

**Town of Smithfield
Planning Board Minutes
Thursday, November 3rd, 2022
Town Hall Council Chambers
6:00 PM**

Members Present:

Chairman Mark Lane
Vice-Chairman Debbie Howard
Debbie Howard
Wiley Narron
Alisa Bizzell
Brian Stanley
Doris Wallace

Members Absent:

Ashley Spain

Staff Present:

Mark Helmer, Senior Planner
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA Doris Wallace made a motion to approve the agenda; seconded by Debbie Howard. Unanimously approved

APPROVAL OF MINUTES for October 6th, 2022

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

NEW BUSINESS

SUP-22-03 Bobby Huskey: Planning Board reviewed the application.

RZ-22-05 Highway 70 QOZB, LLC: The applicant is requesting to rezone a 9.04-acre tract of land from the LI (Light Industrial) zoning district to the HI (Heavy Industrial) zoning district. The property considered for rezoning approval is located on the southeast end of Gulfstream Court and further identified as Johnston County Tax ID# 15079005D

Mark Helmer stated that Sanderson Engineering is requesting the rezoning of a 9.04-acre property at the end of Gulf Stream Court from Light Industrial to Heavy Industrial for a food

(protein) manufacturing use. The property is located at the end of Gulf Stream Court off Citation Lane near the Johnston County Regional Airport.

The Town updated the UDO Article 6 Table of Uses in 2021 with the 160D updates and at that time made food manufacturing a Heavy Industrial use. At times, food manufacturing can emit odors that are unpleasant to adjacent properties. In this case, the proposed use is a company that manufactures protein, and the manufacturing process is expected to emit minimal odors. Furthermore, the use of the site will not create any nuisance issues because the site is surrounded by other industrial properties. The request for heavy industrial zoning in a light industrial area raises the concern about spot zoning, however, on 12/5/17, a Heavy Industrial Zone was created adjacent to this site to accommodate the Thomas Concrete site development. This current request for rezoning will result in a larger Heavy Industrial Zoning District.

- **Comprehensive Plan.** The comprehensive plan identifies this property suitable for Industrial/Employment land uses.

CONSISTENCY STATEMENT (Staff Opinion):

With approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action is consistent with adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest. Planning Staff considers the action to be consistent and reasonable:

- **Consistency with the Comprehensive Growth Management Plan** -The Comprehensive Land Use Plan guides the area for Industrial/Employment.
- **Consistency with the Unified Development Code** – the site will be developed in conformance with the UDO.
- **Compatibility with Surrounding Land Uses** - The property considered for rezoning will be compatible with the surrounding land uses which are all industrial and will result in a larger Heavy Industrial area.

Bryan Stanley asked Mark Helmer if the proposed use would have combustibles and if so, can the Wilson’s Mills Fire Department properly handle a call of that nature?

Mark Helmer said the Wilson’s Mills Fire Department will be given an opportunity to review the development plan once it is submitted for staff review. At this time, we aren’t sure exactly what will go into the space, we will know more once we see plans in review. There will be fire code requirements. He feels sure the area fire departments will be well equipped.

Stephen Sanderson of Sanderson Engineering located at 2485 Wendell Boulevard, Wendell, NC came forward. He stated they were building this building for a protein manufacturing plant for plant-based protein. A fire sprinkler system will be required.

Mark Lane asked what the chances were of this not being a food protein plant?

Stephen Sanderson said as of now, none. He said this is a done deal.

Mark Helmer asked how many employees will be hired.

Stephen Sanderson said for now they will have one production line with 12 employees per line with the ability to expand to three production lines in the future.

RECOMMENDATION:

Debbie Howard made a motion to approve zoning map amendment, RZ-22-05, finding it 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 Doris Wallace. Unanimously approved.

ZA-22-01 Town of Smithfield: The applicant is requesting an amendment to Unified Development Ordinances, Article 10, Section 10.114 as it pertains to recreation and park dedication requirements for major subdivisions, commercial developments, and industrial parks.

This was brought before the Planning Board on 10-6-22, however they tabled it until tonight. Planning Board reviewed the request

Mr Helmer gave a brief presentation on the proposed amendment and asked if there were any questions. There was none.

Doris Wallace recommended approval of zoning text amendment, ZA-22-01, 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 Bryan Stanley. Unanimously approved

OLD BUSINESS: None

Adjournment

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

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist