

**Town of Smithfield  
Planning Board Minutes  
Thursday, July 11, 2024  
Town Hall Council  
Chambers 6:00 PM**

Members Present:

Chairman Mark Lane  
Vice-Chairman Debbie Howard  
Alisa Bizzell  
Doris Wallace  
Ashley Spain  
Wiley Narron  
Bryan Stanley

Members Absent:

Tara Meyer

Staff Present:

Chloe Allen, Planner I  
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**IDENTIFY VOTING MEMBERS**

**APPROVAL OF AGENDA** \*Mark Lane pointed out an addition made to tonight's agenda. Finance Director, Andrew Harris will make a short presentation to the board concerning W-4's and NC-4 forms. Doris Wallace made a motion to approve the agenda, seconded by Ashley Spain.

**APPROVAL OF MINUTES June 6th, 2024**

Doris Wallace made a motion to approve the minutes, seconded by Ashley Spain. Unanimously approved.

**NEW BUSINESS**

**Payroll Compliance:** Andrew Harris, Finance Director to discuss payroll compliance of Planning Board members.

Andrew Harris came forward and explained to the board members they should be receiving a W2 regardless of the amount for board wages. He asked each member to complete the attached W-4 and NC-4 documents and return to Beth McKeel at Smithfield Town Hall. The Town will begin this process on January 1<sup>st</sup>, 2025 to allow plenty of time for everyone to submit their forms. Each board member will receive their net wages on the first payroll of each month. Each person has the option not to receive wages but that is up to each individual.

**RZ-24-06 400 Brightleaf to B-3:** David Dupree of Market Street Investments is requesting the rezoning of 3 parcels: a .89-acre parcel (Johnston County Tax ID 15015033) in the O/I-Office Institutional Zoning District, a .15-acre (Johnston County Tax ID 15016033) and .14-acre parcel (Johnston County Tax ID 15016032) in the R-6-High Density Single, Two and Multi-family Zoning District to the B-3- Highway Entranceway Business Zoning District.

Chloe Allen stated the applicant David Dupree is requesting to rezone 3 parcels of land as stated above. The properties are located at the south-east corner of North Brightleaf Boulevard and Hancock Street. The properties are currently vacant and the planned use will be for commercial purposes. The applicant chose the B-3 zoning district because it's the most expansive district and the most potential for commercial property. If desired, this property could also be used for multi-family residential. Planning staff recommends approval of RZ-24-06.

Debbie Howard made a motion to approve RZ-24-06, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan as hereby amended and other adopted plans, and that the amendment is reasonable and in the public interest. Seconded by Bryan Stanley. Unanimously approved.

**ZA-24-02 Multifamily in B-3 Amendment:**

Planning Staff has requested to amend the Unified Development Ordinance, Article 6, Section 6.6 Table of Uses and Activities to remove the multi-family land use from the B-3 Zoning District entirely.

Chloe Allen stated multi-Family is a special use with supplementary standards in most residential and commercial zoning districts including the B-3 zoning district. As an alternative to a special use permit, a developer can request a conditional rezoning (such as B-3 CZ). The B-3 Zoning District is the most expansive zoning district in that it allows the greatest variety of land uses including intensive uses such as car dealerships, contractor yards, warehousing and more, not always appropriate adjacent uses for multifamily residential. This ordinance amendment would remove multi-family as use in the B-3. If a developer wished to pursue such a use, a rezoning to a different zoning district would be required. This ordinance will give the Town Council more control over where multi-family uses can be located. Adoption of this ordinance will result in making some existing multi-family residential legal nonconforming.

Mark Lane asked why staff was only picking B-3 to remove the multi-family land use from?

Chloe Allen said because B-3 is the most expansive. You can have car dealerships, warehousing etc., whereas B-2 is more restrictive.

Debbie Howard requested to see a map of what is zoned B-3 in Smithfield.

Wiley Narron and Debbie Howard both questioned why this is all the sudden an issue?

Chloe Allen stated because of the Economic Development Plan. It recommends we preserve the commercially zoned properties.

Ashley Spain asked what that was because he hadn't been informed of it.

Mark Lane said ElectriCities made a presentation about it a couple nights ago at the Town Council meeting.

Ashley Spain wanted to know why the board wasn't informed of this. He asked who initiated this amendment to remove multi-family land use from the B-3 zoning district?

Chloe Allen answered that the mayor initiated it.

Perry Harris a local land, commercial and industrial realtor of 496 Skinner Rd Four Oaks, NC came forward. He's the realtor to a piece of land currently under contract at Holt Lake Drive and US Hwy 301. It will possibly have upscale townhomes. He has other properties for sale in the B-3 zoning district. One has had interest in it for workforce housing. Another piece of property off NC Hwy 210 is under contract for townhomes. He personally feels the Planning Board should table this rezoning until they can get more information to make the right decision.

Bonnie White, Chief Executive Officer of Johnston County Association of Realtors came forward. She mentioned a housing need assessment study being conducted. It will address the needs of workforce housing. It will conclude the end of 2024 or early 2025. A staff crew will be brought into Johnston County and the surrounding areas to complete this study. She asked that the planning board reconsider the rezoning to prevent the loss of workforce housing. If you won't deny the request, please reconsider it until the study has been completed.

Mark Lane would like ZA-24-02 tabled until the Town forms a Steering Committee and the housing need study has been completed.

Debbie Howard made a motion to table ZA-24-02, seconded by Ashley Spain. Unanimously approved.

Mark Lane is tired of giving his time for these meetings and the applicants not showing up. He wants to deny a case being heard if they can't show up for their meeting.

Chloe Allen said she would look into the authority of the Planning Board Chair. She doesn't know if the case can be put off due to no one representing the applicant.

**Old Business**

None

**Adjournment**

Ashley Spain made a motion to adjourn, seconded by Debbie Howard. Unanimously approved.

Next Planning Board meeting is August 1st, 2024 at 6pm.

Respectfully Submitted,

A handwritten signature in black ink that reads "Julie Edmonds". The signature is written in a cursive, flowing style.

Julie Edmonds  
Administrative Support Specialist