



PLANNING BOARD AGENDA

Members:

Chair: Mark Lane (ETJ)
Vice-Chair: Vacant

<i>Jamie Beasley (Town)</i>	<i>Ashley Spain (ETJ)</i>
<i>Nariman Jaminia (Town)</i>	<i>Alisa Bizzell (Town)</i>
<i>Luke Stancil (Town)</i>	

Staff:

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

Meeting Date: ***Thursday, December 4th, 2025***
Meeting Time: ***6:00 p.m.***
Meeting Place: ***Council Chambers, Smithfield Town Hall***



**PLANNING BOARD AGENDA
FOR REGULAR MEETING
DECEMBER 4, 2025
MEETING TIME: 6:00 PM
TOWN HALL COUNCIL CHAMBERS**

- 1) Call to Order.**
- 2) Pledge of Allegiance.**
- 3) Identify voting members.**
- 4) Approval of the agenda.**
- 5) Approval of the minutes from Nov. 6, 2025.**
- 6) New Business.**
 - a) Nominate, appoint, and elect new Vice-Chair (UDO Sec. 3.3.3.3. & 3.3.3.4.2.)
 - b) Approve 2026 Planning Board Meeting Schedule.
 - c) SUP-25-01 Adrenaline Designs: Adrenaline Designs, LLC seeks a special use permit to utilize property located within the B-3 (Entranceway, Highway Business) zoning district for a tattoo establishment. The property considered for approval is located at 1247 N. Brightleaf Boulevard in the Center Point Plaza shopping center at the north east corner of the Booker Dairy Road and N Brightleaf Boulevard intersection. The property is further identified by the Johnston County Tax ID 14074002.
 - d) SUP-25-02 Aruza Pest Control: Allied Commercial Properties of Johnston, LLC seeks a special use permit to utilize property located within the B-3 (Entranceway, Highway Business) zoning district for a pest control business (Aruza Pest Control) to operate on their property. The property considered for approval is located at 1338 N. Brightleaf Boulevard. The property is further identified by the Johnston County Tax ID 14002010C.
- 7) Old Business.**
 - a) Continue discussion for CA-25-01 Comp Plan Amendment: Staff is requesting the Planning Board review the Comprehensive Growth Management Plan amendments and make a recommendation to the Town Council.
- 8) Adjournment.**

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

Members Present:

Chairman Mark Lane
Vice-Chairman Doris Wallace
Nariman Jaminia
Jaime Beasley
Luke Stancil

Members Absent:

Ashley Spain
Alisa Bizzell

Staff Present:

Micah Woodard, Planner I
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

PLEDGE OF ALLEGIANCE

**SWEARING IN OF NEW PLANNING BOARD MEMBER LUKE STANCIL
IDENTIFY VOTING MEMBERS**

APPROVAL OF AGENDA Mark Lane added, he would like to discuss the functions of the Town of Smithfield Planning Board, the Johnston County Planning Board and the Planning Boards of other municipalities. He would like this discussed after S-25-06 and before the Comprehensive Growth Management Plan. Jaime Beasley made a motion to approve the amended agenda; seconded by Nariman Jaminia. Unanimously Approved

APPROVAL OF MINUTES October 2nd, 2025

Jaime Beasley made a motion to approve the minutes, seconded by Nariman Jaminia. Unanimously approved.

New Business

RZ-25-04 Johnson US 70 Bus. Rezoning: Public meeting to review a request by applicant Chris Johnson for a general rezoning of his ±4.89-acre tract from the existing B-3 (Highway Business) / R-20A (Residential Agricultural) Zoning Districts to LI (Light Industrial). This parcel is identified by Johnston County Tax ID 15078019C.

Planner, Micah Woodard briefly explained the reasoning for rezoning RZ-25-04 from B-3/R-20A to LI (Light Industrial). There are no current plans for this parcel; however, when there are it will be developed with all current LI (Light Industrial) standards. Planning staff recommends approval of RZ-25-04.

Luke Stancil made a motion to approve RZ-25-04; seconded by Nariman Jaminia. Unanimously Approved
This case will go before Smithfield Town Council on Tuesday, December 16th, 2025 at 7pm.

S-25-05 Waddell Dr. Townhomes: Public meeting to review a request by applicant Spectrum Realty, LLC for a preliminary plat of ±1.63 acres of land in the R-8 CZ Zone, located at 37 Waddell Drive, also identified by the Johnston County Tax ID 15005029, into 16 townhouse lots.

Micah Woodard stated this project came before the Planning Board in late 2024 for their conditional rezoning. It was approved and they're back to request their preliminary plat of 1.63 acres of land. The applicant would like to develop a 16-lot attached single family townhome development that is consistent with the approved conditional zoning master plan. The development will consist of 16 two-story, 1020 sq. ft., 2 bedrooms and 2 ½ bathroom townhomes within convenient walking distance to commercial areas and other community amenities.

Mark Lane asked the Planning Board if they understood their role in this case. He reminded them they will not make a motion to Town Council, only feedback to the applicant. This case will go before Smithfield Town Council on Tuesday, December 16th, 2025 at 7pm.

S-25-06 West Smithfield Business Park (Street Dedication/Recombination): SST Properties, LLC has applied for a Preliminary Plat to turn over an existing driveway to be a NCDOT maintained street, the proposed plat also consists of a recombination. The driveway is located and identified by Johnston County Tax ID#s 15078011G and 15077033C.

Micah Woodard explained this proposed preliminary plat will recombine the existing two lots and will dedicate the existing cul-de-sac to NCDOT. The road was constructed with the Amazon facility and was designed to accommodate future industrial users who would locate on these two remaining lots beside Amazon. There were already extensive NCDOT roadway improvements with turn lanes and signals to accommodate Amazon and the future development.

Josh Drye, Development Manager II with Samet Corporation came forward to answer any questions the Planning Board may have. He stated nothing is currently proposed for this site. It's more about turning the street over.

Planning Staff recommends approval of S-25-06 with the following condition:

1. That NCDOT take over the ownership and maintenance of the road after the industrial lots are developed.
2. That a stub road be constructed to the north as shown on the Town's Transportation Plan

The Planning Board doesn't make any motion on this, they only provide feedback to the developer.

Old Business

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

Micah Woodard stated 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 sewered 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 Departments, and the Assistant Town Manager.

Micah Woodard showed maps of the current comp plan and the draft comp plan with the 4 circled areas of interest.

Area 1:

The Town Plan envisions a large area of light industrial in West Smithfield which is now anchored by the Amazon facility and Johnston County Regional Airport. Further to the north there is a pocket of light industrial uses where Tk Studio and AdvanceTech are located. When the Town Plan was prepared, staff were unaware of the county's sewer policy which reserved sewer capacity for industrial development. Staff believed sewer to be unavailable in this area, so the area was guided for low density residential (septic system-residential). The county has a sewer policy to provide sewer for industrial, and the county has guided the land north of Smithfield's ETJ along US 70 Business West for employment uses. The Town Council recently rezoned a parcel north of TK Studio to Light Industrial and correspondingly amended the Comprehensive Plan. This proposed amendment would guide all the land in this area for industrial/employment uses. Industrial in this area makes sense given the US 70 Business designation and easy access to I-42 on US 70 Business W and Swift Creek Road. The Town Plan also envisions low density residential septic development in the area. Since the Town Plan was adopted, the county has constructed a large pump station on the JNX Airport property. There is developable land to the north of the pump station that could feasibly be sewered. And has been of interest to the development community for some time. With the pump station now operational, medium density residential is feasible. Medium density translates to residential densities as high as 9.61 units per acre and can include townhouses and multi-family apartment development.

Luke Stancil stated he sees the need for more medium density in the area so new homebuyers aren't paying such high mortgages. In reference to building townhomes near the Johnston County Airport, he has a concern with the busy Hwy 70 traffic and the airport traffic. He questions if this is the best fit for a project like that.

Micah Woodard stated there has been a lot of residential growth approved but it doesn't necessarily mean it will be developed. The Planning Department staff welcomes any feedback on where the residential growth should go.

Mark Lane would like Area 1 to remain the same. He doesn't want it changed to medium density.

Nariman Jaminia asked if another traffic study had been conducted since the Amazon facility had opened? Naturally more traffic passes through there, he thinks one should be done if it hasn't already. It's important to find out if the road can maintain the volume of traffic needed to develop in that area.

Micah Woodard recapped Area 1. He said the board is ok with the industrial development but not changing from low to medium density. Everyone was in agreement.

Area 2:

Within this area the Bellamy Subdivision is being planned which will bring sewer to the north side of Poplar Creek. Sewer is also feasible to the east of Swift Creek Road, potentially by being bored under the Neuse River from the Buffalo Road area. Therefore, staff is recommending guiding all this area for medium density residential. Medium density translates to residential densities as high as 9.61 units per acre and can include townhouses and multi-family apartment development.

Jaime Beasley isn't in agreement to Bellamy Subdivision being developed. She stated it wasn't the towns place to approve a development as proposed beside a farm.

Nariman Jaminia stated he isn't opposed to this area being medium density.

Mark Lane said he couldn't agree to anything north of Poplar Creek being anything but low density. However, anything south of Poplar Creek, he would be fine with it being medium density.

Luke Stancil mentioned the hog lagoon beside the proposed Bellamy Subdivision. He is opposed to residential being developed in this area. He stated there had to be a better area to build than by hogs.

Mark Lane said there are actually two hog lagoons. One owned by the Youngblood family and the other by the Stephenson family.

Area 3:

Area 3 includes the existing Local 70 Mixed Use PUD. The PUD area will be developed for light industrial or commercial uses. The Town Plan had envisioned a mixed-use center around Buffalo Road at the interchange to future I-42, and some office/residential to the south. The update recommends moving the mixed-use center to the north side of Buffalo Road and creating a larger area for industrial/employment. This makes sense given easy access to future I-42 and the need for industrial growth in the town.

Mark Lane asked what rural residential was?

Micah Woodard said we call that zone R20-A. It's one dwelling unit per acre. Primarily single-family detached and not served by sewer.

Nariman Jaminia would like to see what's being guided for industrial to be guided for commercial.

Area 4:

Area 4 encompasses the entire area east of I-95. The Town Plan did not envision sewer growth in this area, but Mallard Crossing changes all that.

- Industrial. Given the need for industrial growth and the proximity to I-95, Staff is recommending a larger Light Industrial area near the Brogden Road interchange.

- Mixed use. The Town Plan envisioned mixed use around the US 70 Business East/I-95 interchange. With the completion of the connector road and elimination of Mallard Road connection to the Ramp, Staff are envisioning an even larger commercial/mixed use area.
- Low and Medium Density Residential. Mallard Crossing is a medium density project and with sewer on the east side of I-95, Staff recommends guiding all the land to medium and low density residential.

Minor Pedestrian Plan Update:

- NCDOT has asked staff that the proposed Sidewalk and Multiuse Path be switched along Brogden Rd.

The board was in agreement with Area 4 as proposed.

Training/Refresher

Mark Lane spoke on the role of the planning board. They make recommendations to Town Council and provide feedback to developers. He doesn't want to lose anymore board members due to them feeling their services aren't needed or a waste of time.

Micah Woodard disagreed, he stated this board is very much needed and there are roles that are beneficial to the town. You are an advisory board to the Town Council. Your primary role is to make recommendations on legislative decisions and to review quasi-judicial decisions, ultimately guiding and accomplishing a coordinated and harmonious development within Smithfield.

Mark Lane requested again to setup a meeting with Town Council. Micah Woodard said he would relay the request Stephen Wensman and Michael Scott.

Adjournment

Luke Stancil made a motion to adjourn; seconded by Jaime Beasley. Unanimously approved.

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

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist

3.3.3. Creation and Organization.

3.3.3.1. Composition and Vacancies. The Planning Board shall consist of seven (7) members and two (2) alternate members. Five (5) members and one (1) alternate member shall be citizens and residents of the town and shall be appointed by the Town Council. Two (2) members and one (1) alternate member shall be citizens and residents of the extraterritorial jurisdiction of the town as described pursuant to G.S. § 160D-307 and shall be appointed by the Board of County Commissioners, upon receipt of a resolution from the Town Council requesting that such appointments be made. If the Board of County Commissioners fails to make the appointments requested within ninety (90) days of receipt of the resolution, the Town Council shall make the appointments. The Town Council will ensure that proportional representation on the Planning Board shall be maintained in accordance with G.S. § 160D-307, as amended. Alternate members shall not be entitled to vote on matters before the Planning Board except when a regular Planning Board member is absent from a duly called meeting. In that situation, the alternate shall have the same privileges as the regular members and may count for quorum purposes and vote if a regular member is absent.

The terms of the members shall be for three (3) years. Vacancies, occurring for reasons other than expiration of terms shall be filled as they occur by the entity appointing them for the period of the unexpired term.

3.3.3.2. Attendance at Meetings. Faithful attendance at the meetings of the Planning Board is important for the functioning of the Board. If a member is absent from three (3) meetings within any three hundred sixty-five-day period without permission of the Board and the Member does not resign, then the Town Manager may hold an informal hearing with the Member as to whether his or her absence is excusable or whether it so damages the Board as to constitute cause for removal. After the hearing the Manager may excuse the absences or may refer the issue to the Town Council for a hearing on whether there is cause for removal. The Manager shall give the Member ten (10) days' notice of the time and place of the hearing and the Member may present evidence as to why he or she should not be removed.

3.3.3.3. Organization, Rules, Meetings and Records. A Chair and Vice-Chair shall be nominated from among the board membership and shall be appointed by majority vote of the Board. Chair and Vice-Chair term shall be for two (2) years. Upon completion of a two-year term, the Board shall make nominations and appoint new officers or reappoint existing officers. The Town Building Inspector and UDO Administrator shall serve as Secretary and advisor to the Planning Board and shall be responsible for keeping the record of minutes of the Planning Board. The Board shall adopt rules for transaction of its business subject to review and approval by the Town Council and shall keep a record of its member attendance and of its resolutions, discussions, findings and recommendations, which record shall be a public record. Except as otherwise stated in Section 3.3.3.4.3 below, the Board shall hold at least one (1) meeting monthly, and all of its meetings shall be open to the public. There shall be a quorum of four (4) members for the purpose of taking any official motion required by this ordinance.

3.3.3.4. Offices and Duties.

3.3.3.4.1. Chair. A Chair shall be elected by the voting members of the Planning Board. The Chair shall decide all matters of order and procedure, subject to these rules, unless directed otherwise by a majority of the Board in session at the time. The Chair shall appoint any committees found necessary to investigate any matters before the Board.

3.3.3.4.2. Vice-Chair. A Vice-Chair shall be elected by the Board from among its citizen members in the same manner and for the same term as the Chair. He/she shall serve as acting Chair in the absence of the Chair, and at such times he shall have the same powers and duties as the Chair.

3.3.3.4.3. Secretary. The secretary, subject to the direction of the Chair and the Board, shall keep all records, shall conduct all correspondence of the Board and shall generally supervise the clerical work of the Board. The secretary shall keep the minutes of each meeting of the Board. These shall show the



2026
Planning Board Meeting Schedule

Thursday, January 8, 2026

Thursday, February 5, 2026

Thursday, March 5, 2026

Thursday, April 2, 2026

Thursday, May 7, 2026

Thursday, June 4, 2026

Thursday, July 9, 2026

Thursday, August 6, 2026

Thursday, September 3, 2026

Thursday, October 1, 2026

Thursday, November 5, 2026

Thursday, December 3, 2026

****All meetings begin at 6:00pm and are located inside the
Council Chambers****



Request for Planning Board Review

Agenda Item: SUP-25-01
Date: 12/4/25

Subject: Adrenaline Designs (Tattoo Establishment) SUP
Department: Planning
Presented by: Micah Woodard, Planner I, CZO
Presentation: Public Meeting

Issue Statement

Adrenaline Designs is requesting a special use permit to operate a tattoo establishment at 1247 North Brightleaf Boulevard in the Center Point Plaza shopping center.

Financial Impact

None

Action Needed

The Planning Board is requested to hold a public meeting to review the application and to provide feedback to the applicant.

Recommendation

None

Approved: ☐ Town Manager ☐ Town Attorney

Attachments:

1. Staff report
3. Application
4. Finding of Fact



Staff Report

Agenda SUP-
Item: 25-01

REQUEST:

Adrenaline Designs is requesting a special use permit to operate a tattoo establishment at 1247 North Brightleaf Boulevard in the Center Point Plaza shopping center.

APPLICATION DATA:

Applicant/Owner:	Denis Rodger (Center Point Plaza)
Agents:	David Seigler (Adrenaline Designs)
Property Identification Number:	14074002
Town Limits/ETJ:	Town Limits
Acreage:	24.21
Present Zoning:	B-3 (Highway Entrance Business)
Existing Use:	Retail
Proposed Use:	Personal Service – tattoo establishment
Water Service:	Town of Smithfield
Sewer Service:	Town of Smithfield
Electrical Service:	Town of Smithfield

PROJECT LOCATION:

The location proposed for the tattoo establishment is 1247 North Brightleaf Boulevard, a 1200 sq. ft. retail space within the Center Point Plaza shopping center.

ADJACENT ZONING AND LAND USES:

	Zoning	Existing Land Use
North:	R-10	Single-Family Residential
South:	B-3 (Highway Entrance Business)	Retail
East:	B-3 (Highway Entrance Business)	Retail
West:	B-3 (Highway Entrance Business)	Retail

ENVIRONMENTAL: there are no environmental issues.

STAFF ANALYSIS AND COMMENTARY:

The applicant is requesting a special use permit to operate a tattoo establishment in the Center Point Plaza shopping center. The shopping center has a mix of retail and personal service establishments including restaurants, retail, barber shops, etc. The tattoo business will have no adverse impacts to the surrounding area or uses and will blend in with the mix of uses.

The Planning staff initiated an ordinance amendment that was reviewed by the Planning Board in January 2025 that would remove the special use requirement for tattoo establishments and would make the use permitted by right in the B-2 and B-3 zoning districts. Planning Staff believe the special use requirement is a relic of the past when there was a stigma about such establishments. The tattoo and body piercing shops are commonplace today and concerns about health and safety are addressed with state regulation of the industry. A public hearing before the Town Council for this amendment has not yet been scheduled.

The draft amendment is as shown below:

	Primary Zoning Districts												
Uses	R-20A	R-10	R-8	R-6	R-MH	O/I	B-1	B-2	B-3	LI (Sect. 7.2)	HI (Sect. 7.2)	AHH	Supplemental Regulations
RETAIL SALES AND SERVICES													
Tattoo and body piercing establishments								<i>S</i> <i>P</i>	<i>S</i> <i>P</i>				

FINDINGS OF FACT (*Staff findings in Bold Italic*)

4.9.4.5.1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare. The project will not be detrimental to or endanger the public health, safety or general welfare. ***The use is regulated by the State and the use is commonplace in retail establishments around the Country.***

4.9.4.5.2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. ***The use will have no adverse impact on the development or improvements to the surrounding properties. The mix of uses will be a benefit to the shopping center.***

4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided. The development will provide adequate utilities, drainage, parking and necessary facilities. ***The shopping center has adequate utilities, drainage, parking and other necessary facilities.***

4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas. ***The use will not create such nuisances.***

4.9.4.5.5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Proper ingress and egress will be provided. ***Adequate ingress and egress currently exist.***

4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property. ***The use will have no adverse impacts on the abutting or adjoining properties. All the uses are retail in nature and are supportive of each other in a shopping center.***

4.9.4.5.7. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located. ***The use will be in harmony with the area.***

4.9.4.5.8. The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located. ***The proposed use will be in conformance with the UDO requirements.***

RECOMMENDATION:

Planning Staff will recommend to Town Council that the proposed Special Use Permit request be approved.

SUP-25-01 Adrenaline Designs

File Number:
SUP-25-01

Project Name:
Adrenaline Designs

Location:
1247 N. Brightleaf Blvd.

Tax ID#:
14074002

Existing Zoning:
B-3

Property Owner:
CENTER
POINTE PLAZA, LLC

Applicant:
David Seigler/Adrenaline
Designs, LLC

City/ETJ:
City



**Map created by Micah Woodard,
Planner I on 11/25/2025**

Map Scale
1" = 165'

Town of Smithfield
Special Use Permit Application
Finding of Fact / Approval Criteria

Application Number: SUP-25-01

Name: Adrenaline Designs

Request: The applicant seeks a special use permit to utilize property located within the B-3 (Entranceway, Highway Business) zoning district for a tattoo establishment. The property considered for approval is located at 1247 N. Brightleaf Boulevard in the Center Point Plaza shopping center at the north east corner of the Booker Dairy Road and N Brightleaf Boulevard intersection. The property is further identified by the Johnston County Tax ID 14074002.

In approving an application for a special use permit in accordance with the principles, conditions, safeguards, and procedures specified herein, the Town Council may impose reasonable and appropriate conditions and safeguards upon the approval. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the Town Council. The Town Council shall include in its comments a statement as to the consistency of the application with the Town's currently adopted Comprehensive Plan. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which the below requires.

The Town Council shall issue a special use permit if it has evaluated an application through a quasi-judicial process and determined that:

4.9.4.5.1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.

4.9.4.5.2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided.

4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

4.9.4.5.5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.

4.9.4.5.7. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.

4.9.4.5.8. The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.

Once all findings have been decided one of the two following motions must be made:

Motion to Approve: *Based upon satisfactory compliance with the above stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative, I move to approve Special Use Permit Application # SUP-25-01 without conditions.*

Motion to Deny: *Based upon failure to meet all of the above stated findings and for reasons stated therein, I move to deny Special Use Permit Application # SUP-25-01 for the following stated reason:*

1. _____

Record of Decision:

Based on a motion and majority vote of the Town of Smithfield Town Council for the Special Use Permit Application Number SUP-25-01 is hereby:

_____ approved upon acceptance and conformity with the following conditions:

1. None

_____ denied for the noted reasons.

1. _____

Decision made this __ day of _____, 2025, while in regular session.

M. Andy Moore, Mayor

ATTEST:

Elaine Andrews, Town Clerk



Town of Smithfield
Planning Department
350 E. Market St Smithfield, NC 27577
P.O. Box 761, Smithfield, NC 27577
Phone: 919-934-2116
Fax: 919-934-1134

SPECIAL USE PERMIT APPLICATION

Pursuant to Article 4, of the Town of Smithfield Unified Development Ordinance, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but has the potential to create incompatibilities with adjacent uses.

Special Use Permit applications must be accompanied by one (1) signed application, three (3) sets of required plans and one (1) digital copy of all required documents, including the Owner's Consent Form (attached) and the application fee.

SITE INFORMATION:

Name of Project: Adrenaline Designs Acreage of Property: 24.21
Parcel ID Number: 260410-35-8222 Tax ID: 14074002; 14074002B
Deed Book: _____ Deed Page(s): _____
Address: 1247 N. Brightleaf Boulevard Store #3, Smithfield, NC 27577
Location: Center Pointe Plaza - 1229-1271N. Brightleaf Blvd, Smithfield, NC 27577

Existing Use: _____ Proposed Use: Tattoo Shop
Existing Zoning District: (B-3) Highway Entranceway, Business District

Is project within a Planned Development: Yes _____ No _____
Planned Development District (if applicable): _____
Is project within an Overlay District: Yes _____ No _____
Overlay District (if applicable): _____



FOR OFFICE USE ONLY

File Number: SUP-25-01 Date Submitted: 10.27.25 Date Received: 10.27.25 Amount Paid: \$400

OWNER INFORMATION:

Name: Center Pointe Plaza, LLC

Mailing Address: 1975 Hempstead Tpke, Ste. 309, East Meadow, NY 11554

Phone Number: 516-223-6200

Fax: 516-223-6215

Email Address: Notices@upcli.com

APPLICANT INFORMATION:

Applicant: David Seigler / Adrenaline Designs LLC

Mailing Address: 3003 LAKE WOODARD DR APT B

Phone Number: 910 964 1580

Fax: _____

Contact Person: David Seigler

Email Address: Dave Seigler 70 @ gmail . com

STATEMENT OF JUSTIFICATION

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

SEE ATTACHED

REQUIRED FINDING OF FACT

Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a Special Use Permit to address the following findings. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which this section requires. The Town Council shall issue a special use permit if it has evaluated an application through a quasi-judicial process and determined that:

- 1) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.

ATTACHED

- 2) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

ATTACHED

- 3) Adequate utilities, drainage, parking, or necessary facilities have been or are being provided

ATTACHED

- 4) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

ATTACHED

- 5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

ATTACHED

- 6) That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.

ATTACHED

- 7) That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.

ATTACHED

- 8) The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.

ATTACHED

REQUIRED SITE PLAN INFORMATION


Article 5 of the Town of Smithfield Unified Development Ordinance requires a site plan be prepared by a professional engineer, registered land surveyor, or licensed architect and shall be drawn to scale of not less than one inch equals 30 feet. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan. The site plan shall contain the following information, if applicable as determined by the UDO Administrator:

- 1) A key map of the site with reference to surrounding areas and existing street locations.
- 2) The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records.
- 3) Parcel Identification Numbers (PIN) for site and adjacent properties.
- 4) Deed book and page reference demonstrating ownership of property.
- 5) Location of all existing and proposed structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- 6) Building setback, side line, and rear yard distances.
- 7) Location of watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- 8) All existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level, and significant soil conditions.
- 9) Topography showing existing and proposed contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- 10) The zoning of the property, including zoning district lines where applicable.
- 11) Lot line dimensions and property lines of the tract to be developed (with dimensions identified), adjacent property lines (including corporate limits, Town boundaries, and county lines).
- 12) Parking, loading, and unloading areas shall be indicated with dimensions, traffic patterns, access aisles, and curb radii per the requirements of Article 10, Part I.
- 13) Types of surfaces for drives, sidewalks, and parking areas.
- 14) Location and design of existing and proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- 15) Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- 16) Location of all US Clean Water Act Section 404 wetland areas, located of detention/retention ponds (Best Management Practices), riparian buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot.
- 17) The location of all common areas.
- 18) The location and dimensions of all areas intended as usable open space, including all recreational areas. The plans shall clearly indicate whether such open space areas are intended to be offered for dedication to public use or to remain privately owned.
- 19) Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants, trees, and dimensions, approximate time of planting, and maintenance plans per the requirements of Article 10, Part II. The plan shall include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name.
- 20) Proposed site lighting.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Smithfield to approve the subject Special Use Permit. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

DAVID SEIGLER
Print Name


Signature of Applicant

10-20-2025
Date

OWNER'S CONSENT FORM

Name of Project: Adrenaline Designs Submittal Date: 10/27/25

OWNERS AUTHORIZATION

I hereby give CONSENT to David Seigler (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.



Signature of Owner

Denis Rodger
Print Name

10/24/2025
Date

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.


Signature of Owner/Applicant

DAVID SEIGLER
Print Name

10/24/2025
Date

FOR OFFICE USE ONLY

File Number: _____ Date submitted: _____ Date received: _____

1. Public Health, Safety, and General Welfare

The establishment, maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare. Our two primary artists collectively have over 55 years of experience and are licensed by the county to conduct safe procedures, including strict sterilization protocols. We follow rigorous setup, breakdown, cleaning, and sterilization standards reviewed annually. All staff members are CPR certified and trained in cross-contamination and bloodborne pathogen safety.

2. Orderly Development and Improvement

Adrenaline Designs will be an upscale, top-tier tattoo shop that integrates well into the community. No exterior modifications or expansions will be made, ensuring that surrounding properties continue developing in an orderly fashion. The business will maintain a quiet, professional, and private atmosphere, contributing positively to the area's growth.

3. Adequate Utilities, Drainage, Parking, and Facilities

The facility has all necessary utilities and will only require minor upgrades, such as additional lighting and a handwashing sink. The 1,200 sq ft space is located in a business development with ample parking. The number of occupants at any one time will be low, and the large, handicap-accessible restroom is equipped with all required amenities.

4. No Noxious or Offensive Impacts

The business will not produce any vibration, noise, odor, dust, smoke, or gas that is detrimental or offensive. Materials used in the tattooing process do not emit strong odors, and music will be kept at a minimal volume to maintain a peaceful environment.

5. Traffic Congestion

Adrenaline Designs is situated in a plaza with ample shared parking and low expected traffic flow. The shop will operate with a limited number of clients at a time, ensuring there will be no impact on traffic patterns or congestion in the area.

6. Adverse Impacts on Neighborhood Properties

The use will not result in the destruction, loss, or damage of natural, scenic, or historic features. No chemicals, emissions, or structural modifications are involved that could harm nearby properties or the environment. The shop will enhance the neighborhood by providing a professional, clean, and upscale service.

7. Harmony with Surrounding Area

There will be no structural or aesthetic changes made to the building exterior, and operations will align with the character of the surrounding business area. The shop's interior upgrades will maintain a high-end appearance that blends well with existing nearby businesses.

8. Conformance to Applicable Regulations

Adrenaline Designs will comply with all applicable regulations. All necessary inspections, including those by the health department, will be passed, and any required permits will be obtained. The shop is committed to maintaining full regulatory compliance at all times.

Statement of Justification

Adrenaline Designs respectfully submits this request for special use approval with the assurance that our proposed operations will have minimal impact on the existing structure and surrounding area. The only physical change planned within the facility is the installation of one hand-washing sink to meet updated health department requirements. No structural modifications, expansions, or external alterations are being proposed. Given that the building has long been operational and previously used for business purposes, all relevant architectural and utility documentation should already be on file with the city. As such, we believe that additional architectural plans or detailed site drawings are not necessary in this instance and would create undue burden for a minor and clearly defined use case.



PLANNING DEPARTMENT

Micah Woodard, Planner I

ADJOINING PROPERTY OWNERS' CERTIFICATION

I, Micah Woodard, hereby certify that the property owner and adjacent property owners of the following petition(s); SUP-25-01, and SUP-25-02, and were notified by First Class Mail on 11/19/25 of the Public Meeting on December 4th, 2025.

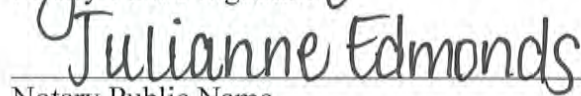

Signature

Johnston County, North Carolina

I, Julianne Edmonds, Notary Public for Johnston County and State of North Carolina do hereby certify that Micah Woodard personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

19th day of November, 2025


Notary Public Signature


Notary Public Name

My commission expires on 1-15-2028



SUP-25-01 Adjacent Properties List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
14074002	CENTER POINTE PLAZA, LLC		1975 HEMPSTEAD TPKE STE 309		EAST MEADOW, NY 11554-1703
14A74011	MOORE, CLIFTON RAY	MOORE, CONNIE J	467 GOR AN FARM RD		SELMA, NC 27576-0000
14A74004	REARDON, LINDA THORNTON		12 PINECREST ST		SMITHFIELD, NC 27577-0000
14A74003	ZUCKER, ALECIA FLOWERS		104 ALECIA CT		CLAYTON, NC 27527-5363
14A74002	ZUCKER, ALECIA FLOWERS		104 ALECIA CT		CLAYTON, NC 27527-5363
14074013	SOUTHSTAR HOLDINGS-SMITHFIELD LLC			PO BOX 1610	COCKEYSVILLE, MD 21030-7610
14057012F	SMITHFIELD WMB LLC		8816 SIX FORKS RD SUITE 201		RALEIGH, NC 27615-0000
14057012E	LA COCINA PROPERTIES SMITHFIELD, LLC		1273 N BRIGHTLEAF BLVD		SMITHFIELD, NC 27577-4229
14A74012	LYNN CLIFF INC		467 GOR AN FARM RD		SELMA, NC 27576-9494
14L10082	WESTY, LLC		2021 FAIRVIEW RD		RALEIGH, NC 27608-2315
14L10083	ZUCKER, ALECIA FLOWERS		104 ALECIA CT		CLAYTON, NC 27527-5363
14074001R	BOONE, HARVEY A. JR.	BOONE, OLLIE J.	228 BAYHILL DR		SMITHFIELD, NC 27577-9408
14074001U	YUEN, CHISAN	NGUYEN, TUAN	278 BAYHILL DR		SMITHFIELD, NC 27577-9408
14074002R	PARRISH, ALVIN	PARRISH, DELORES	219 BAYHILL DR		SMITHFIELD, NC 27577
14074013B	LOWE'S HOME CENTERS, INC		1000 LOWES BLVD		MOORESVILLE, NC 28117-8520
14074013F	LOWE'S HOME CENTERS, INC		1000 LOWES BLVD		MOORESVILLE, NC 28117-8520
14074013H	SMITHFIELD FIRST, LLC			PO BOX 979	CARY, NC 27512-0979
14074001D	LUIHN FOUR REAL PROPERTY, LLC		111 COMMONWEALTH CT STE 106		CARY, NC 27511-4447
14074001Q	LUPTON, CARDELLO RAY	LUPTON, JOAN	210 BAYHILL DR		SMITHFIELD, NC 27577-9408
14074002S	NGUYEN, TRONG		108 CREEKWOOD CIR		SMITHFIELD, NC 27577-9411
14074199C	OPTOMETRIC PROPERTIES LLC		2325 SUNSET AVE		ROCKY MOUNT, NC 27804-2529
14074001W	BLALOCK, CHRISTOPHER LEE	BLALOCK, RHONDA L	314 BAYHILL DR		SMITHFIELD, NC 27577-9433
14074001Z	VUJ, ANH N		350 BAYHILL DR		SMITHFIELD, NC 27577-9433
14074001B	WYATT TORCH, LLC		2706 KIRKWOOD HWY		WILMINGTON, DE 19805-4912
14074013A	BOOKER, JOHN M			P O BOX 58	SMITHFIELD, NC 27577-4051
14074013E	ACES REALTY, LLC			PO BOX 36799	CHARLOTTE, NC 28236-6799
14074002C	PACHECO, FAUSTO H.		368 BAYHILL DR		SMITHFIELD, NC 27577-9433
14074004	FIRST CITIZENS BANK & TRUST IN			PO BOX 27131	RALEIGH, NC 27611-7131
14074001X	BOOKER DAIRY HOMEOWNERS ASSOCIATION		154 BAYHILL DR		SMITHFIELD, NC 27577-8936
14074002H	FINNIE, LEAH P.		297 BAYHILL DR		SMITHFIELD, NC 27577-9409
14057012D	WALMART REAL ESTATE TRUST	SAM M WALTON DEVELOPMENT COMPLEX		PO BOX 8050M	BENTONVILLE, AR 72712
14074001S	KEENER, GRANT ARNOLD	KEENER, MARTHA HEDDEN	244 BAYHILL DR		SMITHFIELD, NC 27577-9408
14074001T	STRICKLAND, LLOYD L	STRICKLAND, RUTH GODWIN	260 BAYHILL DRIVE		SMITHFIELD, NC 27577-0000
14074002G	PATEL, MITULKUMAR MOHANBHAI	PATEL, NIRAL J.	329 BAYHILL DR		SMITHFIELD, NC 27577-9434
14074001I	MILLS, DAVID F	MILLS, MARTHA C	1120 N LAKESIDE DR		SMITHFIELD, NC 27577-8311
14074001Y	GONZALEZ, JESUS	GONZALEZ, MARGARITA	332 BAYHILL DR		SMITHFIELD, NC 27577-9433
14074003B	GUO, XINFENG		149 BAYHILL DR		SMITHFIELD, NC 27577-8937
14074002I	JOHNSON, WILLIE SR	JOHNSON, VELMA HAYER	114 VALLEYWOOD CIR		SMITHFIELD, NC 27577
14074001V	CHEN, KE LIANG	CHEN, YUE	296 BAYHILL DRIVE		SMITHFIELD, NC 27577-0000
14057009U	ALBANY, LAURA SMITHEY		10 WOODSDALE DR		SMITHFIELD, NC 27577-8339
14057197D	SCHULTZE, PAUL R	SCHULTZE, TAMMY M		P O BOX 2316	SMITHFIELD, NC 27577-2316
14057197F	VISIBLE MEDIA, INC.		200 PARK AT NORTH HILLS ST APT 1114		RALEIGH, NC 27609-2650
14057197M	VALLE, OSCAR ANTONIO	MENDEZ, LESBIA L	108 OLD YORK CIR		CLAYTON, NC 27527-4252
14057197N	KANG, GURJINDER SINGH	BRAR, AMRIT KAUR	95 NASHVILLE DR		ARCHER LODGE, NC 27527-9824
14074001A	BOOKER DAIRY HOMEOWNERS ASSOCIATION		154 BAYHILL DR		SMITHFIELD, NC 27577-8936
14074001F	JEM PROFESSIONAL PROPERTIES LLC		1609 BOOKER DAIRY RD		SMITHFIELD, NC 27577-0000
14074001P	PARR, CYRIL H III	PARR, JUDY M	196 BAYHILL DR		SMITHFIELD, NC 27577-8936
14057197O	ASC REALTY, LLC			PO BOX 883	CLAYTON, NC 27528-0883
14057198C	COLEMAN, JAMES OSCAR III	COLEMAN, KAREN LYNETTE THOMAS		P O BOX 2982	SMITHFIELD, NC 27577-6982
14074002A	EMORY C. MASSENGILL LIVING TRUST	MASSENGILL, EMORY C. TRUSTEE	4811 COMELIA DR		RALEIGH, NC 27603-4201
14057197H	1680 BOOKER DAIRY HOLDINGS, LLC		5237 SUNSET LAKE RD		HOLLY SPRINGS, NC 27540-3793
14057198D	TURNER, TIMOTHY P	TURNER, SYLVIA A	100 HERITAGE DR		SMITHFIELD, NC 27577-9403
14074002Q	HOLDEN, LEONARD E. SR.	DOZIER-HOLDEN, GWENDOLYN	235 BAYHILL DR		SMITHFIELD, NC 27577-9409
14074013L	MURPHY OIL USA INC			PO BOX 7300	EL DORADO, AR 71731-7300
14057009W	DUNN, CLAUD L JR	DUNN, JOANNE O	14 WOODSDALE DRIVE		SMITHFIELD, NC 27577-0000
14057197B	RICKS, RONNIE B		104 PELICAN CV		SNEADS FERRY, NC 28460-9520
14057197E	INTERSTATE REALTY LLC		39 SASSAFRAS LN		CLAYTON, NC 27527-9039
14074013I	JINDAL FAMILY, LLC		5305 WINDING VIEW LN		RALEIGH, NC 27615-1897
14074001C	MCDONALD'S CORPORATION		110 N CARPENTER ST		CHICAGO, IL 60607-4106
14074001O	BALL, DANIEL W	BALL, SUSAN E	178 BAYHILL DRIVE		SMITHFIELD, NC 27577-0000
14074002T	WOLBERT, MICHAEL A.	WOLBERT, ANGELA D.	126 CREEKWOOD CIR		SMITHFIELD, NC 27577-9411
14057009V	ALLIED RESIDENTIAL PROP LLC			PO BOX 1761	SMITHFIELD, NC 27577
14057197G	5L PROPERTIES, LLC		12309 CAMP CHARLES RD		BAILEY, NC 27807-8512
14057197I	BOOKER DAIRY HOLDINGS, LLC		1680 E BOOKER DAIRY RD		SMITHFIELD, NC 27577-9405
14057197K	BUNTING, WILLIE E. IV		101 HERITAGE DR		SMITHFIELD, NC 27577-9404
14057197L	GRISWOLD, JOHN P.	GRISWOLD, KRISTEN K.	105 REGENCY PL		SMITHFIELD, NC 27577-9407
14074001	AMERICAN VENTURES III, LLC			PO BOX 20909	RALEIGH, NC 27619-0909
14074001G	JEM PROFESSIONAL PROPERTIES LLC		1609 BOOKER DAIRY RD		SMITHFIELD, NC 27577-0000
14074001H	HERRMANN, SHAWN L	HERRMANN, LEANNE M	1601 BOOKER DAIRY ROAD		SMITHFIELD, NC 27577-0000
14L10199G	PM RESTAURANT HOLDINGS LLC			PO BOX 499	CHAPEL HILL, TN 37034-0499
14L10199H	CLASSIC PROPERTIES HOLDINGS INC			PO BOX 568	SMITHFIELD, NC 27577-0000
14L10199A	A G LEE OIL CO INC			PO BOX 52085	PHOENIX, AZ 85072-2085

Notice of Public Hearing Sign



11/20/2025 10:32



Request for Planning Board Review

Agenda Item: SUP-25-02
Date: 12/04/25

Subject: Aruza Pest Control Special Use Permit
Department: Planning
Presented by: Micah Woodard, Planner I, CZO
Presentation: Public Meeting

Issue Statement

The applicant, Aruza Pest Control Inc, is requesting a special use permit to operate an exterminating service business at 1338-A Brightleaf Boulevard.

Financial Impact

None

Action Needed

The Planning Board is requested to hold a public meeting to review the application and to provide feedback to the developer.

Recommendation

None.

Approved: ☐ Town Manager ☐ Town Attorney

Attachments:

1. Staff report
3. Application
4. Finding of Fact



Staff Report

Agenda SUP-
Item: 25-02

OVERVIEW/REVIEW:

Aruza Pest Control is requesting a special use permit to operate a pest control business at 1338A North Brightleaf Boulevard. In the Unified Development Ordinance (UDO) Section 6.6, Table of Uses, Exterminating Services is shown as a special use. The proposed use will be located in a multi-tenant commercial building with 2 tenant suites. The other tenant in the building is an industrial supply company. There is adequate parking on site for the uses. The use of the property will involve storage of small quantities of insecticide that are licensed and inspected by the NC Department of Agriculture and Consumer Services. The materials are not volatile and shouldn't be a detriment to adjacent properties.

APPLICATION DATA:

Applicant/Owner:	Allied Commercial Properties of Johnston County
Tax Identification Number:	14002010C
Town Limits/ETJ:	Town Limits
Acreage:	2.19 acres
Present Zoning:	B-3 (Highway Entrance Business)
Existing Use:	Multi-tenant commercial/office
Proposed Use:	Pest Control
Water Service:	Town of Smithfield
Sewer Service:	Town of Smithfield
Electrical Service:	Town of Smithfield

PROJECT LOCATION:

The property considered for approval is located about 340 feet Southeast of the Durwood Stephenson Parkway/N Brightleaf Boulevard intersection.

ADJACENT ZONING AND LAND USES:

	Zoning	Existing Land Use
North:	B-3 (Highway Entrance Business)	Office/Commercial
South:	N/A	Railroad
East:	B-3 (Highway Entrance Business)	Office/Commercial
West:	B-3 (Highway Entrance Business)	Office/Self Storage

ENVIRONMENTAL ISSUES: There are no environmental issues.

FINDINGS OF FACT (*Staff findings in Bold Italic*)

4.9.4.5.1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare. The project will not be detrimental to or endanger the public health, safety or general welfare. ***The use will not be detrimental to the public health, safety or general welfare.***

4.9.4.5.2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. ***The project will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.***

4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided. The development will provide adequate utilities, drainage, parking and necessary facilities. ***The development will have adequate utilities, drainage, parking and necessary facilities.***

4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas. ***The use will not create such nuisances.***

4.9.4.5.5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Proper ingress and egress will be provided. ***Adequate ingress and egress will be provided as required.***

4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property. ***The use will have no adverse impacts on the abutting or adjoining properties.***

4.9.4.5.7. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located. ***The proposed use will be in harmony with the area.***

4.9.4.5.8. The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located. ***The proposed project will be in conformance with the UDO requirements.***

RECOMMENDATION:

None. At the Town Council hearing, Planning Staff will recommend to Town Council that the proposed Special Use Permit request be approved in accordance with the finding of fact.

SUP-25-02 Aruza Pest Control

File Number:
SUP-25-02

Project Name:
Aruza Pest Control

Location:
1338 A. N. Brightleaf Blvd.

Tax ID#:
14002010C

Existing Zoning:
B-3

Property Owner:
ALLIED COMMERCIAL
PROPERTIES OF JOHNSTON COUNTY

Applicant:
Mack Langdon Jr. on behalf of
Aruza Pest Control, Inc.

City/ETJ:
City



Map created by Micah Woodard,
Planner I on 11/25/2025

Map Scale
1" = 110'

Town of Smithfield
Special Use Permit Application
Finding of Fact / Approval Criteria

Application Number: SUP-25-02

Name: Aruza Pest Control

Request: The applicant seeks a special use permit to utilize property located within the B-3 (Entranceway, Highway Business) zoning district for an exterminating service. The property considered for approval is located 340 feet Southeast of the Durwood Stephenson Parkway/N Brightleaf Boulevard intersection and further identified by the Johnston County Tax ID# 14002010C.

In approving an application for a special use permit in accordance with the principles, conditions, safeguards, and procedures specified herein, the Town Council may impose reasonable and appropriate conditions and safeguards upon the approval. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the Town Council. The Town Council shall include in its comments a statement as to the consistency of the application with the Town's currently adopted Comprehensive Plan. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which the below requires.

The Town Council shall issue a special use permit if it has evaluated an application through a quasi-judicial process and determined that:

4.9.4.5.1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.

4.9.4.5.2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided.

4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

4.9.4.5.5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.

4.9.4.5.7. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.

4.9.4.5.8. The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.

Once all findings have been decided one of the two following motions must be made:

Motion to Approve: *Based upon satisfactory compliance with the above stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative, I move to approve Special Use Permit Application # SUP-25-02 with the following condition(s):*

1. None.

Motion to Deny: *Based upon failure to meet all of the above stated findings and for reasons stated therein, I move to deny Special Use Permit Application # SUP-25-02 for the following stated reason:*

1. _____

Record of Decision:

Based on a motion and majority vote of the Town of Smithfield Town Council for the Special Use Permit Application Number SUP-25-02 is hereby:

_____ **approved upon acceptance and conformity with the following conditions:**

1. None

_____ **denied for the noted reasons.**

1. _____

Decision made this __ day of _____, 2025, while in regular session.

M. Andy Moore, Mayor

ATTEST:

Elaine Andrews, Town Clerk



Town of Smithfield
Planning Department
350 E. Market St Smithfield, NC 27577
P.O. Box 761, Smithfield, NC 27577
Phone: 919-934-2116
Fax: 919-934-1134

SPECIAL USE PERMIT APPLICATION

Pursuant to Article 4, of the Town of Smithfield Unified Development Ordinance, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but has the potential to create incompatibilities with adjacent uses.

Special Use Permit applications must be accompanied by one (1) signed application, three (3) sets of required plans and one (1) digital copy of all required documents, including the Owner's Consent Form (attached) and the application fee.

SITE INFORMATION:

Name of Project: ARUZA PEST CONTROL, INC. Acreage of Property: 2.36
Parcel ID Number: 14-0-02-010-C Tax ID: _____
Deed Book: 4126 Deed Page(s): 444
Address: 1338 A N. BRIGHTLEAF BLVD, SMITHFIELD, NC
Location: FRONT OFFICE SUITE (2850[±] SQ FT)

Existing Use: VACANT Proposed Use: PEST CONTROL SERVICE OFFICE
Existing Zoning District: B3

Is project within a Planned Development: Yes ☐ No ☒
Planned Development District (if applicable): _____
Is project within an Overlay District: Yes ☐ No ☒
Overlay District (if applicable): _____

FOR OFFICE USE ONLY

File Number SUP-25-02 Date Submitted: 11-6-25 Date Received: 11-6-25 Amount Paid: \$400



OWNER INFORMATION:

Name: ALLIED COMMERCIAL PROP. LLC / G M LANGDON JR.
Mailing Address: P.O. BOX 1761, SMITHFIELD, NC 27577
Phone Number: (919) 795 1000 Fax: _____
Email Address: mlangdon51@gmail.com

APPLICANT INFORMATION:

Applicant: ARUZA PEST CONTROL, INC. / G M LANGDON, JR.
Mailing Address: P.O. BOX 1761, SMITHFIELD, NC 27577
Phone Number: (910) 916 5551 Fax: _____
Contact Person: CHRIS PICKAR
Email Address: c.pickar@aruzapest.com

STATEMENT OF JUSTIFICATION

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

1338 N BRIGHTSTAR OFFERS GREAT OPPORTUNITY TO CREATE
CUSTOMER + MARKET AWARENESS. NEED TERMITE + PEST CONTROL
INC + BUGOUT PEST CONTROL ARE 2 COMPANIES IN PEST
CONTROL THAT OPERATED NEXT DOOR AT 1336 N BRIGHTSTAR
FOR 15 YEARS AND 5 YEARS RESPECTIVELY. ARUZA
PEST CONTROL, AS WITH THE 2 PREVIOUS PEST CONTROL
COMPANIES, STORES A VERY SMALL QUANTITY OF INSECTICIDE
MATERIAL. THEY RECEIVE A SMALL DELIVERY WEEKLY.
THE TECHNICIANS RECEIVE RESTOCK MATERIALS THROUGH
DROP SHIPMENTS AT THEIR HOMES. ARUZA PEST CONTROL,
AS WITH OTHER PEST CONTROL COMPANIES IN NORTH CAROLINA,
IS REGULATED, LICENSED, + INSPECTED REGULARLY AND
ROUTINELY BY THE NORTH CAROLINA DEPARTMENT OF
AGRICULTURE AND CONSUMER SERVICES. ARUZA IS A SAFE
AND CLEAN BUSINESS PROVIDING A VERY IMPORTANT AND
NECESSARY SERVICE TO BUSINESSES AND RESIDENTS
OF THE COMMUNITY. THE BUSINESS WILL BE ENCLOSED
AND WILL NOT EMIT SMOKE, ODOR, DUST FUMES, GLARE,
NOISE, RADIATION, OR VIBRATION FROM ANY PORTION OF
THE BUILDING. THERE WILL BE NO STORAGE (BULK)
OF ANY HAZARDOUS OR VOLATILE MATERIALS OR FIRE
HAZARDS.

REQUIRED FINDING OF FACT

Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a Special Use Permit to address the following findings. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which this section requires. The Town Council shall issue a special use permit if it has evaluated an application through a quasi-judicial process and determined that:

- 1) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.
NO HAZARDS EXISTING OR PROPOSED
- 2) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
WILL NOT IMPEDE ORDERLY DEVELOPMENT & IMPROVEMENT
- 3) Adequate utilities, drainage, parking, or necessary facilities have been or are being provided
ALL ARE PROVIDED
- 4) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
NO HAZARDS OR OFFENSIVE CHARACTERISTICS
- 5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
EXISTING
- 6) That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.
NO ISSUES FOR ADJOINING OR SURROUNDING PROPERTIES
- 7) That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.
PROPOSED USE IS CONSISTENT AND IN HARMONY WITH SURROUNDING PROPERTIES
- 8) The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.
USE WILL CONFORM TOTALLY TO ALL REGULATIONS

REQUIRED SITE PLAN INFORMATION

Article 5 of the Town of Smithfield Unified Development Ordinance requires a site plan be prepared by a professional engineer, registered land surveyor, or licensed architect and shall be drawn to scale of not less than one inch equals 30 feet. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan. The site plan shall contain the following information, if applicable as determined by the UDO Administrator:

- 1) A key map of the site with reference to surrounding areas and existing street locations.
- 2) The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records.
- 3) Parcel Identification Numbers (PIN) for site and adjacent properties.
- 4) Deed book and page reference demonstrating ownership of property.
- 5) Location of all existing and proposed structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- 6) Building setback, side line, and rear yard distances.
- 7) Location of watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- 8) All existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level, and significant soil conditions.
- 9) Topography showing existing and proposed contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- 10) The zoning of the property, including zoning district lines where applicable.
- 11) Lot line dimensions and property lines of the tract to be developed (with dimensions identified), adjacent property lines (including corporate limits, Town boundaries, and county lines).
- 12) Parking, loading, and unloading areas shall be indicated with dimensions, traffic patterns, access aisles, and curb radii per the requirements of Article 10, Part I.
- 13) Types of surfaces for drives, sidewalks, and parking areas.
- 14) Location and design of existing and proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- 15) Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- 16) Location of all US Clean Water Act Section 404 wetland areas, located of detention/retention ponds (Best Management Practices), riparian buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot.
- 17) The location of all common areas.
- 18) The location and dimensions of all areas intended as usable open space, including all recreational areas. The plans shall clearly indicate whether such open space areas are intended to be offered for dedication to public use or to remain privately owned.
- 19) Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants, trees, and dimensions, approximate time of planting, and maintenance plans per the requirements of Article 10, Part II. The plan shall include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name.
- 20) Proposed site lighting.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Smithfield to approve the subject Special Use Permit. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

EM LANKEDON, VR.
Print Name

[Signature]
Signature of Applicant

11/05/25
Date

OWNER'S CONSENT FORM

Name of Project: ARIZA PEST CONTROL Submittal Date: 11/5/25

OWNERS AUTHORIZATION

I hereby give CONSENT to CHRIS PICKAR (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

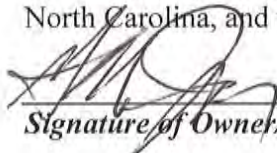

Signature of Owner

G M LANGDON, JR
Print Name

11/5/25
Date

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.


Signature of Owner/Applicant

G M LANGDON, JR
Print Name

11/5/25
Date

FOR OFFICE USE ONLY

File Number: _____ Date submitted: _____ Date received: _____



PLANNING DEPARTMENT

Micah Woodard, Planner I

ADJOINING PROPERTY OWNERS' CERTIFICATION

I, Micah Woodard, hereby certify that the property owner and adjacent property owners of the following petition(s); SUP-25-01, and SUP-25-02, and were notified by First Class Mail on 11/19/25 of the Public Meeting on December 4th, 2025.


Signature

Johnston County, North Carolina

I, Julianne Edmonds, Notary Public for Johnston County and State of North Carolina do hereby certify that Micah Woodard personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

19th day of November, 2025


Notary Public Signature

Julianne Edmonds
Notary Public Name

My commission expires on 1-15-2028



SUP-25-02 Adjacent Properties List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
14002010C	ALLIED COMMERCIAL PROPERTIES	OF JOHNSTON COUNTY		PO BOX 1761	SMITHFIELD, NC 27577-1761
15L10061	SMITHFIELD BUSINESS PARK LLC		4020 KINROSS LAKES PKWY STE 200		RICHFIELD, OH 44286-9249
14057020I	RED DIRT ROAD INVESTMENTS, LLC		1020 JORDAN NARRON RD		SELMA, NC 27576-6067
14L10060	CI SELMA, LLC		146 ROUTE 125		KINGSTON, NH 03848-3142
14L10010D	MILLARD, DONALD E	MILLARD, PAMELA J		P O BOX 595	SELMA, NC 27576-0595
14057020D	BIRLA'S REALTY SERVICES LLC		5536 TEVERSHAM WAY		CARY, NC 27519-5229
14057020M	DEPARTMENT OF TRANSPORTATION	AGENCY OF STATE OF NC	1546 MAIL SERVICE CENTER		RALEIGH, NC 27611
14057020J	POLECAT CREEK INVESTMENTS, LLC		709 S CRESCENT DR		SMITHFIELD, NC 27577-3841
14057028	PEIDMONT NATUAL GAS COMPANY INC		4720 PIEDMONT ROW DRIVE		CHARLOTTE, NC 27821-0000
14057020G	SMITH RENTAL PROPERTIES LLC		460 BREVARD RD		WINTERVILLE, NC 28590-7902
14L10199C	DEPARTMENT OF TRANSPORTATION		1546 MAIL SERVICE CTR		RALEIGH, NC 27699-1500
14057038B	INNOVATE OFFICES LLC		3317 SKYCREST DR		RALEIGH, NC 27604-3915
14L10010A	ALLIED COMMERCIAL PROPERTIES	OF JOHNSTON COUNTY		PO BOX 1761	SMITHFIELD, NC 27577-1761
14L10080	H O I LIMITED PARTNERSHIP OF SMITHFIELD			PO BOX 26405	GREENSBORO, NC 27404-0000
14057020H	BELLTOWER PROPERTIES, LLC		18 NOBLE ST		SMITHFIELD, NC 27577-9300
14057020E	1360 NORTH BRIGHTLEAF, LLC		7610 SIX FORKS RD STE 200		RALEIGH, NC 27615-5049
14057020F	HLK COMMERCIAL LLC	DICKY EVERETT PARRISH REVOCABLE TRUST	2533 LITTLE DIVINE RD		SELMA, NC 27576-7833
14057020	HLK COMMERCIAL LLC	DICKY EVERETT PARRISH REVOCABLE TRUST	2533 LITTLE DIVINE RD		SELMA, NC 27576-7833
14057020B	SPRUILL, LEONARD	SPRUILL, IMOGENE	518 W JONES ST		SELMA, NC 27576-2941
14057020C	TRMIHA LLC		240 LAKEVIEW HILLS DR		FOUR OAKS, NC 27524-8443
14057020K	WPD ENTERPRISES LLC		1204 MICHAEL SCOTT DR		ROCKY MOUNT, NC 27804-0000
14L10010B	RKW PROPERTIES, LLC			PO BOX 429	BETHEL, NC 27812-0429
14L10081	MILLARD, DONALD E	MILLARD, PAMELA J		P O BOX 595	SELMA, NC 27576-0595
14L10199I	DEPARTMENT OF TRANSPORTATION		1546 MAIL SERVICE CTR		RALEIGH, NC 27699-1500
14L10010E	BARBETTA LLC			PO BOX 97	SELMA, NC 27576-0097
14L10010F	BARBETTA LLC			PO BOX 97	SELMA, NC 27576-0097
14L10199E	NKHBM LLC		23 GLEN LAUREL RD		CLAYTON, NC 27527-0000
14L10199B	MILLARD, DONALD E	MILLARD, PAMELA		P O BOX 595	SELMA, NC 27576-0595
14074005	MAMCO ROCK HILL PROPERTIES, LLC			PO BOX 568	SMITHFIELD, NC 27577-0568

Notice of Public Hearing Sign



11/20/2025 10:13



Request for Planning Board Action

Agenda **Comp**
Item: **Plan**
Date: **update**
12/04/25

Subject: Comprehensive Plan Update
Department: Planning
Presented by: Micah Woodard, Planner I, CZO
Presentation: Business item

Issue Statement

The Planning Board is to review the Comprehensive Growth Management Plan amendments and make a recommendation to the Town Council.

Financial Impact

None

Action Needed

To review the Comprehensive Growth Management Plan amendments.

Recommendation

Staff recommend the Planning Board to recommend approval of CA-25-01 to amend the Comprehensive Growth Management Plan.

Approved: ☐ Town Manager ☐ Town Attorney

Attachments:

1. Staff Report
2. Comprehensive Growth Management Plan - existing
3. Comprehensive Growth Management Plan - proposed



Staff Report

Agenda Comp Plan
Item: Update

OVERVIEW:

There have been an increasing number of changes to the Comprehensive Growth Management Plan through rezonings. 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 and Parks and Recreation Departments, and the Assistant Town Manager.

INITIAL STAFF-PROPOSED TOWN PLAN AREAS OF CHANGE:

Area 1. The Town Plan envisions a large area of light industrial in West Smithfield which is now anchored by the Amazon facility and Johnston County Regional Airport. Further to the north there is a pocket of light industrial uses where Tk Studio and Advantech are located. When the Town Plan was prepared, Staff were unaware of the County's sewer policy which reserved sewer capacity for industrial development. Staff believed sewer to be unavailable in this area, so the area was guided for low density residential (septic system-residential). The County has a sewer policy to provide sewer for industry, and the County has guided the land north of Smithfield's ETJ along US 70 Business West or Employment uses. The Town Council recently rezoned a parcel north of TK Studio to Light Industrial and correspondingly amended the Comprehensive Plan. This proposed amendment would guide all the land in this area for industrial/employment uses.

Industrial in this area makes sense given the US 70 Business designation and easy access to I-42 on US 70 Business W and Swift Creek Road.

The Town Plan also envisions low density residential septic development in the area. Since the Town Plan was adopted, the County has constructed a large pump station on the JNX Airport property. There is developable land to the north of the pump station that could feasibly be sewer. Ans has been of interest to the development community for some time. With the pump station now operational, Medium Density Residential is feasible. Medium density translates to residential densities as high as 9.61 units per acre and can include townhouses and multifamily apartment development.

Area 2. Within this area the Bellamy Subdivision is being planned which will bring sewer to the north side of Poplar Creek. Sewer is also feasible to the east of Swift Creek Road, potentially by being bored under the Neuse River from the Buffalo Road area. Therefore, staff is recommending guiding all this area for Medium Density Residential. Medium density

translates to residential densities as high as 9.61 units per acre and can include townhouses and multifamily Apartment development.

Area 3. Area 3 includes the existing Local 70 Mixed Use PUD. The PUD area will be developed for light industrial or commercial uses. The Town Plan had envisioned a mixed-use center around Buffalo Road at the interchange to future I-42, and some office/residential to the south. The update recommends moving the mixed-use center to the north side of Buffalo Road and creating a larger area for industrial/employment. This makes sense given easy access to future I-42 and the need for industrial growth in the town.

Area 4. Area 4 encompasses the entire area east of I-95. The Town Plan did not envision sewer growth in this area, but Mallard Crossing changes all that.

- Industrial. Given the need for industrial growth and the proximity to I-95, Staff is recommending a larger Light Industrial area near the Brogden Road interchange.
- Mixed use. The Town Plan envisioned mixed use around the US 70 Business East/I-95 interchange. With the completion of the connector road and elimination of Mallard Road connection to the Ramp, Staff are envisioning an even larger commercial/mixed use area.
- Low and Medium Density Residential. Mallard Crossing is a medium density project and with sewer on the east side of I-95, Staff recommends guiding all the land to medium and low density residential.

Minor Pedestrian Plan Update:

- NCDOT has asked staff that the proposed Sidewalk and Multiuse Path be switched along Brogden Rd.

PLANNING BOARD RECOMMEND AREAS OF CHANGE to FUTURE LAND USE MAP:

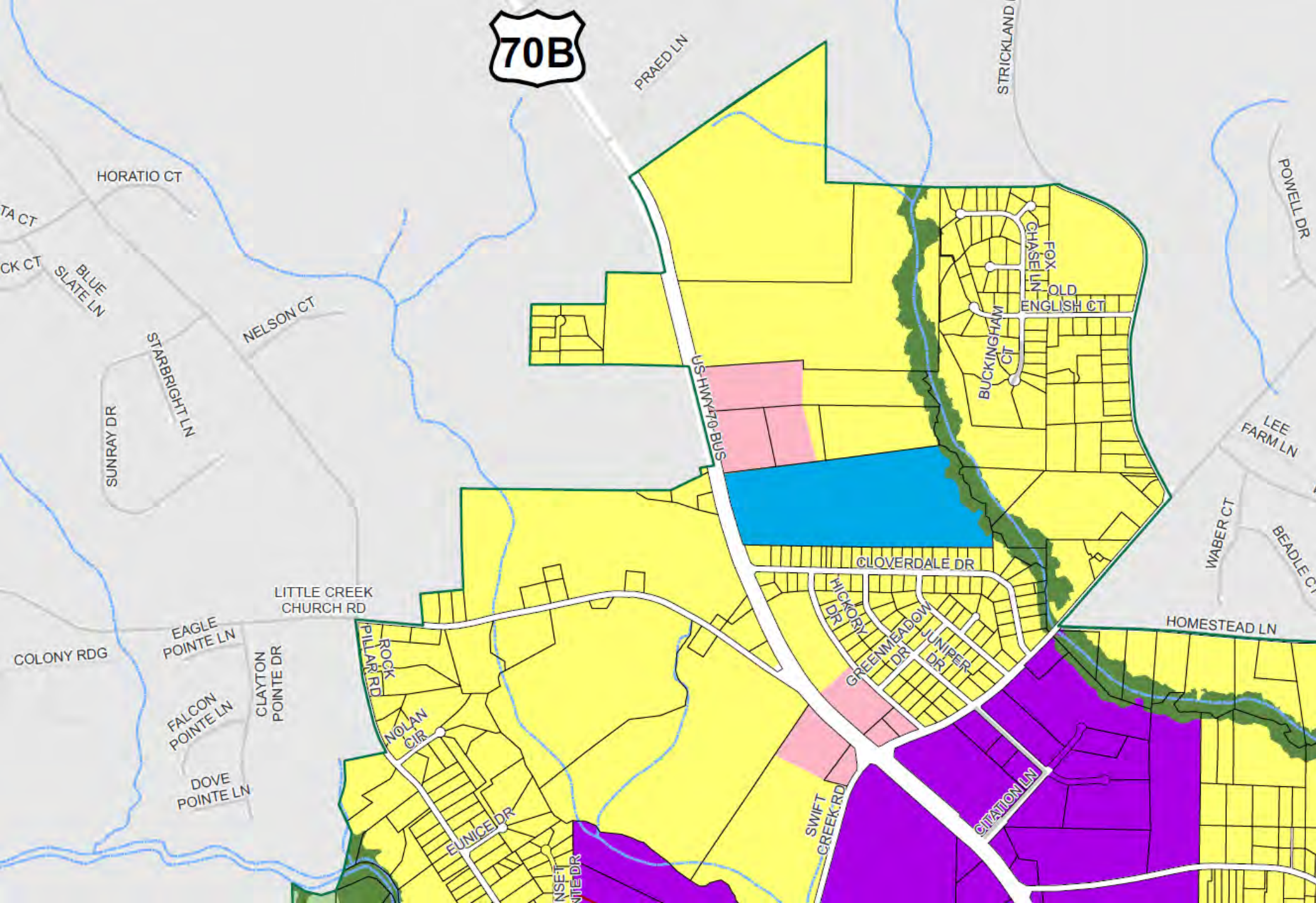
Planning Board recommendations shown on following pages. Labeled "PROPOSED/PB"

RECOMMENDATION:

Staff recommend the Planning Board recommend approval of the comprehensive plan amendment, CA-25-01, and minor change to Town Pedestrian Plan.

RECOMMENDED MOTION:

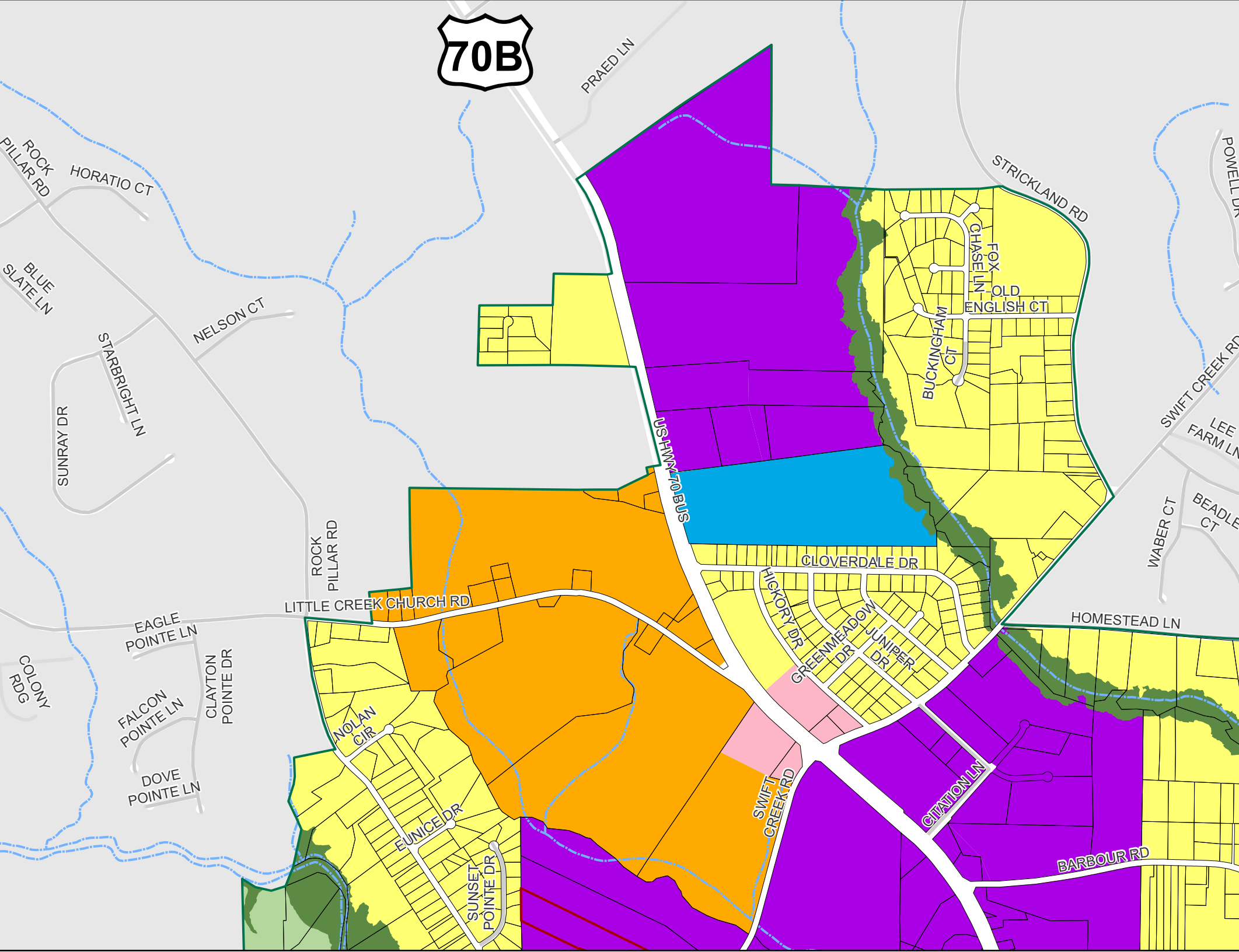
"Move to recommend approval of the comprehensive plan amendment, CA-25-01, and subsequent minor change to Town Pedestrian Plan."



Area of Interest #1

PREVIOUSLY APPROVED Legend

- Town Corporate Limits
- ETJ Boundaries
- Future Land Use
- Non-Residential and Mixed Use Areas
 - Conservation and Open Space
 - Commercial
 - Downtown Core
 - Downtown Support
 - Industrial / Employment
 - Mixed Use Center
 - Office / Residential
- Residential Character Areas
 - Medium Density Residential
 - Low Density Residential
 - Rural Residential



Area of Interest #1

PROPOSED/STAFF

Legend

- Town Corporate Limits
- ETJ Boundaries

Future Land Use

Non-Residential and Mixed Use Areas

- Conservation and Open Space
- Commercial
- Downtown Core
- Downtown Support
- Industrial / Employment
- Mixed Use Center
- Office / Residential

Residential Character Areas

- Medium Density Residential
- Low Density Residential
- Rural Residential

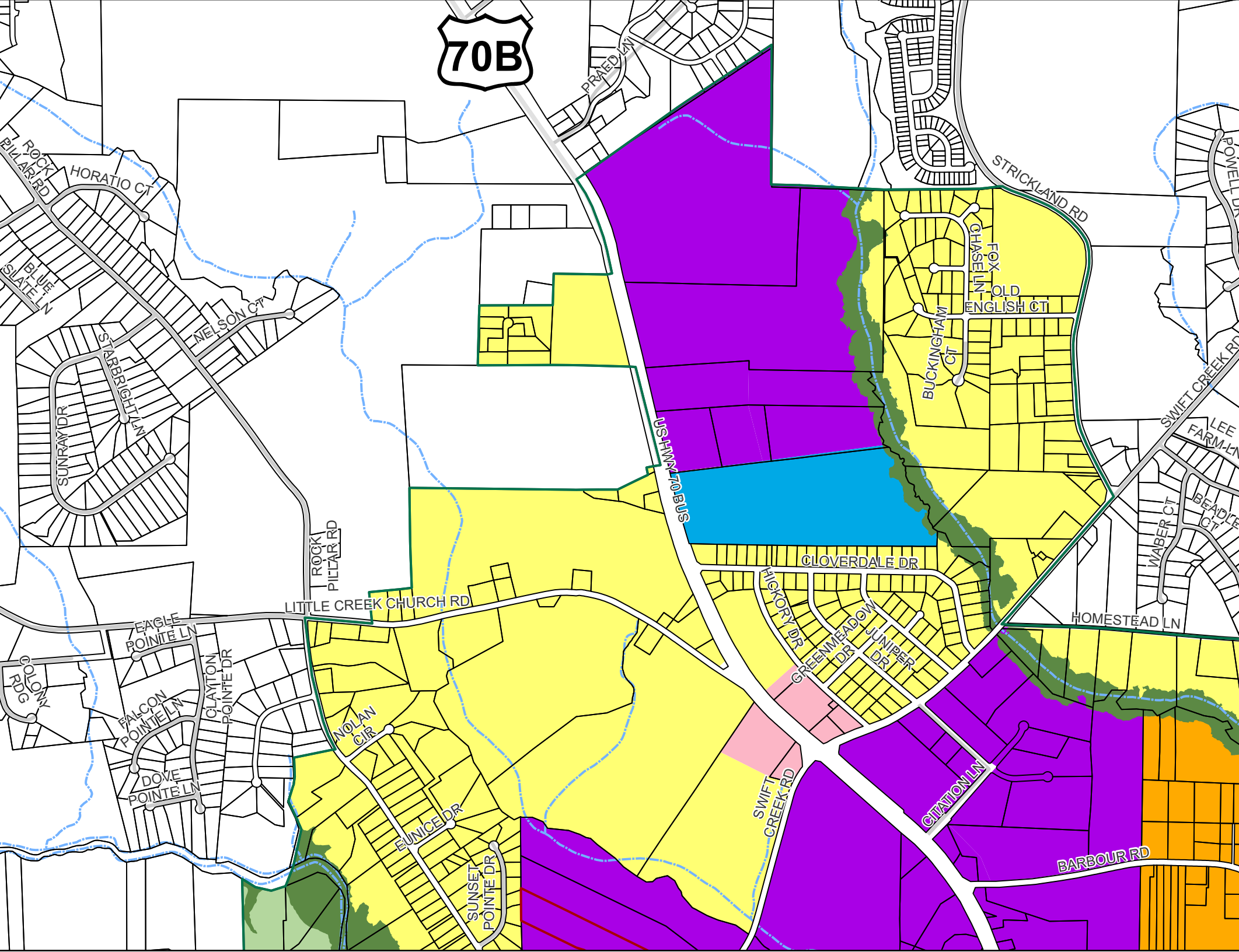
Area of Interest #1

PROPOSED/PB

Legend

- Town Corporate Limits
- ETJ Boundaries
- Future Land Use**
- Non-Residential and Mixed Use Areas**
- Conservation and Open Space
- Commercial
- Downtown Core
- Downtown Support
- Industrial / Employment
- Mixed Use Center
- Office / Residential
- Residential Character Areas**
- Medium Density Residential
- Low Density Residential
- Rural Residential
- Tax Parcels

N



Area of Interest #2

PREVIOUSLY APPROVED

Legend

- Town Corporate Limits
- ETJ Boundaries

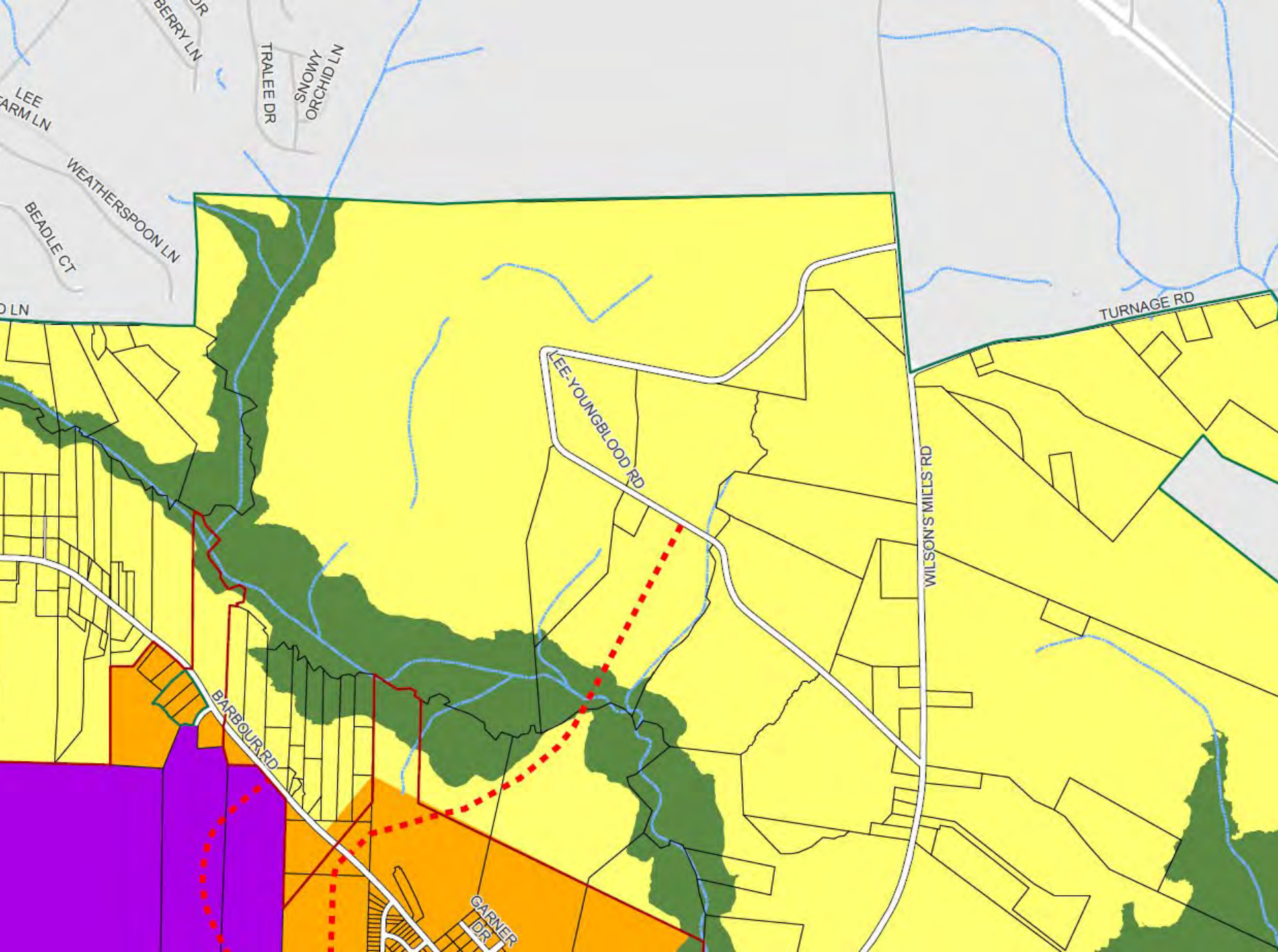
Future Land Use

Non-Residential and Mixed Use Areas

- Conservation and Open Space
- Commercial
- Downtown Core
- Downtown Support
- Industrial / Employment
- Mixed Use Center
- Office / Residential

Residential Character Areas



- Medium Density Residential
- Low Density Residential
- Rural Residential



Area of Interest #2








PROPOSED/STAFF

Legend




-  Town Corporate Limits
-  ETJ Boundaries

Future Land Use

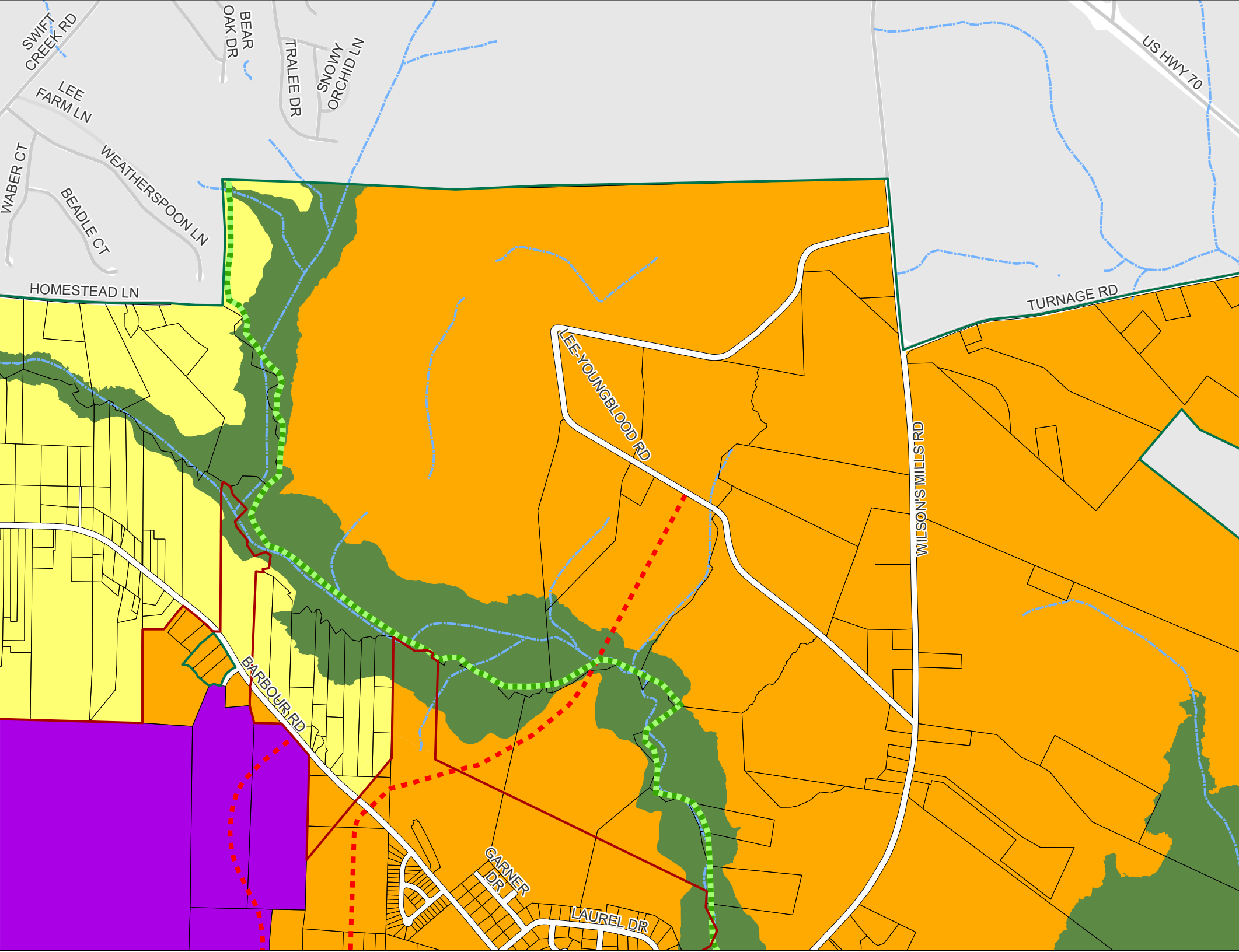
Non-Residential and Mixed Use Areas

-  Conservation and Open Space
-  Commercial
-  Downtown Core
-  Downtown Support
-  Industrial / Employment
-  Mixed Use Center
-  Office / Residential

Residential Character Areas

-  Medium Density Residential
-  Low Density Residential
-  Rural Residential

N



Area of Interest #2

PROPOSED/PB

Legend

- Town Corporate Limits
- ETJ Boundaries

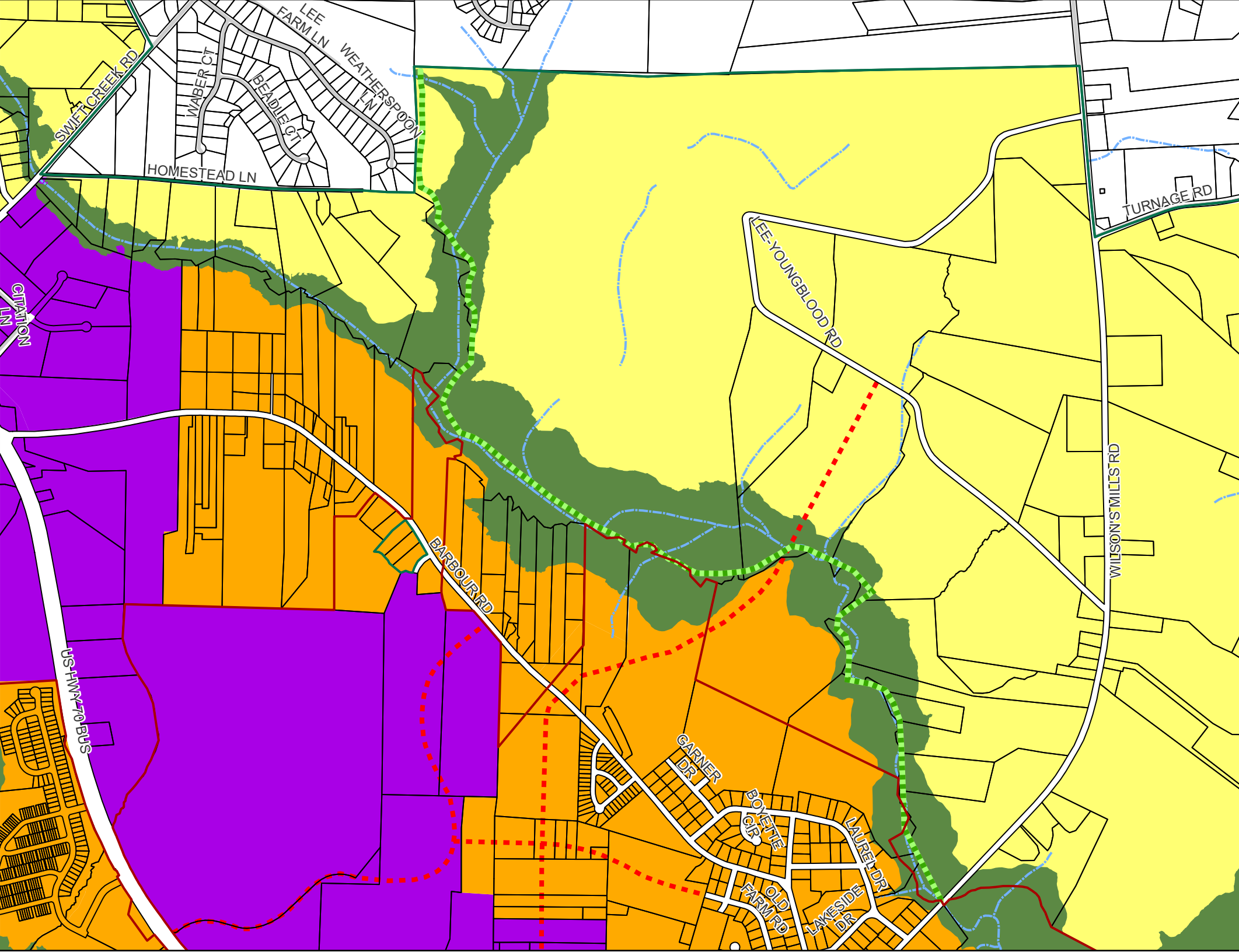
Future Land Use

Non-Residential and Mixed Use Areas

- Conservation and Open Space
- Commercial
- Downtown Core
- Downtown Support
- Industrial / Employment
- Mixed Use Center
- Office / Residential

Residential Character Areas

- Medium Density Residential
- Low Density Residential
- Rural Residential
- Tax Parcels



Area of Interest #3

PREVIOUSLY APPROVED

Legend

- Town Corporate Limits
- ETJ Boundaries

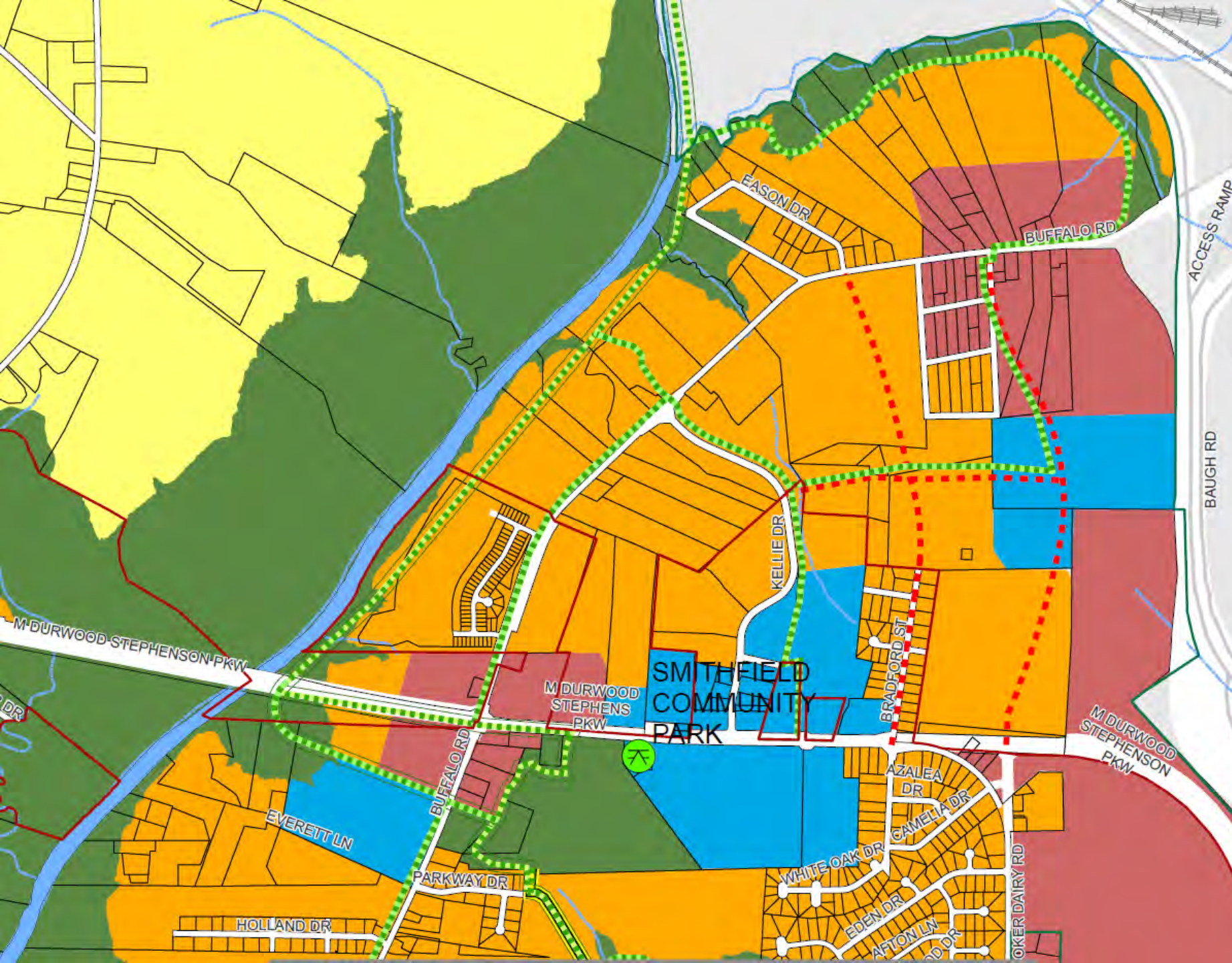
Future Land Use

Non-Residential and Mixed Use Areas

- Conservation and Open Space
- Commercial
- Downtown Core
- Downtown Support
- Industrial / Employment
- Mixed Use Center
- Office / Residential

Residential Character Areas



- Medium Density Residential
- Low Density Residential
- Rural Residential



Area of Interest #3








PROPOSED/STAFF

Legend




-  Town Corporate Limits
-  ETJ Boundaries

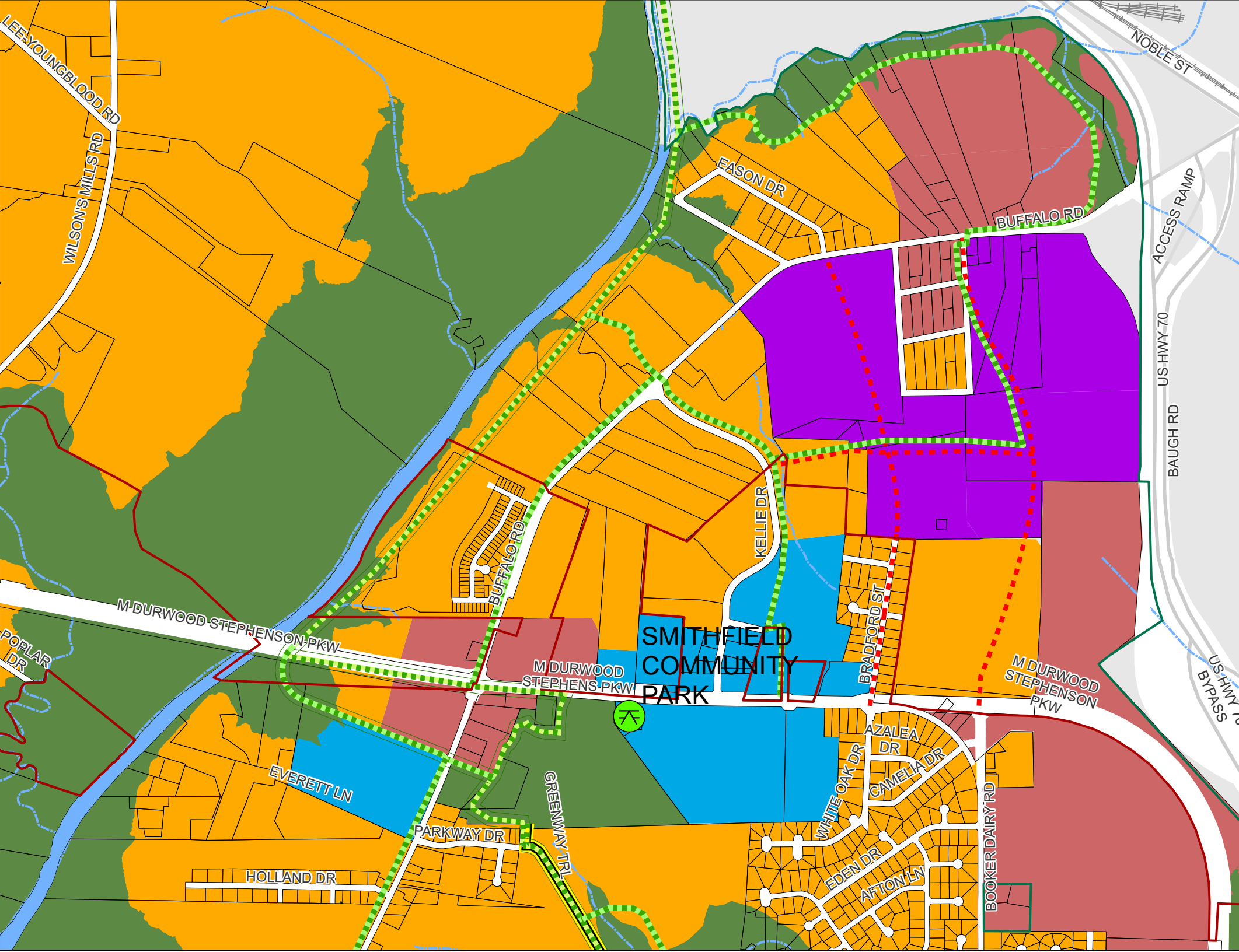
Future Land Use

Non-Residential and Mixed Use Areas

-  Conservation and Open Space
-  Commercial
-  Downtown Core
-  Downtown Support
-  Industrial / Employment
-  Mixed Use Center
-  Office / Residential

Residential Character Areas

-  Medium Density Residential
-  Low Density Residential
-  Rural Residential



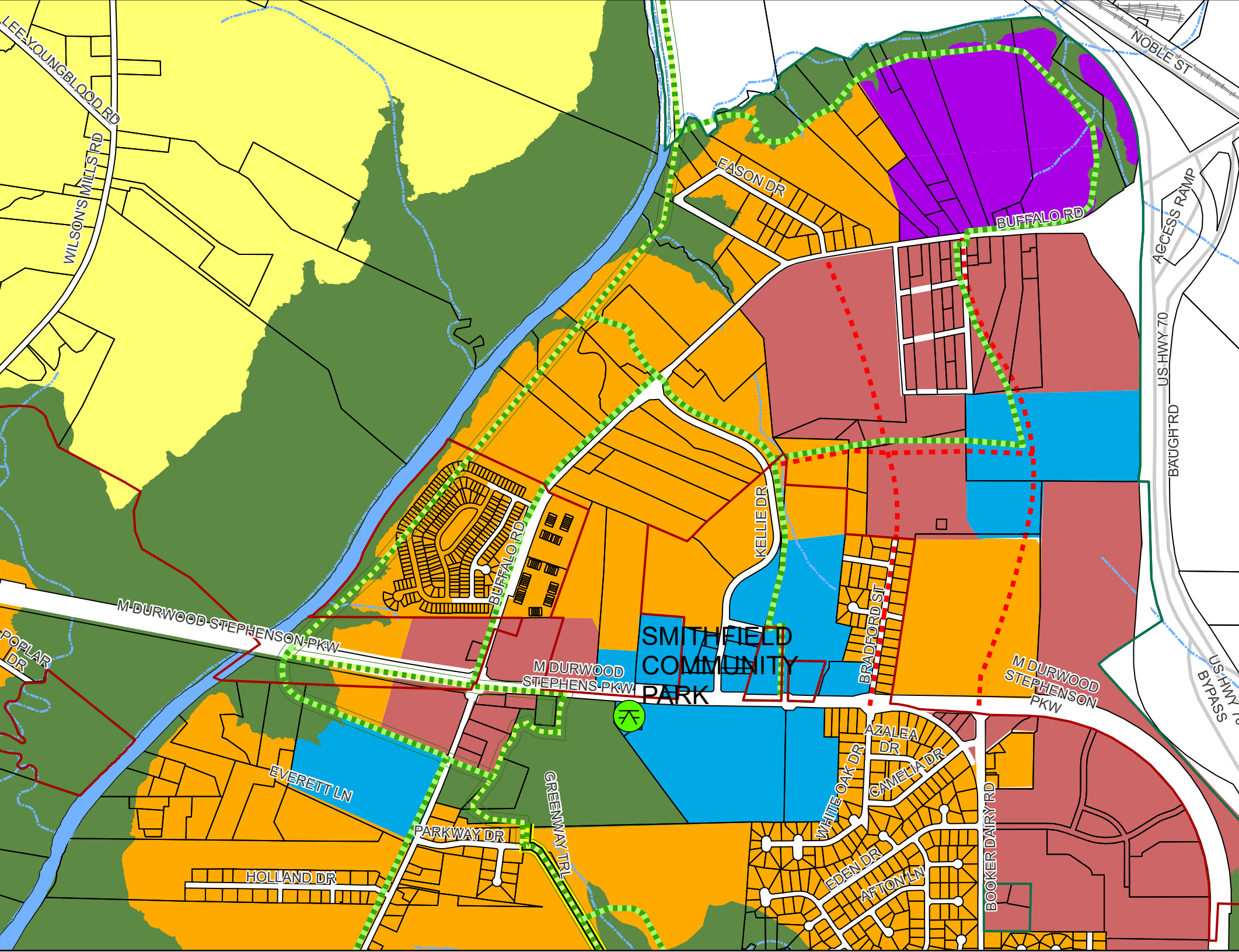
Area of Interest #3

PROPOSED/PB

Legend

- Town Corporate Limits
- ETJ Boundaries
- Future Land Use**
- Non-Residential and Mixed Use Areas**
- Conservation and Open Space
- Commercial
- Downtown Core
- Downtown Support
- Industrial / Employment
- Mixed Use Center
- Office / Residential
- Residential Character Areas**
- Medium Density Residential
- Low Density Residential
- Rural Residential
- Tax Parcels

N



Area of Interest #4

PREVIOUSLY APPROVED

Legend

- Town Corporate Limits
- ETJ Boundaries

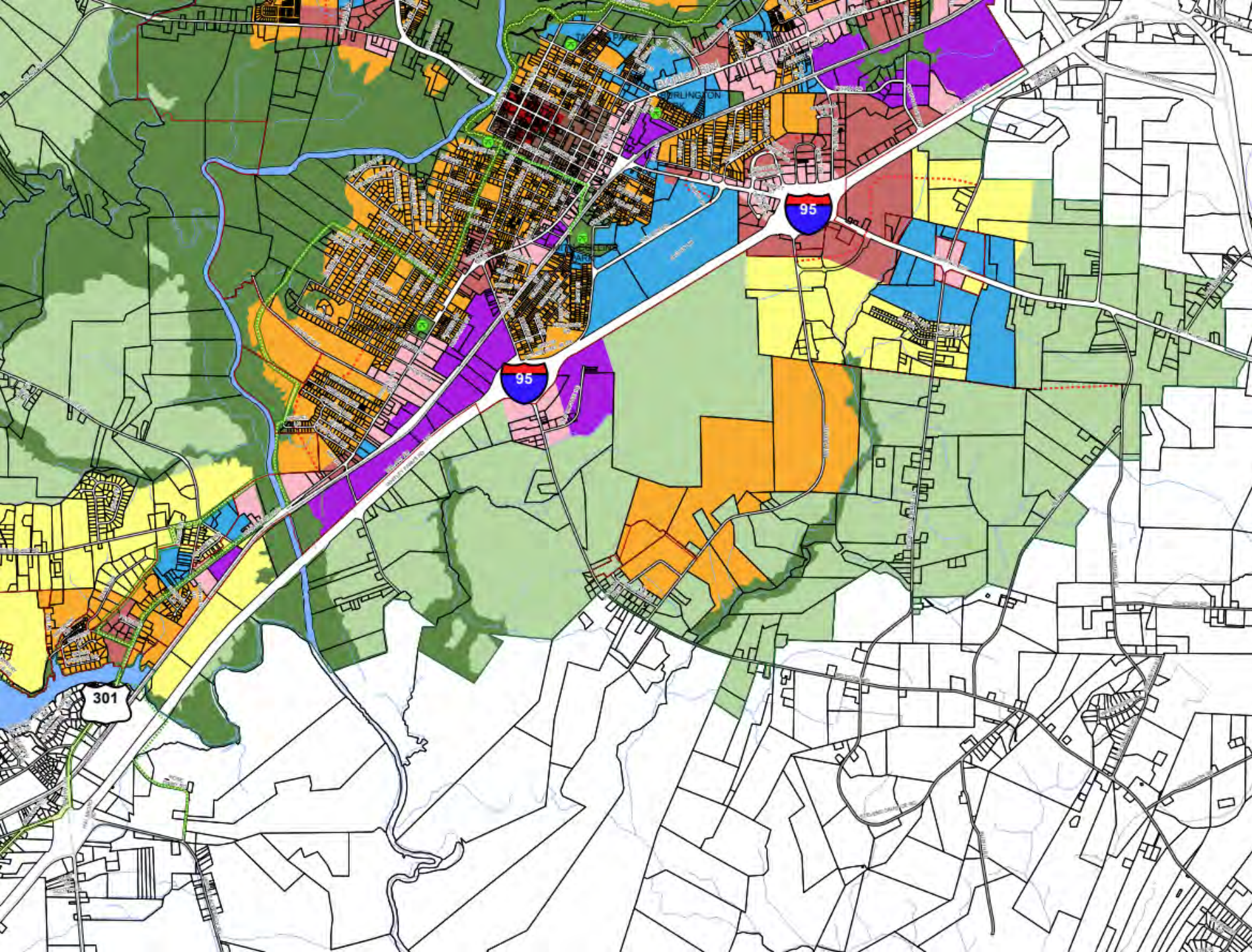
Future Land Use

Non-Residential and Mixed Use Areas

- Conservation and Open Space
- Commercial
- Downtown Core
- Downtown Support
- Industrial / Employment
- Mixed Use Center
- Office / Residential

Residential Character Areas

- Medium Density Residential
- Low Density Residential
- Rural Residential



Area of Interest #4

PROPOSED/STAFF

Legend

- Town Corporate Limits
- ETJ Boundaries

Future Land Use

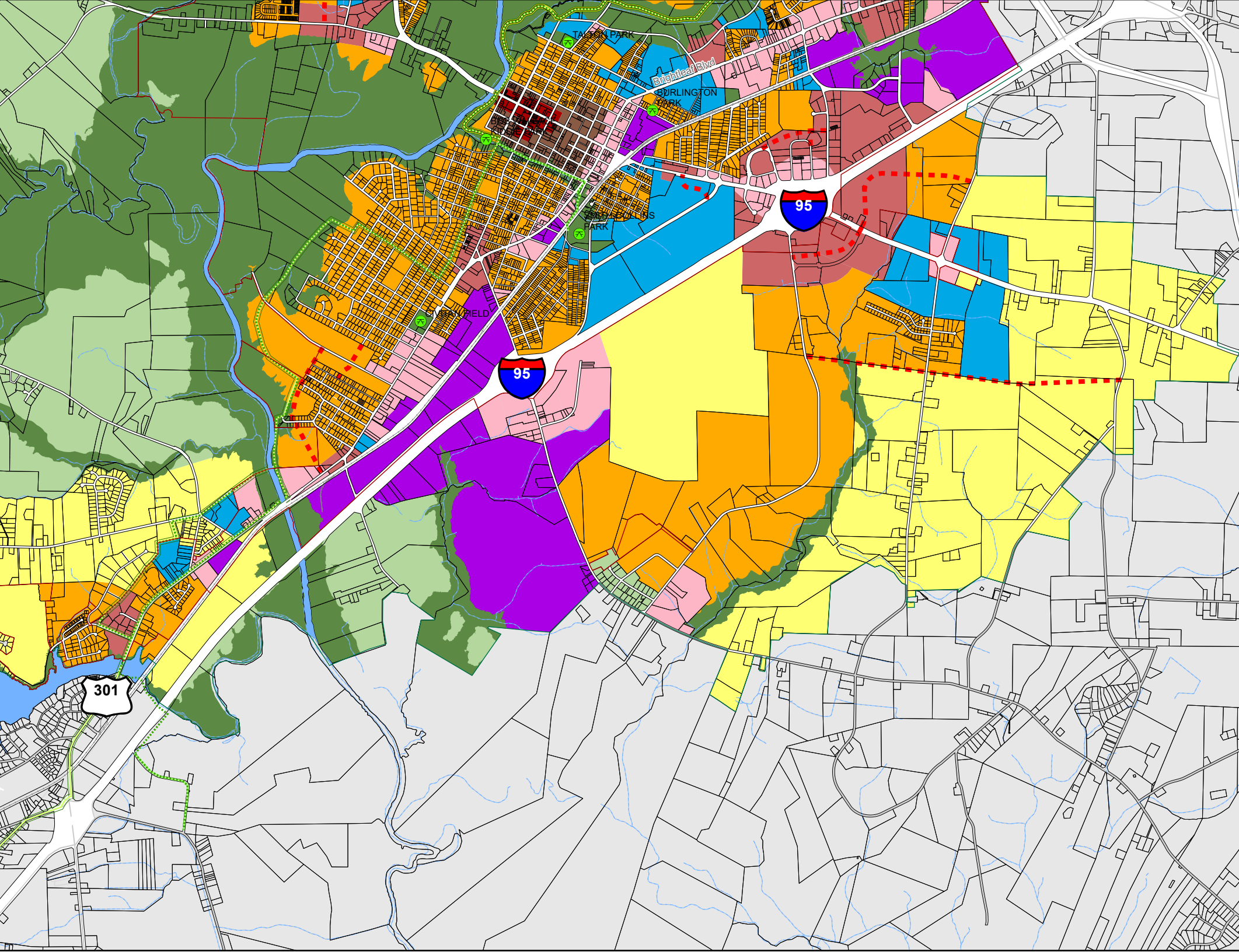
Non-Residential and Mixed Use Areas

- Conservation and Open Space
- Commercial
- Downtown Core
- Downtown Support
- Industrial / Employment
- Mixed Use Center
- Office / Residential

Residential Character Areas

- Medium Density Residential
- Low Density Residential
- Rural Residential
- parcels_2025

N



Area of Interest #4

PROPOSED/PB

Legend

- Town Corporate Limits
- ETJ Boundaries

Future Land Use

Non-Residential and Mixed Use Areas

- Conservation and Open Space
- Commercial
- Downtown Core
- Downtown Support
- Industrial / Employment
- Mixed Use Center
- Office / Residential

Residential Character Areas

- Medium Density Residential
- Low Density Residential
- Rural Residential
- Tax Parcels

N

