

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

Members Present:

Chairman Mark Lane
Vice-Chairman Debbie Howard
Alisa Bizzell
Doris Wallace
Ashley Spain
Tara Meyer
Wiley Narron

Members Absent:

Bryan Stanley

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 Debbie Howard made a motion to approve the agenda, seconded by Alisa Bizzell. Unanimously approved.

APPROVAL OF MINUTES May 2nd, 2024

Alisa Bizzell made a motion to approve the minutes, seconded by Ashley Spain. Unanimously approved.

NEW BUSINESS

CZ-24-03 Buffalo Ridge R-8 CZ Smithfield Land Group, LLC is requesting the rezoning of approximately 140 acres of land located at 1041 Buffalo Road, Smithfield, NC 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.

Chloe Allen stated Smithfield Land Group LLC has requested to rezone approximately 140 acres of land located at 1041 Buffalo Rd. This property is also identified by Johnston County Tax ID 140001021. The applicant would like to rezone the land from R-20A to R-8 Conditional Zoning with a masterplan for a 210-lot detached single-family residential development. The proposed local roads are 27' wide back-to-back in a 60' public right of way in accordance with Town standards. The development proposes two access points on Buffalo Road and two lateral street connections to Holland Drive in the residential neighborhood to the north. The development will have public water, sewer, and power. A traffic study will be required for the development prior to preliminary plat approval in cooperation with NCDOT.

Along Buffalo Road, there are 10-lots with backyards facing Buffalo Road. The developer has provided a 24' wide open space area along Buffalo Road and will provide the required landscaping along the road frontage with a landscaped berm and fencing that will screen the backs of these lots. The developer should provide an elevation showing the berm, fence and landscaping that clearly shows the height and extent of the berm. The plans provide a 10' landscape buffer proposed between the new lots that back up to the larger Holland Drive lots to the north (+/- 10,000 sq. ft. lots). The buffer will exist within an easement over the new lots. The developer is proposing enhanced landscaping near the entrances to the development from Buffalo Road. Phase 1 of the development is expected in Spring of 2025 and build out is expected to take approximately 5 years.

Debbie Howard mentioned sidewalks, she asked if they could be made a condition?

Chloe Allen said they could be made a condition

Scott Brown with 4D Site Solutions, Inc located at 409 Chicago Drive Suite 112 Fayetteville, NC came forward. He's the engineer and surveyor for this project. They do propose sidewalks on both sides of the street. They're proposing a 3ft high buffer along Buffalo Rd as well as a fence along the back of the lots. They'd like to use rollback curb instead of high back curb.

Debbie Howard mentioned one of the deviations from the Town's requirements is a rear setback from 25 ft to 12 ft. She asked if that meant a house could be built 24 ft from the back of another house?

Scott Brown said yes but they don't anticipate it being that way.

Richard Vincent of 130 Short Rd Pinehurst, NC came forward. He's here on behalf of the applicant. He stated this deviation gives them more variation with house layouts.

Debbie Howard asked Mr. Vincent if he was proposing single-family dwellings for all of the neighborhood?

Richard Vincent answered yes.

Ashley Spain asked how the site development would be built out?

Scott Brown said they would only open up what they need at the time. It will be built in phases. The economy will drive a lot of that decision.

Tara Meyer expressed her concern for the water and sewer infrastructure. She asked if anyone had thought to bore underneath the wetland to make an additional tap to give the watermain on Buffalo Rd a backup.

Scott Brown said he understood he concern and ideally every development would be looped. They will have meetings with Public Utilities at a later date.

Randy Parrish, a co-owner of 239 Holland Drive expressed his concern for this development. He said traffic will be an issue and he's concerned if this will cost him any money.

Richard Vincent said they were driven by DOT to tie into Holland Drive.

Pam Lampe of 415 N. Second Street spoke on requesting higher architectural standards. She prefers less density and a minimum lot size of 8000 sq. feet. She requested the setbacks be followed by the developer in accordance to the Unified Development Ordinance. She's also concerned about the increase in traffic on Buffalo Rd.

Debbie Howard made a motion to recommend approval of the zoning map amendment, CZ-24-03, with 16 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. Motion was seconded by Doris Wallace. Unanimously approved. The first 11 conditions shall be as shown below and the additional following 5 conditions read by Debbie Howard.

Planning Staff recommend the Planning Board recommend approval of CZ-24-03 with the following conditions:

1. That future development plans for the project be in accordance with the approved Master Plan, B-3 Zoning District, and other UDO regulations with the deviations: (condition summarizing deviations - to be determined)
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.
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 a 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 approval.
12. Roll curb to be used throughout the development.
13. Sidewalks shall be on both sides of the streets.
14. Rear setback 20 ft, except lots abutting Holland Drive at 25 ft.
15. Rezone from R20-A to R-8CZ to include Single Family Dwelling only.
16. The development be constructed with the following architectural standards:
 - a. All homes shall have a combination of 2 or more of the following materials on the front façade: brick, stone, lap siding, shakes or board and batten.
 - b. All corner units shall contain a window with decorative trim or door for each 30 feet (or fraction of) of continuous side elevation. Any siding break on the side of the home, such as fireplace, side porch or wall offsets may be used as an alternative to windows.
 - c. All garages shall have windows or decorative hardware.
 - d. In order to promote variation in home appearance, no adjacent home may use the same color siding, and for single family detached homes, no front elevation shall be constructed adjacent to or across from an identical elevation. For corner lots, this shall apply to the lots catty-corner across the intersection.
 - e. A consistent color palette shall be used for the homes.

ZA-24-01 Driveways: Zoning text amendment to the Unified Development Ordinance, Article 10, Section 10.6. Driveways require paving and other regulations.

Chloe Allen stated this request for an update to the driveway standards was previously part of a larger text amendment reviewed by the Planning Board but tabled by the Town Council. At the direction of the Town Manager, Planning Staff was encouraged to bring forward an amendment to the driveway standard, Section 10.6 separate from the full Article 10 update. The ordinance has not changed since the Planning Boards previous review except for driveways in the R-20A Zoning District.

The draft Amendment:

- Requires all driveways to be paved with either asphalt or concrete, or with alternative paving material (e.g., concrete pavers, brick, or similar material (not gravel).
- In the R-20A, driveways exceeding 50' in length, may pave the remainder of the driveway to the public right of way with gravel or similar load bearing material.
- Driveway paving cannot exceed 50% of the front yard area.
- Driveway aprons must conform to the Town's Standard Detail.
- Requires zoning permits for all driveways.

Planning Staff recommends that Planning Board recommend approval of the zoning text amendment ZA-24-01 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

Doris Wallace made a motion to recommend approval of zoning text amendment, ZA-24-01, amending Article 10, Section 10.6, finding the amendment 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. Also, to exclude properties in the ETJ (Extra Territorial Jurisdiction). Seconded by Ashley Spain. Unanimously approved.

RZ-24-05 Watershed Overlay Boundary: Staff is requesting a map amendment to change the Watershed Overlay District boundary to be consistent with the boundary established by North Carolina Department of Environmental Quality (NCDEQ).

Chloe Allen said while performing development review, staff discovered discrepancies between the State's mapped watershed boundaries in Smithfield and the boundaries shown on the Town's zoning map. According to NC Statutes, the Town cannot be less restrictive than the State unless the Town can demonstrate that areas drain away from the watershed. The Town Engineer conducted an analysis and recommended adopting the State's mapped watershed boundaries. The amendment will result in some properties being added to the overlay and others removed. The boundary between the critical area and protected area also changes with some properties being moved from the critical area to the protected area (the critical area will be reduced).

Doris Wallace made a motion to recommend approval of zoning map amendment RZ-24-05 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. Motion seconded by Ashley Spain. Unanimously approved.

Old Business: Mark Lane informed the Planning Board that he tried to have the monthly stipend increased for each Planning Board member from \$50 to \$75 but the request was declined by Smithfield Town Council.

Mark Lane notified the Planning Board that at the May 21st Town Council Meeting they heard CZ-24-02 Local 70 PUD. When this same case came before the Planning Board, they placed 13 conditions on this development in the motion to recommend approval. Mark Lane said all 13 conditions were in the Town Council agenda but weren't presented to Town Council in Stephen Wensman's presentation. Mark Lane said he was told that two of the conditions were met and the third one Mr. Wensman didn't agree with which was to repave Bayhill Drive. After discussion the Planning Board stated they wanted all conditions presented to Town Council whether the Planning Director agreed with their decisions or not.

Adjournment

Doris Wallace made a motion to adjourn, seconded by Debbie Howard. Unanimously approved.

Next Planning Board meeting is July 11th, 2024 at 6pm.

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist