

**Town of Smithfield
Planning Board Minutes
Thursday, January 7, 2021
Town Council Chambers
6:00 PM**

Members Present:

Chairman Stephen Upton
Vice Chairman Mark Lane
Debbie Howard
Michael Johnson
Doris Wallace
Teresa Daughtry

Members Absent:

Ashley Spain
Alisa Bizzell

Staff Present:

Stephen Wensman, Planning Director
Mark Helmer, Senior Planner
Julie Edmonds, Administrative Assistant

CALL TO ORDER

APPROVAL OF AGENDA

Michael Johnson made a motion, seconded by Doris Wallace to approve the agenda. Unanimously approved

APPROVAL OF MINUTES from December 3rd, 2020

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

NEW BUSINESS: None

OLD BUSINESS:

ZA-20-05 Town of Smithfield: The applicant is requesting an amendment to the Town of Smithfield Unified Development Ordinance, Articles 1, 2, 8, 9 10, and Appendix A to incorporate 160D enabling legislation changes and corrections to text designed to reduce ambiguities and provide additional clarity.

Mark Lane had a question about Article 8 Section 8.13.4.

8.13.4. All buildings in the Central Business and Highway Entranceway Business Districts shall be permanent fully enclosed construction. Portable, open air, shed type structures shall be prohibited.

He asked if Highway 70 Business going toward Goldsboro is considered Highway Entrance?

Mr. Wensman said no, this would only apply to the business districts.

Mark Helmer stated that bonified farm structures are exempt from regulation. We regulate setbacks but they don't have to meet building code.

Mark Lane had a question about Article **10.2.3.1** Vehicles intended for personal use may be parked or stored on property zoned for residential use on a driveway surface with blacktop, concrete, brick or other similar dust-free material.

Mr. Wensman said that was the article that we were going to add with the exception of R-20A.

Mark Lane had a question about Article **10.6.2.1** A continuing indemnity bond with sufficient surety acceptable to the town may be required of the party performing the work. All work must be done in conformity with the standards established herein. He asked Mr. Wensman to explain what the indemnity bond was.

Mr. Wensman said if your plans call for something and you're not installing it right away, this bond would be required. For example, if a business wants a CO but they didn't install any landscaping; the bond would then be required.

Mr. Lane said this wouldn't apply to residential?

Mr. Wensman said yes if it's in a subdivision because it would have a sidewalk requirement.

Mr. Lane said he wanted to make sure someone didn't need a put up a bond to install a driveway.

Mark Lane had a question about 10.13.2.1 he asked what the requirement was for the foundation plants.

Mr. Wensman said it's based on the square footage of the building. If a building has ceiling to floor windows like an architectural feature, I'd never asked them to place shrubs in front of an architectural feature. If you have blank walls without windows it makes more sense to have foundation plants.

Mark Lane said he is asking about this because he noticed a new rental property in town that only had 2 or 3 bushes planted out front.

Mr. Wensman asked if this was a residential or commercial property.

Mr. Lane said residential.

Mr. Wensman said residential doesn't have a landscaping requirement.

Mr. Lane said there needs to be one.

Teresa Daughtry asked if most towns didn't have a residential landscaping requirement.

Mr. Wensman said no, but we will look at other towns and report back to you guys at the next meeting.

Mark Lane said his last concern was the town requiring entrance signs at the front of subdivisions. He feels like that should be a requirement.

Teresa Daughtry agreed and said it makes the area look much better. If you're spending \$300,000 for your house, you should have a nice sign showing where you live. If nothing else, to help friends or family find you.

Mr. Wensman has never seen an ordinance that requires entranceway signs for subdivisions, he offered to put it in tonight as an ordinance amendment and it can be before Town Council approval.

Doris Wallace recommended the Town Council approval of zoning text amendment ZA-20-05 finding the amendment consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest seconded by Teresa Daughtry. Unanimously approved.

Mr. Wensman suggested the board amend the recommendation to include subdivision entrance signs.

Doris Wallace recommended the Town Council approval of zoning text amendment ZA-20-05 finding the amendment consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest requiring one subdivision entrance sign; seconded by Mark Lane. Unanimously approved.

Adjournment

Being no further business, Michael Johnson made a motion seconded by Doris Wallace to adjourn the meeting. Unanimously approved

Next Planning Board meeting is February 4th, 2021 at 6pm.

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist