

**Town of Smithfield  
Planning Board Minutes  
Thursday, September 5th, 2024  
Town Hall Council Chambers  
6:00 PM**

Members Present:

Chairman Mark Lane  
Alisa Bizzell  
Doris Wallace  
Wiley Narron  
Tara Meyer

Members Absent:

Ashley Spain  
Bryan Stanley  
Vice-Chairman Debbie Howard

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 swap the order of SUP-24-03 with CZ-24-05 so that SUP-24-03 could be heard last. The motion was seconded by Tara Meyer. Unanimously approved by all.

**APPROVAL OF MINUTES August 1st, 2024**

Doris Wallace made a motion to approve the minutes, seconded by Tara Meyer. Unanimously approved.

**NEW BUSINESS**

**RZ-24-08 606 S Third Street:** Syed Rizvi (New Vision Trust Custodian) is requesting the rezoning of 606 S. Third Street from R-8 (Single, Two, and Multi-family) to O/I (Office-Institutional). The property is located on South Third Street, 105 feet south of Rose Street and adjacent to the Armstrong Law Office.

Planner Chloe Allen addressed the Planning Board highlighting the subject parcel currently zoned as R-8 (Single, Two and Multi-Family) located at 606 S. Third Street to O/I (Office-Institutional). The existing use is a detached single-family residential home and the applicant has proposed to use this for office space. The Town Plan (comprehensive plan) guides this property for Medium Density Residential. Chloe stated the Town Plan discourages incompatible commercial uses in residential neighborhoods. The proposed rezoning is not in accordance with the comprehensive plan. If such a zoning were to be considered, it should be a conditional rezoning with a master plan.

Chloe Allen stated that Planning Staff recommends denial of zoning map amendment, RZ-24-08, with a statement declaring the request inconsistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is not reasonable or in the public interest.

- The proposed rezoning represents a further intrusion of commercial use in a detached single-family residential neighborhood. The Armstrong Law Firm anchors the corner.
- The subject property does not meet the minimum lot width for property in an O/I district. (52.5 ft existing and 60 ft required).
- The existing residential structure will make accommodation of the required parking, yards/buffers, stormwater, and dumpster enclosure difficult if not impossible to achieve.

- A new office building would likely need to be toward the rear of the lot to accommodate parking. After required setbacks, parking, yards/buffers, stormwater, and dumpster enclosure, there is little space left for construction of an office.
  - o O/I setbacks: front 25', side 8', rear 15'
  - o Street Yard 15', buffer from residential 20' Type B or Type C with fence.
  - o Parking: 4 spaces/1000 sq. ft.
  - o Dumpster enclosure
  - o Possible stormwater SCM if impervious exceeds 24%.

Mark Lane asked if anything could be done to allow this property to become compliant?

Planning Director Stephen Wensman stated if the applicant could come back and show how an office use could be compatible it would warrant more consideration. If the applicant wants to move forward with the rezoning a conditional rezoning with a masterplan would have a better chance of success.

Syed Rizvi of Charlotte, NC is the applicant and he stated they only require a couple parking spaces. He feels the amount of parking currently available is adequate.

Stephen Wensman emphasized that going from a residential use to a commercial use is a change in use that trigger buffer yards, street yards, dumpsters, paved parking and striping. All of these must meet current UDO standards.

Doris Wallace made a motion to recommend denial of zoning map amendment, RZ-24-08, finding it inconsistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is not reasonable or in the public interest, seconded by Tara Meyer. Unanimously approved.

**CZ-24-05 Buffalo Ridge:** Smithfield Land Group, LLC., is requesting the rezoning of approximately 140 acres of land located at 1041 Buffalo Road, also identified by the Johnston County Tax ID 140001021, from R-20A to R-8 Conditional with a masterplan for a 210-lot detached single-family residential development. The property is located at 1041 Buffalo Road, north of Buffalo Creek on the west side of Buffalo Road.

Chloe Allen presented CZ-24-05 stating Smithfield Land Group, LLC., is requesting the rezoning of approximately 140 acres of land located at 1041 Buffalo Road, from R-20A to R-8 Conditional with a masterplan for a 210-lot detached single-family residential development. The proposed development is a 210-lot single-family residential lot subdivision on a +/- 139-acre site with nearly 93-acres of open space. The proposed local roads are 27' wide back-to-back in 60' public right of way with standard curb and gutter in accordance with Town standards. The development proposes two access points on Buffalo Road and two lateral street connections to Holland Drive to the north. The development will have public water, sewer, and power. Chloe Allen explained the plans are consistent with the comprehensive plan. The plans site access and street design are as follows:

- The development will have two access points on Buffalo Road, an NCDOT road. NCDOT approval will be required.
- The development proposes two lateral roads connecting with Holland Road to the north utilizing existing vacant right-of-way (unopened).
- All the internal roads will be 27' wide b/b within 60' public rights-of-way consistent with town standards.
- Standard curb and gutter will be used throughout the development.
- Curb and gutter are proposed along the Buffalo Roadway edge with underground drainage (NCDOT has no objection).
- Public sidewalks are proposed on both sides of public streets.

A traffic study will be required for the development prior to preliminary plat approval in cooperation with NCDOT.

- The proposed minimum lot area is 6000 sq. ft. (Average lot size is 6850 sq. ft)
- The proposed minimum lot width is 50'.
- The proposed minimum lot depth is 107'.

**Planning Staff recommends the Planning Board recommend approval of CZ-24-05 with the following conditions:**

1. That the future development plans for the project be in accordance with the approved Master Plan, R-8 Zoning District, and other UDO regulations with the deviations:
  - Minimum lot width reduction from 70 feet to 50 feet.
  - Minimum lot area reduction from 8,000 sf. to 6,000 sf.
  - Front Setback from 30-feet to 25-feet.
  - Side Setback from 10-feet to 5-feet.
  - Rear Setback from 25-feet to 12-feet, except lots backing up to Holland Drive lots.
2. The minimum corner side yard setback shall be equal to the minimum front setback.
3. That the berm along Buffalo Road be three feet in height or greater where back yards face the state road and have a 6' opaque vinyl fence.
4. That the development plans be in accordance with WA-IV-CA Overlay regulations.
5. That curb and gutter and underground drainage be provided along Buffalo Road in accordance with NCDOT requirements.
6. Garages shall be no smaller than 12' x 22' in size.
7. A standard concrete driveway apron be provided for all residential driveways and the kiosk mailbox parking lot entrance.
8. That an 8' wide multi-purpose trail be provided along Buffalo Road in accordance with the Town's Pedestrian Plan and NCDOT requirements.
9. That the architectural standards be incorporated in homeowner's association (HOA) documents.
10. That the open space amenities, kiosk, parking lot, and stormwater management be owned and maintained by an HOA.
11. A traffic study shall be conducted in accordance with the Town's UDO and NCDOT requirements prior to preliminary plat application.
12. The loop trail from the Buffalo Road Trail be modified to connect to the property to the north near lot 38.
13. There shall be an opaque vinyl fence along Holland Drive

Mark Lane asked what type of fence will go along Buffalo Road?

Stephen Wensman said that Planning staff hasn't seen a detail from the developer yet but the fence yet but it would be an opaque fence.

Mark Lane asked why Town Council previously turned this development down?

Stephen Wensman couldn't exactly recall but he believes it was primarily due to lot sizes. He was asked to have the developer reapply after incorporating changes after the development across the street was approved. The developer has addressed all of the concerns that Town Council had.

Mark Lane asked what the minimum lot size was across the road?

Stephen Wensman said he believes it was 5,500 sq. ft.

Greg Stewart of West End, NC addressed the Planning Board. He's from Rhetson Companies, Inc. He's the developer on this project. He stated they were previously denied by Town Council. He said Holland Drive was one of the reasons for the denial as well as the concern for increased traffic. A traffic study will be required. Also, lots sizes and how Stormwater would be handled. They plan to add two stormwater ponds. He stated there would be a berm on Buffalo Rd and he could provide an illustration before the next Town Council meeting. Mr. Stewart stated he would be happy to add the opaque vinyl fence mentioned earlier in the meeting. However, he said the natural vegetation along the back side of the Holland Drive lots would provide plenty of privacy and a fence would likely require vegetation removal. Mr. Stewart also wanted to point out the buffer on Buffalo Ridge is 18 feet not 24 feet as indicated in the plans.

Mark Lane would like to leave the opaque vinyl fence in the conditions for the time being.

Stephen Wensman suggested to Chairman Mark Lane to amend one of the conditions instead of having a 14<sup>th</sup> condition. There is already a condition about berm and fencing and suggested adding vinyl fencing to that condition.

Wiley Narron made a motion to recommend approval of the zoning map amendment, CZ-24-05, with the 13 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 Alisa Bizzell. Unanimously approved.

**SUP-24-03 Country Club TH:** Brian Leonard (BRL Engineering) is requesting a special use permit for Country Club Townhomes, a 60-unit townhome development on 8.06 acres in the B-3 (Highway Entranceway Business District). The proposed development is located at the northwest intersection of South Brightleaf Boulevard and Country Club Road, identified by the Johnston County Tax ID#s 15J11023.

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

**Old Business**

None

**Adjournment**

Doris Wallace made a motion to adjourn, seconded by Alisa Bizzell. Unanimously approved.

Next Planning Board meeting is October 3rd, 2024, at 6pm.

Respectfully Submitted,

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

Julie Edmonds  
Administrative Support Specialist