

**Town of Smithfield
Planning Board Minutes
Thursday, October 2nd, 2025
Council Chambers
6:00 PM**

Members Present:

Chairman Mark Lane
Vice-Chairman Doris Wallace
Alisa Bizzell
Nariman Jaminia
Jaime Beasley

Members Absent:

Ashley Spain

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 Alisa Bizzell made a motion to approve the agenda; seconded by Doris Wallace. Unanimously approved.

APPROVAL OF MINUTES September 4th, 2025

Doris Wallace made a motion to approve the minutes, seconded by Alisa Bizzell. Unanimously approved.

New Business

Swearing in of new PB members Jaime Beasley and Nariman Jaminia

Old Business

CA-25-01 Comp Plan Amendment: Staff is requesting the Planning Board continue discussions and review the Comprehensive Growth Management Plan amendments and make a recommendation to the Town Council.

Planner, Micah Woodard gave a general overview from the previous Planning Board meeting where the Comprehensive Growth Management Plan was discussed but tabled. He touched on how there have been an increasing number of changes to the Comprehensive Growth Management Plan through rezoning's. The town is growing through annexations and new areas opening to sewer growth. Many of these changes were not anticipated in the 2019 Town Plan. The proposed changes are the result of a meeting between Public Utilities, Planning, Parks and Recreation Department, and the Assistant Town Manager.

Micah Woodard showed the current and the draft Future Land Use plan on the big screen for everyone. He stated that it was the guiding document for the Planning Board and Town Council; when looking ahead on how to lead the town. He explained the 4 areas of change. Area 1 being in West Smithfield. The Town Plan envisions light industrial to this portion of Smithfield with the Amazon facility and the Johnston County Regional Airport. Further North you have TK Studio and AdvanceTech.

Area 2 is being guided medium density residential. Bellamy Subdivision is being planned which will bring sewer to the North side of Poplar Creek as well as to the East of Swift Creek Road.

Area 3 has the new Local 70 Mixed Use PUD. This area will be developed for light industrial or commercial uses. The Town Plan envisioned a mixed-use center around Buffalo Rd at the interchange to future I-42 and some office/residential to the South.

Area 4 encompasses the entire area East of I-95. The Town Plan didn't foresee sewer growth in this area, but Mallard Crossing changed that. This area could be for industrial, mixed use and low and medium density residential.

Mark Lane feels the Town needs to look at more Commercial/Industrial and at less residential. He's concerned whether Smithfield can handle what it currently has; not to mention adding more to the population.

Planning Director Stephen Wensman said the Town needs an even balance of residential and industrial. Residential is more expensive to service than industrial.

Mayor Andy Moore came forward and thanked the existing Planning Board members as well as the two new members sworn in earlier in the evening. He stated the industrial/commercial growth is much needed and he'd like to see more of it in the near future.

Brent Renfrow of Eden Woods Subdivision expressed his concerns on the direction Smithfield was heading in. He feels low density is the way to go for all of the future development in Smithfield. He spoke on the proposed Bellamy Subdivision off Wilson's Mills Rd and he doesn't agree with the medium density that's being proposed. He asked the board to vote for what was right for Smithfield, not a developer or a realtor.

Ben Youngblood of Lee-Youngblood Rd spoke on behalf of the proposed higher density. He isn't in favor of it and after asking his neighbors neither are they. They would be directly affected by the Bellamy Subdivision.

Doris Wallace made a motion to table CA-25-01 for 30 days, seconded by Nariman Jaminia. Unanimously approved.

Adjournment

Doris Wallace made a motion to adjourn; seconded by Alisa Bizzell. Unanimously approved.

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

Respectfully Submitted,

A handwritten signature in cursive script that reads "Julie Edmonds".

Julie Edmonds
Administrative Support Specialist