

**Smithfield
Board of Adjustment Minutes
Thursday, January 30th, 2025
6:00 P.M. Town Hall,
Council Chambers**

Members Present:

Sarah Edwards, Chairman
Jeremy Pearce, Vice Chairman
Thomas Bell
Monique Austin

Members Absent:

Staff Present:

Stephen Wensman, Planning Director
Julie Edmonds, Admin Support Specialist

Staff Absent:

CALL TO ORDER

Approval of minutes from August 29th, 2024

Jeremy Pearce made a motion, seconded by Monique Austin to approve the minutes as written. Unanimously approved

Approval of 2025 Meeting Schedule

Monique Austin made a motion to approve the 2025 Meeting Schedule; seconded by Tom Bell. Unanimously approved.

Open Public Hearing

Jeremy Pearce made a motion to open the public hearing; seconded by Monique Austin. Unanimously approved.

BA-24-09 Curated Collections Sign: Curated Collections of NC, LLC is requesting a 6' variance to the Town of Smithfield Unified Development Ordinances, Article 10, Section 10.25.2.3.5.1, to allow for a reduced monument sign setback. This property is located at 259 Venture Drive, 250 feet south of the intersection with Peedin Road. This property is further identified by Johnston County Tax ID# 15L11008T.

Stephen Wensman stated the board is being asked to review a 6' sign setback variance to allow a new multi-tenant sign to be placed near the public right-of-way. The property considered for a variance is located at 259 Venture Drive south of the intersection with Peedin Road. This property has been remodeled as a multi-tenant commercial building, consisting of retail, services, and churches. The site was developed years ago without standard 15' wide street yard landscaping and with the paved parking/drive lane located 5 feet back from the public right of way. The changes in use have necessitated the need for a multitenant sign, however the current sign setback of ten feet is not feasible. The proposed sign is roughly 1' wide at the base. With the variance, the sign will be 4 feet from the property line and 22' from the back-of-curb, The location will not impact ingress/egress at this site and should look harmonious from the street view. There is an existing legal non-conforming sign for the nail salon tenant that will be removed if the new sign is permitted.

Planning Staff recommends the Board of Adjustment approve the 6-foot setback variance for a multi-tenant sign with the condition that the old sign will be removed.

Jeremy Pearce made a motion to close BA-24-09, seconded by Monique Austin. Unanimously approved.

Thomas Bell made a motion to approve variance BA-24-09 with one condition that the non-conforming sign be removed granting a 6-foot variance from the sign setback, based on the 4 finding of fact; seconded by Jeremy Pearce. Unanimously approved. (comment/vote on each):

1. Unnecessary hardship would result from the strict application of the Ordinance.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

3. The hardship did not result from actions taken by the applicant or the property owner.
4. The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured, and substantial justice is achieved.

Old Business.

None

Adjournment.

Monique Austin made a motion to adjourn; seconded by Jeremy Pearce. Unanimously approved.

Julie Edmonds

A handwritten signature in black ink that reads "Julie Edmonds". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Administrative Support Specialist
Town of Smithfield Planning Department