00 p.m.

**CUP-17-04 Ample Storage:**

Mr. Helmer stated the applicant is requesting a conditional use permit to allow for a mini-storage facility on a 4.31 acre tract of land located within a B-3 (Business) zoning district. The property considered for approval is located on the west side of US 70 Highway Business approximately 150 feet south of its intersection with Wilson's Mills Road. The property is further identified as Johnston County Tax ID# 15077011C and a portion of 15078199K.

Mr. Helmer stated the applicant is will be required to recombine the existing parcels prior to site plan approval. Mr. Helmer stated the proposed mini-storage facility will be comprised of 7 buildings totaling approximately 87,000 square feet of enclosed and partially enclosed storage space. The site includes an administrative office towards the front of the complex and one residential unit for around the clock on-sight management. All proposed buildings are situated near the perimeter of the property with solid walls tying each building together creating a secured perimeter. A fence will provide security near the rear property line. The property will be gated and monitored using the latest video surveillance technology.

Access to the site from West Market Street is proposed by two existing driveways. An

NCDOT approved driveway permit will be required prior to site plan approval. ADA accessible sidewalks will be required at this site. Utilities exist within the right-of-way of West Market Street top include a 12" gravity sewer main and a 12" water main. Duke Progress Energy will provide electric to this development. A storm water facility is not shown on the plan. If it is determined that more than ½ acre of additional impervious surfaces are added to the site, a storm water management facility will be required. Landscape yards are shown on the plan and include a 15 foot street yard, 8 foot side transition yards, and a 35 foot planted landscape buffer in the rear of the facility. No interior landscaping is proposed at this time.

Mr. Helmer stated there does not appear to be any environmentally sensitive areas on the property considered for a Conditional Use Permit to include flood plains or designated wetlands. There is a deep ditch that runs parallel to the northern property line between the proposed facility and the Food Lion shopping center. To the west of the subject property is residential and office institutional zoning districts and includes senior citizen care facilities and other multi-family developments. The property adjacent to and south of the subject property will remain undeveloped. To the east is a single family dwelling and an existing church.

Mr. Helmer stated the proposed mini-storage facility is consistent with the recommendations of the Comprehensive Growth Management Plan which calls for commercial uses near the intersection of West Market Street and Wilson's Mills Road. Mr. Helmer stated the mini-storage facility is a permitted use within B-3 (Business) zoning district with a valid conditional use permit. All applicable development regulation to include parking, access, landscaping, and storm water regulations can and will be met prior to site plan approval and issuance of a valid zoning permit. A mini-storage facility at this location should not pose a compatibility issue with surrounding land uses providing required on-site parking is constructed and required landscaping and buffers are installed as per the Town of Smithfield Unified Development Ordinance. The proposed mini-storage facility will qualify for wall and ground signs on the West Market Street side of the property. High-rise signs are not permitted and the applicant has agreed to remove the old Wendy's high-rise sign.

The Planning Department recommends approval of the request for a conditional use permit to allow for a mini-storage facility on a 4.31 acre tract of land and located within the B-3 (Business) zoning district.

The Planning Board is requested to review the petition for a mini-storage facility on property within a B-3 zoning district and make a recommendation to Town Council in accordance with the finding of fact for a conditional use permit.

Chairman Upton stated that the applicant has submitted a plan that does not show a storm water detention facility and he is aware of flooding that has recently occurred downstream from the proposed project. Mr. Upton requested the applicant provide a detailed soils report documenting the imperviousness of the soils.

Mr. Helmer stated that properties to the west of the subject property have suffered from flooding due to Hurricane Mathew. Staff noticed that the pipe located at Skyline Drive just downstream from subject property was very close to overtopping the road during the last storm event. Staff said that it would be prudent for the applicant to provide additional information documenting that negative impacts to adjacent properties do not occur.

Mrs. Daughtry made a motion that the applicant check into the storm water issue. The motion was seconded by Mr. Sanders.

Mrs. Daughtry asked what is going to be the buffer in the back.

Mr. Helmer stated the plan shows the buildings acting as a wall.

Mrs. Daughtry asked if the wall should be before or behind the landscape.

Mr. Helmer stated you would want the landscape in front of the wall.

Mrs. Daughtry asked how high the wall would be.

Mr. Helmer stated that the applicant Mr. Wethington could best answer that question.

Mr. Sanders asked if there would be a second driveway.

Mr. Helmer stated yes basically the existing driveways are there. NCDOT is not requesting any additional improvements to the driveways or turn lanes. The driveways will exist where traffic can pull in and park. The shared driveway will serve both properties.

Mrs. Daughtry asked if the shared driveway was for future use on the rest of the tract.

Mr. Helmer stated it is a separate standalone tract that can be developed separately.

Mr. Sanders asked if the shrubbery would be on the main driveway.

Mr. Helmer stated the applicant is showing a planting street yard. The planning department will make sure the applicant plants to code and make sure they select appropriate sized plants.

Mr. Sanders asked what the parking facilities were going to be.

Mr. Helmer stated it's a low traffic generator as far as the administrative offices. Most people will have access to the facility when they arrive they will come into the facility. The driveway widths are designed such that a vehicle could be backed up to a doorway and still room for a vehicle to get around. The parking in front of facility can be used by employees or visitors. There are seven spaces there and one being a handicap accessible space.

Mr. Sanders asked if we have gotten any feedback from the rest home.

Mr. Helmer stated that given the recent flooding downstream, additional information would be helpful.

Mr. Upton opened the floor up to the applicant to come before the board to be asked questions.

Mr. Wethington wanted to address the perimeter security in the very back of the facility. He stated the facilities intentions are to use 6 foot high black poly chain link fence, with barbed wire at the top. There will be walls between the other buildings forming the secure perimeter.

Mr. Wethington said that providing a soil analysis would not be a problem and if is determined that a storm water detention facility is to be required that the project will do so.

Being no further questions, Teresa Daughtry made a motion to close the case; Stephen Upton closed CUP-17-04.

Mrs. Daughtry made a motion to approve CUP-17-04 and the finding of the fact seconded by Jack Matthews. Unanimous

The Smithfield Planning Board shall recommend and the Town Council of the Town of Smithfield shall decide the matter of this Conditional Use Permit Application by motion and vote on each of the following four findings of fact.

- 1. Based on evidence and testimony presented it is the finding of the Planning Board that the application, if approved, will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved or is approved with the following stated conditions.***

The proposed use is for a self-storage facility. The two lots will be recombined to create two large lots. The existing driveway entrances will be maintained and there will be no additional driveways. The proposed facility will include four enclosed buildings and two T-sheds. The facility will be fenced and a 35' landscape buffer will be provided between it and the R-8 zoning to the west. Self-storage generates significantly less traffic that the previous uses which were fast food and a mobile home sales lot. The proposed use will not endanger public health, safety or general welfare.

- 2. Based on evidence and testimony presented it is the finding of the Planning Board that the application, if approved, meets all required specifications and conforms to the standards and practices of sound land use planning and the Town of Smithfield Unified Development Ordinance or other applicable regulations or is approved with the following additional stated conditions.***

The proposed facility will be designed to meet all Town of Smithfield standards and specifications to include storm water detention facility if necessary.

- 3. Based on the evidence and testimony presented it is the finding of the Planning Board that the application, if approved, will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses or is approved with the following additional stated conditions.***

The property to the north of this site is an existing strip mall. A landscape buffer will be provided between the self-storage and the strip mall. The property to the west is vacant

and zoned R-8. A 35' landscaped buffer will be provided between this site and the R-8 property. When the lots are recombined, lot number 2 will be left vacant for future development.

4. ***Based on the evidence and testimony presented it is the finding of the Planning Board that the application, if approved, would not adversely affect the adopted plans and policies of the Town of Smithfield, or violate the character of existing standards for development of the adjacent properties or is approved with the following additional stated conditions.***

The area currently has a mix of commercial uses including a strip mall, fast food, gas station/mini mart and an office building. The Comprehensive Growth Management Plan calls for Commercial use on this site with a buffer to the west and south. A 35' buffer will be provided to the west on Lot 1. The future development on Lot 2 will address the buffer to the south. The proposed self-storage facility will have a brick facade on the faces adjacent to the right-of-way. This will be aesthetically pleasing and will blend, and perhaps improve, the overall look of the area. The T-Sheds will be at the rear of the site and will not be visible from the right-of-way.

Based upon satisfactory compliance with the above stated four findings and fully contingent upon full incorporation of all statements entered into the record by the testimony of the applicant and applicant's representative;

**Old Business:**

No Report

**New Business:**

Annual Training

Quasi-Judicial decisions.

Jack Matthews made a motion to adjourn, seconded by Teresa Daughtry. Unanimous.

Submitted this 6th day of April, 2017.

Julie Edmonds  
Administrative Assistant  
Planning Department