

**Town of Smithfield
Planning Board Minutes
Thursday, August 7th, 2025
Council Chambers
6:00 PM**

Members Present:

Chairman Mark Lane
Vice-Chairman Debbie Howard
Doris Wallace
Ashley Spain
Alisa Bizzell

Members Absent:

Staff Present:

Stephen Wensman, Planning Director
Micah Woodard, Planner I
Julie Edmonds, Administrative Support Specialist

Staff Absent:

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 July 10th, 2025

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

NEW BUSINESS

RZ-25-03 Mitchell Concrete B-3/R-20A to H-I: Mitchell Concrete is requesting the rezoning of +/- 13 acres of land adjacent on the east and west of their existing facility from Highway Entranceway Business (B-3) and Residential-Agriculture (R-20A) to Heavy Industrial (HI). Further identified by Johnston County Tax ID's 15O99004J, and 15080012. Their request is for only part of the aforementioned parcels.

Micah Woodard stated Mitchell Concrete had requested to rezone 13 acres of land adjacent to the east and west of their existing facility from Highway Entranceway Business (B-3) and Residential Agriculture (R-20A) to Heavy Industrial (HI). Mitchell Concrete has outgrown its current space and is leasing adjacent space for storage but plans to further expand its storage area to keep up with demand. The existing Mitchell Concrete is located about 400 feet off of West Market Street on Parrish Drive (a private gravel road), behind Whitley Grocery & Supply Inc. Mitchell Concrete is currently zoned Heavy Industrial and is adjacent to a Ready-Mix Concrete plant, also zoned Heavy Industrial. The area between Mitchell Concrete and West Market Street is zoned B-3. The area to be rezoned is within the 100-year floodplain and is relatively unbuildable under current regulations. The storage use may be the highest and best use of the land.

Planning Staff recommends approval of RZ-25-03 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan as amended by the rezoning, and other adopted plans, and that the amendment is reasonable and in the public interest.

Debbie Howard made a motion to recommend approval of zoning map amendment RZ-25-03, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan as amended by the rezoning and other

adopted plans, and that the amendment is reasonable and in the public interest; seconded by Ashley Spain. Unanimously approved.

CZ-25-04 Local 70 PUD Map Amendment: Smithfield Growth, LLC is requesting an amendment to the PUD Conditional Zoning master plan to allow two (2) detached single family flag lots associated with the development of the property with the Johnston County Tax ID 14057011Y adjacent and on the East side of Booker Dairy Road, about 550' south of Eden Drive.

Micah Woodard presented by stating the applicant Smithfield Growth, LLC was requesting an amendment to the PUD Conditional Zoning master plan to allow two (2) detached single family flag lots associated with the development of the property. The Local 70 PUD rezoning was approved on 5/21/24, and the preliminary plat was approved on 2/4/25. The approved master plan showed two flag lots on Bosque Court; however, the conditions of approval included a condition requiring minimum street frontages:

- That required minimum street frontages be provided for all lots in the development consistent with the Rezoning Master Plan Approval.

The approved PUD minimum street frontage width for front loaded single-family lots is 42'; whereas the flag lots proposed have a 25' frontage. The UDO permits lots fronting on cul-de-sacs to have a minimum width of 25'. The applicant is requesting the same given the unique design of Bosque Court. Bosque Court is not a cul-de-sac, but it is a small rectangular street with 11 lots that is similar to an alley access where most of the traffic on it will be to access only these lots. Without this amendment, the lot area will need to be absorbed into adjacent lots and those lots will be disproportionally large for the area.

Planning Staff recommends the Planning Board recommend approval of CZ-25-04 with the following condition:

1. That the two lots on Bosque Court be allowed a 25' minimum lot width and the remainder of the project be developed in accordance with the approval of the earlier CZ-24-02 rezoning.

Debbie Howard made a motion to recommend approval of the zoning map amendment, CZ-25-04, with the 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; seconded by Ashley Spain. Unanimously approved.

ZA-25-03 Downtown Overlay Ordinance: Planning Department staff is asking the Planning Board to review the proposed amendment to the Unified Development Ordinance UDO Article 6, Section 6.51 and Section 10.94 to repeal the Rowhouse Overlay District and replace it with the Downtown Overlay District and regulations.

Stephen Wensman requested the Planning Board review the proposed amendment to the Unified Development Ordinance UDO Article 6, Section 6.51 and Section 10.94 to repeal the Rowhouse Overlay District and replace it with the Downtown Overlay District and regulations. He went on to explain the Downtown Smithfield Development Corporation (DSDC) provides support to residents and businesses within a defined district that includes the historic downtown and Market Street to US 301 and some areas east and west. In an effort to expand services and to bolster economic development beyond the historic downtown area, the DSDC and Staff are proposing an overlay district that is intended to:

- Encourage zero lot line commercial development.
- Parking to the side or rear of buildings.
- Allow mixed use development by allowing uses in the B-1 and B-2 District.
- Allow the UDO Director to waive parking minimums.
- Require wider sidewalks.
- Provide architectural standards.
- Have common sign standards.

Planning Staff recommends the Planning Board recommend approval of the zoning text amendment ZA-25-03, 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.

Debbie Howard made a motion to recommend approval of zoning text amendment, ZA-25-03, 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; seconded by Alisa Bizzell. Unanimously approved.

RZ-25-02 Downtown Overlay Map Amendment: Planning Department staff is asking the Planning Board to review the proposed amendment to the zoning map to create a Downtown Overlay District.

Stephen Wensman requested the Planning Board review the proposed amendment to the zoning map to create a Downtown Overlay District. The zoning map amendment will establish the boundary of the Downtown Overlay Zoning District in association with the text amendment ZA-25-03. The proposed overlay district will contain all the properties along East Market Street from the B-1 Zoning District to Brightleaf Boulevard. 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:

- Consistency with the Comprehensive Growth Management Plan- The amendment is consistent with the town's comprehensive plan.
- Consistency with the Unified Development Code – the amendment is consistent with the UDO.
- Compatibility with Surrounding Land Uses – the amendment will result in consistency in land uses along East Market Street

Planning Staff recommends the Planning Board approve the zoning map amendment, RZ-25-02, 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.

Alisa Bizzell made a motion to recommend approval of zoning map amendment, RZ-25-02, 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; seconded by Ashley Spain. Unanimously approved.

ZA-25-04 Private Clubs in B-1 with supplementary standards: Planning Department staff and Smithfield Downtown Development Corporation (DSDC) requested to amend the UDO Section 6.6 Table of Uses and Activities to allow private clubs/bars in the B-1 and O/I zoning districts as a special use with supplementary standards (new section 7.47).

Stephen Wensman stated the DSDC and the Planning Department are requesting an amendment to allow private clubs/bars in the B-1 and O/I zoning districts with special use permits. The purpose of the amendment is to create another use in the B-1 and O/I district to attract people downtown and to increase economic vitality. The idea behind the creation of the supplementary standard is to attract private clubs/bars that are small and classy in a downtown space. A bar that sells cheap alcohol and wants to attract large numbers to cover their costs needs more space. By limiting the size of the bar, we can encourage a more upscale environment, while mitigating some of the impacts on the surrounding area (parking, noise, etc.).

Planning Staff recommends approval of the zoning text amendment ZA-25-04 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.

After careful discussion among the Planning Board, they requested there be a 200 ft buffer to separate churches, child care and residences from a bar and a maximum size of 2500 sq ft, only two bars per block and the requirement of a special use permit.

Debbie Howard made a motion to recommend approval of zoning text amendment, ZA-25-04, 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 with the conditions of a 200 ft buffer to separate churches, child care and residences. A maximum size of 2500 sq ft and only two bars per block. A special use permit requirement; seconded by Alisa Bizzell. Unanimously approved.

Old Business

None

Adjournment

Alisa Bizzell made a motion to adjourn; seconded by Debbie Howard. Unanimously approved.

Next Planning Board meeting is September 4th, 2025, at 6pm.

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist