

**Town of Smithfield
Planning Board Minutes
Thursday, October 3rd, 2024
Town Hall Council Chambers
6:00 PM**

Members Present:

Chairman Mark Lane
Vice-Chairman Debbie Howard
Alisa Bizzell
Doris Wallace
Tara Meyer (Arrived Late)
Ashley Spain
Bryan Stanley

Members Absent:

Wiley Narron

Staff Present:

Stephen Wensman, Planning Director
Chloe Allen, Planner I
Julie Edmonds, Administrative Support Specialist
Andrew Harris, Finance Director

Staff Absent:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

IDENTIFY VOTING MEMBERS

APPROVAL OF AGENDA Doris Wallace made a motion to approve the agenda, motion seconded by Ashley Spain. Unanimously approved by all.

APPROVAL OF MINUTES September 5th, 2024

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

NEW BUSINESS

RZ-24-07 Village on the Neuse: Eric Villeneuve (Village on the Neuse, LLC) is requesting approval of a rezoning from R-20A to R-8. The proposed development is adjacent to Holland Drive to the south and Smithfield Middle School to the north, fronting on Buffalo Road. The properties are further identified by the Johnston County Tax ID#s 14001001 and 14075011A.

Chloe Allen presented RZ-24-07 to the Planning Board. She explained the applicant is requesting to rezone 2 parcels of land (34.28 acres and 7.98 acres) from R-20A (Residential/Agriculture) to R-8 (Single, Two, and Multi-family Residential). The properties are located on the West side of Buffalo Road, South of Smithfield Middle School and approximately 130 feet North of Holland Drive. The proposed use will be detached single-family residential housing. The Town Plan (comprehensive plan) guides this property for Medium Density Residential. The proposed rezoning is appropriate. Planning Staff recommends approval of zoning map amendment, RZ-24-07, with a statement declaring the request 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.

Eric Villeneuve of Apex, NC came forward on behalf of Village on the Neuse, LLC. None of the board members had any questions for the applicant.

Dan Simmons of Everett Lane came forward. He doesn't agree with the rezoning to R-8. He stated it allows single, two and multi-family residential. He is aware the applicant says he's planning to build single-family homes but he could easily change that to multi-family or duplexes after the property is rezoned to R-8. If the applicant rezoned to R-8 conditional use and there be a condition of single-family only.

Planning Director Stephen Wensman said Mr. Simmons is correct. The applicant has expressed to Mr. Wensman that they plan on a single-family development. The applicant can change their plans after being granted the requested rezoning to R-8 and build duplexes or apply for a Special Use Permit and build multi-family residential.

Mark Lane asked if the applicant considered conditional zoning when he made application?

Stephen Wensman said he did look at the other two conditional zones and the controversy. He said he would build 8,000 sq. foot lots.

Ashley Spain asked what the difference in lot sizes was in an R-20A zoning district.

Stephen Wensman said R-20A lots would be 15,000 sq. foot lots and R-8 would be 8,000 sq. foot lots.

Debbie Howard made a motion to recommend approval of zoning map amendment, RZ-24-07, 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 Alisa Bizzell. Denied by Ashley Spain, Doris Wallace, Mark Lane and Bryan Stanley. (2) Yays (4) Nays

Stephen Wensman advised the applicant to withdraw this application before it goes to Town Council and immediately reapply for a conditional rezoning with a masterplan.

S-24-05 Powell Tract Subdivision: Lanny Clifton (Lan Development, LLC) is requesting approval of a preliminary plat for a 19-lot single family subdivision on 11.1 acres. The proposed development is on Swift Creek Road approximately 2300 feet north of the Cleveland Road intersection. This property is further identified by the Johnston County Tax ID# 15I08014 ***This agenda item was quasi-judicial so the minutes aren't available.***

SUP-24-02 Heritage Townes at Waddell: Samuel O'Brien (Shovel Ready Johnson, Inc) is requesting a special use permit for Heritage Townes at Waddell, a 17-unit townhouse development on 1.88 acres of land in the R-8 Zoning District. The proposed development is located 19 and 21 Waddell Drive, approximately 460 feet north of the Brightleaf Boulevard and Waddell Drive intersection, and further identified by the Johnston County Tax ID#s 15005023, 15005022, and 15005022A. ***This agenda item was quasi-judicial so the minutes aren't available.***

SUP-24-05 Stadler Station: Brown Investment Properties is requesting a special use permit for Stadler Station, a 168-unit residential apartment project on 13.17 acres of land in the B-3 Highway Entranceway Zoning District. The proposed development is located at the intersection of Peedin Road and Components Drive with the Johnston County Tax ID# 15074012E ***This agenda item was quasi-judicial so the minutes aren't available.***

CZ-24-06 Finley Landing Revision: Carolina Land Group, LLC is requesting a rezoning of 47.8 acres within the Finley Landing (formerly Floyd Landing) development. This area was previously proposed to have 360 apartment units, and the rezoning is for an alternate plan consisting of 168 townhouse units in place of the apartments. The Finley Landing development is located along US Hwy 70 Business across from the Amazon Warehouse. This property is further identified by Johnston County Tax ID# 15077035H.

Planning Director, Stephen Wensman presented CZ-24-06. He explained the applicant was seeking approval for an alternate plan for 168 townhouse units in place of the apartments, while retaining the option for the original plan for 360 apartment units. If approved, the townhouse units would be fronting on streets with a 50-foot-wide public right-of-way. In the alternate plan, the pool house and swimming pool amenity near the entrance will be replaced by a tot lot playground and dog park elsewhere in the development area.

The proposed townhomes associated with this master plan amendment include 2-story and 3-story structures – all with one car garages and:

- Maximum height of 40-feet.
- Minimum interior lot area is 1900 sq. ft. (19'x100') and perimeter lot areas is 2100 sq. ft. (20'x105')
- Minimum (interior lot width is 19-feet and perimeter lot width is 20-feet).
- Front yard setback: Front = 30-feet, same as townhouses elsewhere in the development

- Minimum rear yard setback is 20-feet for the interior townhomes, 15-feet for the perimeter townhomes.
- Minimum 2 parking spaces per townhome on the lot (plus 128 auxiliary).
- Minimum driveway width = 9-feet.
- All proposed townhomes will be 3-bedroom units.

Planning Staff recommend the Planning Board recommend approval of the Finley Landing alternate plan, CZ-24-06, with the following condition:

1. That the future development plans for the project be in accordance with original CZ-21-03 masterplan and conditions or as hereby amended as an alternate plan for the 47.8 acres area:

- a. Townhouses shall have a minimum building separation of 20-feet.
- b. Townhouse driveways shall have a minimum width of 10-feet.
- c. 10-foot reduction in public R/W width (50-foot public rights-of-ways) the streets with townhouses.
- d. 20-foot reduction in the distance between townhomes (40-feet to 20-feet).
- e. 5-foot increase in maximum height for townhomes in this area (35-feet to 40-feet).
- f. Driveway widths from 12-feet to 10-feet.
- g. Architectural Standards (amended area only):
 - End units facing a public ROW must include a minimum of two (2) windows.
 - End units facing a public ROW must include screening landscaping the side yard.
 - Façade Treatment: May include a mix of siding types including lap siding, board & batten, shake, stone or brick. Each unit shall include a minimum of two (2) of these elements.
 - Landscaping: Each unit shall include a minimum of one (1) decorative tree and four (4) shrubs.
 - Garage Doors: shall contain decorate details or carriage style adornments
 - Garages are all single car with an 8-foot-wide door.
 - 2 and 3-story townhomes.

Mark Lane and Debbie Howard expressed they liked this alternate plan better than the previous one.

Joe Faulkner of the CE Group came forward representing the applicant, Carolina Land Group. The current builder has been interested in expanding a different product type and offer different price points. This alternate plan will allow them to do that.

Doris Wallace made a motion to recommend approval of the zoning map amendment, CZ-24-06, with 1 condition 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 Bryan Stanley. Unanimously approved.

Planning Director, Stephen Wensman briefly explained to the Planning Board he would be bringing multi-family regulations from the UDO to them at the next meeting. He wants the Planning Board to consider updating them.

Old Business

None

Adjournment

Tara Meyer made a motion to adjourn, seconded by Debbie Howard. Unanimously approved.

Next Planning Board meeting is November 14th, 2024, at 6pm.

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist