

Approved
Smithfield Planning Board Minutes
Thursday, October 5, 2017
6:00 P.M., Town Hall, Council Chambers

Members Present:

Chairman Stephen Upton
Ashley Spain
Teresa Daughtry
Oliver Johnson

Members Absent:

Daniel Sanders
Mark Lane
Eddie Foy
Michael Taylor

Staff Present:

Mark Helmer, Senior Planner
Julie Edmonds, Administrative Assistant

Staff Absent:

CALL TO ORDER

Mr. Upton identified the members of the board and as well as the Planning Department staff. He asked if there were any amendments to the agenda. Mr. Helmer recommended we postpone training until we have a full board present.

APPROVAL OF THE AGENDA

Teresa Daughtry made a motion to approve the agenda, seconded by Oliver Johnson.
Unanimous.

APPROVAL OF MINUTES FROM September 7, 2017

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

APPROVAL TO OPEN THE PUBLIC HEARING RZ-17-02

Oliver Johnson made a motion, seconded by Ashley Spain to open the Public Hearing.
Unanimous.

RZ-17-02 Twin States Farming:

Mr. Helmer stated the applicant is requesting to rezone approximately 8.25 acres of land from the R-20A (Residential-Agricultural) to the B-3 (Business) zoning district. The property considered for approval is located on the south side of West Market Street approximately 1950 feet northwest of its intersection with Front Street and further identified as Johnston County Tax ID #15080062. The portion of the property is located within the 100 year floodplain but does not appear to be within a flood way. Any future development of the property would be subject to the Town of Smithfield flood damage prevention ordinance. The adjacent land use to the North is currently zoned B-3 and commercial in nature. The property to the South is currently zoned R-20A and vacant. To the east is Wallace Welding and to the west a nightclub. The Future Land Use Plan has identified this property as being a conservation district. Adjacent properties within this corridor are currently zoned and developed as commercial. The rezoning will be consistent with the Town of Smithfield Unified Development Ordinance provided that all

proposed future land uses and site specific development plans meet the minimum development standards of the Town of Smithfield Unified Development Ordinance. The property considered for rezoning is immediately adjacent to other B-3 (Highway Entrance Business) zoned properties. Compatibility issues are unlikely providing that any future development is commercial in nature. The Town of Smithfield will provide services for fire and police protection, as well as water, sewer and electric. The Planning Department has determined that the application is consistent with applicable adopted plans, policies and ordinances. The Smithfield Planning Board is requested to review the petition of the rezoning request of approximately 8.25 acres of land from the R-20A (Residential-Agricultural) to the B-3 (Business zoning district and make a recommendation to Town Council.

Mr. Upton opened the floor up to any board members that may have questions for Mr. Helmer.

Mrs. Daughtry asked if the entrance to this property was opened up enough for just that one entrance.

Mr. Helmer stated that NCDOT would be the driveway permit authority here, so any future development plan would have to show an access point on the property, which NCDOT would have to permit. It's unclear since we don't have a development plan, exactly what NCDOT would require. We do know that any future subdivision would require those lots to be on a public right-of-way.

Mrs. Daughtry asked if there had been any issues with tanks on the proposed property in connection with the property that joined up to it.

Andrew Hodge with Adams and Hodge Engineering came forward and stated no not that he was aware of.

Oliver Johnson made a motion to close RZ-17-02, seconded by Teresa Daughtry. Unanimous.

Teresa Daughtry made a motion to approve RZ-17-02, seconded by Ashley Spain. Unanimous.

SP-17-13 Atlantic Coast Pipeline, LLC:

Mr. Helmer stated the applicant is requesting site plan review and approval of a temporary contractor storage yard on property located within R-20-A (Residential-Agricultural) zoning district. The Planning Board is requested to review the site plan for compliance with the Town of Smithfield Unified Development Ordinance minimum development standards. Planning staff recommends approval of the site plan with the condition storm water management plan is approved prior to issuance of a valid zoning permit. The applicant requested that the use permit be delayed by 30 days before it is reviewed by Town Council. This process tonight, site plan review is completely separate; it has no bearings on the other hearing. We are reviewing this request to see if it is in compliance the Unified Development Ordinance. If it meets the standards of the UDO, we are then obligated to recommend approval. The plans does meet the standards, therefore the Planning Department recommends site plan approval with the

condition that a complete storm water management plan is approved prior to issuance of a valid zoning permit.

Mrs. Daughtry asked how long temporary uses were good for.

Mr. Helmer stated that temporary use dates are set by Town Council and are based on what the applicant feels they need. Once the permit nears expiration, the applicant will have to come back and request the permit be extended.

Mr. Johnson asked if there was a maximum time of usage for these temporary use permits.

Mr. Helmer said no, not for the temporary permits. It is a set date made by Town Council as to how long the permit would be valid for.

Mrs. Daughtry asked if any neighbors had concerns or opposition against this project.

Mr. Helmer said no one has contacted him.

Mr. Helmer asked the Planning Board if they would like him to go over some of the key features of the plan. Mr. Upton answered sure.

Mr. Helmer stated that the proposed contractor yard will be used in support of the construction of the Atlantic Coast Pipeline. The applicant has submitted a site plan indicating approximately 29 acres of the 42 acre tract of land will be used for the proposed use. Approximately 13 acres will consist of impervious gravel surfaces to include the parking and work areas. The site is bisected by a jurisdictional stream and riparian buffer. The plan shows some wetlands. Mr. Helmer made reference to the map showing the gravel area as being shaded. It would be used for employee and equipment parking. He also made reference to modular office units and storage containers. The applicants is proposing to remove the topsoil and store it, place gravel down and at the end of the project remove the gravel and replace original topsoil. There is a screening fence along the northeast property line and along Mallard Rd. The existing tree line will be used to screen properties from south to west. There's 3 access points to be approved by NCDOT, one being on the northeast corner of the project, another on the southwest corner and the other being approximately in the middle. The applicant is not proposing to tie into public utilities; they will provide portable facilities for employees. Given the nature of the proposed use the applicant has requested to use fencing with screening material in lieu of landscaping. The applicant is meeting the setbacks of the R-20A zoning district.

Hal Kitchin, the applicants attorney and Min So, the Senior Engineer with Dominion Energy came forward to answer questions.

Mr. Helmer asked Mr. Kitchin if he has received clarification about any proposed land uses south west of the riparian buffer.

Mr. Kitchin stated after consulting with Mr. Min So, they don't believe there is any intention of using that area between the wetland that will serve as a buffer and the adjoining properties to the south west. We certainly wouldn't have a problem agreeing to install the fence with screen along those properties. The storm water hasn't been designed to allow use of that land.

Mr. Spain asked if this property will be used as a maintenance or servicing facility to change oil and work on the truck.

Mr. Kitchin stated it would be fair to assume that some maintenance and servicing will take place at the sight considering the equipment will be there.

Mr. Spain asked Mr. Helmer if that wouldn't change the nature or use of the property.

Mr. Helmer said the site plan will need to show that the use can occur in a safe manor and it shows plenty of open space there.

Mr. Spain said he had no objections but he feels like it needs to have a designated area stating that type of activity will take place there. Spills or run-off would then be contained to that designated area and prevent a safety issue.

Mr. Upton asked where the distribution of the equipment would be held. Do the vehicles stay on this property or are they brought in from another town.

Mr. Kitchin said the construction in this part of the state is scheduled to begin in 2019-2020. That would be the period of time that you would expect to see construction on site. I'm sure they don't intend to use both of those years. I feel sure during that period time you will see the same equipment from time to time during the temporary use period.

Mr. Helmer asked how many employees you will estimate to be on site. Will there be a fleet of vehicles on the property.

Min So said 800 to 900 employees will be coming to the site but not at all once. They will not all come at once. There will be buses at the sight, once they arrive in the mornings they would be given their work orders and will be taken to the job site. Some employees will drive their own trucks, like welders or inspectors.

Mrs. Daughtry asked if the employees would all stay at the same hotel. What would their accommodations be?

Mr. So said most of these workers have RV's so they would stay in RV Parks. The employees without RV's will stay in hotels all taken care of by the contractor.

Mr. Kitchin said there will be a fair amount of carpooling going on in the morning and the buses would actually take employees out to the job site wherever that may be. The construction

spread reaches from Johnston and Nash counties. This property will be a staging point for those employees.

Mrs. Daughtry asked if this property would be the staging point for Johnston County or the construction spread.

Mr. So said it's going to be for the spread. The whole 600 mile pipeline is broken down by spreads. Currently we're anticipating this spread to start in 2019.

Mr. Kitchin said Halifax County will have a similar yard such as this one, which will cover North Hampton, Halifax and the Northern part of Nash County. Northern Robinson County will also have a similar facility like this as well.

Mr. Helmer asked how many buses they would anticipate traveling through the property.

Mr. Kitchin said the trip generation table is estimating the use of 6 buses and 300 working vehicles.

Mr. Helmer requested a layout of the parking area that clearly demonstrates compliance with published parking standards.

Mr. Helmer did want to point out that the applicant has submitted a preliminary storm water plan showing 4 storm water detention basins.

Mr. Johnson made a motion to approve SP-17-13, with the staff recommendations. Seconded by Teresa Daughtry. Unanimous.

Mrs. Daughtry made a motion to adjourn the meeting, seconded by Oliver Johnson.

Old Business:

No Report

New Business:

Our next Planning Board Meeting is scheduled for November 2, 2017 at 6:00 pm.

Submitted this 10th day of October, 2017.

Julie Edmonds
Administrative Assistant
Planning Department