

The Smithfield Town Council met in regular session on Tuesday, March 18, 2025 at 7:00 p.m. in the Council Chambers of the Smithfield Town Hall, Mayor M. Andy Moore presided.

Councilmen Present:

Roger Wood, Mayor Pro-Tem
Marlon Lee, District 1
Sloan Stevens, District 2
John Dunn, At-Large
Stephen Rabil, At-Large
Dr. David Barbour, District 4

Councilmen Absent

Travis Scott, District 3

Administrative Staff Present

Michael Scott, Town Manager
Elaine Andrews, Town Clerk
Ted Credle, Public Utilities Director
Jeremey Daughtry, Fire Chief
Lawrence Davis, Public Works Director
Andrew Harris, Finance Director
Pete Hedrick, Chief of Police
Gary Johnson, Parks & Rec Director
Shannan Parrish, HR Director
Micah Woodard, Planner

Also Present

Robert Spence, Jr., Town Attorney

Administrative Staff Absent

Stephen Wensman, Planning Director

CALL TO ORDER

Mayor Andy Moore called the meeting to order at 7:00 pm.

INVOCATION

The invocation was given by Councilman David Barbour followed by the Pledge of Allegiance.

APPROVAL OF AGENDA:

Mayor Pro Tem Roger Wood made a motion, seconded by John Dunn, to approve the agenda amended as follows. Unanimously approved.

Add to the Consent Agenda:

- Add closed Session: Pursuant to NCGS 143-318.11 (a)(5)

Presentations: None

Public Hearings:

- 1. Preliminary Plat – Buffalo Ridge (S-25-01):** Smithfield Land Group, LLC is requesting preliminary plat of 139.86 acres of land in the R-8 Conditional Zone, located at 1041 Buffalo Road, also identified by the Johnston County Tax ID 140001021, into 210 detached single-family residential lots

Town Clerk Elaine Andrews administered affirmations to those wishing to offer testimony during the Public Hearing.

Councilman John Dunn made a motion, seconded Councilman Steve Rabil, to open the public hearing. Unanimously approved.

Town Planner Micah Woodard presented staff's information to the Council, stating that Smithfield Land Group, LLC is requesting preliminary plat of 139.86 acres of land in the R-8 Conditional Zone, located at 1041 Buffalo Road, also identified by the Johnston County Tax ID 140001021, into 210 detached single-family residential lots. Woodard noted existing environmental conditions, which were that the property has 68.3-acres of wetland, 19.5-acres in floodway, 72.4-acres in 100-year floodplain, and 7.4-acres in 500-year floodplain. The site is mostly open with some woods in the lower elevations. There are 63 lots in the floodplain that will be elevated 2' above flood elevation as required by code. Woodard further stated that the property would have nearly 93-acres of open space. 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. The subdivision matches the conditional zoning except for the relocation of the southern entrance and the mail kiosk location. Planner Micah Woodard noted that the plans are consistent with the Town's comprehensive growth plan guidance. The Comprehensive Plan guides the area for *Medium Density Residential* and the proposed zoning and density (1.5 units per acre) are appropriate. A portion of the site is within the *Water Supply Critical Area Watershed Overlay*, which restricts density and has stormwater management requirements. Such requirements will need to be addressed in the site development plans.

There will be two access points on Buffalo Road. The southern access now lines up with the Buffalo Road Subdivision entrance. NCDOT approval will be required, as access changed since zoning approval. 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 back-to-back within 60' public rights-of-way consistent with town standards. Standard curb and gutter are proposed on internal streets and along Buffalo Road. Public sidewalks are proposed on both

sides of public streets. A traffic study was been completed and plans reflect the study.

Planner Micah Woodard listed the lot dimensional and setback standards below:

- The proposed minimum lot area is 6000 sq. ft. (Average 6,850 sq. ft.).
- The proposed minimum lot width is 50'.
- The proposed minimum lot depth is 107'.

The proposed minimum setbacks:

- Front = 25'
- Side = 5'
- Rear = 12', except lots backing up to Holland Drive will have a 25' rear setback.
- The corner side yard setback is the same as the front setback.

There are no recommended parks for this site in the Smithfield Parks Plan. The development will provide over 93 acres of passive open space area, mostly consisting of wetland and flood plain areas. An HOA will manage and maintain the open space areas and amenities. A 24' wide open space area has been provided along Buffalo Road. The developer will construct an 8' wide trail along Buffalo Road frontage as required by the Pedestrian Plan. A loop trail from buffalo Road in the open space extends northward adjacent to a future development.

Although not required, the developer is planning to construct 2 stormwater ponds to collect stormwater. The ponds will be designed to mitigate 10-year storm events, meaning the post development runoff from the 10-year storm will be less than or equal to predevelopment runoff. The stormwater will also need to meet critical area watershed requirements. Wet ponds will be aerated for mosquito control and aesthetics.

A mail kiosk and parking are shown on the site plan near the north entrance. A standard concrete driveway apron should be constructed at the entrance to the parking lot.

Architectural Design Standards for all lots:

- A combination will be required of no less than two (2) materials on the front facade of all homes.
- All front facades will include no less than 10% of either one (1) of the following materials: brick, stone, or substantially similar substitute material.
- There shall be minimum of 1 window per side of the home.
- Garages shall have windows or decorative hardware. Corner Lots:
- All corner lots will be required to have no less than (2) windows on each visible side of the residence.

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.

A 10' landscape buffer proposed between the new lots that back up to the larger Holland Drive lots (+/- 10,000 sq. ft. lots). The buffer will exist within an easement over the new lots. Existing vegetation will be maintained as much as possible during construction. The developer is proposing enhanced landscaping near the entrances to the development from Buffalo Road.

The developer is proposing monument signs at both entrances to the subdivision from Buffalo Road. The development is planned as a single phase with construction in the Spring of 2025 with a 5-year build-out (2030).

Planner Micah Woodard incorporated his entire record and provided it to the Council in written form in the March 18, 2025 agenda packet.

Woodard stated that staff recommended approval with one condition, and based on the four findings of fact below:

Condition of approval:

1. *The plat approval be contingent on the staff approval of construction plans that area in accordance with the conditional zoning approval for the site and all UDO requirements.*

He stated that staff's opinion of the finding of fact is:

Finding of fact

(Planning Staff finding in ***bold/italic***):

1. The plan is consistent with the adopted plans and policies of the town; ***The preliminary plat is consistent with the comprehensive plan, and conditional zoning master plan.***
2. The plan complies with all applicable requirements of this ordinance; ***The preliminary plat complies with the requirements of the UDO.***
3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed; ***Adequate infrastructure exists and is being provided for with the improvements to buffalo road.***
4. The plan will not be detrimental to the use or development of adjacent properties or other neighborhood uses. ***The preliminary plat will not be detrimental to the use or development of adjacent properties. The entire corridor is developing/redeveloping in a coordinated manor.***

Mayor Andy Moore asked the Board if there were any questions.

Councilman John Dunn asked for clarification for whether a fence would be erected as a buffer between the development and Holland Drive, since it is listed as a condition. Woodard stated he would make sure that it is in there. Mayor Andy Moore asked if the lots on Holland Drive would have the 25-foot setback. Woodard confirmed this was correct, noting that there would be appropriate buffers in all places.

Mayor Andy Moore asked if there was a traffic study completed for this development. Woodard stated there had been. Councilman David Barbour added that where a traffic study was not required, the developers did one anyway.

Councilman Sloan Stevens asked what the plan for the 93 acres of open space was.

A developer for the project, Greg Stewart, duly sworn came before the Board to speak on the issue. He confirmed with the mayor that he agreed with the testimony as given by Planner, Micah Woodard with a few points of clarification. He explained that the entire layout and plan remain the same as what was previously approved during rezoning, with only three changes, all requested by the Town of Smithfield. These changes included moving the kiosk to the north end because the planning director felt it would flow better, including a Traffic Impact Assessment (TIA) study, and adjusting the southern entrance to align symmetrically with the Buffalo Road subdivision for better traffic safety. The speaker noted that these modifications were made to improve traffic flow and consistency with the adjacent development, and to meet the town's requests.

Councilman Sloan Stevens reiterated his question regarding the 93 acres of open space, further asking who would be responsible for maintaining the area. Stewart deferred specific answers to that question to Scott Brown, the Engineer for the project. He stated that there were no specific plans for development of that space, and that the HOA would be tasked with its maintenance via bylaws.

Mr. Scott Brown, duly sworn, addressed the Board, he discussed the open space and environmental aspects of the project. He explained that much of the open space consists of wetlands and existing trees, which they intend to minimize disturbing. The development will have one wetlands impact where a street crosses between lots 27 and 28. A walking trail will connect from Buffalo Road around the property and back to the north. Brown emphasized their goal is to preserve the natural environment, avoid expensive wetland permitting, and disturb as little of the existing landscape as possible. He noted they're prepared to move forward with construction drawings and seek necessary permit approvals in the coming months.

Peter Hulth, III, duly sworn, who is a lifelong wildlife advocate and master naturalist, expressed concerns about the environmental impact of the development. He highlighted the area as a habitat for threatened species like spotted turtles and noted seeing five Eastern Box turtles crossing the trail. He mentioned the presence of various wildlife and plant species, including atamasca lilies, Barred owls, and rare orchids. Hulth was worried about habitat fragmentation and the potential ecological damage from replacing natural areas with monoculture lawns and alien plant species. While acknowledging the development process was mostly complete, he urged the council to consider the environmental consequences and protect the existing ecosystem.

Mayor Andy Moore asked if there were any further questions or comments from the public. There were none.

Mayor Pro Tem Roger Wood made a motion, seconded by Councilman Steve Rabil to close the public hearing. Unanimously approved.

Councilman David Barbour made a motion, seconded by Mayor Pro Tem Roger Wood to approve the Preliminary Plat at Buffalo Ridge, case number S-25-01, based on the conditions set forth in the prior approved conditional zoning request, CZ-24-05, with two added conditions being:

1. Relocation of the mail kiosk
2. Relocation of the Southern entrance

And based on the findings of fact for subdivisions. Unanimously approved.

2. Conditional Zoning Request – Finley Landing Phase 5 Alternate Plan (CZ-25-01):

Triangle Land Partners, LLC, is requesting an amendment to the Finley Landing Conditional Zoning master plan, amending 48.65 acres with an alternate plan replacing the 360-unit apartment development with a proposal for 160 lot development consisting of 141 townhome and 19-detached single-family lots.

Mayor Pro Tem Roger Wood made a motion, seconded by Councilman David Barbour to open the public hearing. Unanimously approved.

Town of Smithfield Planner Micah Woodard addressed the Board, presenting the Finley Landing Phase Five conditional zoning amendment. The proposal involves changing 48.65 acres (24% of the total property) from the original master plan. The original plan included 89 detached single-family units, 220 attached town homes, and 360 apartment units, totaling 669 dwelling units. The new plan eliminates apartments and replaces them with 141 town homes and 19 detached single-family homes, representing a 29% decrease in total dwelling units.

The new plan includes amenities like a swimming pool--that can be used by the entire development, a playground, and a dog park. The town homes will be two different styles, with maximum height of 35 feet, and the single-family lots will be slightly larger than originally proposed. The development will have public water and sewer, with Duke providing electricity.

Woodard made mention of a few subtle changes to the architectural standards, which include a minimum of two

windows, landscaping and a minimum of one decorative tree and four shrubs. The Townhouse garages are all single car with an eight-foot-wide door. Garage doors will have decorative details and adornments. Single family homes must have façade treatments which may include a mix of siding types including lap siding, board & batten, shake, stone or brick. They must also have a minimum of one decorative tree and six shrubs.

Townhouse trash and recycling roll out containers must be stored within the garages or the rear yards. Single family in garages or side yards.

The plan includes some deviations from the Unified Development Ordinance (UDO), such as reduced public right-of-way width, decreased distance between town homes, increased maximum height, and narrower driveway widths. However, it also exceeds some UDO standards by providing wider sidewalks, auxiliary parking, and enhanced architectural features.

Staff recommended approval, recommend approval of the zoning map amendment, CZ-25-01, with 1 condition 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.

CONSISTENCY STATEMENT (Staff Opinion):

With the approval of the rezoning, the Town Council is required to adopt a statement describing whether the action is consistent with the 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:

- *Consistency with the Comprehensive Growth Management Plan – The development is consistent with the comprehensive plan.*
- *Consistency with the Unified Development Code – The property will be developed in conformance with the UDO conditional zoning provisions that allows a good faith negotiation of development standards.*
- *Compatibility with Surrounding Land Uses - The property considered for rezoning will be compatible with the surrounding land uses with the additional conditions of approval.*

Planning Staff recommend the Planning Board recommend approval of the Finley Landing alternate plan, CZ-25-01, with the following conditions:

1. *That the future development plans for the project be in accordance with original CZ-21-03 masterplan and conditions or as hereby amended as an alternate plan for the 47.8 acres area:*
 - a. *10-foot reduction in public RW width (50-foot public rights-of-ways).*
 - b. *Townhouse driveways shall have a minimum width of 10 feet.*
 - c. *Townhouses shall have a 30-foot front setback.*
 - d. *Single family driveway shall have a minimum width of 12 feet.*
 - e. *20-foot reduction in the distance between townhomes (40-feet to 20-feet).*
 - f. *15-foot increase in maximum height for townhomes in this area (35-feet to 50-feet).*
 - g. *The townhouses on interior lots shall have a minimum lot area of 1900 sq. ft. (19'x100') and perimeter lots shall have a minimum lot area of 2100 sq. ft. (20'x105').*
 - h. *Townhouse Architectural Standards (amended area only):*
 - i. *End units facing a public ROW must include a minimum of two (2) windows.*
 - ii. *End units facing a public ROW must include screening landscaping the side yard.*
 - iii. *Façade Treatment: May include a mix of siding types including lap siding, board & batten, shake, stone or brick. Each unit shall include a minimum of two (2) of these elements.*
 - iv. *Landscaping: Each unit shall include a minimum of one (1) decorative tree and four (4) shrubs.*
 - v. *Garage doors shall contain decorative details or carriage style adornments*
 - i. *The proposed 19 detached single-family lots will be 47' wide x 120' deep (5,640 sq. ft) in size.*
 - j. *The architectural standards for homes will be the same as previous phases:*
 - i. *End units facing a public ROW must include a minimum of two (2) windows.*
 - ii. *Façade Treatment: May include a mix of siding types including lap siding, board & batten, shake, stone or brick. Each unit shall include a minimum of two (2) of these elements.*
 - iii. *Landscaping: Each unit shall include a minimum of one (1) decorative tree, one (1) street tree, and six (6) shrubs.*
 - iv. *Each home shall have a two-car garage.*
 - v. *Garage doors shall contain decorative details or carriage style adornments*

Town of Smithfield Planner Micah Woodard incorporated his entire record and provided it to the Council in written form in the March 18, 2025 agenda packet.

Mayor Andy Moore asked if there were any questions for staff.

Councilman David Barbour asked what was the one condition. Town Manager Mike Scott reference the page number of the materials presented to the Council which listed the condition, Page 35-36, noting that there were several conditions listed under the number one.

Members of the Board wanted clarity for the total layout of the project.

Joe Faulkner, developer for the project and duly sworn, explained the overall development layout shown in the materials. He noted that everything south of the proposed apartment area and the stream has already been constructed. The roads are in place, and they are finalizing the road in the north area. The current proposal involves redeveloping the area between existing sections. He highlighted that the new plan maintains a similar layout to the original plan, with roads and

building positions largely unchanged. The existing pond at the top left will remain, while the bottom pond may not be needed. The development includes large single-family lots on the left, 20-foot two-story town homes in orange, and three-story town homes in blue. In response to previous concerns, they added a 2,000-square-foot pool with a 4,200-4,300 square-foot deck that will serve the entire development. They also added an open space area at the bottom of the project. He also noted areas of elevation and wetlands that were open space on the map.

Councilman David Barbour asked what type of fencing was proposed. Faulkner stated some may not elect to have a fence because the lots are on a large pad with a 20-foot rear yard that will have an eight-to-10-foot drop design.

Councilman David Barbour expressed concern that they were no longer doing apartments as part of this project. He liked the original concept of creating a community where residents could progress from apartments to town homes to single-family homes. His worry was that without apartments, people who are just starting out or don't want a long-term commitment would have no housing options in Smithfield. He feared these potential residents might move to nearby towns like Clayton instead, potentially establishing their roots and spending their money elsewhere. While acknowledging the new design looks good, he remained unconvinced that removing apartments was the right approach.

Faulkner explained that they designed different town home sizes to provide more affordable housing options for initial move-ins. They included 19-foot and 20-foot-wide town homes, with some being three stories, to offer a range of products that would be more accessible to people just starting out. While residents would still progress from smaller to larger town homes, these varied options aim to provide more affordable entry points into the community.

Town Manager Mike Scott asked for clarity on the size of the driveways, whether they would be 10 feet or 12 feet for single family dwellings. The Developer, Joe Faulkner stated the driveways would be larger than 12 feet in order to accommodate a 2-car garage.

Mayor Moore asked if there was anyone in the audience wishing to speak on the issue.

Richard Butner of 106 Cobblestone Court spoke regarding the development. He questioned a media claim about challenging multi-family lending conditions, noting that the town recently approved a 300-unit apartment complex. He urged the council to verify the market conditions before approving this change. Buckner, who is against high-density development, expressed concern about the town's clear vision. He suggested that if the council did its due diligence and confirmed the market need for apartments, they should reject the current plan to remove apartments. He implied that approving this change would send a confusing message about the town's development strategy.

Councilman David Barbour made a motion, seconded by Mayor Pro Tem Roger Wood to close the public hearing. Unanimously approved.

There was general discussion regarding parking requirements, overflow parking, parking for the dog park and tot lot, as well as locations for sidewalks for convenience.

Mayor Pro Tem Roger Wood made a motion, seconded by Councilman John Dunn to approve zoning map, amendment CZ-25-01, with one condition 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. The motion carried 5 to 1 with Councilman Marlon Lee voting against the zoning amendment.

3. Annexation Request – Town of Smithfield (ANX-25-01): The Town of Smithfield has initiated annexation of contiguous property owned by the municipality in accordance with NCGS 160A-31 (g)

Town Clerk Elaine Andrews previously administered affirmations to those wishing to offer testimony during the Public Hearings.

Councilman John Dunn made a motion, seconded by Mayor Pro Tem Roger Wood to open the public hearing. Unanimously approved.

Planner Micah Woodard presented the annexation request for an 11.58-acre property owned by the town, located on the north side of Barbour Road. The property is currently zoned R-20-A residential agricultural and is contiguous to the town's existing corporate limits. Currently, there are no proposed development plans, but the property may potentially be used for park purposes or a future water tower. The annexation will have no negative financial impact on the town's services. Woodard noted that per state statute, any resident or property owner can be heard on the sufficiency of the annexation petition, and if the council finds the required conditions met, the ordinance can be made effective immediately. Woodard stated per NCGS 160A-31 a public hearing must be held, and that staff recommends adoption of Ordinance 525-2025, annexing the town owned property into Smithfield corporate limits.

Councilman David Barbour asked for clarification regarding the contiguous bounds. Planner Micah Woodard clarified on a map in the materials provided, noting that contiguous annexations can go over the road.

Mayor Andy Moore asked if there were any further questions for staff, there were none. He asked if there was anyone in the audience who wished to comment on the item. There was no one.

Mayor Pro Tem Roger Wood made a motion, seconded by Councilman Roger Wood to close the public hearing. Unanimously approved.

Councilman John Dunn made a motion, seconded by Mayor Pro Tem Roger Wood to adopt Ordinance No. 525-2025, annexing the town owned 11.58-acre property on Barbour Road into Smithfield corporate limits. Unanimously approved.

TOWN OF SMITHFIELD
North Carolina

ORDINANCE NO. 525-2025 TO EXTEND THE
CORPORATE LIMITS OF THE TOWN OF SMITHFIELD

WHEREAS, the Town Council has been petitioned under NCGS 160A-31 to annex the area described below; and

WHEREAS, a public hearing on the question of this annexation was held in the Smithfield Town Hall Council Chamber located at 350 East Market Street, Smithfield, North Carolina at approximately 7:00 pm on March 18, 2025 after due notice; and

WHEREAS, the Town Council finds that the petition meets the requirements of NCGS 160A-31.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Smithfield that:

Section 1. By virtue of the authority granted by NCGS 160A-31, the following described contiguous property owned by the Town of Smithfield is hereby annexed and made a part of the Town of Smithfield effective immediately.

The legal description of the area proposed for annexation is described as follows:

Being all of Lot 10 consisting of 11.58 acres according to a survey entitled "Map for KEB Associates" prepared by L. Dennis Lee, P.A. dated October 29, 1999 and recorded in Plat Book 55, Pages 230-235 of the Johnston County Registry, which is fully incorporated herein by reference.

Section 2. The Mayor of the Town of Smithfield shall cause to be recorded in the office of the Register of Deeds of Johnston County, and in the office of the Secretary of State in Raleigh, North Carolina an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall be delivered to the Johnston County Board of Elections, as required by NCGS 163-288.1

Adopted this the 18th day of March, 2025

M. Andy Moore, Mayor

ATTEST

Elaine Andrews, Town Clerk

APPROVED AS TO FORM:

Robert Spence, Jr., Town Attorney

Citizens Comments:

Amy Plant Purdue, a community-involved resident, spoke about the potential sale of Howell Theater. She created a petition that morning which already had over 1,200 signatures from community members disappointed about the theater's potential closure. She acknowledged the sale is a private transaction but urged the council to do everything possible to save the theater. Her specific requests included:

1. Consider town acquisition and making the theater a historic landmark
2. Support potential buyers interested in restoring the theater
3. Help the church find an alternative location

She shared personal memories of the theater, including her son's first movie experience, and wanted to ensure she could tell her son she did everything possible to preserve this community landmark. She also suggested the

church might be more welcomed by the community if they found another location instead of destroying the historic theater.

Mayor Andy Moore shared a personal connection to the Howell Theater, mentioning it was where he had his first date with his wife. While acknowledging the emotional attachment to the theatre, he noted it is currently a private sale, which limits the town's ability to intervene. He expressed a personal hope to see the theatre continue as a public space in downtown Smithfield. The mayor also suggested that while he means no disrespect to the church, he believes churches might have more appropriate locations outside the business district, noting potential conflicts with downtown activities and Sunday operations.

Attorney Bob Spence further explained that this is a private contract not involving a zoning application, which limits the town's ability to interfere. He noted the importance of respecting private contract rights in the country. While acknowledging people's feelings about the theatre, he emphasized that the town must be careful not to infringe on private contractual agreements.

Jeff Hamilton of 204 S Rogers Drive addressed the Board regarding the Howell Theater. He asked the Board if there was any rule for zoning that would affect having a church in a downtown historic district.

Attorney Bob Spence stated there was no rule, plus there were some religious protections for churches in the statutes.

Mayor Andy Moore noted that the Town did have a zoning ordinance against churches in Downtown before, however it had to be changed due to the General Statutes not allowing those restrictions.

Councilman Steve Rabil made a motion, seconded by Mayor Pro Tem Roger Wood, to approve the consent agenda as submitted. Unanimously approved.

Consent Agenda Items:

1. Consideration and request for approval to adopt Resolution No. 768 (07-2025) setting the date for Public Hearing on the petition for voluntary noncontiguous annexation of the West Smithfield Elementary School

TOWN OF SMITHFIELD RESOLUTION No. 769 (08-2025) FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2

WHEREAS, a petition requesting annexation of the area described herein has been received; and
WHEREAS, the Town Council has by Resolution No. 768 (07-2025) directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SMITHFIELD THAT:

Section 1: A public hearing on the question of annexation of the area described herein will be held in the Council Chambers of the Town Hall located at 350 East Market Street, Smithfield North Carolina at 7:00 pm on April 15, 2025.

Section 2: The area proposed for annexation is described as follows:

Legal Description of 2665 Galilee Road, Smithfield, NC 27577

BEGINNING at an iron pipe set in the southern right of way line of Black Creek Road near its intersection with North Carolina Highway 210, said stake being located North 85 degrees 19 minutes 58 seconds East 5231.40 feet from N.C.G.S. monument "Albert AZ MK 2", having coordinates: N= 194365.988 and E = 661617.612 M, said beginning point being further identified as a common corner with the lands of Oris Edwin Matthews, Jr., described in the deed of record in Book 841, page 375, Johnston County Registry, and from said beginning point the lines runs thence with the right of way line of Black Creek Road and North Carolina Highway 210 North 51 degrees 10 minutes 11 seconds East 63.09 feet and North 58 degrees 47 minutes 09 seconds East 354.27 feet to an iron pipe, a new corner with the 6.00 acres parcel shown on the plat hereinafter mentioned; thence a new line South 74 degrees 19 minutes 52 seconds East 797.79 feet to an iron pipe set in the western right of way line of Galilee Road (N.C.S.R. 1341); thence with the right of way line of Galilee Road South 01 degrees 22 minutes 52 seconds West 1007.17 feet to an iron pipe, corner with the lands of Bolton W. Jones, Jr. and where the right of way intersects a ditch; thence with Jones' line, the run of the ditch, South 74 degrees 38 minutes 43 seconds West 710.34 feet to an iron pipe at the confluence of two ditches, a common corner with the lands of Oris E. Matthews, Jr., described in the deed of record in Book 1386, page 38; thence with the Matthews line and with the run of a ditch North 44 degrees 01 minute 17 seconds West 168.0 feet and North 24 degrees 30 minutes 02 seconds West 490.31 feet to an iron pipe; thence continuing with the Matthews line and with the line of the lands of Oris Edwin Matthews, Jr., described in the deed of record in Book 841, page 375, and with the run of a ditch, North 01 degree 01 minute 04 seconds East 218.23 feet and North 13 degrees 16 minutes 02 seconds West 413.14 feet to an iron pipe, the point and place of beginning and containing 27.78 acres, more or less, according to a plat and survey by Southwind Surveying and Engineering, Inc. dated May 29, 2002, styled "Survey for Johnston County Board of Education - Putnam Tract," a copy of which appears of record in Plat Book 60, page 292, Johnston County Registry, to which reference is hereby made for a more particular description.

Section 3: Notice of the public hearing shall be published once in the Johnstonian News, a newspaper having general circulation in the Town of Smithfield, at least ten (10) days prior to the date of the public hearing.

Adopted this the 18th day of March, 2025

M. Andy Moore, Mayor

ATTEST:

Elaine Andrews, Town Clerk

Business Items:

1. Consideration and request for approval to adopt Resolution No. 769 (08-2025) supporting the Smithfield to Benson East Coast Greenway Feasibility Study

Town Manager Mike Scott addressed the Board, stating that Mike Scott discussed Resolution 769 supporting the Smithfield to Benson East Coast Greenway feasibility study. He explained that on February 4th, the county presented the Greenway path concept. Approving the resolution is crucial for seeking grant funding, as all communities along the trail must agree. Manager Scott emphasized that approving the resolution does not financially burden the town, but instead supports the trail concept connecting Smithfield to Benson. The resolution allows the town to remain involved in the planning process and potentially access future funding. He highlighted that while the current plan may change, this resolution provides a starting point for the trail project.

Councilman Sloan Stevens stated obviously this is not a finalization, but just to make sure we are still included in the conversation. Manager Scott stated if we don't approve the resolution, we won't be. As of now it is a concept plan that will be deviated as time moves on. This is the start in order to seek funding.

Councilman David Barbour explained why he previously voted against the Greenway project. While he likes the overall concept, he was concerned about the lack of due diligence in planning, particularly regarding Smithfield's existing trails and walkways. He felt the planners did not thoroughly investigate the town's current infrastructure. Barbour emphasized that the town has expensive sidewalks and planned multi-purpose walking paths that could contribute to the Greenway's objectives. He wants to ensure that before any money is approved, the planners comprehensively incorporate Smithfield's existing and planned infrastructure. His primary goal is to make sure the town's current and future walking paths are fully considered in the Greenway project.

Mayor Andy Moore asked if there were any further questions from the Board for staff. There were none.

Mayor Pro Tem Roger Wood made a motion, seconded by Councilman Steve Rabil to approve Resolution No. 769 (07-2025) supporting the Smithfield to Benson East Coast Greenway Feasibility Study. Unanimously approved.

**Resolution by the Town of Smithfield Supporting the
Smithfield to Benson East Coast Greenway Feasibility Study**

Whereas, the Town Council of the Town of Smithfield is committed to the planning and development of the Mountains to Sea Trail and the East Coast Greenway as they connect and progress through the town and the county; and

Whereas, Johnston County and the Upper Coastal Plain Rural Planning Organization through grant funding from the North Carolina Department of Transportation have commissioned the Smithfield to Benson East Coast Greenway Feasibility Study; and

Whereas, the Smithfield to Benson East Coast Greenway Feasibility Study focuses on the development of this section of the East Coast Greenway (National and State Trail) and the Mountains to Sea Trail (State Trail) as a back-bone bicycle and pedestrian route for recreation, transportation, and healthy connectivity; and

Whereas, it will provide connectivity to Harnett, Wake, and Wayne Counties; and

Whereas, it will provide enhanced opportunities for commerce and tourism through the towns connected; and

Whereas, it has been endorsed and adopted by the Johnston County Board of Commissioners; and

Whereas, the Smithfield to Benson East Coast Greenway Feasibility Study will provide a plan and pathway towards the completion of the trail, which will provide a valuable resource for our children and future generations; and

Now, Therefore, Be It Resolved by the Smithfield Town Council, that Smithfield, North Carolina adopts the Smithfield to Benson East Coast Greenway Feasibility Study and the direction of its trail development through their jurisdiction.

Adopted this the 18th day of Month, Year

Elaine Andrews, Town Clerk

M. Andy Moore, Mayor

. FY 2025-2026 Budget Discussions

Town Manager Mike Scott asked for the Boards thoughts on the next date and time to hold budget discussions. It was discussed that Monday, March 24, 2025 at 6:30 pm. would be a good day and time for the next budget meeting. It was the consensus of the Board to recess this Council meeting until Monday, March 24, 2025 at 6:30 pm.

Councilmember's Comments

Mayor Andy Moore reminded the Board of the Town's Government in Touch meetings. They were scheduled for:

- March 20, 2025 at 6pm at the Sarah Yard Community Center in East Smithfield
- April 3rd at 6pm at Fire Station #2 in West Smithfield
- April 8th at 6pm at South Smithfield Elementary School
- April 10th at 6pm at the SRAC

He encouraged all citizens to come out to these meetings to share their thoughts on things they would like to see included or not included in the Town's budget, or just to give their opinions.

Councilman Marlon Lee expressed gratitude to Public Works Director, Lawrence Davis and staff for a job well done with the International Festival which was held in Downtown Smithfield, stating it was a wonderful time and great event.

Town Manager's Report:

Town Manager Mike Scott encouraged everyone to come out to the River Jam concert on Friday. He also mentioned open enrollment for the Town's employee's insurance options will be from April 28th through May 9th.

Closed Session: Pursuant to NCGS 143-318.11 (a)(5) & (a)(6)

Councilman John Dunn made a motion, seconded by Mayor Pro Tem Roger Wood to go into closed session pursuant to NCGS 143-318.11 (a)(6) & (a)(5) at approximately 8:28 pm. Unanimously approved.

Reconvene in Open Session

Councilman David Barbour made a motion, seconded by Councilman Steve Rabil to reconvene into open Session at approximately 9:53 pm. Unanimously approved.

Recess until a date and time certain to be determined by the Council

Councilman David Barbour made a motion, seconded by Councilman John Dunn to recess this meeting until Monday, March 24, 2025 at 6:30 pm for budget discussions at approximately 9:59 pm. Unanimously approved.

ATTEST:



Elaine Andrews, Town Clerk




M. Andy Moore, Mayor