

DRAFT
Smithfield Planning Board Minutes
Thursday, November 2, 2017
6:00 P.M., Town Hall, Council Chambers

Members Present:

Chairman Stephen Upton
Vice-Chairman Daniel Sanders
Teresa Daughtry
Mark Lane
Oliver Johnson
Michael Taylor
Eddie Foy

Members Absent:

Ashley Spain

Staff Present:

Mark Helmer, Senior Planner
Julie Edmonds, Administrative Assistant

Staff Absent:

CALL TO ORDER

Mr. Upton identified the members of the board as well as the Planning Department staff.

APPROVAL OF MINUTES FROM October 5, 2017

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

APPROVAL TO OPEN THE PUBLIC HEARING RZ-17-02

Teresa Daughtry made a motion, seconded by Eddie Foy to open the Public Hearing.
Unanimous.

RZ-17-04 Thomas Concrete:

Mr. Helmer stated the applicant is requesting to rezone approximately 6 acres of land from the LI (Light Industrial) to the HI (Heavy Industrial) zoning district. The property considered for approval is located on Citation Lane approximately 980 feet northeast of its intersection with US Hwy Bus 70 West and further identified as Johnston County Tax ID# 15079005J. The property is not located within a floodplain and no delineated wetlands exist on or near property considered for rezoning. The Future Land Use Map has identified this property and the surrounding properties as being suitable of industrial land uses. The rezoning will be consistent with the Town of Smithfield Unified Development Ordinance as all proposed future land uses and site specific development plans must meet the minimum development standards of the Town of Smithfield Unified Development Ordinance. The property considered for rezoning is immediately adjacent to other industrial zoned properties. Compatibility issues are unlikely provided that any future development is industrial in nature. Services provided in the area will include Wilsons Mills Fire Department for fire protection, Johnston County will provide water and sewer, Duke Progress Energy will provide electricity and there will be two direct street

access points to Citation Lane. The Planning Department has determined that the application is consistent with applicable adopted plans, policies and ordinances and recommends approval of the rezoning request. The Smithfield Planning Board is requested to review the petition and make a recommendation on the rezoning request of approximately 6 acres of land from the LI (Light Industrial) to the HI (Heavy Industrial) zoning district.

Mr. Lane asked how far out of a radius are adjacent property owners contacted.

Mr. Helmer said by law 200 feet out.

Mr. Foy asked what would be the difference between what Thomas Concrete would be doing versus what Gates Concrete across the road would be doing.

Mr. Helmer said Gates Concrete is a contractor that works with concrete; not a manufacturer of concrete.

Mr. Foy asked if any neighbors had complained or had concerns about the proposed rezoning.

Mr. Helmer said no but he strongly encouraged the Planning Board to receive testimony from the audience.

Sue Warrick came forward and stated her property touches the backside of the property in question. She said she owned approximately 19.18 acres adjacent to this property. She doesn't feel like other residents in the area are aware of this. They will be affected by the outcome of this decision. Last year my property went from agricultural to light industrial. However light industrial is different than heavy. We're talking about a concrete plant; noise, pollution, things going on a night and lights. I have four rental houses there and my sister and I own about 40 more acres that is still zoned agricultural. If someone from Thomas Concrete is here, I'd like them to enlighten us on their hours of operation, their lighting, where they'd go in and out on Hwy 70.

Mr. Johnson asked Ms. Warrick to point out on the map where her property was located.

Ms. Warrick walked over to the map and showed the board where her land was.

Mr. Lane asked if there are any residents adjacent to the property being considered for rezoning.

Ms. Warrick said there were tenant houses on that land.

Mrs. Daughtry said you already know this property is light industrial. If you look at the list of approved uses for LI there may be things others don't want. We have to be careful deciding who operates what and where. This area is designated to be an industrial area. It was just a matter of which industrial use would go on which lot.

Ms. Warrick asked Teresa if she would want a concrete business near her.

Mrs. Daughtry said that isn't the point, when this property was zoned light industrial that opened the door to heavy and light industrial.

Ms. Warrick said this land in question was my grandfathers. It was condemned and taken, so we had no choice but to turn it over.

Mr. Helmer said when you look at the Comprehensive Land Use Plan it shows this property being suitable for industrial. It doesn't break light and heavy industrial out. Technically the request for heavy industrial is compliant for what the Comprehensive Land Use Plan calls for.

Mr. Foy asked if the property is zoned heavy industrial, will the uses have to come before the Town Council for a Special Use Permit.

Mr. Helmer said not necessarily, some uses that are permitted by right in Heavy Industrial while others would require Special Use Permits such as an oil refinery or daycare. Batch plants such as a concrete company are a permitted use by right.

Chairman Stephen Upton pointed out that the Planning Board is only making a recommendation to the Town Council to approve or deny this rezoning request. He stated the next Town Council meeting would be held December 5th, 2017 at 7pm.

Mr. Lane asked if the Planning Board could put conditions on the rezoning.

Mr. Upton said no we can't.

Mr. Sanders asked if Town Council were to deny the rezoning, can the applicant come back and request this use in another district or go about it in a different way.

Mr. Helmer said yes I would think so. The applicant can come back and ask to amend the ordinance to allow batch plants in light industrial.

James Daniel from Thomas Concrete came forward to answer questions from the Planning Board.

Mr. Lane asked how much noise was going to come out of the plant.

Mr. Daniel said he didn't feel like there would be that much noise. They have Ready Mix plants in many urban areas and they abide by the noise ordinances. They don't have complaints, it is a manufacturing place but it isn't like a rock quarry where they pound rocks.

Mr. Foy asked Mr. Daniels to describe what Thomas Concretes does exactly.

Mr. Daniel said they manufacture Ready Mix concrete. We bring in rock, sand and cement. We mix the three together and put into a bin then into a mix truck. We plan to start with 4 trucks and as business increases we will have as many as 8 trucks.

Mrs. Daughtry asked what the hours of Thomas Concrete would be.

Mr. Daniel said typically they start at 5:00 am if they have a big pour.

Justin Hartley/ Operations Manager for Thomas Concrete Raleigh Division came forward to answer questions.

Mrs. Daughtry asked if Thomas Concrete had other locations.

Mr. Hartley said yes we have six other locations within the market.

Mrs. Daughtry asked if buffers were used at other locations due to being near residential areas.

Mr. Hartley said their downtown Raleigh plant is on the corner of West Street and Capital Blvd, is a railroad track away from a residential neighborhood. It is literally on the other side of the railroad track. Two out of their six plants are within an urban residential landscape.

Mr. Upton asked if there were any noise requirements as far as decibels.

Mr. Hartley said no there are not currently any noise requirements.

Mr. Taylor asked how many trips a day do they project these cement trucks will make.

Mr. Hartley said their ideal goal is four trips per truck per day.

Mr. Taylor said so that is 16 trips per day.

Mr. Hartley answered yes

Mr. Taylor asked if the plant runs the entire day.

Mr. Hartley said the setup for this plant being a dry patch plant, will not have consistent noise all day. The plant will not run all day.

Mr. Lane asked if the two homes in the top right corner of Ms. Warrick's land were occupied.

Mr. Upton spoke up and answered yes, they're mobile homes with cars in the yard.

Steve Yauch, owner of Carolina Electronic Assemblers as well as the whole airport part in question here, came forward. OPW runs shifts all hours of the night depending on their work load. They have at least 25 semi-trucks going in and out of there every night. There is a four

engine prop plane that comes in at the Johnston County Airport at least once sometimes twice a week. It is late, usually 10:00 at night and it is very loud. He guarantees it will be louder than anything Thomas Concrete will ever do.

Eddie Foy made a motion to close RZ-17-04, seconded by Teresa Daughtry. Unanimous.

Teresa Daughtry made a motion to approve RZ-17-04, seconded by Eddie Foy. Unanimous.

Recommended to Town Council on Dec 5, 2017.

SP-17-15 Thomas Concrete: The applicant is requesting site plan approval of a 5.6 acre batch concrete plant on property located within a HI (Heavy Industrial) zoning district. The property considered for approval is located on Citation Lane approximately 980 feet northeast of its intersection with US Hwy Bus 70 West and further identified as Johnston County Tax ID# 15079005J.

Mr. Foy said the landscape schedule for the site plan shows a lot of trees and shrubs all around the site.

Mr. Helmer said the applicant was currently exceeding minimum standards. Under the current UDO which was adopted two months ago; no longer requires landscaping between like zoning districts. The plan is currently in review, before planning staff can issue a zoning permit, we will have to make sure the site plan meets or exceeds minimum development standards.

Mr. Johnson made a motion to approve SP-17-15, seconded by Mark Lane. Unanimous.

Eddie Foy made a motion to adjourn the meeting, seconded by Teresa Daughtry.

Old Business:

No Report

New Business:

Our next Planning Board Meeting is scheduled for December 7th, 2017 at 6:00 pm.

Submitted this 6th day of November, 2017.

Julie Edmonds
Administrative Assistant
Planning Department