

**Draft
Town of Smithfield
Planning Board Minutes
Thursday, November 7, 2019
6:00 P.M., Town Hall, Council Chambers**

Members Present:

Chairman Stephen Upton
Vice-Chair Mark Lane
Teresa Daughtry
Debbie Howard
Michael Johnson
Ashley Spain
Alisa Bizzell

Members Absent:

Staff Present:

Mark Helmer, Senior Planner
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

IDENTIFY VOTING MEMBERS

APPROVAL OF MINUTES from October 3, 2019

Mark Lane made a motion, seconded by Teresa Daughtry to approve the minutes as written.
Unanimously approved

NEW BUSINESS

RZ-19-02 Brightleaf Development Partners, LLC: The applicant is requesting to rezone two parcels of land from the R-20A (Residential-Agricultural) to the B-3 (Highway Entrance Business) zoning district. The properties considered for rezoning are located on the northwest side of South Brightleaf Boulevard approximately 305 feet southwest of its intersection with Galilee Road. The properties are further identified as Johnston County Tax ID# 15J10032D & 15J10032E.

Mr. Helmer stated the properties considered for rezoning are currently zoned R-20A and are used for single family residential. Parcel #1 is 0.586 acres in size and is located at 3292 US Highway 301 (Tax ID 15J10032E). Parcel #2 is 1.14 acres in size and is located at 3210 US Highway 301 (Tax ID 15J10032D). The parcels are adjacent to business, institutional and single-family residential land uses. The rezoning will make the existing single-family home on the property non-conforming, however, the applicant intends to remove the single-family structures. The current comprehensive land use plan map guides the property to medium density residential. To rezone the property as such would create a spot zone of R-8 zoning. Since the intention of the rezoning is to facilitate Town Home development, the same can be achieved using the B-3 zoning with a special use permit. There is B-3 zoning adjacent to these properties. Therefore, Staff is in support of the rezoning to B-3 and believes it is consistent with the intent of the land use plan.

Mr. Upton asked the board if anyone had any questions for Mr. Helmer. No one replied.

Teresa Daughtry made a motion to approve RZ-19-02, seconded by Ashley Spain. Unanimously approved

S-19-02 Brightleaf Development Partners, LLC: The applicant is requesting preliminary subdivision plat approval for Oakfield Towns; a proposed 17-lot single family attached residential townhouse development on 1.72 acres of land in the B-3 (Highway Entranceway Business District). The properties considered for subdivision approval are located on the northwest side of South Brightleaf Boulevard approximately 305 feet southwest of its intersection with Galilee Road. The properties are further identified as Johnston County Tax ID# 15J10032D & 15J10032E.

Mr. Helmer stated that Adams and Hodge Engineering, PC is requesting a Preliminary Subdivision Plat for Oakfield Towns, a proposed 17-lot single-family attached residential townhouse development on 1.72 acres and will be a B-3 zoning district. The development parcel is comprised of two single-family residential lots, 0.586 and 1.14 acres in size. The structures on these lots will be removed with the development of the site. The property gently slopes away from S. Brightleaf Boulevard (US Highway 301). A drainage ditch runs along the front of the property within Brightleaf Boulevard (NCDOT) right-of-way. Duke Energy maintains overhead electric lines within the NCDOT right-of-way. There is an overhead electric line that crosses the front corner of the development site to a power pole located near the west property line. The rear half of the lot is covered with trees, however the size and quantity of trees is unknown (no tree preservation survey has been provided). Along the southwest property line of the development site there existing single-family residential structure that is situated on that shared property line. This structure currently shares the driveway for the development site. It is unclear as to the fate of this structure and where it will have driveway access in the future. The development site is also adjacent to a single-family residential property to the north-east. The single-family home on this property is approximately five feet from the shared property line. There are no known wetlands on site and the development site is not within a flood zone.

Adjournment

Being no further business, Teresa Daughtry made a motion seconded by Alisa Bizzell to adjourn the meeting. Unanimously approved

Next Planning Board meeting is December 5th, 2019 at 6:00 pm.

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist