



PLANNING BOARD AGENDA

Members:

Chair: Mark Lane (ETJ)

Vice-Chair: Doris Wallace (Town)

Jaime Beasley (Town)

Ashley Spain (ETJ)

Nariman Jaminia (Town)

Alisa Bizzell (Town)

Luke Stancil (Town)

Staff:

Stephen Wensman, AICP, ALA, Planning Director

Micah Woodard, CZO, Planner I

Julie Edmonds, Administrative Support Specialist

Meeting Date: Thursday, October 2nd, 2025

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall



**PLANNING BOARD AGENDA
FOR REGULAR MEETING
OCTOBER 2, 2025
MEETING TIME: 6:00 PM
TOWN HALL COUNCIL CHAMBERS**

Call to Order.

Pledge of Allegiance.

Approval of the agenda.

New Business.

- **Swear in new board members**

Identify voting members.

Approval of the minutes for September 4, 2025.

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.

Adjournment.

**Draft
Town of Smithfield
Planning Board Minutes
Thursday, September 4th, 2025
Council Chambers
6:00 PM**

Members Present:

Chairman Mark Lane
Doris Wallace
Ashley Spain (Arrived Late at 6:14pm)
Alisa Bizzell (Left at 7:40pm)

Members Absent:

Staff Present:

Stephen Wensman, Planning Director
Micah Woodard, Planner I
Andrew Harris, Finance Director (filling in as Admin)

Staff Absent:

Julie Edmonds, Administrative Support Specialist

CALL TO ORDER

PLEDGE OF ALLEGIANCE

IDENTIFY VOTING MEMBERS

APPROVAL OF AGENDA Mark Lane made a motion to approve the agenda; seconded by Alisa Bizzell. Unanimously approved.

APPROVAL OF MINUTES August 7th, 2025

Mark Lane made a motion to approve the minutes, seconded by Alisa Bizzell. Unanimously approved.

APPOINT NEW VICE-CHAIR

Mark Lane made a motion to elect Doris Wallace as new vice-chair of the Planning Board; seconded by Alisa Bizzell. Unanimously approved.

New Business

CZ-25-05 Bellamy: Rock Tower Partners LLC is requesting approval of Bellamy, an R-8 conditional rezoning master plan consisting of 1,147 units of residential: 870 detached single-family residential lots and 277-townhouse lots over 498-acres of land.

Stephen Wensman stated the developer has petitioned for voluntary annexation of the entire development site. With annexation, the water and sewer will be provided by the Town of Smithfield and electric utilities will be provided by Duke. The construction is expected to begin in 2028 and last approximately ten years and consist of 4 phases. Phasing is subject to change and sub-phasing may occur. The access to the development will be from a single access on Wilsons Mills Road and 4 access points onto Lee-Youngblood Road. The portion of Lee-Youngblood Road that enters the development site will be vacated by the development. The master plan shows 5 points of lateral access to connect with future development. There is no lateral access shown to connect to the Tralee Subdivision (west of Bellamy). The developer of Tralee has asked for a lateral connection claiming the development will landlock the parcel. A Traffic Impact Analysis (TIA) will be required prior to preliminary plat.

Bellamy will have a private central “main amenity area” (5-acres) to include a pool, 2-sport courts, clubhouse and playground. An HOA will own and maintain the recreation and open space areas and amenities, stormwater facilities, walking trails, and landscaping. The applicant is proposing 4 different lot sizes.

(277) 22'x120' Townhome lots

(125) 70'x120' Detached Single-family lots

(72) 60'x120' Detached Single-family lots

(673) 50'x120' Detached Single-family lots

The developer is seeking deviations from the UDO of conditional zoning is to provide flexibility from as part of the rezoning. The purpose conventional zoning and to allow creative projects to occur through a negotiated (give and take) approach to achieve the desired project that both the developer and town mutually can be satisfied with. The applicant is seeking the following deviations from the following UDO Requirements:

UDO Standard	Existing Standard	Proposed Standard
Single Family Lots		
Min. Lot Area	8,000 sq. ft.	6,000 sq. ft.
Min. Lot Frontage	70 ft.	50 ft.
Min. Front Yard Setback	30 ft.	25 ft.
Min. Corner Side Setback	15 ft.	15 ft.
Min. Side Setback	10 ft.	15 ft.
Min. Rear Setback	25 ft.	15 ft.
Mi. Acc. Structure Setback	10 ft.	5 ft.
Townhouse Lots		
Min. Lot Area	4500 sq. ft. gross site area	2,200 sq. ft.
Min Lot Frontage	N/A	20 ft.
Min Front Yard Setback	30 ft.	25 ft.
Min. Corner Side Setback	15 ft.	20 ft.

Mark Lane stated objective 6 in the comprehensive growth management plan coincides with what's being proposed. It mentions protecting the towns rural edge. Discourages large scale development and higher intensity uses by limiting zoning in rural areas.

Stephen Wensman stated it complies with the low density, 1 to 4 units per acre. The development will be 2.4 units per acre.

Mark Lane asked how the development is in harmony with the surrounding areas?

Stephen Wensman stated the UDO provides buffers between disparate land uses. They're meeting the code requirements and in places they're exceeding them.

David Bergmark from McAdams Civil Engineering and Land Design firm reiterated what Stephen Wensman stated in his presentation. He mentioned a mixed residential development of single-family detached homes and townhomes will be offered to meet the residential needs of different people.

Doris Wallace asked if the main road to this development will be widened?

David Bergmark said they're required to have a traffic impact analysis conducted. The results from that study will be submitted with the preliminary plat.

David DeYoung from Riverwild Development represents the owner of the parcel in question that Stephen Wensman mentioned. The 37-acre tract of land was originally part of the Tralee Subdivision. This tract of land wasn't developed with Tralee Subdivision due to Poplar Creek being so large therefore it wasn't feasible to cross. They're requesting a cross access point or a lateral connection into this parcel.

Ben Youngblood owns the adjoining land to this development. His family has owned this farm for over 200 years. He would like to see some thought put into another access due to the danger of the curves and hills on the road in front of this development. He's concerned about the increased traffic. He'd like to see a narrow buffer, maybe a fence put up or a buffer to keep from looking at the housing and anyone living there from seeing his property.

Clark Stephenson, a landowner across from this development spoke. He stated all of the trucks coming and going to the farms have no choice but to travel down Lee-Youngblood Rd.

Stephen Wensman said the developer is proposing to close the northern end of Lee-Youngblood Rd and get rid of the road and it would then become neighborhood roads.

Clark Stephenson asked how many acres of the 125 acres are outside of the floodplain?

David Bergmark said of the 125-acre area, 36 of those acres are outside the floodplain.

Clark Stephenson asked what the intent was to monitor the southern entrance of Lee-Youngblood Rd?

Stephen Wensman said DOT will review the traffic impact study once it's been done. They'll look at peak traffic and safety conditions and traffic counts.

Pam Keene owns land near this development. She asked how much of the road would be redone?

Stephen Wensman stated all the developer will do off-site is whatever DOT deems is necessary for the development to be built.

Will Stephenson an adjacent farm owner to this development came forward. He asked what the town standards were to approve a project like this?

Stephen Wensman said the developer is proposing an R-8 conditional zone. It's based on whether it should be an R-8 zone, they also are deviating from the R-8 standards. Instead of 8,000 sq. ft lots they're proposing 6,000 sq. ft. lots. The town has a 60ft right-of-way requirement and they're proposing a 50ft right-of-way requirement. The board has to agree to the 50 ft right-of-way and in exchange we will get open space and buffers beyond the town standards. If the board wants fences, they can request them.

Karen Lee lives across the road from the proposed main entrance to this development. She is also concerned about the traffic and how Lee-Youngblood Rd can't handle all the current traffic and the additional traffic from this new development.

Ben Youngblood asked what the next steps would be after this meeting?

Stephen Wensman said this meeting is for the rezoning. It's a unique rezoning with a masterplan. It can change but it sets the types of units. It's the perimeters for the whole development. Next comes the preliminary plat which is the lot design. All construction issues will be addressed at that time. Next comes final plat which allows them to sell the lots. They will come back before the Planning Board and the Town Council for preliminary plat approval.

Cliff Sharpe of Lee-Youngblood Rd shared his concerns of the increased traffic and how the new homeowners in this development will like the aroma of hog waste.

Ashley Spain made a motion to deny CZ-25-05; seconded by Doris Wallace. Unanimously denied by all 4 board members.

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 presented CA-25-01 to the Planning Board. 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 and Parks and Recreation Departments, and the Assistant Town Manager.

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 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 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 interchanges. 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

Ashley Spain made a motion to table CA-25-01; seconded by Doris Wallace. Unanimously tabled

Old Business

None

Adjournment

Ashley Spain made a motion to adjourn; seconded by Doris Wallace. Unanimously approved.

Next Planning Board meeting is October 2nd, 2025, at 6pm.

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist



Request for Planning Board Action

Agenda
Item:
Date:

**Comp
Plan
update**
02/04/25

Subject: Comprehensive Plan Update
Department: Planning
Presented by: Micah Woodard, Planner I
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.

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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.

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- 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.

RECOMMENDATION:

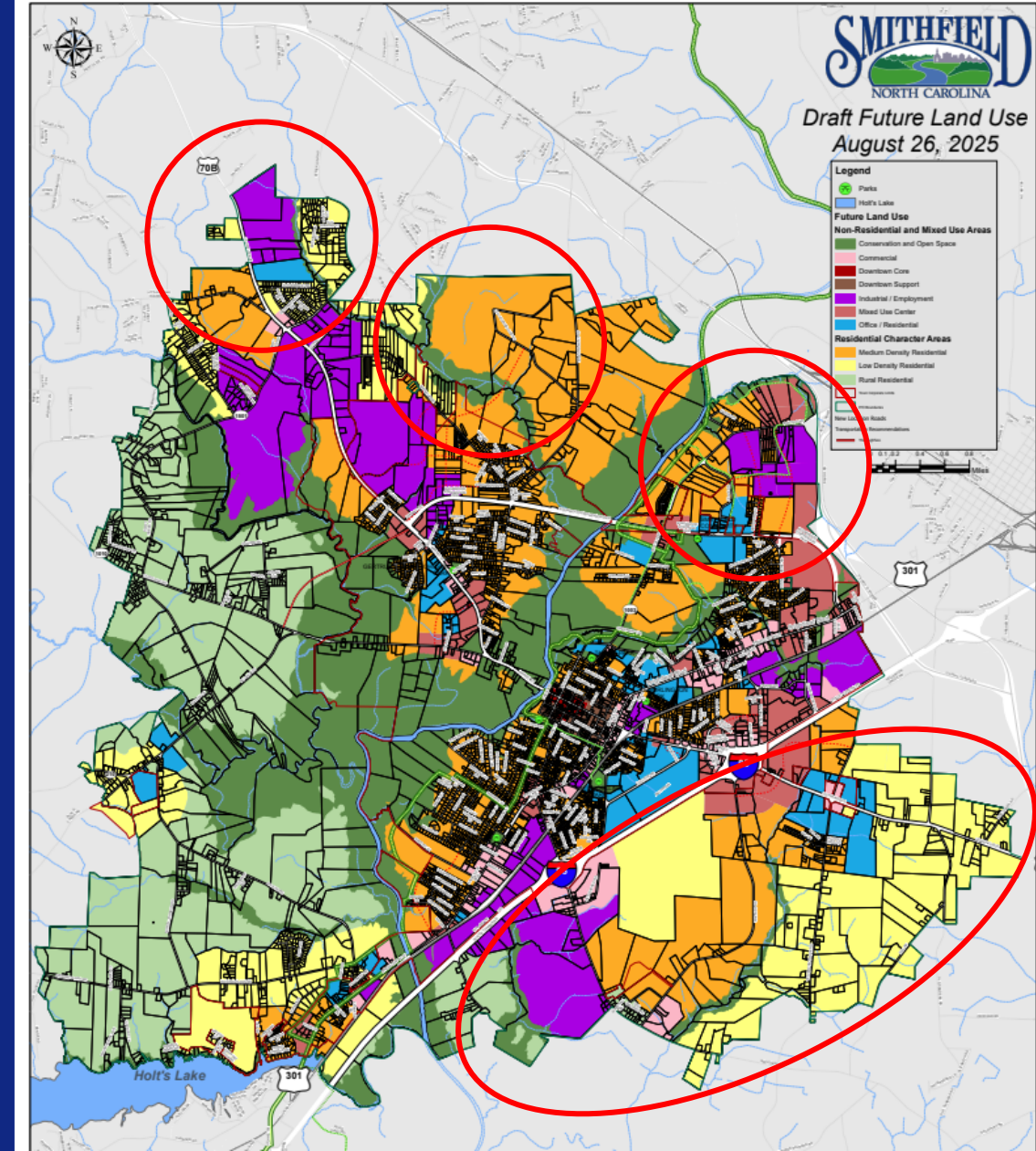
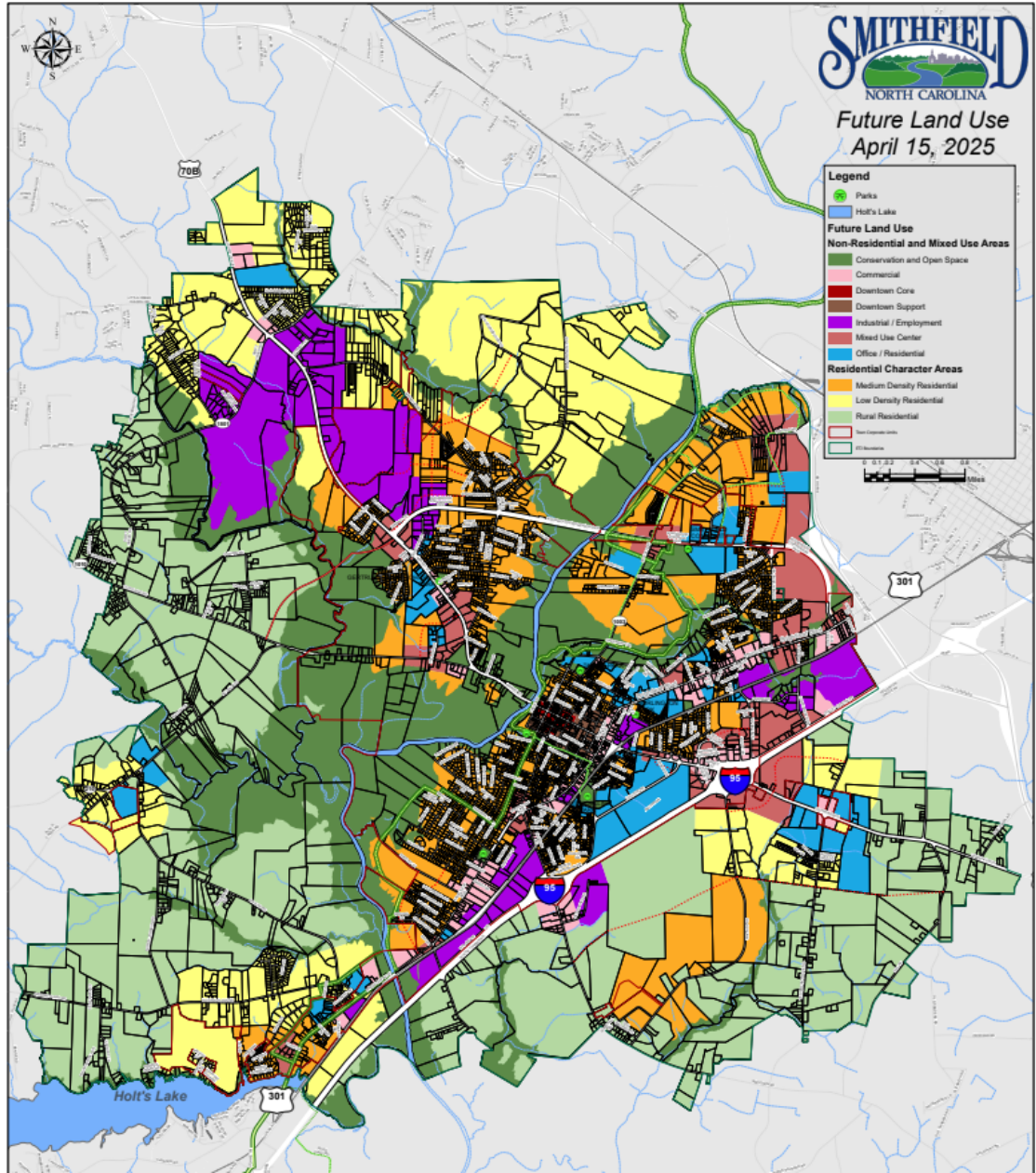
Staff recommend the Planning Board recommend approval of the comprehensive plan amendment, CA-25-01, and minor change to Town Pedestrian Plan.

RECOMMENDED MOTION:

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

CA-25-01

Comp Plan Amendment Comparison/Areas of Interest



Area of Interest #1

PREVIOUSLY APPROVED Legend

- Town Corporate Limits
- ETJ Boundaries

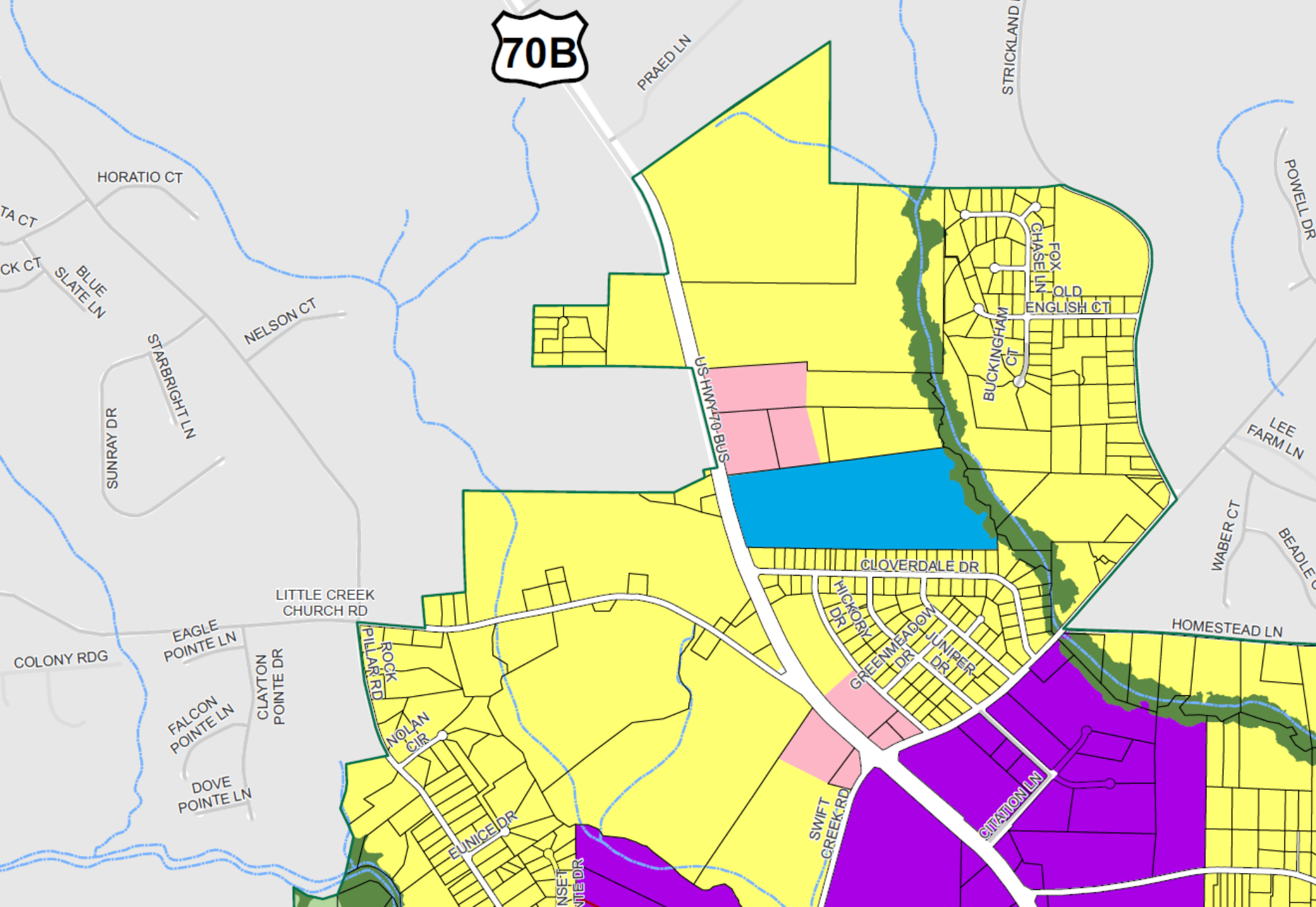
Future Land Use

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

Legend




-  Town Corporate Limits
-  ETJ Boundaries

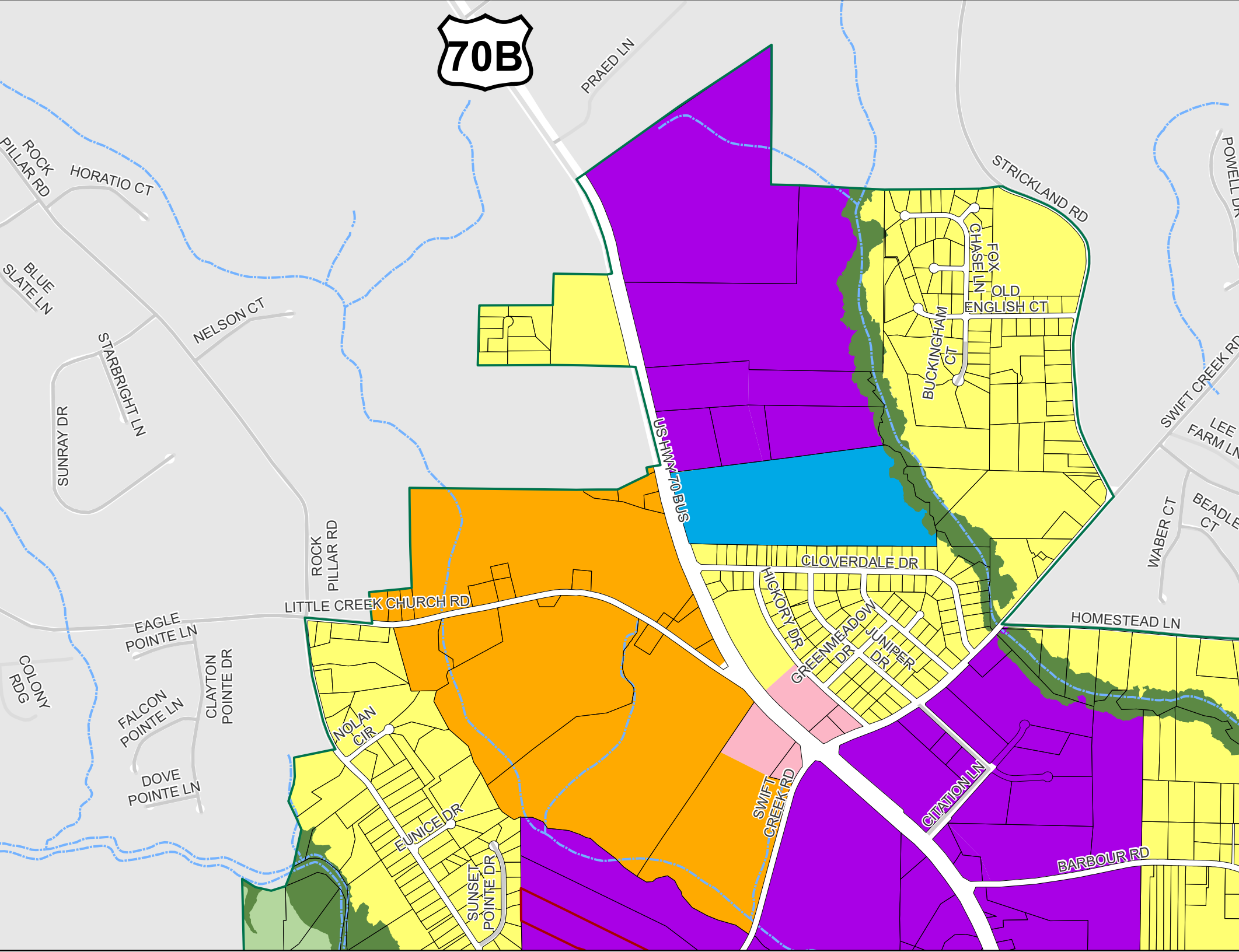
Future Land Use

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

PREVIOUSLY APPROVED

Legend

- Town Corporate Limits
- ETJ Boundaries

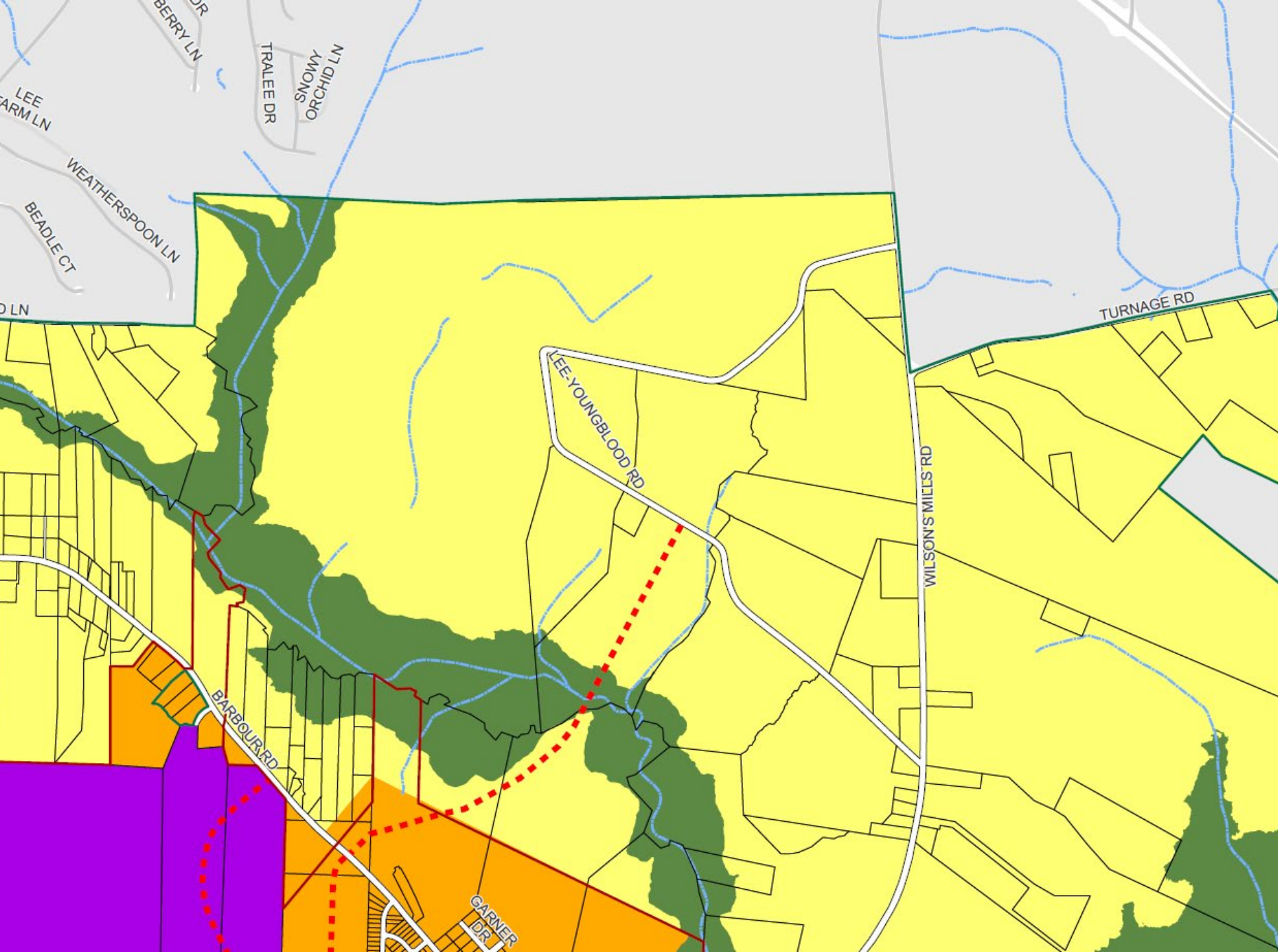
Future Land Use

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

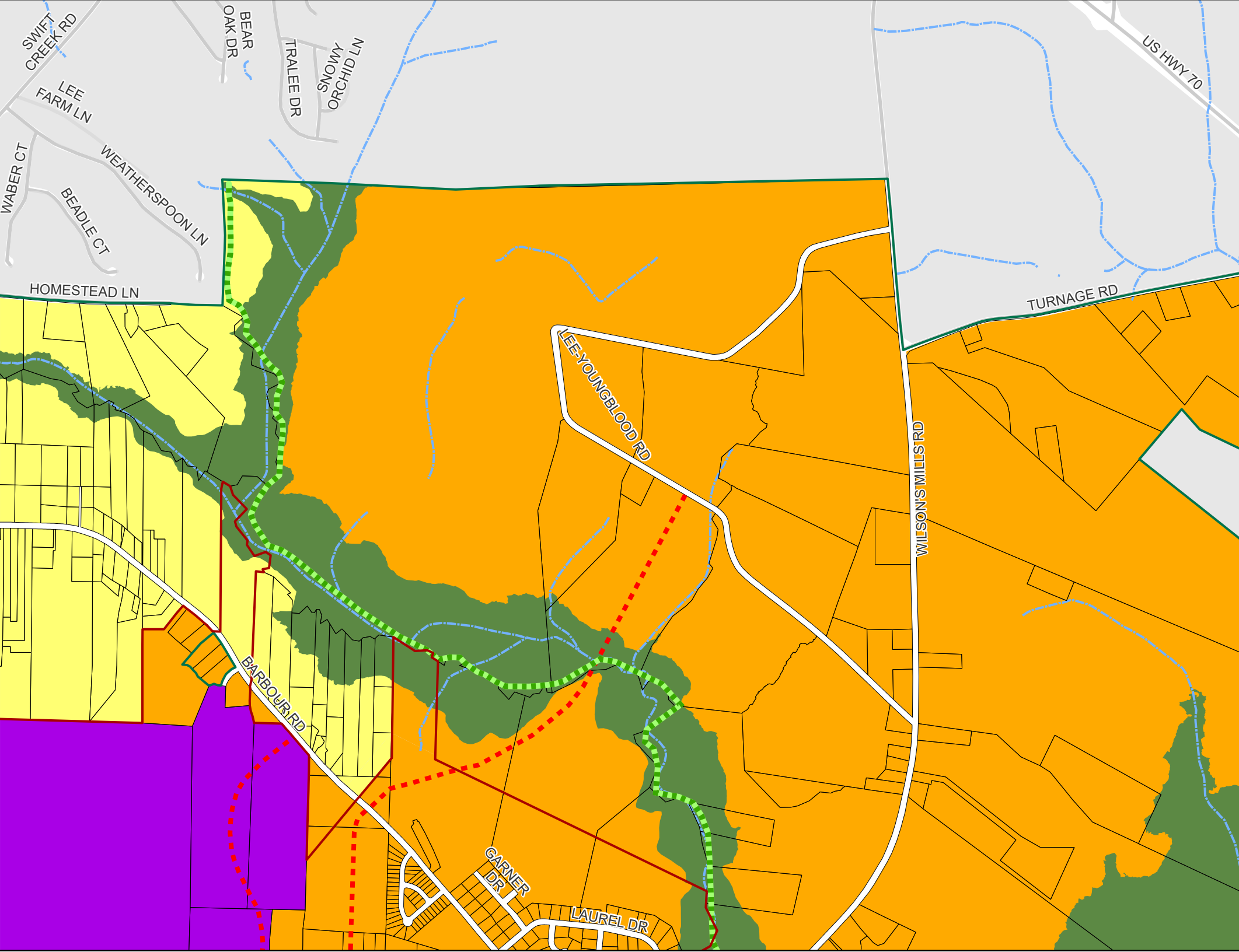
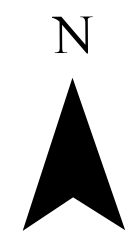


Area of Interest #2

PROPOSED

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

PREVIOUSLY APPROVED

Legend

- Town Corporate Limits
- ETJ Boundaries

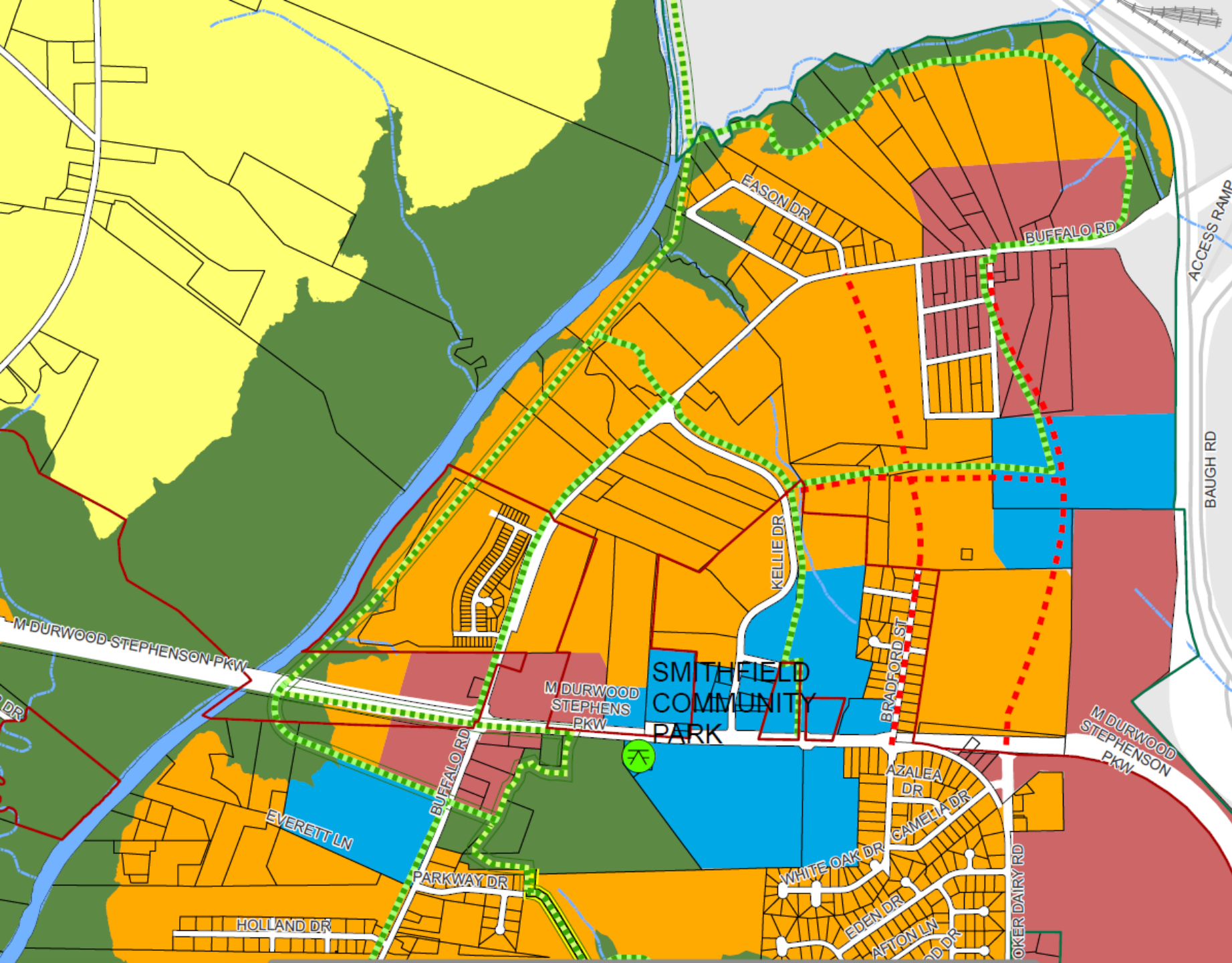
Future Land Use

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

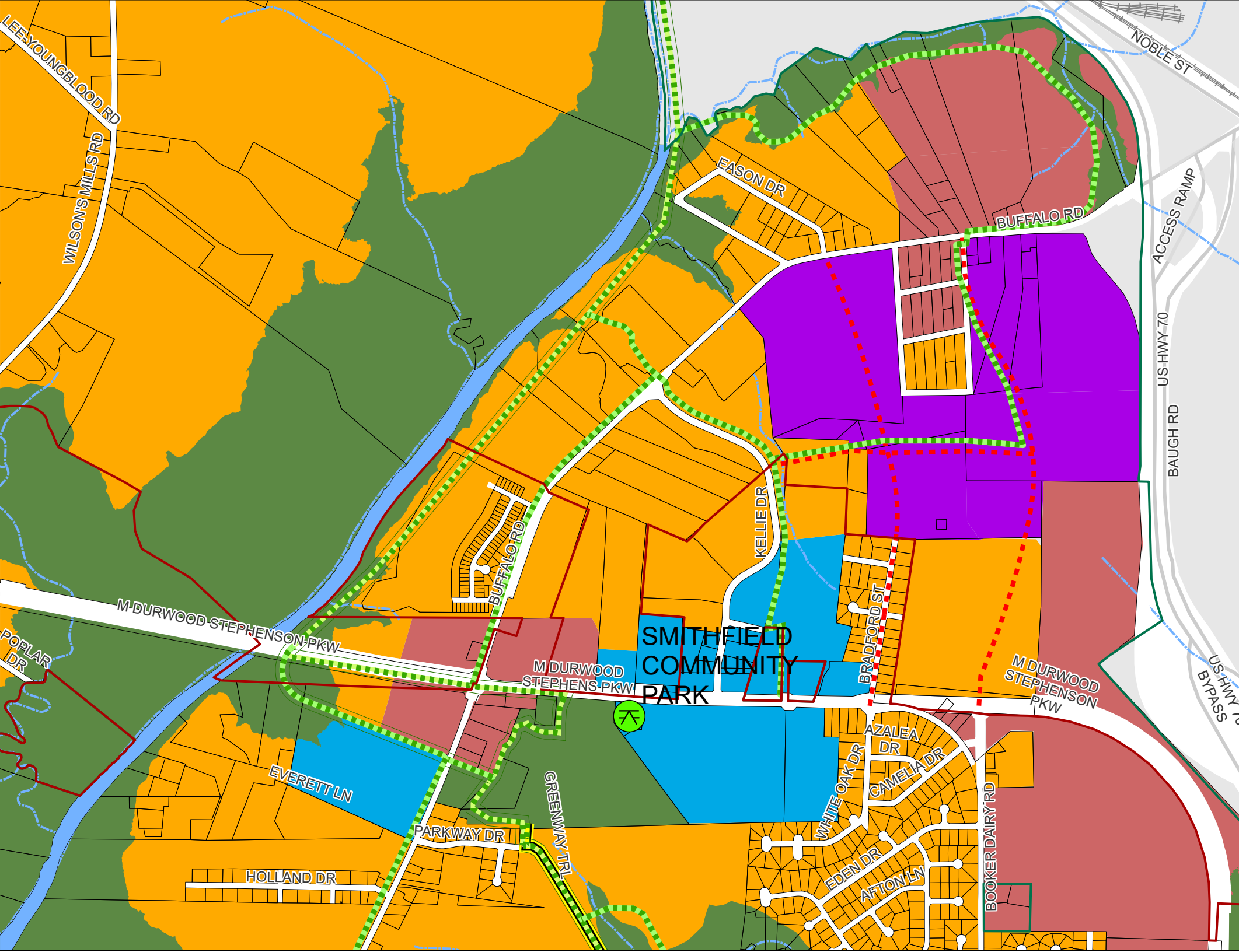


Area of Interest #3

PROPOSED

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

PREVIOUSLY APPROVED

Legend

- Town Corporate Limits
- ETJ Boundaries

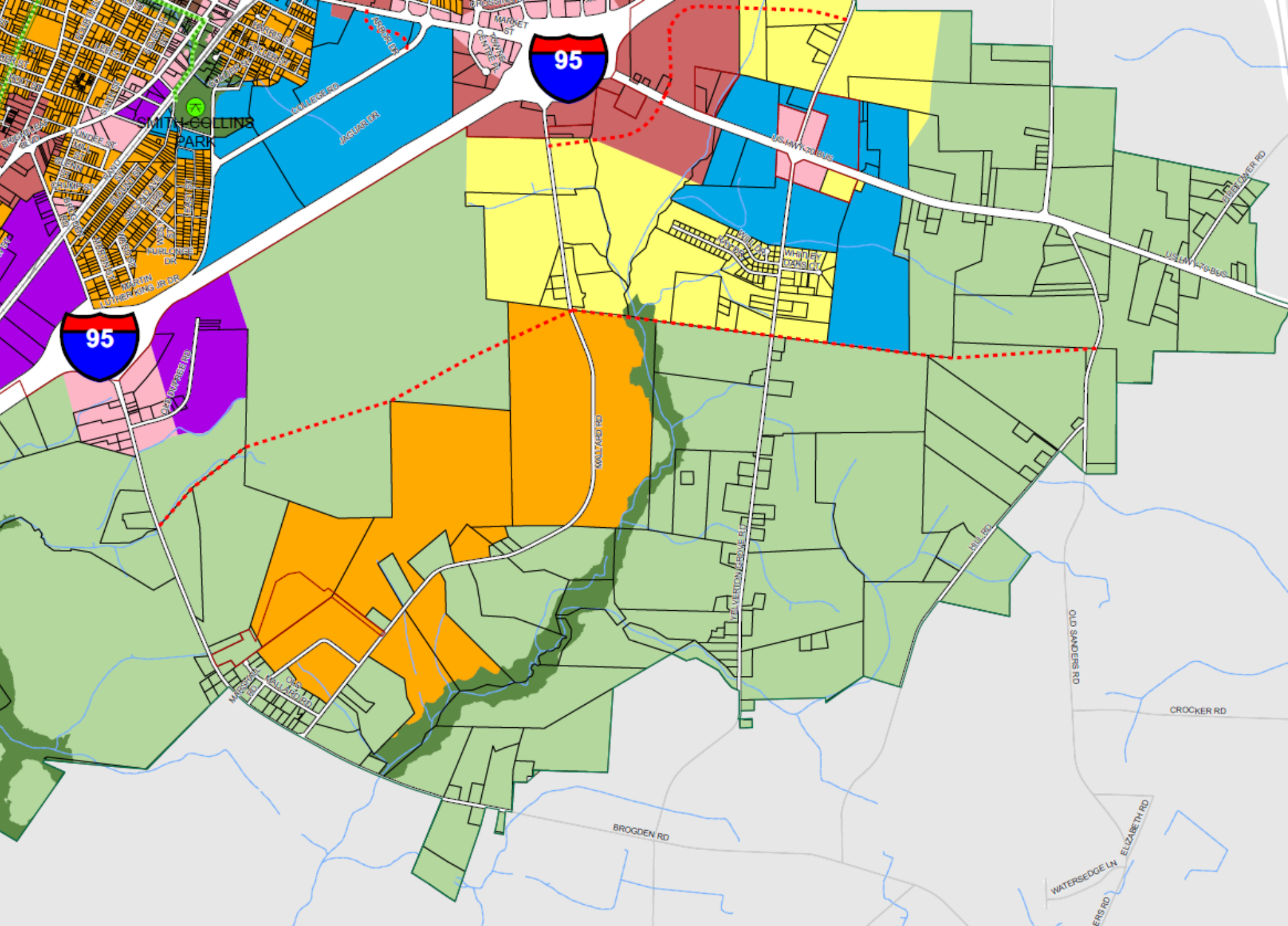
Future Land Use

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

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

