

**Smithfield
Board of Adjustment Minutes
Thursday, March 28, 2024
6:00 P.M.,
Town Hall, Conference Room**

Members Present:

Stephen Upton, Chairman
Sarah Edwards
Jeremy Pearce
Thomas Bell

Members Absent:

Monique Austin

Staff Present:

Mark Helmer, Senior Planner
Julie Edmonds, Admin Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

Swearing in of new board member Thomas Bell.

Approval of minutes from April 27, 2023

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

Approval of the 2024 Meeting Schedule

Sarah Edwards made a motion to approve the 2024 BOA meeting schedule, seconded by Jeremy Pearce.
Unanimously approved.

Stephen Upton swore in those wanting to speak.

Sarah Edwards made a motion to open BA-24-01, seconded by Jeremy Pearce. Unanimously approved.

Stephen Wensman stated the applicant is requesting a variance to the Town of Smithfield Unified Development Ordinances, Article 8, Zoning District Design Standards, Section 8.9.1, to allow for an extension of the current (legal, nonconforming) building that would not meet setback requirements. The applicant is requesting an 8' variance to the side yard setback. The property considered for variance is located about 650 feet southwest of the intersection of North Brightleaf Boulevard and Canterbury Rd. The property is further identified as Johnston County Tax ID# 15007001.

Mr. Wensman said the applicant is expanding its operations and is planning an extension to a building that is already on the lot with 0' side yard setback. The applicant's business provides HVAC/Plumbing/Electrical services 24 hours a day, 7 days a week, and to provide adequate service to their expanding customer base, they require an additional building. The property currently has 2 buildings, Suite A and Suite B, both with legal but nonconforming setbacks. These buildings were already in existence at the time of purchasing the property and the owners were unable to anticipate the growth in their customer base. There is no alternative to expanding their building without disrupting the flow and use of the site. This building expansion is not to be visible from the road, nor is it infringing upon neighboring parcels. The expansion setback is consistent with what is already present on this lot.

Planning Staff recommends the Board of Adjustment approve the 8' variance from the side yard setback, variance case number BA-24-01, based on the finding of fact.

Jeremy Pearce made a motion to approve BA-24-01 for an 8' variance to the side yard setback requirements for B-3 Article 8, Section 8.9.1, based on the finding of fact. Seconded by Tom Bell. Unanimously approved.

Old Business

None

New Business

Stephen Upton resigned as Chairman of Board of Adjustments.

Stephen Upton nominated Sarah Edwards as Board of Adjustments chairman, seconded by Jeremy Pearce.

Stephen Upton nominated Jeremy Pearce as Vice-Chairman of Board of Adjustments, seconded by Sarah Edwards.

Jeremy Pearce made a motion to adjourn the meeting, seconded by Sarah Edwards. Unanimously approved.

Thomas Bell made a motion to adjourn, seconded by Sarah Edwards. 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