

**Town of Smithfield
Planning Board Minutes
Thursday, May 2nd, 2024
Town Hall Council Chambers
6:00 PM**

Members Present:

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

Members Absent:

Wiley Narron

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

SWEARING IN OF TARA MEYER

APPROVAL OF AGENDA Doris Wallace made a motion to approve the agenda, seconded by Debbie Howard. Unanimously approved.

APPROVAL OF MINUTES April 4th, 2023

Ashley Spain made a motion to approve the minutes, seconded by Doris Wallace. Unanimously approved.

Ashley Spain mentioned that he owned property that joined the backend of the property in case RZ-24-02. He asked if he needed to recuse himself from the meeting. Mark Lane asked if his decision would influence the outcome of this case?

Debbie Howard made a motion to allow Ashley Spain to sit in on the meeting seconded by Bryan Stanley. Unanimously approved.

NEW BUSINESS

RZ-24-02 Johnston County: Johnston County is requesting a zoning map amendment to rezone 86.2 and 5.53 acres of property located approximately 1,100 ft east of the Yelverton Grove Road and US Highway 70 Business East intersection from B-3 (Business) and R-20A (Residential-Agriculture) to O/I (Office/Institutional).

Chloe Allen presented and she stated that Johnston County was seeking to rezone the property from B-3 and R-20A to O/I. The property is being proposed for government and office uses. She stated the larger tract, south of US Highway 70 Business East has a blue line stream that bisects the property north and south.

With approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action is consistent with adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest. Planning staff considers the action to be consistent and reasonable. Planning staff recommends approval of RZ-24-02

Brian Leonard of BRL Engineering and Surveying located at 112 E. Johnson Street Smithfield, came forward to represent the applicant. He stated Johnston County currently holds an option on the 86-acre tract of land. It's currently owned by Glenda Massey. Johnston County is making this request to expand their government uses for a future campus for its administrative and service-based facilities. We're referring to office space and accessory uses to the office uses. As of now there isn't a detailed site plan for this property. It could potentially be a couple years before a specific plan is put into place. Traffic counts have been conducted on Yelverton Grove Road, 1200 vehicles per day according to the DOT in their 2022 traffic study. It's been unchanged in the last several years. US Highway 70 Business West at the Yelverton Road intersection and on the East side had traffic counts conducted. The West side of the intersection there were 11,000 vehicles per day, 9,000 vehicles per day in the East bound. An extensive traffic study will be required. The future traffic counts will depend on the future uses that this property has.

Mark Lane expressed his concern of the current traffic issues. He said something must be done especially with the future growth that's coming.

Debbie Howard made a motion to recommend approval of zoning map amendment, RZ-24-02, 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.

RZ-24-03 1558 W Market Street: Zoning map amendment to rezone 2.41 acres of land (Johnston County Tax ID 15077033B), located at 1558 West Market Street between M. Durwood Stephenson Parkway and Fareway Drive from R-20A (Residential-Agriculture) to B-3 (Highway Entranceway Business).

Chloe Allen presented and stated Lena Patterson Parks is requesting a zoning map amendment to rezone 2.41 acres of land located at 1558 West Market Street, between M. Durwood Stephenson Parkway and Fareway Drive from R-20A (Residential-Agriculture) to B-3 (Highway Entranceway Business). Planning Staff recommends approval of RZ-24-03 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.

Susan Lassiter with Fonville Morisey Realty spoke on behalf of the applicant. She stated the applicant feels that a B-3 zoning would make this property more sellable. There are no current plans for this property.

Doris Wallace recommended approval of zoning map amendment, RZ-24-03, 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 Bryan Stanley. Unanimously approved.

RZ-24-04 Heavner Properties: Zoning map amendment to rezone 9.61 acres of land (.806 acres located north of Powell Street and west of Adams Street with Johnston County Tax ID 15089019A) (8.77 acres located north of Hartley Drive, between Adams Street and Coats Drive, and south of M. Durwood Stephenson Parkway with Johnston County Tax IDs 15K09010A & 15K09010P) from R-10 (Single-Family Residential) and R-20A (Residential-Agriculture) and to R-8 (Single, Two, and Multi-Family Residential).

Chloe Allen stated the applicant Paul Emblar is requesting a zoning map amendment to rezone 9.61 acres of land (.806 acres located north of Powell Street and west of Adams Street with Johnston County Tax ID 15089019A) (8.77 acres located north of Hartley Drive, between Adams Street and Coats Drive, and south of M. Durwood Stephenson Parkway with Johnston County Tax IDs 15K09010A & 15K09010P) from R-10 (Single-Family Residential) and R-20A (Residential-Agriculture) and to R-8 (Single, Two, and Multi-Family Residential). The parcel with the Johnston County Tax ID#15089019A will be split zoned. The 2.326-acre parcel is currently zoned R-10 and is physically split by Powell Street. A portion of the property north of Powell Street (.806 acres) will be recombined with parcels to the north with future development. The remainder south of Powell Street will be retained by the owner and has no plan for future development. The proposed R-8 zoning will adjoin an adjacent 5–6-acre R-8 zoning district area.

Paul Emblar of 11 Kentwood Drive Smithfield, came forward representing the applicant. Since making application they have had a streambed lineation as well as wetlands. No wetlands were found on the site or any stream buffers. Water and sewer are already present, no line extensions are necessary. R-8 is a more compatible zoning in their opinion.

Debbie Howard recommended approval of zoning map amendment, RZ-24-04, 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-24-02 Local 70 PUD Conditional Zoning: Smithfield Growth LLC is requesting approval of a rezoning of a 163.62-acres of land (Johnston County Tax IDs 14057011Y, 145057011X and 14057011Y) located on both sides of M. Durwood Stephenson Parkway, bordered by Booker Dairy Road on the west and Highway 70 Bypass on the east, and north of the Smithfield Walmart from R-8 (Single, Two, and Multi-Family Residential) and B-3 (Highway Entranceway Business) to PUD Conditional for a mixed-use development.

Chloe Allen stated this item was tabled at the April 4th, 2024 Planning Board meeting. This application was tabled on April 4, 2024, to give the applicant time to make revisions to the application; specifically, to identify specifics on streets, lot size, lot width, density. The revised application is requesting approval for 627 dwelling units consisting of 324 multi-family, 94 townhouse and 209 detached single-family. The overall residential density will range from 7.23 dwelling units per acre, down from 9.58. The minimum lot size is 4,200 sq. ft. (40' x 105') rather than 3,800 sq. ft. in the previous plan. The plan shows where front and rear access lots are located. The revised plan provides a subdivision plan rather than character districts with defined lots, streets, and units. The revised application provides a revised roadway, opens space, building typology, lot size and garage access and block diagrams.

The proposed development has a density of 7.23 dwelling units per acre over 86.67 acres (Character Districts 3A, 3B, and 4). The Maximum allowed by the UDO is 9.68. The applicant is requesting approval for 627 dwelling units that includes 324 multi-family, 94 townhouse and 209 detached single-family. The developer is proposing 60' wide, 56' wide, 50' wide public rights of way, and private streets and alleys. A traffic study has been completed and the applicant is in communication with NCDOT regarding a transportation plan. The Local 70 plans show 40 foot wide, 42 foot wide and 50-foot-wide single-family lots with all front-loaded lots being at least 42 feet wide.

Proposed Standards Exceeding UDO Requirements.

- o Architectural guidelines with higher quality materials.
- o Street trees in the R/W maintained by the HOA.
- o Sidewalks on both sides of all streets.
- o Central Park and open space trails (private, not dedicated).
- o Shorter residential blocks.
- o Some rear loaded residential units.

Planning Staff recommend the Planning Board recommend approval of CZ-24-02 with the following conditions:

1. That the 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: (to be listed as approved)
2. The residential lots with front setbacks less than 25' provide for alley access in the rear.
3. In the non-residential areas with 14' front setback, a hybrid street yard that incorporates foundation shrubs shall be required.
4. Non-Residential development shall have parking on the side and rear of the principal structure if the building is setback less than 50' from the front property line.
5. That a 50' setback be maintained along M. Durwood Stephenson Parkway and 30' setback along Booker Dairy Road.
6. Townhouses that are less than 20' wide shall have vehicular access from the rear by alley or front on a parking lot.
7. The development shall comply with the town's street intersection site visibility requirements.
8. Residential garages shall be at least 14' x 22' to accommodate a standard vehicle.
9. All setback dimensions shall be to the property line, rather than from public sidewalk or edge of road.
10. All trees in the public right of way shall be maintained & replaced when needed by a Homeowners/Property Owners Association.

Jody Leidolf a Local 70 property owner came forward. He reiterated much of what Chloe Allen explained in her presentation. He pointed out the changes made to the plan that Planning Board expressed concern about at the April 4th, 2024 meeting.

Debbie Howard asked if there were proposed berms on Booker Dairy Road where the family lots butt up against this new phase?

Jody Leidolf said they've allowed additional buffer yard on Booker Dairy Rd. They believe street trees or nice hedges would be more consistent with the character.

Mark Lane asked if the back of the homes would be visible from Durwood Stephenson Parkway?

Jody Leidolf stated there are no plans for any berms.

Ashley Spain asked if any driveways would come to Booker Dairy Rd?

Jody Leidolf answered no.

Tara Meyer asked, with the 621 dwellings will there be adequate flow for sewer?

Chloe Allen stated there would be plenty of sewer capacity, there's no limitations.

Tara Meyer asked if fire flow testing had been done?

Corey Mabus with Carolina Commercial Contractors will be assisting Smithfield Growth LLC with this project. He stated water studies and fire flow have been done. He spoke with Ted Credle, Smithfield Public Works Director and there's a 16" water main going down Durwood Stephenson Parkway. There is adequate water supply, as far as multi-family goes, they can get the water there but they will need to do something to the booster pump.

Tara Meyer asked if the development would be loop fed?

Corey Mabus said yes it will be.

Tara Meyer asked if the sewer was terracotta or PVC?

Corey Mabus said they will use whatever the Town Utility Department requires.

Christine Norris of 8 Bradford Street came forward. She has concerns about the traffic. She stated it is already really bad now. She's curious if there will be a traffic study and will more traffic lights be installed? The current schools are overflowing. She asked if they could handle the increase in enrollment?

Chloe Allen said adding additional traffic lights would be up to the DOT. She wasn't aware of any additional schools being built.

Charles Williams of 12 Bradford Street came forward. He asked if his property adjoined to this proposed property? He wasn't aware of this project.

Chloe Allen said no, his property didn't adjoin to this proposed development.

Tara Meyer asked who the developer was on this project?

Corey Mabus said Smithfield Growth, LLC is the land owner and developer to this parcel. Everything to the South they will develop. They will partner with a builder to develop the single-family. They have interviewed 4 different builders.

Pam Lampe of 415 N. Second Street came forward. She is worried about the small lot sizes. It doesn't meet the UDO. The lack of adequate parking for all of these units is another concern. She wants Chloe to explain how Bayhill Drive will be used. She asked who would pay for Booker Dairy Road to be widened?

Chloe Allen said Bayhill Drive will open up and allow residents to exist another way.

Pam Lampe asked who owns Booker Dairy Rd?

Chloe Allen said it is owned by the NCDOT.

Mark Lane said Bayhill Drive was a concern for him too, but it dead ends for a reason. It was built as a stub road for future development.

Chloe Allen suggested a buffer could be added between the single-family homes on Bayhill Drive and the new townhomes.

Tara Meyer asked which would be built first? Single-Family, Townhomes or Apartments?

Corey Mabus said he didn't know yet. It will depend on infrastructure and whether they can bring in sewer or water first.

Mark Lane suggested the Planning Board go through the summary analysis points on page 14 of their agenda. They reviewed each question and talked together as a group.

Emma Gemmel of 207 Hancock Street came forward. She asked why we wouldn't want berms?

Ashley Spain said they are hard to maintain. You have to mow them. He asked who would mow the backside of them?

Emma Gemmel said the pavement on Bayhill Drive is currently in disrepair. If that street is opened up who will be responsible for the repairs? How do you know the developer will build these homes to the quality they are promising?

Ashley Spain said you have to look at the reputability of the builders and any past projects they have done.

Tara Meyer asked who some of the builders are that have been interviewed?

Jody Leidolf said they've talked with David Weekly Homes, Smith Douglas, Garmin Homes and Meritage Homes. They've made a significant investment in the land so they ensure the development is the nicest one in Smithfield. This is possibly a 5- or 6-year project.

Mark Lane said since the development will be using Bayhill Drive every day, the board would like to put a condition on the applicant to pave Bayhill Drive.

Bryan Stanley stated he felt it was fair to the current residence on Bayhill Drive to get some type of maintenance on that road.

Corey Mabus understands the request; however, he stated the only reason they're making the connection to Bayhill Drive is to suffice the fire access requirement given by Smithfield Fire Department. The lack of maintenance over time by the Town isn't their responsibility to repair, it would be the Town's.

The board agrees, they don't feel like the applicant should be liable for repair a road they haven't even developed on yet.

Pam Lampe asked how you can control the multi-family to uphold its high standards if the developer sells to another owner?

Bryan Stanley said these conditions we place on this project will go with the property. As they develop the different parcels the conditions will follow.

Bryan Stanley recommends approval of the zoning map amendment, CZ-24-02, with the 13 conditions of approval as follows:

- 1.) Future development plans of the project be in accordance to the approved master plan, B-3 zoning district and other UDO regulations and deviations listed to be approved.
- 2.) The residential lots with front setbacks less than 25 ft provide alley access in the rear.
- 3.) In non-residential areas with 14 ft setbacks, a hybrid street yard that incorporates foundation shrubs be required.
- 4.) Non-residential development should have parking on the side and rear of the principal structure if the building setback is less than 50 ft from the front property line.
- 5.) That 50 ft setback be maintained along Durwood Stephenson Parkway and a 30ft setback along Booker Dairy Road.
- 6.) Townhomes that are less than 20 ft wide shall have vehicular access from the rear by alley or front on a parking lot.
- 7.) The development shall comply with the town street intersection site visibility requirements.
- 8.) Residential garages should be 14 'x 22' to accommodate a standard vehicle.
- 9.) All setback dimensions should be to the property line rather than from the public sidewalk or edge of the road.
- 10.) All trees in the public right of way shall be maintained or replaced by the HOA or property owners' association.
- 11.) Add a fence buffer along lots that front Booker Dairy Rd.
- 12.) Add a landscaping buffer at block W.
- 13.) Improve the pavement conditions on Bayhill Drive.

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 Doris Wallace.
 Passes 5 to 1.

Bryan Stanley-Yes
 Mark Lane-No
 Debbie Howard-Yes
 Doris Wallace-Yes
 Ashley Spain-Yes
 Tara Meyer-Yes

Old Business: None

Adjournment

Doris Wallace made a motion to adjourn, seconded by Bryan Stanley. Unanimously approved.

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

Respectfully Submitted,



Julie Edmonds
 Administrative Support Specialist