

**Town of Smithfield
Planning Board Minutes
Thursday, May 6th, 2021
Town Hall
Council Chambers
6:00 PM**

Members Present:

Chairman Stephen Upton
Vice Chairman Mark Lane
Debbie Howard
Doris Wallace
Sloan Stevens
Alisa Bizzell

Members Absent:

Ashley Spain
Michael Johnson

Staff Present:

Stephen Wensman, Planning Director
Julie Edmonds, Administrative Assistant

Staff Absent:

Mark Helmer

CALL TO ORDER

APPROVAL OF AGENDA

Doris Wallace made a motion, seconded by Debbie Howard to approve the agenda. Unanimously approved

APPROVAL OF MINUTES from April 1, 2021

Doris Wallace made a motion, seconded by Alisa Bizzell to approve the minutes as written. Unanimously approved

NEW BUSINESS:

SUP-21-04 Saint Ann Catholic Church: The applicant is seeking a special use permit to allow for an outdoor columbaria on a 15.2-acre tract of land located within the B-3 (Highway Entrance Business) and R-20A (Residential-Agricultural) zoning districts. The property considered for approval is located on the west side US Highway 70 Business West approximately 2,100 feet north of its intersection with Cloverdale Drive and further identified as Johnston County Tax ID# 17Q99003.

Stephen Wensman said Terraeden Landscape and Design, LLC is requesting a special use permit on behalf of St. Ann's Church, to construct columbaria on the church property located at 4057 US Highway 70 Business. Columbaria in the B-3 zoning district and those with over 200 niches require a special use permit. The area planned for the columbaria is adjacent the church between the church and parking lot (phase 1) and between the church and the Chapel addition (phase 2). The area is comprised of turfgrass and landscaping.

The Town recently adopted regulations for columbaria and had been aware of St. Ann's planned columbaria project. The regulations were recently amended by St. Ann's to refine the regulations and to make adjustments needed to accommodate this application. The columbaria are comprised of 2 phases. Phase 1 contains 1460 niches located between the parking lot and the church. The site is organized with the columbaria arranged in a cross shaped wall, surrounded by 4 ornamental trees and more columbaria in a circle arrangement around the cross with paving and benches. The columbaria are identified as being 5'-6" tall on the plans. The approach to the columbaria is a walkway passing through an 8'-6" tall memorial plaque wall and scripture wall with a statue and fountain. Phase 2 contains 2,540 niches located between the church and the chapel addition. Phase 2 will be visible from US 70 Business West. The site is organized with single sided columbaria walls that form the edge of the columbaria site and create a wall or barrier from US 70 Business West. Within the walls are three linear columbaria walls within a plaza with trees and benches. The columbaria are identified as being 5'-6" tall on the plans, consistent with Phase 1. The columbaria are in accordance with the standards of Section 7.35 as follows:

- Adequate access is provided for maintenance. The columbaria are accessible from the St. Ann's parking lot.
- St. Ann's will be creating perpetual care and maintenance trust fund in the amount of 15% of the sales price.
- The church has a clear title to the land.
- The columbaria are shown as 5'-6" tall, less than the maximum allowed
- They comply with setbacks
- The columbaria are made of stone that complement the church.
- Commemorative plaques will conform to the standards.
- There are over 200 niches, therefore approval of the Special Use Permit will allow the greater number of niches.

Mark Lane asked if this plan had come before this board already?

Stephen Wensman said you looked at the request before yes.

Mark Lane asked why Saint Ann's Church needed to come back before this board with this same plan?

Stephen Wensman said that was part of the text amendment. We created the regulations, the Church offered changes to the text amendment. You were able to see it a second time, now their coming forward with the actual project.

Paul Emblar of 11 Kentwood Drive Smithfield, NC spoke on behalf of Saint Ann's Church. He said originally the ordinance only allowed a maximum of 200 niches. Their Church has approximately 7,300 members, with 100 births and 100 deaths each year. If they were limited to only 200 niches, they would be out of space in 2 years. They hope to break ground on this new plan by the end of the summer.

Flora Grantham of 400 Dogwood Street Smithfield, came forward. She owns the property to the West of Saint Ann's Church. She enjoys being a neighbor to this property.

OLD BUSINESS:

None

Adjournment

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

Respectfully Submitted,

A handwritten signature in cursive script that reads "Julie Edmonds".

Julie Edmonds
Administrative Support Specialist