

**Town of Smithfield
Planning Board Minutes
Thursday, November 14th, 2024
Town Hall Council Chambers
6:00 PM**

Members Present:

Chairman Mark Lane
Vice-Chairman Debbie Howard
Doris Wallace
Tara Meyer
Ashley Spain
Bryan Stanley
Wiley Narron

Members Absent:

Alisa Bizzell

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 Doris Wallace made a motion to move the second agenda item ZA-24-03 to the last item and to move everything else up; seconded by Bryan Stanley. Unanimously approved by all.

APPROVAL OF MINUTES October 3rd, 2024

Doris Wallace made a motion to approve the minutes, seconded by Wiley Narron. Unanimously approved.

APPROVAL OF THE 2025 MEETING SCHEDULE Debbie Howard made a motion; seconded by Bryan Stanley. Unanimously approved.

NEW BUSINESS

RZ-24-09 36 E Edgerton Rezoning: Staff requests the rezoning of 36 East Edgerton and a portion of 100 Pitchi Street from HI (Heavy Industrial) to B-3 (Highway Gateway Business) due to discrepancies between maps. This is further identified by Johnston County Tax ID # 15006015 and a portion of 15007014.

Chloe Allen explained Planning Staff found a discrepancy between the County's GIS zoning designation for the property and that on the Town's zoning map. The County shows the properties to be zoned Heavy Industrial, whereas the Town has shown the properties to be zoned B-3 Business. The County only updates its zoning on GIS when the town provides official documents for rezoning's. Old Town zoning maps show the change to have occurred with a map update on March 4, 2008. There are two maps dated March 4, 2008, and only one of them shows the change. All zoning maps after that date show the property as zoned B-3. Staff searched Town Council old minutes for all of 2008 and the years before and after and could not find any record of the Town Council action on the rezoning of this property.

Debbie Howard made a motion to approve zoning map amendment, RZ-24-09, 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.

CZ-24-07 Waddell Drive Townhomes: Terraeden Landscape & Design is requesting the conditional rezoning of approximately 1.63 acres of land located at 37 and 41 Waddell Drive, about 250 ft north of the N Brightleaf Blvd

and Waddell Drive intersection, also identified by the Johnston County Tax ID 15005031, 15005029 and part of 1505031A, from R-8 and B-3 to R-8 CZ (Conditional) with a masterplan for a 16-lot attached single-family residential (townhome) development.

Chloe Allen stated the applicant is requesting the conditional rezoning of approximately 1.63 acres of land located at 37 and 41 Waddell Drive, about 250 ft north of the N Brightleaf Blvd and Waddell Drive intersection from R-8 and B-3 to R-8 CZ (Conditional) with a masterplan for a 16-lot attached single-family residential (townhome) development. The proposed development consists of 16 two story, 1020 sq. ft., townhomes fronting on a private parking lot with 2.06 parking spaces per unit. Each unit will contain 2 bedrooms and 2 ½ bathrooms within convenient walking distance to commercial areas and other community amenities.

Planning Staff recommend the Planning Board recommend approval of CZ-24-07 with the following conditions:

1. A standard street yard and lot landscaping be provided in accordance with UDO Section 10.13.1.8.2.
2. Interior parking facility landscaping be provided in accordance with UDO Section 10.13.
3. That additional landscaping be provided behind units B-1-B-5 to screen the back sides of the units.
4. That the parking stalls between Unit A-1 and Waddell be removed from the street yard landscape area.
5. The Y-hammerhead turnaround area shall be marked as no parking in accordance with the Fire Marshal's recommendations.
6. The HOA restrictive covenants shall require trash rollouts to be stored behind the units or in the utility closet outside of trash day.
7. Liability waiver should be provided in the restrictive covenants to allow town pick up of trash on private property.
8. Wheel stops be provided, or the sidewalk in front of the parking stalls be increased to 6' in width.
9. The driveway apron in the public right-of-way be constructed in accordance with the Town's Standard Driveway Apron Detail.
10. There shall be a 30' wide public utility easement over the public water and sewer lines.

Paul Embler of Terraeden Landscaping & Design briefly spoke on CZ-24-07. He stated they modified the setback from 35' to 30'. He mentioned there would be a screened fence that buffers the units that backup to Waddell Street. It will be a solid vinyl screen fence with landscaping. They agree to all conditions although some will be removed.

Doris Wallace made a motion to approve zoning map amendment, CZ-24-07, with the 10 conditions of approval, finding the rezoning 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 Debbie Howard. Unanimously approved.

CZ-24-08 Village on the Neuse: Village on the Neuse, LLC is requesting to rezone 2 parcels of land (34.28 acres and 7.98 acres) from R-20A (Residential/Agriculture) to R-8 Conditional (Single, Two, and Multi-family Residential Conditional) with a master plan for 117 lot detached single-family subdivision. This is further identified by Johnston County Tax ID # 14001001 and 14075011A.

Chloe Allen presented CZ-24-08 stating the applicant was changing from subdivision to conditional zoning to restrict them to single-family homes. The proposed rezoning properties abut Smithfield Middle School to the north. There is a shared unimproved driveway near the northern property line on school property that provides access to over a dozen detached single-family properties. The rezoning master plan is for a 117-lot detached single-family development that will conform to the R-8 zoning and Town subdivision standards. There are no "deviations" from the regulations proposed.

Debbie Howard made a motion to approve zoning map amendment, CZ-24-08, with 1 condition, 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.

S-24-06 Local 70 Intermediate Plat: Smithfield Growth, LLC is requesting a preliminary subdivision of 86.64 acres of land in the Local 70 PUD Zoning District into 11 properties for land conveyance purposes. A subsequent subdivision

will be submitted in the near future in conformance with the Local 70 PUD Plans. This is further identified by Johnston County Tax ID # 14057011Y, 14057011Z, and 14057011X.

***This agenda item was quasi-judicial so the minutes aren't available. ***

ZA-24-03 Miscellaneous Multi-Family Amendments: Staff is requesting to review updates to the multi-family (MF) regulations in the UDO. This includes addressing issues of conflicting regulations and vagueness in regards to private streets, driveways, setbacks, buffers, definitions, and open space.

Chloe Allen explained the intent of this request is to minimally address issues with the MF residential regulations in the code:

- Conflicting regulations
- Private streets
- Driveways
- Setbacks
- Buffers
- Definitions
- Open space and recreation.
- Special Use Permits vs. Conditional Zoning and table of uses.

The MF regulations are found across the UDO in Sections 2.19, 7.35, 8.13, 10.2 10.110 and Appendix A.

Chloe reviewed the draft amendment to the Planning Board.

The Planning Board feels this Multi-Family Amendment needs to be tabled.

Ashley Spain made a motion to table ZA-24-03, seconded by Debbie Howard. Unanimously approved.

The Planning Board would like a joint meeting with Town Council and Planning Staff.

Old Business

None

Adjournment

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

Next Planning Board meeting is December 5th, 2024, at 6pm.

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist