



Mayor

M. Andy Moore

Mayor Pro-Tem

Sloan Stevens

Council Members

Dr. Gettys Cohen, Jr.

Travis Scott

Doris Wallace

Roger Wood

John A. Dunn

Stephen Rabil

Town Attorney

Robert Spence, Jr.

Interim Town Manager

Kimberly Pickett

Interim Finance Director

Greg Siler

Town Clerk

Elaine Andrews

Town Council

Agenda

Packet

Meeting Date: Tuesday, February 17, 2026

Meeting Time: 7:00 p.m.

Meeting Place: Town Hall Council Chambers

350 East Market Street

Smithfield, NC 27577



**TOWN OF SMITHFIELD
TOWN COUNCIL AGENDA
REGULAR MEETING
February 17, 2026
7:00 PM**

Call to Order

Invocation

Pledge of Allegiance

Approval of Agenda

Presentations: NONE

Page:

Public Hearings:

- 1. Conditional Rezoning Request – CZ-25-07 – West Smithfield Amazon Entrance:** Real Zeal Property Group, LLC. requests a conditional rezoning of +/- 3 acres of land from LI-Light Industrial to B-3 CZ-Highway Entranceway Business Conditional District with a site plan for a convenience store. Staff respectfully requests the town council to hold the public hearing to consider the conditional rezoning request.
(Interim Planning Director – Micah Woodard) See attached information.....1
- 2. Conditional Rezoning Request – CZ-25-08 – East Market Between 6th & 7th Streets:** Dalton Engineering is requesting the rezoning of a 1.15 acres property located on the north side of East Market Street between 6th and 7th Street from B-2 to B-2 Conditional with a master plan for a flex commercial building and site development. Staff respectfully requests the town council to hold the public hearing to consider the conditional rezoning request.
(Interim Planning Director – Micah Woodard) See attached information.....20
- 3. Conditional Rezoning Request – CZ-25-06 – Bellamy:** Rock Tower Partners LLC is requesting approval of Bellamy, an R-8 conditional rezoning master plan consisting of 1,076 units of residential: 885 detached single-family residential lots and 191-townhouse lots over +/-500-acres of land. Staff respectfully requests the Council to hold the public hearing to consider the approval of the conditional zoning request.
(Interim Planning Director – Micah Woodard) See attached information.....49

- 4. Annexation Request – ANX-25-05 – Bellamy and Adoption of Annexation Ordinance No. 530-2026:** E&F Properties has submitted a petition for voluntarily annexation of the +/-500 acres (Johnston County Tax ID 17K08039A and 17K08032) to the Town of Smithfield. Staff respectfully requests the Council hold the public hearing to consider the adoption of the annexation ordinance, extending the corporate limits of the Town of Smithfield.
(Interim Planning Director – Micah Woodard) See attached information.....109

- 5. Comprehensive Map Plan Update Request – CA-25-01:** Staff respectfully requests changes to the Town’s Comprehensive Growth Plan and a minor update to the Pedestrian Plan. Recent rezonings, annexations, and expansion have resulted in growth not anticipated in the Town’s Comprehensive Plan. The proposed changes stem from interdepartmental coordination among Public Utilities, Planning, Parks and Recreation, and the Interim Town Manager.
(Interim Planning Director – Micah Woodard) See attached information.....131

Citizens Comments:

Consent Agenda Items:

- 1. Approval of Minutes**
 - a. 1/20/2026 – Regular Session**.....152
 - b. 1/20/2026 – Closed Session (under a separate cover)**

- 2. Donation of Sick Leave to an Employee:** Staff respectfully requests the consideration and approval from the town council for the donation of sick leave to one employee.
(Human Resources Director – Shannan Parrish) See attached information.....163

- 3. Career Ladder Promotion – Firefighter I to Firefighter II:** In keeping with the goals of retaining qualified employees, the Fire Department interviewed a well-qualified in-house candidate to fill a budgeted Firefighter II vacancy. Council approval of the promotion is respectfully requested.
(Fire Chief - Jeremy Daughtry) See attached information.....165

- 4. Career Ladder Promotion – Firefighter I to Firefighter II:** In keeping with the goals of retaining qualified employees, the Fire Department interviewed another well-qualified in-house candidate to fill a budgeted Firefighter II vacancy. Council approval of the promotion is respectfully requested.
(Fire Chief - Jeremy Daughtry) See attached information.....169

- 5. Resolution No. 799 (07-2026) Awarding Badge and Service Weapon to a Retiring Police Lieutenant:** Lt. Samuel Jones will be retiring on February 28, 2026, with 30 years of service with the Smithfield Police Department. It is respectfully requested that Lt. Jones be allowed to purchase his service weapon and badge for the cost of \$1.00, in accordance with NC G.S. 17F-20(a)(2).
(Police Chief – Pete Hedrick) See attached information.....173

- 6. Consideration for the Purchase of a Fire Inspection Vehicle:** The Fire Department is requesting the purchase of a new vehicle to serve as the primary means of transportation for the Fire Inspector while traveling to Smithfield area properties to perform fire inspections and fire prevention efforts.
(Fire Chief – Jeremey Daughtry) See attached information.....176

- 7. Consideration for the Purchase of a GHSP Grant Vehicle:** The police department is requesting to purchase a vehicle for the Governors Highway Safety Program (GHSP). The grant will cover the cost of the vehicle. The vehicle is a 2026 Dodge Durango for **\$42,536.28** from Deacon Jones. The bids were from the North Carolina Sheriff’s Association statewide bidding process.
(Police Chief – Pete Hedrick) See attached information.....178

Business Items: NONE

Councilmember’s Comments

Town Manager’s Report

Recess

Public Hearings





Request for Town Council Action

**Public CZ-25-07
Hearing**
Date: 02/17/2026

Subject: West Smithfield Amazon Commercial
Department: Planning Department
Presented by: Interim Planning Director - Micah Woodard
Presentation: Public Hearing

Issue Statement

Real Zeal Property Group, LLC. requests a conditional rezoning of +/- 3 acres of land from LI-Light Industrial to B-3 CZ-Highway Entranceway Business Conditional District with a site plan for a convenience store.

Financial Impact

The commercial development will contribute to the Town's tax base.

Action Needed

The Town Council is respectfully requested to hold a public hearing and decide whether to approve, approve with conditions or to deny the rezoning.

Recommendation

Planning Staff recommend approval of CZ-25-07 with 1 condition and with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Consistency Statement
3. Application
3. Site Plan
4. Statement of Justification
5. Presentation Map
6. Rezoning Map
7. Adjacent Notification Certification
8. Legal Advertisement



Staff Report

**Public CZ-25-07
Hearing**

OVERVIEW:

The applicant, Real Zeal Property Group, LLC. requests the rezoning of +/- 3 acres of land in the Light Industrial District to B-3 Conditional with a site plan for a C-store. The convenience store is planned to have direct access to the highway with a right-in and right-out driveway and a secondary access to the future industrial road. The convenience store will be approximately 6,139 square feet in size with 40 parking stalls for employees and customers. The site plans show 7 gas pumps with an overhead canopy. The convenience store includes a restaurant with drive-through service and adequate stacking space.

PROPERTY LOCATION:

The site address is 2100 US Highway 70 Business West, located at the northeast corner of US Highway 70 Business West and the Amazon main entrance.

APPLICATION DATA:

Owner:	SST Properties
Applicant:	Real Zeal Property Group, LLC
Project Name:	West Smithfield Amazon Commercial
Parcel ID	15078011G
Acreage	+/- 3 acres
Present Zoning:	Light Industrial
Town/ETJ:	Town
Existing Use:	Undeveloped land
Proposed Use:	Commercial Convenience Store
Fire District:	Smithfield
School Impacts:	N/A
Parks and Recreation:	N/A
Water and Sewer Provider:	Town of Smithfield
Electric Provider:	Town of Smithfield

ADJACENT ZONING AND LAND USES:

(See attached map)

	Zoning	Existing Land Uses
North	LI	Vacant land
South	B-3	Vacant land
East	R-10/LI	Vacant land, and single-family residential
West	LI	Warehouse and Distribution

MINOR SUBDIVISION:

The proposed convenience store site will require a minor subdivision from the parent parcel. The existing industrial lots were configured as part of a recombination plat, so a minor subdivision is appropriate.

ANALYSIS:

Comprehensive Plan. The comprehensive plan (Town Plan) guides the property for Industrial/Employment. Industrial/Employment is defined as Manufacturing, distribution, storage and light industrial “flex-space” along with associated offices and supporting uses. Office uses are considered accessory to the above listed uses. Commercial is not specifically listed as a supporting use, but the convenience store is specifically being planned to support the Amazon facility with convenient gas, restaurant and other convenience items for employees on their breaks and between shifts. Staff considers the convenience store to be an accessory use for the adjacent and planned industrial.

If approved, the zoning district will be a spot commercial zone, however, Staff considers the land use to be an accessory to the light industrial zoning that surrounds, and an appropriate land use as a result.

Access. The proposed convenience store will have a direct right-in, right-out access from US 70 Highway Business West with a new turn lane for ingress. A secondary access is proposed from the future industrial road and across from the Amazon driveway.

Sidewalks. A sidewalk is required along the frontage of US 70 Business.

Parking.

Parking requirements for commercial retail is 1 space/200 sq. ft. and restaurant are 1 space/150 sq. ft. The site plans show 40 spaces (including handicap accessible spaces) for a 6,139 sq. ft. store, which meets the restaurant standard. The site plan has no semi-tractor/trailer parking spaces. The Sheetz on East Market Street attracts semi-tractor/trailers which tend to park on the adjacent street. Staff believes there should be some accommodation for short-term parking for semi-tractor/trailers.

Dumpster Enclosure. A trash enclosure is shown on the site plan at the north-east corner of the development.

Drive-through. The convenience store will include a future restaurant and drive through. The site plan shows adequate stacking for both the order station and the pickup area.

Stormwater Management. The site plan shows a location for future stormwater facility. Stormwater is a requirement of site plan approval. The storm water facility shown on the corner of US 70 Business West and the industrial road was constructed in association with the road construction. This will be retained by Samet and later a future industrial lot.

Commercial Signs. No signs have been proposed. Signs are approved by a separate sign permit application process.

Future Site Plan Submittal.

After zoning approval, the next step in the development process is submittal of a site plan. A site plan submittal will require the following meeting Town UDO standards:

- Lighting plan
- Curb and gutter
- Landscape plan
- Grading and erosion control
- Sidewalk along US 70 Business W
- Concrete driveway aprons
- Wheel stops
- Stormwater management

CONDITIONAL ZONING DEVIATIONS:

Conditional zoning allows for variances, or deviations from UDO requirements in exchange for other improvements that may exceed UDO standards. The developer has not requested any deviations from UDO requirements.

CONSISTENCY STATEMENT (Staff Opinion):

With approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action is consistent with adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest. Planning Staff considers the action to be consistent and reasonable:

Consistency with the Comprehensive Growth Management Plan – *The development is consistent with the comprehensive plan. The convenience store is intended to serve industrial development and is an accessory use to the Industrial/Employment land use category in the Town Plan.*

Consistency with the Unified Development Code – *The property will be developed in conformance with the UDO conditional zoning provisions that allows a good faith negotiation of development standards.*

Compatibility with Surrounding Land Uses - *The property considered for rezoning will be compatible with the surrounding land uses. The convenience store will be contained within the light industrial zoning/development.*

RECOMMENDATION:

Staff respectfully recommend the Town Council approve the rezoning, CZ-25-07, with the following condition(s):

1. A minor subdivision be prepared by the applicant to separate the lot from the parent parcel.

RECOMMENDED MOTION:

“Move to approve the rezoning, CZ-25-07 with 1 condition with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans and that the request is reasonable and in the public interest.”

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD TOWN COUNCIL
CZ-25-07**

Whereas the Smithfield Town Council, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

Whereas the Smithfield Town Council, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD TOWN COUNCIL AS APPROPRIATE:

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE IS ADOPTED,

That the Town Council recommendation regarding zoning map amendment CZ-25-07 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Town Council and information provided at the public hearing; and

It is the objective of the Town of Smithfield Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Town Council and information provided at the public hearing. Therefore, the amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE FAILS,

That the final recommendation regarding zoning map amendment CZ-25-07 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

It is the objective of the Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment does not promote this and therefore is neither reasonable nor in the public interest.



CONDITIONAL ZONING APPLICATION

Development Name
West Smithfield Amazon Retail

Proposed Use
Convenience Store

Project location or address
A portion of 2100 US Hwy 70 Business Smithfield, NC 27577

Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN#	TAX ID#
168519-61-6073	15078011G

Project type? Single Family Townhouse Multi-Family Non-Residential PUD/Mixed Use

PROPERTY OWNER INFORMATION

Name
SST Properties, LLC c/o Brian Hall

Address
PO Box 8050 Greensboro, NC 27419

Phone 336-362-2026	Email bhall@sametcorp.com
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OWNER/DEVELOPER INFORMATION

Company Name Real Zeal Property Group, LLC	Contact Name John Featherston
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Address
1437 Wintercress Ct. Marietta, GA 30068

Phone 404-307-0892	Email john.featherston.jr@gmail.com
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CONSULTANT/ENGINEERING FIRM

Company Name P3 Engineering	Contact Name Kevin Pulis
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Address

Phone 843-633-3579	Email kevin@p3eq.com
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ZONING INFORMATION

Existing Zoning District L1	Proposed Zoning District Conditional Rezoning to allow for a convenience st
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If more than one district, provide the acreage of each:

Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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OWNER AUTHORIZATION

I hereby give CONSENT to Real Zeal Property Group, LLC (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.

DocuSigned by:
Brian Hall
9D87B33C4A6141D...

Signature of Owner _____

Printed Name of Owner _____

Brian Hall

(State)

(County)

I, _____, a Notary Public in and for said County and State, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the _____ day of _____ 20_____.

Notary Public: _____

(Printed Name)

(Signature)

(Seal)

County of Commission: _____

Commission Expires: _____

PROJECT NARRATIVE

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

- A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
- A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
- A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
- A statement showing the proposed density of the project with the method of calculating said density shown;
- Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
- A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
- A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
- Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas). Not yet completed but will provide ASAP upon conditional rezoning.
- List of deviations from the town's minimum UDO requirements. N/A
- List of improvements that exceed the town's minimum UDO requirements. N/A
- Expected sales, rental prices N/A
- Architectural standards if applicable. N/A

INFORMATION TO BE PROVIDED ON PLAN

The Town of Smithfield Site Plan Requirements is found in Article 5 of the Unified Development Ordinance. Site plans shall contain the following information, if applicable, as determined by the UDO Administrator:

- Preferred sheet size is 24" x 36" for site plans (maximum sheet size of 30" x 42"); if more than one sheet, all sheets should be numbered; should be the same size and scale; and should show match lines, along with an index sheet.
- Submittals should also be made in digital PDF file format.
- The site plan shall be prepared by a professional engineer, registered land surveyor, or licensed architect.
- Engineer's scale – no smaller than 1" = 100' for Site Plans unless approved by staff. Larger scale showing more detail is better. Include both a graphic scale and a numeric scale. 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.
- North arrow or compass rose.
- Date (original and all revisions) should be shown on all sheets.
- A vicinity map of the site with reference to surrounding areas and existing street locations.
- 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
- Proof of ownership - Deed book and page reference demonstrating ownership of property.
- Parcel Identification Numbers (PIN) for site and adjacent properties.

Existing Conditions:

- The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by metes and bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
- Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- Required setbacks, setback lines, or typical lots.
- Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
- Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- Show 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 include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
- Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- Existing zoning of the property, including zoning district lines where applicable.
- Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television
- Existing open space and any other common areas.
- Existing parking and loading areas.

Proposed Conditions:

- All proposed streets, drives, parking areas, fire lanes and access, loading and unloading areas with dimensions, traffic patterns, access aisles, and curb radii per the requirements of Article 10, Part I.
- The total quantity of parking spaces required and the total quantity of parking spaces provided. Indicate uses of buildings.
- Sight distance triangles (minimum 10' by 70' for driveway intersections at ROW lines; or as per NCDOT requirements or Town of Smithfield UDO Section 2.21 at all other intersections)
- Location of all proposed structures, including their outside dimensions and elevations, streets, entrances and exits on the site.
- Sidewalks, trails and other pedestrian ways with locations, dimensions and surfacing, including handicap curb cuts. Internal sidewalks and/or other proposed means of pedestrian access (note: internal pedestrian access should connect with public ROW sidewalk).
- General location and design of proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel, as applicable
- Proposed other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- Location of all US Clean Water Act Section 404 wetland areas, 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.
- Location of all proposed common areas.
- All parcels of land proposed to be designated, dedicated and/or reserved, for public or private use, shown with total land area and boundary descriptions.
- Distance between buildings and height of buildings.
- Building locations, footprints, entrances area by floor (sq.ft.), finished floor elevation (first).
- Location, dimensions, and details of signs per the requirements of Article 10, Part III.
- Proposed building elevations and floor plans, if applicable.
- Conceptual traffic impact analysis.
- Conceptual grading plan: proposed contours with a maximum of two-foot contour intervals within 100 feet of all buildings and along all driveways, entrances, exits, private streets, parking areas, loading areas, retaining walls and a maximum of ten-foot contour intervals for the remainder of the property. Supplement with spot elevations where necessary. All topography should be referred to permanent benchmarks and referenced to accepted datum.
- Conceptual stormwater management provisions.
- Total impervious surface square footage and percentage calculations for all development.
- Conceptual site lighting plan:
 - Dumpster (or any other trash handling facilities) location, proposed screening labeled with height material, dimensions of concrete pad and details of gates, including support. Any dumpster to be used for recycling should be labeled as such.
- Landscape Plan: Include the genus and species, common name, quantity, size and location of all plant material proposed to meet Article 10, Part II requirements. The plan must include a "plant list" (in chart form), which should be coded to the plan. Show all calculations used to determine the quantity of plants required. All proposed planting, should be coordinated with both the utility plan and the grading/storm drainage plan to eliminate conflicts. No landscaping allowed in water or sewer easements.
- Description of all fences, walls and/or berms used to fulfill landscaping or screening requirements with details and cross-sections as needed (all fences over 6 feet must be sealed by a licensed Engineer).

1. Purpose of the Application

This application requests the rezoning of the subject property from Light Industrial (L-I) to B-3CZ to permit the development of a retail use intended to serve residents, employees, and visitors in the surrounding area. The current L-I zoning does not allow for the proposed retail use despite strong local demand for accessible, small-format commercial services. Rezoning to B-3CZ will enable development that aligns with emerging community needs and municipal planning objectives. This request is consistent with other B-3 uses along this transportation corridor.

2. Alignment With Municipal Planning Objectives

The proposed B-3 CZ zoning is consistent with the municipality's long-term planning vision, including:

- **Encouraging mixed-use and service-oriented development** in strategically located areas to support both residential neighborhoods and employment districts.
- **Promoting accessible amenities** that reduce travel distances for daily needs and contribute to a complete community.
- **Supporting economic diversification** by introducing retail services that complement, rather than compete with, existing industrial uses.

The subject property lies at a transition point between employment lands and residential or mixed-use areas. As such, a convenience store represents an appropriate and context-sensitive commercial use.

3. Compatibility With Surrounding Land Uses

The surrounding area features a combination of light industrial operations, office uses, and nearby residential neighborhoods. A convenience store:

- Creates **minimal noise, traffic, and environmental impacts**, making it compatible with both industrial and non-industrial neighbors.
- Serves the **daytime workforce** of adjacent industrial and commercial businesses.
- Provides a **valuable amenity** for nearby residents lacking convenient retail options within walking or short driving distance.

The scale and design of the proposed development will ensure it integrates seamlessly with existing buildings and maintains the character of the area.

4. Transportation and Access Considerations

The site is well-positioned to accommodate commercial traffic:

- It is located along a collector or arterial roadway with **sufficient capacity** to manage low-intensity retail use.

- On-site parking and access will be designed to **meet or exceed municipal standards**, ensuring safe and efficient circulation.
- The convenience store will primarily serve **local and pass-by traffic**, resulting in minimal incremental impact on the transportation network.
- Applicant contemplates **enhanced traffic movement** to accommodate this use by constructing a deceleration lane.

5. Economic and Community Benefits

The rezoning will generate multiple community benefits, including:

- **Job creation** through both construction and ongoing retail employment.
- **Increased municipal tax revenue** from a higher-value commercial use.
- **Enhanced local services**, reducing the need for residents and employees to travel farther for basic goods.
- **Activation of underutilized land**, supporting municipal goals for redevelopment and intensification.

6. Servicing and Infrastructure

The subject property is already serviced with appropriate municipal infrastructure, including water, sanitary, stormwater, and utilities. The proposed convenience store will place **lower or comparable servicing demands** relative to the permitted light industrial uses. No upgrades to off-site infrastructure are anticipated.

7. Much Needed Amenity to Attract New Tenants to Industrial Park

The owner and developer of Amazon, Samet Corporation, agrees with Applicant that this use will provide a visible convenient amenity to the Park. This will greatly **enhance the Park's marketability** to prospective tenants and future employers in the project.

8. Planning Rationale and Conclusion

The proposed rezoning from Light Industrial (L-I) to B-3 **CZ** represents a logical, responsible, and beneficial land-use transition. It is:

- **Consistent with municipal planning policies**,
- **Compatible with surrounding uses**,
- **Supportive of economic development**, and
- **Responsive to community needs** for accessible retail services.

For these reasons, approval of this rezoning application is respectfully requested.

CZ-25-07 West Smithfield Amazon Commercial

File Number:
CZ-25-07

Project Name:
West Smithfield Amazon
Commercial

Location:
A portion of 2100 US Hwy
70 Business Smithfield, NC
27577

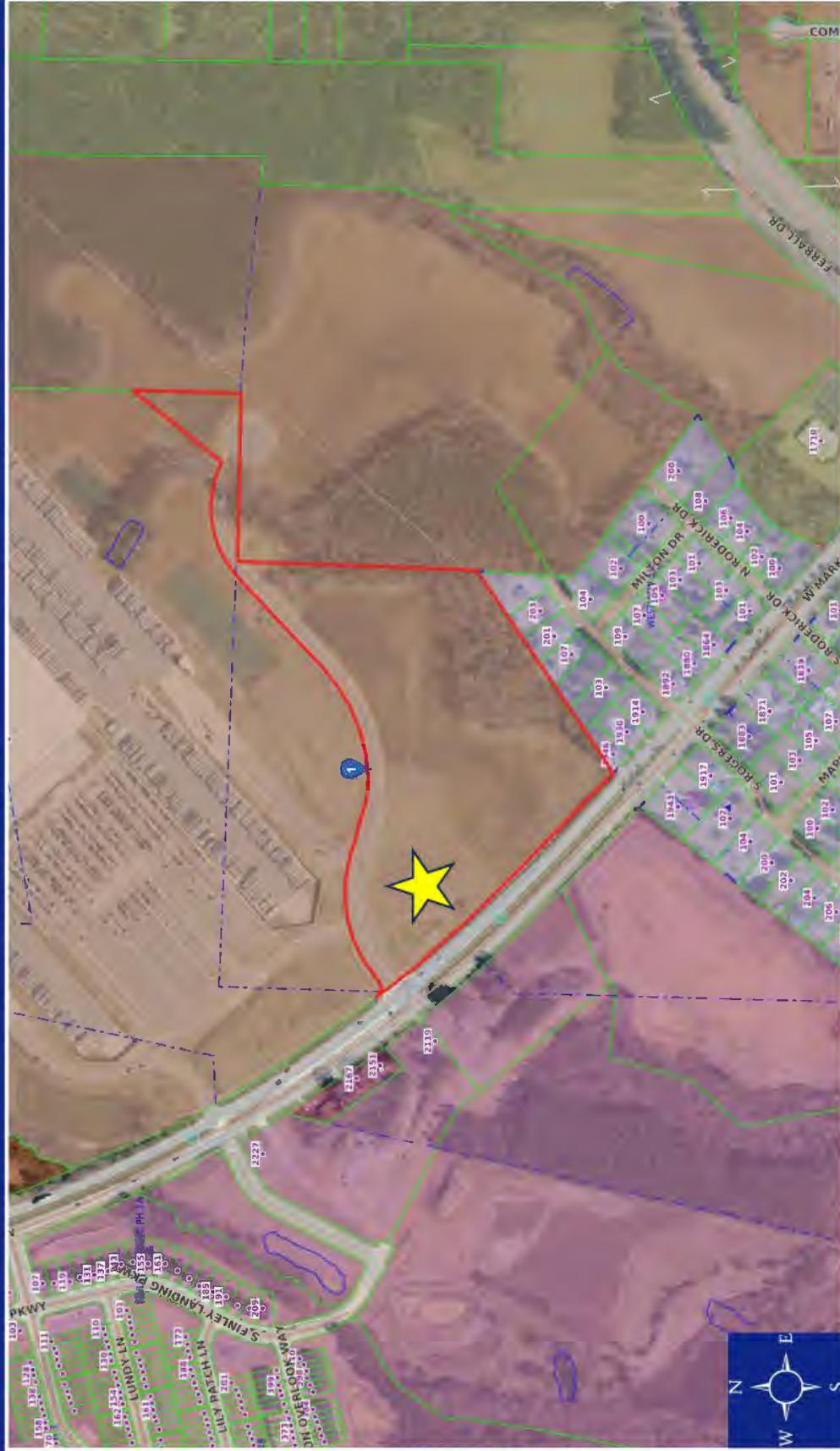
Tax ID#:
15078011G

Existing Zoning:
LI (Light Industrial)

Property Owner:
SST Properties, LLC c/o
Brian Hall

Applicant:
Real Zeal Property Group,
LLC - John Featherston

City or ETJ:
City



Map created by Micah Woodard, Map Scale
Planner I on 12/30/2025 1" = 260'

CZ-25-07 West Smithfield Amazon Commercial Adjacent Property Owners List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15078011G	SST PROPERTIES, LLC		PO BOX 8050		GREENSBORO, NC 27419-0050
15077033C	SST PROPERTIES, LLC		PO BOX 8050		GREENSBORO, NC 27419-0050
15077035	WILLIAMS, ZANE G	WILLIAMS, BETTY B		PO BOX 2590	SMITHFIELD, NC 27577-0000
15093007	BYRD, MARY S LIFE ESTATE	BYRD, CARVUS A III REMAINDER	3777 US 70 BUS HWY W		CLAYTON, NC 27520-6826
15078011	FNLI AGOUTI JNX LLC			PO BOX 80416	SEATTLE, WA 98108-0416
15093009	BEST, HELEN M.		203 N ROGERS DR		SMITHFIELD, NC 27577-3029
15093005	UNDERWOOD, DAVID LEE		107 N ROGERS DR		SMITHFIELD, NC 27577-0000
15093008	BEST, HELEN M.		203 N ROGERS DR		SMITHFIELD, NC 27577-3029
15077033E	SST PROPERTIES, LLC		PO BOX 8050		GREENSBORO, NC 27419-0050
15093004	BRIGHTLEAF #2004, LLC			PO BOX 1266	SMITHFIELD, NC 27577-1266
15093014	MASSENGILL, JEANETTE A		1010 S BRIGHTLEAF BLVD		SMITHFIELD, NC 27577-4381
15093006	UNDERWOOD, DAVID LEE	UNDERWOOD, JUDY	107 N ROGERS DR		SMITHFIELD, NC 27577-3027
15093013	BAKER, ROY H		109 MILTON DRIVE		SMITHFIELD, NC 27577
15093018	PANIAGUA, MARIA SORIANO	PANIAGUA, IGNACIO	100 FAREWAY DR		SMITHFIELD, NC 27577-3104
15094002	BLACK, SHIRLEY R		1917 WEST MARKET STREET		SMITHFIELD, NC 27577-3066
15094001	PARRISH, FRANK H	GRIFFIN, KIMBERLY W	1943 W MARKET ST		SMITHFIELD, NC 27577-3066
15093002	T & T BOYS, INC.		121 MERIDIAN DR		GARNER, NC 27529-6898
15093010	STARLING, JONATHAN R.		104 MILTON DR		SMITHFIELD, NC 27577-3022
15094008	OSORIO, PABLO JIMENEZ	ARREAGA, VEDA M	102 S ROGERS DRIVE		SMITHFIELD, NC 27577-0000
15093001	MCNEAL, SCOTT P.O.	MCNEAL, JENNIFER G.	1946 W MARKET ST		SMITHFIELD, NC 27577-3065
15093003	GOWER, JEWEL P LIFE ESTATE	JOHNSON, KIMBERLY GOWER REMAINDER	720 CHESTNUT STREET		SMITHFIELD, NC 27577-0000
15093011	POLLARD, MELISSA MARIE	POLLARD, LILIANA GARCIA	102 MILTON DR		SMITHFIELD, NC 27577-3022
15077035C	FL SMITHFIELD, LLC			PO BOX 5488	CARY, NC 27512-5488
15078012	FL SMITHFIELD, LLC			PO BOX 5488	CARY, NC 27512-5488
15078012B	FLOYD LANDING DEVELOPERS, LLC			PO BOX 5488	CARY, NC 27512-5488



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, CZ-25-06, ANX-25-05, CZ-25-07, and CZ-25-08 were notified by First Class Mail on 2/6/26 of the Public Hearing on February 17th, 2026.

Signature

Johnston County, North Carolina

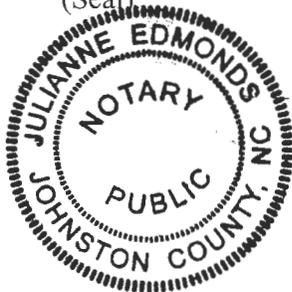
I, Julianne Edmonds, Notary Public for Johnston County and State of North Carolina do hereby certify that Micah Woodard personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

6th day of February, 2026

Notary Public Signature

Notary Public Name

My Commission expires on 1-15-2028
(Seal)



**Town of Smithfield
Town Council
Notice of Public Hearing**

*The Johnstonian
February 4, 2025*

Notice is hereby given that a Public Hearing will be held before the Town Council of the Town of Smithfield, N.C., on Tuesday, February 17th, 2026, at 7:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following requests:

CZ-25-06 Bellamy Conditional Rezoning: Rock Tower Partners LLC is requesting approval of Bellamy, a R-8 conditional rezoning master plan consisting of 1,079 units of residential: 885 detached single-family residential lots and 191-townhouse lots over 498-acres of land. Located along Lee-Youngblood Rd and Wilson Mills Road, further identified by Johnston County Tax ID #'s 17K08039A and 17K08032.

ANX-25-05 Bellamy Annexation: The Town of Smithfield received a petition from E&F Properties Inc. for a voluntary contiguous annexation of 498.283 acres into the Town of Smithfield, located on Wilson Mills Road and Lee-Youngblood Road, north and east of Poplar Creek. Further identified by Johnston County Tax ID# 17K08039A and 17K08032.

CZ-25-07 West Smithfield Amazon Commercial: Real Zeal Property Group, LLC, requests a conditional rezoning of +/- 3 acres of land from LI - Light Industrial to B-3 CZ

- Highway Entranceway Business Conditional District with a site plan for a convenience store. This property is located at Johnston County Tax ID# 15070011G.

CZ-25-08 Grace Homemade Flex Commercial: Dalton Engineering is requesting the conditional rezoning of a 1.15 acres property located on the north side of East Market Street between 8th and 7th Street from B-2 to B-2 Conditional with a master plan for a flex commercial building and site development. This property is located at the corner of East Market and North Seventh Street, further identified by Johnston County Tax ID# 15021008.

CA-25-01 Comprehensive Plan Map Updated: Staff is requesting an amendment to the Town's Comprehensive Growth Management Plan, collectively called the Town Plan.

All interested people are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact the office if you need assistance. Further inquiries regarding this matter may be directed to the Town of Smithfield at (919) 834-2118 ext. 1100 or online at www.smithfield-nc.com.



Request for Town Council Action

**Public CZ-25-08
Hearing**
Date: 02/17/2026

Subject: Grace Homemade Intl. Community Flex Building B-2 CZ
Department: Planning Department
Presented by: Interim Planning Director – Micah Woodard
Presentation: Public Hearing

Issue Statement

Dalton Engineering is requesting the rezoning of a 1.15 acres property located on the north side of East Market Street between 6th and 7th Street from B-2 to B-2 Conditional with a master plan for a flex commercial building and site development.

Financial Impact

The commercial development will contribute to the Town's tax base.

Action Needed

The Town Council is respectfully requested to hold a public hearing to review the application and to approve, approve with conditions or deny the request.

Recommendation

Planning Staff recommend approval of CZ-25-08 with one (1) condition and with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Consistency Statement
3. Application/**Project Narrative**
3. Site Plan
4. Presentation Map
5. Adjacent Property Owners
6. Adjacent Notification Certification
7. Legal Advertisement



Staff Report

**Public CZ-25-08
Hearing**

OVERVIEW:

The proposed development site consists of the former Pontiac dealership building and garage and adjacent residential home on about 1.15 acres of land. The applicant intends to tear down the existing buildings, except for the garage fronting on 7th Street and to construct a new flex commercial building fronting on East Market Street. The request from B-2 to B-2 CZ is mainly driven by the desire to develop the site to mimic the traditional downtown with reduced or zero front setback with parking to the rear side of the building. Additionally, the applicant seeks relief from the parking regulations and height restrictions of the B-2 Zoning District.

PROPERTY LOCATION:

The proposed redevelopment property is located on the north side of east Market Street between 6th and 7th Street.

APPLICATION DATA:

Owner:	Grace Homemade Intl, LLC.
Applicant:	Dalton Engineering (Jerry Dalton)
Project Name:	Grace Homemade Intl. Community Flex Building
Parcel ID	15021009
Acreage	1.15
Present Zoning:	B-2
Proposed Zoning	B-2 CZ
Town/ETJ:	Town
Existing Use:	Vacant buildings
Proposed Use:	Flex commercial
Fire District:	Smithfield
School Impacts:	N/A
Parks and Recreation:	N/A
Water and Sewer Provider:	Town of Smithfield
Electric Provider:	Town of Smithfield

ADJACENT ZONING AND LAND USES:

(see attached map)

	Zoning	Existing Land Uses
North	B-2	Church and daycare
South	B-2	Office
East	B-2	Restaurant and convenience gas station
West	B-2	Multi-tenant commercial

ANALYSIS:

Comprehensive Plan. The comprehensive plan (Town Plan) guides the property for Downtown Support – a vibrant downtown is surrounded by supporting, complimentary uses and a mix of residential development types, which creates a civic community around the downtown and provides opportunity for future expansion.

The proposed flex-commercial reflects the desire to expand the traditional downtown to the east towards US 301.

Other relevant citations include:

Goal: Balanced Growth

Objective 1: Encourage the efficient use of land

Policy 1A: Encourage a diverse tax base (residential, commercial and industrial development)

3. Allow taller buildings in Commercial and Industrial zoning districts within Mixed Use Centers and Industrial / Employment Areas identified on the Future Land Use Map.
 - Currently height limit is 40 feet in commercial and industrial district, a Special Use Permit is required for taller buildings. In some areas increasing a height limit may be beneficial to encourage economic development.
 - Require upper story step backs, step downs and/or enhanced buffers to reduce impacts on existing and future residential areas and/or to honor pedestrian scale of downtown.

Policy 1C: Consider incentives to encourage infill and redevelopment in downtown and/or mixed-use centers

Strategies:

1. Consider density and/or height bonuses or relaxation of minimum parking requirements.
 - Incentives might make some projects more feasible and provide a higher-quality product.

Goal: Vibrant Downtown

Objective 1: Foster economic vitality within and near downtown

Policy 1A: Encourage active uses on the ground floor along Market Street and 3rd Street

Strategies:

1. Encourage active first floor uses, especially in the Downtown Core along the frontages of 3rd Street and Market Street.
 - Active uses include retail, restaurants and services. Office and residential uses should be encouraged on upper floors.

Policy 1B: Encourage downtown revitalization through encouraging adaptive reuse and infill

Strategies:

1. Remove barriers to adaptive reuse projects by creating processes to allow flexibility in meeting development standards, as appropriate.
 - Many historic structures may not meet current development requirements but may be able to meet the intent of the requirements through alternative improvements.

Objective 2: Enhance the physical and visual assets of downtown

Policy 2B: Create clear and enforceable design standards for new development and adaptive reuse

5. Consider establishing a “build-to” line or maximum setback along key gateways in the Downtown Core and transition areas.

Access. The parking lot will be accessible from 6th and 7th streets.

Sidewalks. The applicant intends to create a wider sidewalk that mimics the downtown sidewalks with street trees.

Parking. The applicant proposes a mix of retail, restaurant/bar, flex assembly space totaling 13,980/floor or 41,940 sq. ft. in total.

Floor	Land Use	Parking Calculation	Required Parking
First Floor	Retail (11,880 sq. ft.)	1 parking space/200 sq. ft.	59
Second Floor	Restaurant (60 seats) Retail (3,200 sq. ft.)	1 parking space/3 seats 1 parking space/200 sq. ft.	20 16
Third Floor	Restaurant (224 seats)	1 space/3 seats	75
Total Required Parking			170
Parking provided			60
Parking deviation			110*

* In a mixed retail setting, not all tenants will operate at full capacity at the same time, for instance, restaurants and venue space will likely be use more on evenings and weekends at peak times, whereas retail may be more evenly distributed during business hours.

The UDO allows remote parking within 400’ of the door of the business with approval of property owner to satisfy parking requirements. The shopping center to the east has a large, under-utilized parking lot and the Insurance business across Market Street also has under-

utilized parking lots. At this point, there are no such arrangements but there is an opportunity for such in the future.

The row of parking adjacent to the building has 19 parking stalls in a row, whereas the UDO requires a landscape island at the end of each block of 15 consecutive parking spaces.

Dumpster Enclosure. A trash enclosure is shown on the site plan at the north-east corner of the development behind the existing garage building.

Stormwater Management. The applicant has indicated that stormwater management will be addressed through an underground system under the parking lot.

Commercial Signs. No signs have been proposed. Signs are approved by a separate sign permit application process.

Building Height. The applicant proposes a 3-story building with a height of 51' whereas the B-2 standards only allow for a 40'.

Building Setback. The building setbacks in the B-2 Zoning District are:

Required B-2 Minimum Setbacks	
Front	20 feet
Corner side	20 feet
Side	8 feet
Rear	15 feet

The proposed building is being designed to complement the historic downtown Smithfield where buildings are set up to the sidewalks with parking to the rear. The proposed setbacks are:

Proposed B-2 CZ Minimum Setbacks	
Front	4 feet
Corner side	8 feet,
Side	8 feet
Rear	15 feet, except existing garage is 2.5 feet

Street Yard Landscaping. With the building located 4' from the public sidewalk in the front and 8' in the side, a full streetyard is not possible. The site will be well planted where appropriate.

Future Site Plan Submittal.

After zoning approval, the next step in the development process is the submittal of a site plan. A site plan submittal will require the following meeting Town UDO standards:

- Lighting plan
- Landscape plan
- Grading and erosion control
- Concrete driveway aprons
- Wheel stops
- Stormwater management

CONDITIONAL ZONING:

Conditional zoning allows for variances, or deviations from UDO requirements in exchange for other improvements that may exceed UDO standards. The developer is requesting the following deviations from the UDO:

Code /Item	Requirement	Proposed	Deviation
10.3 Parking	+/-170 spaces	60	+/- 110
8.8 Building height	40' maximum	+/- 51'	+/-11'
10.13.1.7.3 Landscape island requirement	15 spaces in a row	19	+3
10.13.1.8.1 Street Yard	10' (1/2 front setback)	4'-8' in the front, 8' corner side	2-6' in front, 2' corner side

The applicant is providing the following enhancements that exceed UDO requirements:

Enhancements:
Street yard planters with irrigation
Enlarged sidewalk on E. Market Street
Brick building materials with architectural features (see plans)
Outdoor lighting of building/trees

In addition to the enhancements listed, the development will result in the removal of a blighting building on East Market Street.

CONSISTENCY STATEMENT (Staff Opinion):

With approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action is consistent with adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest. Planning Staff considers the action to be consistent and reasonable:

Consistency with the Comprehensive Growth Management Plan – *The development is consistent with the comprehensive plan. The proposed use is in accordance with numerous objectives and policies for the Downtown Support guidance.*

Consistency with the Unified Development Code – *The property will be developed in conformance with the UDO conditional zoning provisions that allows a good faith negotiation of development standards.*

Compatibility with Surrounding Land Uses - *The property considered for rezoning will be compatible with the surrounding land uses. The development is being designed to be an extension of the downtown core.*

RECOMMENDATION:

Staff recommend the Town Council recommend approval of the rezoning, CZ-25-08, with the following conditions:

1.Allow the deviations proposed in this report for the B-2 Conditional Rezoning.

RECOMMENDED MOTION:

“Move to approve the rezoning, CZ-25-08 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans and that the request is reasonable and in the public interest.

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD TOWN COUNCIL
CZ-25-08**

Whereas the Smithfield Town Council, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

Whereas the Smithfield Town Council, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD TOWN COUNCIL AS APPROPRIATE:

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE IS ADOPTED,

That the Town Council recommendation regarding zoning map amendment CZ-25-08 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Town Council and information provided at the public hearing; and

It is the objective of the Town of Smithfield Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Town Council and information provided at the public hearing. Therefore, the amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE FAILS,

That the final recommendation regarding zoning map amendment CZ-25-08 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

It is the objective of the Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment does not promote this and therefore is neither reasonable nor in the public interest.



**Town of Smithfield
Planning Department**

350 E. Market St Smithfield, NC 27577

Smithfield-NC.com

919-934-2116

CONDITIONAL ZONING APPLICATION

Development Name GRACE HOMEMADE INTL. COMMUNITY FLEX BLDG.

Proposed Use COMMERCIAL FLEX

Project location or address 601 E. MARKET ST. - SMITHFIELD, NC 27577

Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN# <u>169419-51-8030</u>	TAX ID# <u>15021009</u>

Project type? Single Family Townhouse Multi-Family Non-Residential PUD/Mixed Use

PROPERTY OWNER INFORMATION

Name GRACE HOMEMADE INTL, LLC

Address 1250 WENDELL RD - WENDELL, NC 27591

Phone 919.616.2044 Email Kelly@gracehomemade.com

OWNER/DEVELOPER INFORMATION

Company Name GRACE HOMEMADE INTL, LLC Contact Name KELLY GRIFFIN

Address 1250 WENDELL RD - WENDELL, NC 27591

Phone 919.616.2044 Email Kelly@gracehomemade.com

CONSULTANT/ENGINEERING FIRM

Company Name DALTON ENGINEERING ASSOCIATES, PA Contact Name JERRY DALTON

Address 446 E. MAIN ST. - CLAYTON, NC 27520

Phone 919.550.4740 Email Jd@daltonengineering.com

ZONING INFORMATION

Existing Zoning District B2 Proposed Zoning District B1

If more than one district, provide the acreage of each:

Overlay District? Yes No Inside City Limits? Yes No

OWNER AUTHORIZATION

I hereby give CONSENT to _____ (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

Kelly E. Griffin

Printed Name of Owner

Kelly E. Griffin

NC

(State)

Wake

(County)

I, Chacon Leach, a Notary Public in and for said County and State, do hereby certify that Kelly E. Griffin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the

8th

day of

December 2025

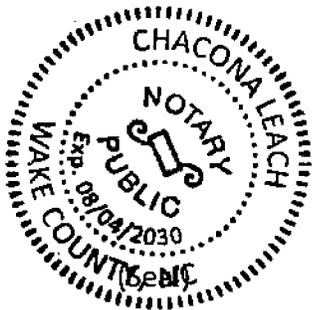
Notary Public:

Chacon Leach

(Printed Name)

Ch Leach

(Signature)



County of Commission:

wake

Commission Expires:

8/4/2030

PROJECT NARRATIVE

GRACE HOMEMADE INTERNATIONAL, LLC COMMERCIAL FLEX BUILDING

Contact Information:

Kelly Griffin - Owner	1250 Wendell Rd. – Wendell, NC 27591	919-616-2044
Patricia Griffin - Owner	1250 Wendell Rd. – Wendell, NC 27591	919-482-1701
Robert Calhoun Contractor	Dalton General Contractors, LLC 446 E. Main St. – Clayton, NC 27520	919-669-9447
Jerry Dalton Civil Engineer	Dalton Engineering and Associates, PA 446 E. Main St. – Clayton, NC 27520	919-550-4740
Newberry, Truman L. Jr Architect	1821 Falls Church Rd. - Raleigh, NC 27609	919-790-8918
Bobby Fuquay & Associates Surveyor	6525 Mal Weathers Rd. – Ralceigh, NC 27603	919-880-3309

Site Data:

601 E. Market St. – Smithfield, NC 27577
Current zoning: B-2
Parcel size: 1.15 Acres – 50,099 SF
Pin no.: 169419-51-8030

Current legal description:

BEING all of that parcel of land containing 1.15 acres, more or less, as shown on a map recorded in Plat Book 102, Pages 86 and 87, Johnston County Registry, to which plat reference is hereby made for a full and complete description of said parcel of land. (See Recombination Survey for Grace Homemade International, LLC prepared by Bobby Fuquay and Associates. Recorded date 10/15/2024.)

General Information:

Proposed name of project:	Grace Homemade International, LLC Commercial Flex Building
Number of proposed lots:	One
Acreage dedicated for open space or public use:	N/A
Acreage dedicated within rights of way:	N/A

Some uses for the proposed building on Main Street:

Ground Floor: Possible Brewery, Market, and additional retail or office spaces.

Second Floor: Fine Dining with indoor and outdoor dining areas. Additional office spaces for lease.

Third Floor: Venue - Gabriel Hall

The project's mission is to cultivate a vibrant, prosperous, and inclusive downtown that serves as the cultural and social heart of the community.

Encouraging economic growth: This project will promote downtown as a destination for working, dining, and shopping. It supports existing businesses, attracts new ventures, and drives growth. We estimate employing approximately 35+ employees for our Owner-occupied spaces. We will offer competitive wages, benefits and health insurance.

Promoting historic charm: We aim to preserve the historic character of downtown while creating a high-quality environment that will look as if it has always been there.

Improving aesthetics and walkability: This prominent downtown spot has been neglected for over 40 years. We will significantly enhance the physical appearance of this prominent downtown area by redeveloping the site and streetscapes with pedestrian-friendly sidewalks, better lighting, and landscaping to create a safer and more welcoming atmosphere. We hope that public art and other improvements will help create a vibrant, creative, and energetic environment.

Fostering community connection: We plan to collaborate with local partners to organize downtown events that serve as points of activity for residents and visitors.

Providing unique experiences: Our Menus feature fresh, local farm-to-table ingredients that are thoughtfully prepared for the second-floor restaurant and Gabriel Hall.

Flexibility: Gabriel Hall provides three soundproof event spaces ensuring privacy and professionalism for confidential meetings and gatherings. Our facility is designed to host events ranging from 25 to over 200+ attendees. The ballroom provides flexible configuration options, including division into three separate meeting rooms suitable for seminars, training sessions, and product launches. Each section is designed to accommodate approximately 100 individuals.

Break-out spaces: These spaces enhance the overall event experience by offering guests diverse options for relaxation and informal discussions outside the main event spaces.

Technology: All meeting rooms will feature state-of-the-art AV equipment designed to ensure smooth and effective presentations for any event. Using state-of-the-art fiber-optic internet ensures stable, high-speed connectivity for video conferencing, live streaming, and real-time collaboration.

Accessibility and Location: Conveniently located within five minutes of I-95 and I-40, with free parking and ADA-compliant access throughout the facility.

In-house catering: Menus by our executive chef will use local ingredients and offer flexible choices for any diet.

Some proposed uses for the existing building on 7th Street:

Open-Air Farmers Market, hydroponic vegetable gardening, or office space.

Project Density: N/A

Proposed infrastructure improvements and phasing: N/A

Addressing Concerns raised by neighboring properties: After talking with my neighbors about this proposed project I have had no negative comments.

DESCRIPTION OF ADVANTAGES WITH NEARBY LAND USES:

Aesthetics: My main goal for this redevelopment is to preserve the small-town charm by using materials that help the building blend naturally.

Livability:

Attraction of Future Residents and Businesses: A robust commercial sector can make Smithfield more attractive to new families, professionals, and retirees, contributing to a vibrant, growing community.

Revitalization: Redeveloping underused or older areas can breathe new life into commercial corridors.

Increased Convenience and Amenities: A new commercial development would provide more diverse local retail, dining, and entertainment options, reducing the need for residents to travel for specific goods and services.

Economic Growth and Jobs: Commercial development brings new businesses, local jobs, and increased sales tax revenue.

Enhanced Walkability and Connectivity: This new development includes plans for public infrastructure improvements, such as fifteen-foot-wide public sidewalks along E. Market Street and better street access, all of which enhance walkability and connectivity within the area and to other parts of town.

Value: A rehabilitated area for commercial development in Smithfield would have a significant positive impact on property values in the surrounding area due to increased economic activity, improved accessibility, and enhanced local amenities.

Increased Commercial Activity and Investment: Rehabilitation encourages new businesses and private-sector investors, leading to a more vibrant economic environment. This increased activity raises the desirability of the location for both businesses and residents, which in turn drives up commercial property values.

Job Creation and Tax Revenue: New developments bring jobs and generate additional tax revenues (property and sales taxes) for county and municipal governments. This revenue can be reinvested into public services and infrastructure, further enhancing the area's overall value and quality of life.

Aesthetics and Blight Removal: The process of rehabilitation replaces distressed or poorly maintained properties with a high-quality built environment, which can stabilize and increase the value of neighboring properties by improving the overall appearance and character of the neighborhood.

Attraction of Demographics: A new commercial development can attract a higher-income demographic of residents and visitors, making the area more appealing for potential homeowners and other commercial entities, thus pushing property values up.

Potential future development: The rehabilitation of commercial development in Smithfield is expected to drive significant future developments, primarily focusing on mixed-use projects to create a more vibrant and balanced community.

Economic Growth and Job Creation: Town officials and the economic development strategic plan emphasize the need for more commercial and industrial growth. The new retail and business spaces created by these rehabilitations are intended to attract national anchor tenants and new businesses, contributing to job creation and a stronger local economy.

In short, the rehabilitation of this area in Smithfield serves as a catalyst for a broader, more integrated approach to development, moving the town toward a more self-sufficient and vibrant community.

Disturbances to natural areas: The existing conditions negatively impact this property. Most trees on the lot have chain-linked fencing entangled with the tree trunks.

Stormwater management and infrastructure: The required stormwater Best Management Practices (BMP) shall be provided using an engineered underground detention system.

Justification that the proposal will not place an excessive burden on traffic: There will be more traffic in this area after the redevelopment. However, the flow of traffic will be improved by incorporating two points of egress on both 6th St. and 7th St. within the parking area. These points of egress are approximately 150 feet from the intersections at East Market St. It is my belief that this project will not place an excessive burden on any existing public infrastructure, facilities, or services.

Proposed common areas and outdoor open spaces: This project includes common areas inside and outside. The ground floor layout includes multiple landscaped areas for beauty and public recreation. There is also a large, covered breezeway for pedestrian access and outdoor dining between the parking area and E. Market Street.

Grace Homemade International, LLC will be leasing NNN tenant spaces. A NNN lease shifts most property costs (taxes, insurance, CAM) to the tenant, but ownership remains with the landlord, though the tenant gains control over operations; for common areas, the tenant pays for maintenance (CAM), but the lease contract will define who handles major structural repairs.

Proposed development schedule:

Approximate construction commencement date: 2026
Approximate construction completion date: 2027

LIST OF DEVIATIONS FROM THE TOWN'S MINIMUM UDO REQUIREMENTS:

Front yard building setback: 20' Required/4' Provided (Proposed Building)

Rear yard Building setback: 15' Required/2.5' Currently (Existing Building). The 2,347 SF existing building currently encroaches into the rear yard setback, however retaining this building would provide additional screening of the parking area and dumpster enclosure. Also, it would promote more pedestrian walkability and amenities.

Maximum building height: 40' Maximum/50'-8" Requested

Parking: Requirement unknown/60 parking spaces provided

Street yard: May or may not meet requirements

LIST OF IMPROVEMENTS THAT EXCEED THE TOWN'S MINIMUM UDO REQUIREMENTS:

Side yard building setbacks: Greater than the 8' Requirement

Landscaping: Approximately 8,000 sf of landscaped areas will be provided in addition to 4 or more proposed street yard tree planters with irrigation and uplighting.

Outdoor lighting: Shall meet or exceed the UDO Requirements to provide a well-lit outdoor environment for aesthetics and safety.

PROJECT NARRATIVE

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

- A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
- A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
- A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
- A statement showing the proposed density of the project with the method of calculating said density shown;
- Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
- A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
- A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
- Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
- List of deviations from the town's minimum UDO requirements.
- List of improvements that exceed the town's minimum UDO requirements.
- Expected sales, rental prices
- Architectural standards if applicable.

INFORMATION TO BE PROVIDED ON PLAN

The Town of Smithfield Site Plan Requirements is found in Article 5 of the Unified Development Ordinance. Site plans shall contain the following information, if applicable, as determined by the UDO Administrator:

- Preferred sheet size is 24" x 36" for site plans (maximum sheet size of 30" x 42"); if more than one sheet, all sheets should be numbered; should be the same size and scale; and should show match lines, along with an index sheet.
- Submittals should also be made in digital PDF file format.
- The site plan shall be prepared by a professional engineer, registered land surveyor, or licensed architect.
- Engineer's scale – no smaller than 1" = 100' for Site Plans unless approved by staff. Larger scale showing more detail is better. Include both a graphic scale and a numeric scale. 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.
- North arrow or compass rose.
- Date (original and all revisions) should be shown on all sheets.
- A vicinity map of the site with reference to surrounding areas and existing street locations.
- 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
- Proof of ownership - Deed book and page reference demonstrating ownership of property.
- Parcel Identification Numbers (PIN) for site and adjacent properties.

Existing Conditions:

- The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by metes and bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
- Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- Required setbacks, setback lines, or typical lots.
- Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
- Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- Show 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 include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
- Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- Existing zoning of the property, including zoning district lines where applicable.
- Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television
- Existing open space and any other common areas.
- Existing parking and loading areas.

Proposed Conditions:

- All proposed streets, drives, parking areas, fire lanes and access, loading and unloading areas with dimensions, traffic patterns, access aisles, and curb radii per the requirements of Article 10, Part I.
- The total quantity of parking spaces required and the total quantity of parking spaces provided. Indicate uses of buildings.
- Sight distance triangles (minimum 10' by 70' for driveway intersections at ROW lines; or as per NCDOT requirements or Town of Smithfield UDO Section 2.21 at all other intersections)
- Location of all proposed structures, including their outside dimensions and elevations, streets, entrances and exits on the site.
- Sidewalks, trails and other pedestrian ways with locations, dimensions and surfacing, including handicap curb cuts. Internal sidewalks and/or other proposed means of pedestrian access (note: internal pedestrian access should connect with public ROW sidewalk).
- General location and design of proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel, as applicable
- Proposed other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- Location of all US Clean Water Act Section 404 wetland areas, 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.
- Location of all proposed common areas.
- All parcels of land proposed to be designated, dedicated and/or reserved, for public or private use, shown with total land area and boundary descriptions.
- Distance between buildings and height of buildings.
- Building locations, footprints, entrances area by floor (sq.ft.), finished floor elevation (first).
- Location, dimensions, and details of signs per the requirements of Article 10, Part III.
- Proposed building elevations and floor plans, if applicable.
- Conceptual traffic impact analysis.
- Conceptual grading plan: proposed contours with a maximum of two-foot contour intervals within 100 feet of all buildings and along all driveways, entrances, exits, private streets, parking areas, loading areas, retaining walls and a maximum of ten-foot contour intervals for the remainder of the property. Supplement with spot elevations where necessary. All topography should be referred to permanent benchmarks and referenced to accepted datum.
- Conceptual stormwater management provisions.
- Total impervious surface square footage and percentage calculations for all development.
- Conceptual site lighting plan:
- Dumpster (or any other trash handling facilities) location, proposed screening labeled with height material, dimensions of concrete pad and details of gates, including support. Any dumpster to be used for recycling should be labeled as such.
- Landscape Plan: Include the genus and species, common name, quantity, size and location of all plant material proposed to meet Article 10, Part II requirements. The plan must include a "plant list" (in chart form), which should be coded to the plan. Show all calculations used to determine the quantity of plants required. All proposed planting, should be coordinated with both the utility plan and the grading/storm drainage plan to eliminate conflicts. No landscaping allowed in water or sewer easements.
- Description of all fences, walls and/or berms used to fulfill landscaping or screening requirements with details and cross-sections as needed (all fences over 6 feet must be sealed by a licensed Engineer).

NORTH CAROLINA
WAKE COUNTY

I, BOBBY O. FUQUAY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. (DEED DESCRIPTION RECORDED IN DEED BOOK 5188, PAGE 879, DEED BOOK 5812, PAGE 100, AND DEED BOOK 6177, PAGE 70; THAT THE BOUNDARIES NOT SURVEYED, ARE CLEARLY SHOWN AS DASHED, AS DRAWN FROM INFORMATION ON PLAT BOOK 1, PAGE 21; THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATE METHOD IS 1:15,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 03 RD DAY OF OCTOBER, 2024.

This survey shown hereon is of another category, such as a recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.



Bobby O. Fuquay
PROFESSIONAL LAND SURVEYOR
L - 3194
LICENSE NUMBER

RECOMBINED AREA DATA

0.78 ACRE PIN 169419-84-9082
(34,269 SQ. FT.)
+ 0.23 ACRE PIN 169419-50-8998
(9,923 SQ. FT.)
+ 0.14 ACRE PIN 169419-51-8030
(5,907 SQ. FT.)
1.15 ACRES RECOMBINED
(50,099 SQ. FT.)

HIGHER CALLING MINISTRIES AND CHILD CARE, INC.
D.B. 5368, PG. 990
P.B. 1, PG. 21
PIN 169419-61-0298

KENNEDY PROPERTIES 1996 LTD PARTNERSHIP
D.B. 4710, PG. 742
P.B. 1, PG. 21
PIN 169419-51-7109

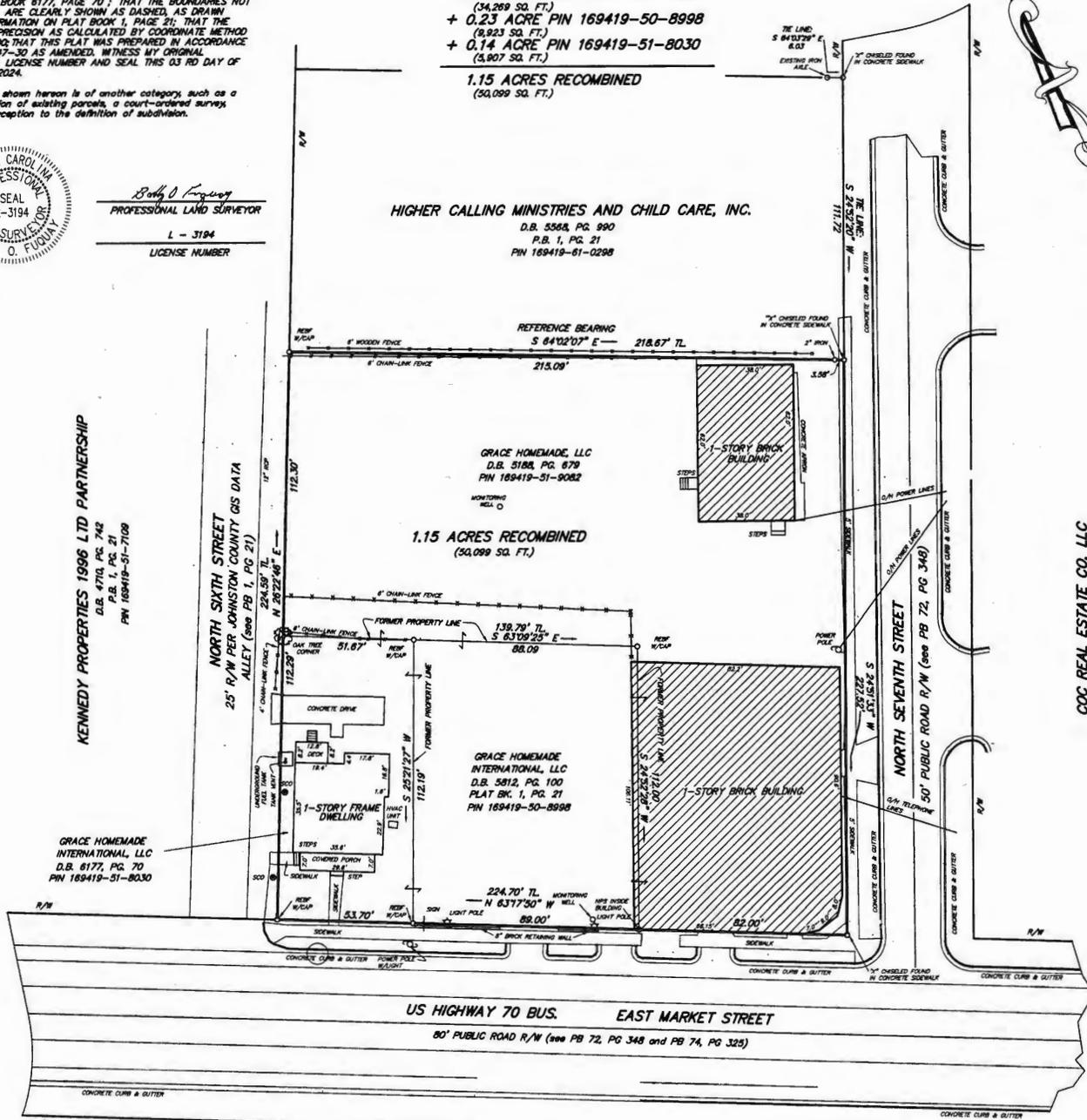
GRACE HOMEMADE INTERNATIONAL, LLC
D.B. 6177, PG. 70
PIN 169419-51-8030

GRACE HOMEMADE, LLC
D.B. 5188, PG. 879
PIN 169419-51-9082

1.15 ACRES RECOMBINED
(50,099 SQ. FT.)

GRACE HOMEMADE INTERNATIONAL, LLC
D.B. 5812, PG. 100
PLAT BK. 1, PG. 21
PIN 169419-50-8998

COC REAL ESTATE CO, LLC
D.B. 5603, PG. 875
PIN 169419-61-2072



THIS SURVEY WAS BALANCED USING THE COMPASS RULE ADJUSTMENT.
AREA DETERMINED USING COORDINATE METHOD.
ALL DISTANCES ARE U.S. SURVEY FEET HORIZONTAL GROUND MEASUREMENTS.
REFERENCES: DEED BOOK 5188, PAGE 879
DEED BOOK 5812, PAGE 100
DEED BOOK 6177, PAGE 70
PLAT BOOK 1, PAGE 21 (LOTS 4 & 5, PORTION OF LOTS 6 & 7)

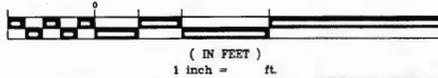
THE PROPERTIES SHOWN HEREON ARE NOT WITHIN A 100 YEAR FLOOD ZONE PER FEMA PIN MAP NO. 3709990000, WITH EFFECTIVE DATE OF JUNE 30, 2018.

PROPERTY IS CURRENTLY ZONED B-2 (TOWN OF SMITHFIELD).
SEE UNRECORDED MAP PREPARED BY JIMMY BARBOUR SURVEYING, P.A., ENTITLED "SURVEY FOR GRACE HOMEMADE, LLC", DATED JUNE 12, 2018.

- LEGEND
- SURVEYED LINE
 - RIGHT-OF-WAY LINE
 - UNSURVEYED LINE
 - FORMER PROPERTY LINE
 - CENTERLINE
 - IRON SET UNLESS OTHERWISE NOTED
 - IRON FOUND UNLESS OTHERWISE NOTED
 - SCD = SEWER CLEANSUIT
 - SP = EXISTING IRON PIPE FOUND
 - RESF = REBAR FOUND
 - NPS = NO POINT SET
 - R/W = RIGHT OF WAY
 - TL = TOTAL LENGTH OF LINE
 - CL = CENTERLINE

LISTED OWNERS:
GRACE HOMEMADE INTERNATIONAL, LLC
3219 PAGE ROAD
MORRISVILLE, N.C. 27560-9410
Filed in JOHNSTON, NC
Filed 10/19/2024 11:58:03 AM
CRIG OLVIE, Register of Deeds
DWR/Rest assets
PLAT B: 182 P: 87

GRAPHIC SCALE



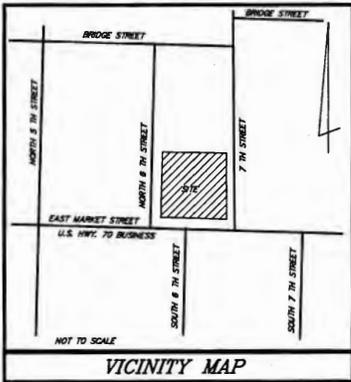
Jodie R.H. Gay, Review Officer of Johnston County
certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Jodie R.H. Gay
Review Officer
10-16-2024
Date

Sheet 1 of 2

RECORDED IN PLAT BOOK _____ PAGE _____

RECOMBINATION SURVEY FOR		BOBBY FUQUAY and ASSOCIATES	
GRACE HOMEMADE INTERNATIONAL, LLC		6525 WAL WEATHERS RD., RALEIGH N.C., 27603 (919) 880-3309	
"TOWN OF SMITHFIELD"			
TOWNSHIP: SMITHFIELD	COUNTY: JOHNSTON	DATE OF SURVEY	SEPTEMBER 07, 2024
PIN: 169419-51-8082	STATE: NORTH CAROLINA	DATE OF MAP	SEPTEMBER 11, 2024
139419-51-8030	SCALE: 1" = 30'	CHECK AND CLOSURE BY:	BOF
169419-50-8998		DRAWING	202438



VICINITY MAP

CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF JOHNSTON COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

10-15-2024 *Kerry G. Goff*
DATE OWNER

CERTIFICATE OF EXEMPTION FROM SUBDIVISION ORDINANCE

THE COMBINATION OR RECOMBINATION OF PORTIONS OF PREVIOUSLY SUBDIVIDED AND RECORDED LOTS WHERE THE TOTAL NUMBER OF LOTS IS NOT INCREASED AND THE RESULTANT LOTS ARE EQUAL TO OR EXCEED THE STANDARDS CONTAINED IN ARTICLE 10 OF THE TOWN OF SMITHFIELD UNIFIED DEVELOPMENT ORDINANCE.

PURSUANT TO NC GENERAL STATUTE 47-30(B) (11) NO APPROVAL IS REQUIRED BY THE TOWN OF SMITHFIELD.

10-15-24 *Stephen Wren*
DATE UDO DIRECTOR - TOWN OF SMITHFIELD

RECOMBINED AREA IMPERVIOUS SURFACE DATA	
EXISTING DWELLING, PORCH, DECK, STEPS	1,709 SQ. FT.
EXISTING BUILDINGS, STEPS	11,054 SQ. FT.
EXISTING CONCRETE DRIVE	473 SQ. FT.
EXISTING SIDEWALKS	479 SQ. FT.
TOTAL EXISTING IMPERVIOUS AREA = 13,715 SQ. FT.	
13,715 SQ. FT. DIVIDED BY 50,099 SQ. FT.	
= 27.4% EXISTING IMPERVIOUS AREA	



Bobby O. Fuquay
10-13-24

Filed in JOHNSTON, NC
Filed 10/15/2024 11:58:03 AM
CHRIS OLIVE, Register of Deeds
Dup/Real assessor
PLAT B: 182 P: 88

LISTED OWNERS:
GRACE HOMEMADE
INTERNATIONAL, LLC
3219 PAGE ROAD
MORRISVILLE, N.C. 27560-9410

Sheet 2 of 2

RECOMBINATION SURVEY FOR			
GRACE HOMEMADE INTERNATIONAL, LLC "TOWN OF SMITHFIELD"		BOBBY FUQUAY and ASSOCIATES 6525 WAL WEATHERS RD., RALEIGH N.C., 27603 (919) 880-3309	
		TOWNSHIP: SMITHFIELD	COUNTY: JOHNSTON
PIN: 189419-51-9082 139419-51-8030 189419-50-8998	STATE: NORTH CAROLINA	DATE OF MAP: SEPTEMBER 11, 2024	
SCALE: 1" = 30'	CHECK AND CLOSURE BY: BOF	DRAWING: 202438	

PRELIMINARY SITE PLAN FOR
CONDITIONAL ZONING APPROVAL

GRACE HOMEMADE
INTERNATIONAL, LLC
COMMERCIAL FLEX BUILDING
601 EAST MARKET STREET
SMITHFIELD, NC 27577

Dalton General Contractors
446 East Main Street
P.O. Box 428
Cayton, NC 27520
(919) 552-1740

DECEMBER 4, 2025	
REVISIONS	
1	
2	
3	

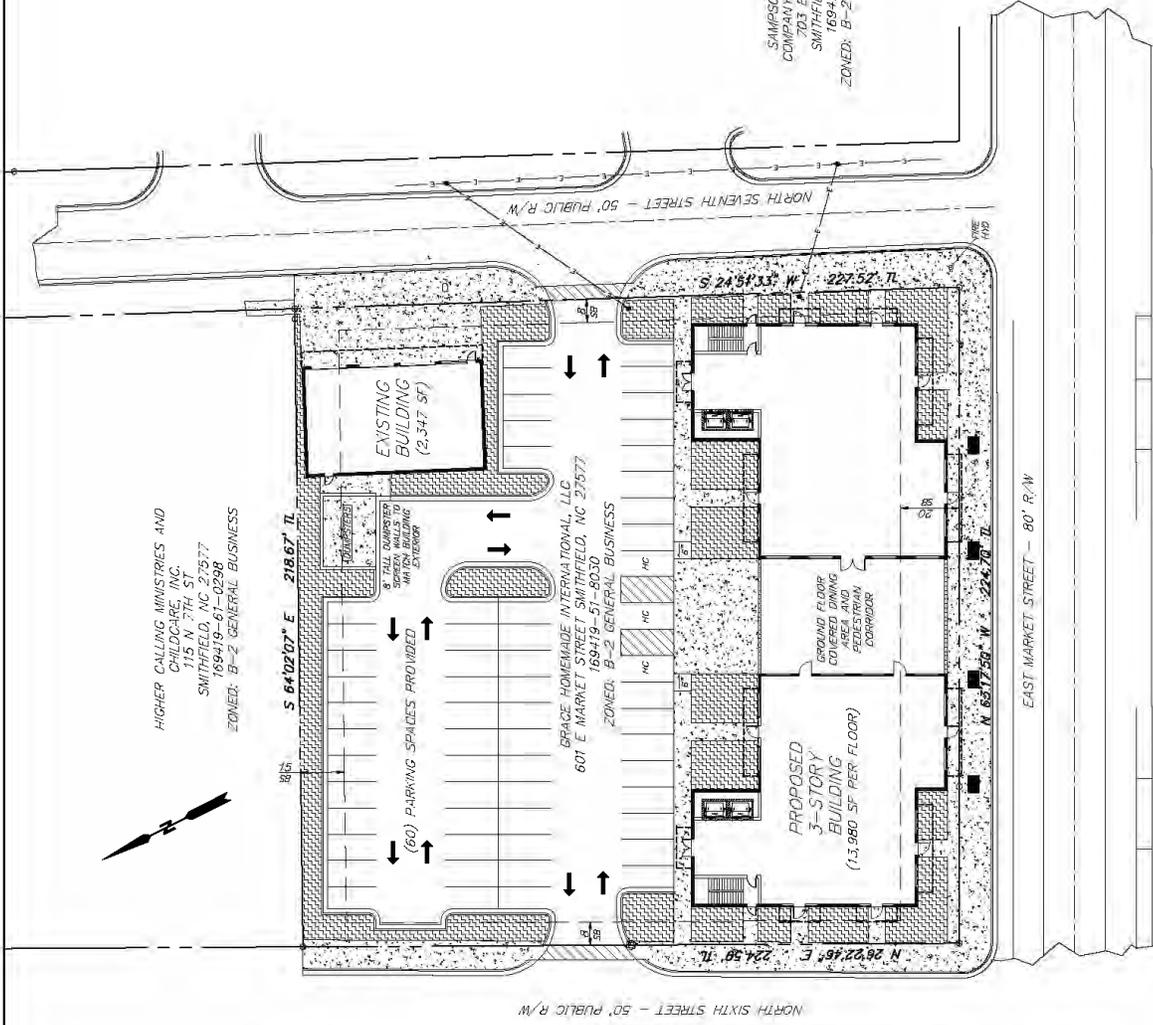
SHEET NO.

S1.0

PRELIMINARY SITE LAYOUT
GRACE HOMEMADE
COMMERCIAL FLEX BUILDING
SCALE: 1" = 20'-0"

TRANGLE INSURANCE GROUP PARTNER
613 E MARKET ST
SMITHFIELD, NC 27577
169419-50-9713
ZONED: B-2 GENERAL BUSINESS

BHPS, LLC HOLTON, J. JR.
512 E MARKET ST
SMITHFIELD, NC 27577
169419-50-6870
ZONED: B-2 GENERAL BUSINESS



VICINITY MAP

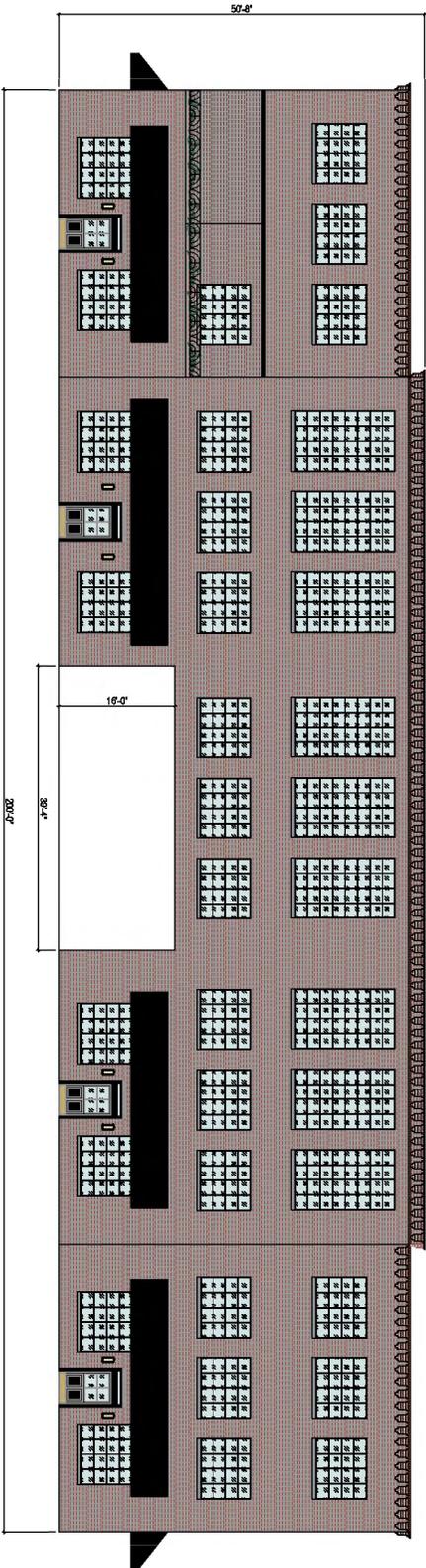
TOTAL SITE AREA: 1.15 ACRES (50,099 SF)
SITE BOUNDARY INFORMATION PROVIDED BY RECOMBINATION SURVEY FOR GRACE HOMEMADE INTERNATIONAL, LLC PREPARED BY BOBBY FLOUAY AND ASSOCIATES (DATED 08/11/2024)

EXISTING ZONING: B-2: GENERAL BUSINESS
EXISTING IMPERVIOUS SURFACE: 13,715 SF (27%)
PROPOSED IMPERVIOUS SURFACE: 42,132 SF (84%)
PROPOSED IMPERVIOUS SURFACE INCREASE: 28,417 SF
PERCENTAGE OF IMPERVIOUS SURFACE INCREASE: 51%
PROPOSED PARKING LOT AND CAR AREAS: 20,620 SF
PROPOSED ON-SITE CONCRETE SIDEWALKS: 5,185 SF
PROPOSED ROW CONCRETE SIDEWALKS: 6,785 SF

PROPOSED LANDSCAPED AREAS: 7,967 SF
PROPOSED STREET YARD TREE PLANTERS

KENNEDY PROPERTIES 1996 LTD
PARTNERSHIP & DAUGHTRY FIRMS, LLC
513 E MARKET ST
SMITHFIELD, NC 27577
169419-51-7109
ZONED: B-2 GENERAL BUSINESS

STORMWATER BEST MANAGEMENT PRACTICES (BMP)
SHALL BE PROVIDED USING AN ENGINEERED
UNDERGROUND DETENTION SYSTEM



FRONT BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

A1.0	SHEET NO.	3
	REVISIONS	1
	REVISIONS	2
	REVISIONS	1
DECEMBER 4, 2025		

Dalton Engineering and Associates, P. A.
 446 East Main Street
 P.O. Box 426
 Clayton, NC 27920
 License No. C-1420
 (919) 550-4740
 Fax (919) 550-4741

GRACE HOMEMADE INTERNATIONAL, LLC
COMMERCIAL FLEX BUILDING
 601 E MARKET STREET
 SMITHFIELD, NC 27577

PROPOSED BUILDING FRONT ELEVATION
TRUMAN L. NEWBERRY, JR.
ARCHITECT
 1821 FALLS CHURCH ROAD RALEIGH, N.C. 27609

A3.0

SHEET NO.

3

2

1

REVISIONS

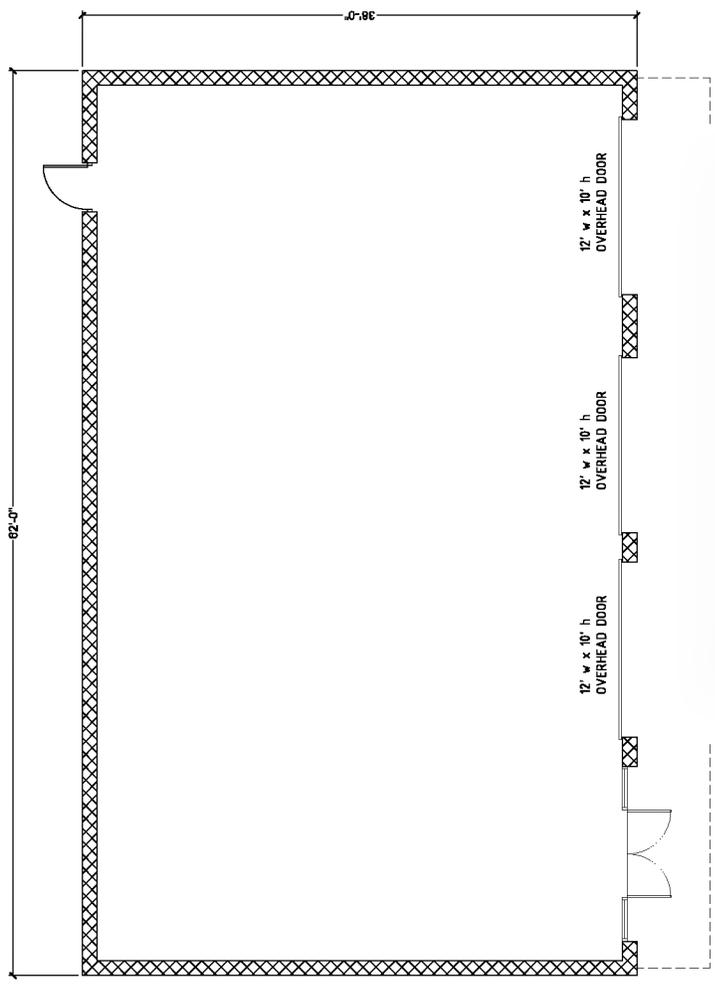
DECEMBER 4, 2023

Daton Engineering
and Associates, P.A.
446 East Main Street
P.O. Box 425
Cary, NC 27508
Licenses No. C-1420
Tel: (919) 550-4740
Fax: (919) 550-4741

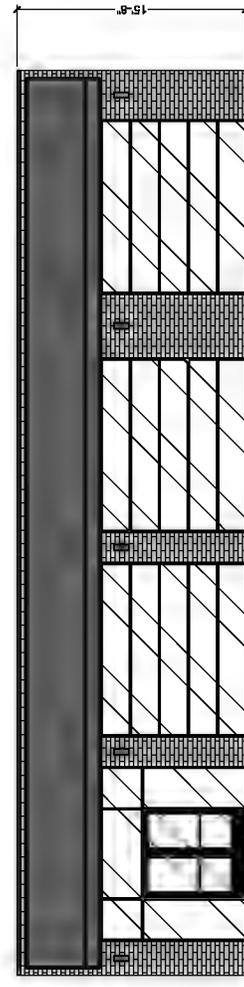
GRACE HOMEMADE INTERNATIONAL, LLC
COMMERCIAL FLEX BUILDING
601 E MARKET STREET
SMITHFIELD, NC 27577

TRUMAN L. NEWBERRY, JR.
ARCHITECT
1621 FALLS CHURCH ROAD
RALEIGH, N.C. 27708

PROPOSED MODIFICATIONS TO
EXISTING BUILDING
FLOOR PLAN & ELEVATION



EXISTING BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING BUILDING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

CZ-25-08 Grace Homemade Flex Commercial

File Number:
CZ-25-08

Project Name:
Grace Homemade Flex
Commercial

Location:
601 E Market St, Smithfield,
NC 27577

Tax ID#:
15021009

Existing Zoning:
B-2

Property Owner:
Grace Homemade Int., LLC

Applicant:
Dalton Engineering &
Associates, PA – Jerry Dalton

City or ETJ:
City



Map Scale
1" = 80'

Map created by Micah Woodard,
Planner I on 12/30/2025

CZ-25-08 Grace Homemade Flec Commercial Adjacent Properties List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15021009	GRACE HOMEMADE INTERNATIONAL, LLC		879 AIREDALE TRL		GARNER, NC 27529-3887
15021035	DAUGHTRY, WILLIAM OTIS	DAUGHTRY, TERESA H	25 WHITE OAK DR		SMITHFIELD, NC 27577-4806
15026033	BHPS, LLC	HOLTON, J. R. JR.		PO BOX 968	SANFORD, NC 27331-0968
15026031	BHPS, LLC	HOLTON, J. R. JR.		PO BOX 968	SANFORD, NC 27331-0968
15021023	K RENTAL PROPERTIES LLC		121 W RIVERSIDE DRIVE		SMITHFIELD, NC 27577-0000
15021001	DAUGHTRY FARMS, LLC	KENNEDY PROPERTIES 1996 LIMITED PARTNERSHIP	299 VENTASSO DR		CLAYTON, NC 27527-7082
15021020	K RENTAL PROPERTIES LLC		121 W RIVERSIDE DRIVE		SMITHFIELD, NC 27577-0000
15026030	BHPS, LLC	HOLTON, J. R. JR.		PO BOX 968	SANFORD, NC 27331-0968
15027009	WATSON, CARL LIFE ESTATE	WATSON, SHERRY C	107 S 7TH ST		SMITHFIELD, NC 27577-4976
15026022	ALLIED COMMERCIAL PROPERTIES	OF JOHNSTON COUNTY		PO BOX 1761	SMITHFIELD, NC 27577-1761
15026023	TWIN STATES FARMING INC			P O BOX 1352	SMITHFIELD, NC 27577-1352
15021004	KENNEDY PROPERTIES 1996 LTD PARTNERSHIP	DAUGHTRY FARMS, LLC		PO DRAWER 1960	SMITHFIELD, NC 27577
15021032	SAMPSON-BLADEN OIL COMPANY, INCORPORATED			PO BOX 469	CLINTON, NC 28329-0469
15027015	ESCAMILLA, GIA	ESCAMILLA-GILONI, MAGALI	230 HARRIS RD		SMITHFIELD, NC 27577-6906
15021003	KENNEDY PROPERTIES 1996 LTD PARTNERSHIP	DAUGHTRY FARMS, LLC		PO DRAWER 1960	SMITHFIELD, NC 27577
15021012	HIGHER CALLING MINISTRIES AND CHILDCARE, INC.		115 N 7TH ST		SMITHFIELD, NC 27577-3935
15026037	TRIANGLE INSURANCE GROUP PATNR			PO BOX 410	SMITHFIELD, NC 27577-0000
15022007	BON-RIC LLP			PO BOX 3068	WILSON, NC 27895-3068
15022003	MOHAMED & SONS INC			PO BOX 1236	SMITHFIELD, NC 27577-1236
15027016	ESCAMILLA, GIA	ESCAMILLA-GILONI, MAGALI	230 HARRIS RD		SMITHFIELD, NC 27577-6906
15099031L	ANYON, ANDRE G		118 N 7TH STREET		SMITHFIELD, NC 27577-3936
15021034	WALKER, GWENDOLYN S		508 BRIDGE ST # A		SMITHFIELD, NC 27577-3910
15026038	ZACKS PROPERTIES LLC		5 HAZELWOOD CT		SMITHFIELD, NC 27577-8337
15026044	TRIANGLE INSURANCE GROUP PARTNERS LLC			PO BOX 410	SMITHFIELD, NC 27577-0410
15021005	THOMPSON, CLARICE L.		510 BRIDGE ST		SMITHFIELD, NC 27577-3910
15021006	KENNEDY, WILLIAM T	DAUGHTRY, N LEO	121 W RIVERSIDE DR		SMITHFIELD, NC 27577-0000
15022008	MARQUIS, ISAAC LEONARD		710 BRIDGE ST		SMITHFIELD, NC 27577-4038
15022012B	EVANS, TIMOTHY KENT	EVANS, DEBBIE E	207 NORTH BRIGHTLEAF BLVD		SMITHFIELD, NC 27577-0000
15021023A	ROSS, JAMES MARSHALL III		1535 OLD DAM RD		KENLY, NC 27542-8014
15021022	K RENTAL PROPERTIES LLC		121 W RIVERSIDE DRIVE		SMITHFIELD, NC 27577-0000



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, CZ-25-06, ANX-25-05, CZ-25-07, and CZ-25-08 were notified by First Class Mail on 2/6/26 of the Public Hearing on February 17th, 2026.

Signature

Johnston County, North Carolina

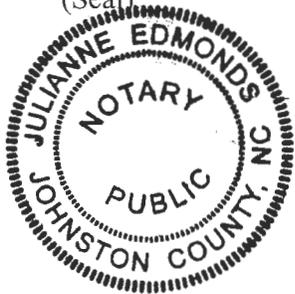
I, Julianne Edmonds, Notary Public for Johnston County and State of North Carolina do hereby certify that Micah Woodard personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

6th day of February, 2026

Notary Public Signature

Julianne Edmonds
Notary Public Name

My Commission expires on 1-15-2028
(Seal)



**Town of Smithfield
Town Council
Notice of Public Hearing**

*The Johnstonian
February 4, 2025*

Notice is hereby given that a Public Hearing will be held before the Town Council of the Town of Smithfield, N.C., on Tuesday, February 17th, 2026, at 7:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following requests:

CZ-25-06 Bellamy Conditional Rezoning: Rock Tower Partners LLC is requesting approval of Bellamy, a R-8 conditional rezoning master plan consisting of 1,079 units of residential: 885 detached single-family residential lots and 191-townhouse lots over 498-acres of land. Located along Lee-Youngblood Rd and Wilson Mills Road, further identified by Johnston County Tax ID #'s 17K08039A and 17K08032.

ANX-25-05 Bellamy Annexation: The Town of Smithfield received a petition from E&F Properties Inc. for a voluntary contiguous annexation of 498.283 acres into the Town of Smithfield, located on Wilson Mills Road and Lee-Youngblood Road, north and east of Poplar Creek. Further identified by Johnston County Tax ID# 17K08039A and 17K08032.

CZ-25-07 West Smithfield Amazon Commercial: Real Zeal Property Group, LLC, requests a conditional rezoning of +/- 3 acres of land from LI - Light Industrial to B-3 CZ

- Highway Entranceway Business Conditional District with a site plan for a convenience store. This property is located at Johnston County Tax ID# 15078011G.

CZ-25-08 Grace Homemade Flex Commercial: Dalton Engineering is requesting the conditional rezoning of a 1.15 acres property located on the north side of East Market Street between 8th and 7th Street from B-2 to B-2 Conditional with a master plan for a flex commercial building and site development. This property is located at the corner of East Market and North Seventh Street, further identified by Johnston County Tax ID# 15021008.

CA-25-01 Comprehensive Plan Map Updated: Staff is requesting an amendment to the Town's Comprehensive Growth Management Plan, collectively called the Town Plan.

All interested people are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact the office if you need assistance. Further inquiries regarding this matter may be directed to the Town of Smithfield at (919) 834-2118 ext. 1108 or online at www.smithfield-nc.com.



Request for Town Council Action

**Public CZ-25-06
Hearing**
Date: 02/17/2026

Subject: Bellamy R-8 Conditional Zoning Map Amendment

Department: Planning Department

Presented by: Interim Planning Director – Micah Woodard

Presentation: Public Hearing

Issue Statement

Rock Tower Partners LLC is requesting approval of Bellamy, an R-8 conditional rezoning master plan consisting of 1,076 units of residential lots: 885 detached single-family residential lots and 191-townhouse lots over +/-500-acres of land.

Financial Impact

The subdivision will add to the town's tax base.

Action Needed

The Town Council is respectfully requested to hold a public hearing to review the conditional rezoning master plan and decide whether to approve, approve with conditions, or to deny the request.

Recommendation

Planning Staff recommends approval of CZ-25-06 with 11 conditions with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Consistency Statement
3. Application
4. **Legal Description**
5. Bellamy Rezoning Booklet
6. Bellamy Master Plan Set
7. Summary of Changes
8. Adjacent Property Owners
9. Adjacent Notification Certification
10. Legal Advertisement



Staff Report

Public CZ-25-06
Hearing

OVERVIEW:

Rock Tower Partners LLC is requesting approval of a revised Bellamy R-8 conditional rezoning master plan consisting of 1,076 units of residential: 885 detached single-family residential lots and 191-townhouse lots over +/-500-acres of land. The development area is concurrently seeking annexation into the Town of Smithfield.

The previous Bellamy Conditional Zoning CZ-25-05 was denied by the Town Council on October 7, 2025 and this application is similar to the previous with the following changes:

1. The total lot count for Bellamy has been reduced from 1,147 to 1,076 (a 71-unit reduction resulting in a new overall proposed density of 2.15 DU/AC).
2. The northern Townhome POD has been removed and replaced with detached SFD lots, resulting in an 86-unit reduction of the densest product type (from 277 to 191 total Townhomes).
3. Average lot sizes have been increased. The percentage of 60' and 70' wide detached SFD lots was nearly doubled (from ~22.5% to ~40% of SFD lots).
4. All lots within 500' of the existing hog farm lagoon and its associated 4 structures have been removed, resulting in significant separation between the existing hog farm and proposed residential units.
5. Bellamy's layout is no longer proposing to abandon/realign the northern section of Lee Youngblood Rd, leaving this northern access point accessible to support the existing hog farm. No proposed lots will have driveway access off Lee Youngblood Road.
6. The proposed minimum side setback for 60' and 70' wide lots have been increased to 7' minimum (was 5' minimum previously).
7. Due to the reduction in density, the proposed recreation area dedication now represents approximately 50% more land than required by code (~147 acres shown on concept plan; a minimum of 135 acres to be provided per our application; only 93 acres required by code).
8. A 20' Type B perimeter buffer has been added to the shared property boundary with NC PIN # 169600-30-1019 to the north. This parcel represents the only adjacent property with an existing home within 300' of proposed lots.
9. A proposed zoning condition has been added requiring 2 guest parking spaces per townhome building, requiring a minimum of 90 guest parking spaces to support the Townhome POD. The required guest parking spaces are now shown on the Master Plan.
10. A roadway stub has been added to NC PIN # 168600-90-9600 on the Master Plan, to support connection to a potential future phase of the Tralee Subdivision.

11. To support the future needs of a growing region, the applicant has offered ~7 acres of land along Lee Youngblood Road for donation to the Town to serve a potential future EMS/Fire facility (location identified on the Master Plan).
12. The developer has agreed to adjust the phasing plan to make the phase by the hog farm the last phase of the development.

PROPERTY LOCATION:

The property is on located on Wilson Mills Road and Lee-Youngblood Road, north and east of Poplar Creek.

APPLICATION DATA:

Applicant/Developer:	Rock Tower Partners, LLC
Owner:	E&F Properties Inc.
Engineer:	McAdams (David Bergmark)
Proposed Use:	single-family and townhouse residential
Fire District:	Wilson Mills
School Impacts:	Additional students
Parks and Recreation:	Park Dedication Proposed (125-acres)
Water and Sewer Provider:	Town of Smithfield (with annexation)
Electric Provider:	Duke
Existing Zoning:	R-20A and WS-IV PA Overlay
Proposed Zoning:	R-8 CZ and WS-IV PA Overlay
Tax IDs:	17K08039A/17K08032
Land area:	+/-150 acres
Active/Managed Open Space:	7 acres
Passive/Unmanaged Open Space:	135 acres
Public R/W:	+/-46,000 lin. ft.
Water Main:	+/- 46,000 lin. ft.
Sewer Main:	+/- 50,900 lin. ft.
Development Density:	2.2 dwelling units/acre

ADJACENT ZONING AND LAND USES:

(see attached map)

	Zoning	Existing Land Uses
North	AG/SFR (Wilson Mills)	Agriculture/Single Family Residential
South	R-20A	Rural Residential/Agricultural.
East	R-20A	Rural Residential/Agricultural.
West	R-20A/SFR-2	Residential/Agricultural.

EXISTING CONDITIONS/ENVIRONMENTAL:

The property considered for approval is agricultural land with woodlands, wetlands and fields. There are several blue-line streams and floodplain present on the site. A gasoline easement bi-sects the development from west to east. The property is within the WS-IV Protected Area Overlay.

MASTER PLAN/ANALYSIS:

- **Comprehensive Land Use Plan.**

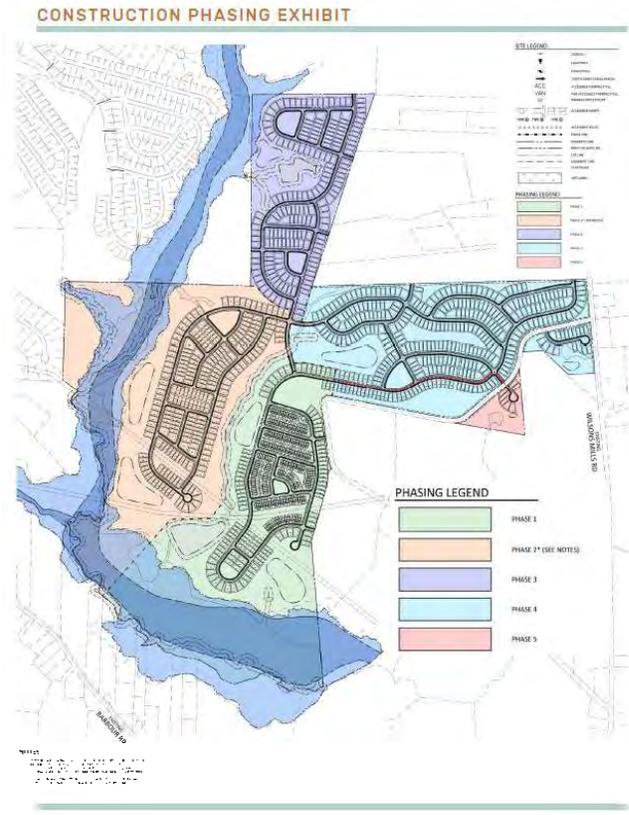
- The comprehensive plan guides the most of the site for low density residential 1-4 dwelling units per acre comprised of primarily single-family residential and context sensitive attached townhouse units - context sensitive in that they are tucked into the center of the development (Table 1, Residential Product by Future Land Use Class, pg.9).
- Encourage a mix of lot sizes and housing types integrated open space and amenities in medium density residential areas (Policy 1B, Strategy 2, pg. 14).
- Strengthen landscape buffers between potentially incompatible uses (Policy 4B, Strategy 1).
- The proposed density of 2.2 matches low density residential guidance.

- **Voluntary Annexation.** The developer has petitioned for voluntary annexation of the entire development site. With annexation, water and sewer will be provided by the Town of Smithfield and electric utilities will be provided by Duke.

- **Proposed Land Uses.** The proposed land uses within the development are shown in this table:

PERMITTED USE TABLE	
	R-8-CZ
Residential Uses	
Dwelling, single-family detached	P
Dwelling, single-family attached (townhouse)	PS (UDO Section 7.3)
Accessory Structures	P
Private Recreation Facility	P
Customary Home Occupation	PS (UDO Section 7.3)
Public or neighborhood swimming pools	P
Public or private neighborhood tennis courts	P
Nature observation points	P
Parks and recreation areas	P
Playgrounds	P
Recreation buildings and facilities for residential developments	P

- **Development Phasing.** The construction is expected to begin in 2028 and last approximately ten years and consist of 5 phases. Phasing is subject to change and sub-phasing may occur. The revised phasing now shows the area by the hog farm to be the last phase of the development.



- **Utilities.** The water and sewer utilities will be Town of Smithfield. Electric utilities will be Duke.
- **Site Access, traffic and lateral connections.**
 - The revised Bellamy subdivision plans leave Lee Youngblood Road in its current location.
 - The access to the development will be from 2 locations on Lee-Youngblood Road and access to a separate cul-de-sac from Lee-Youngblood Road.
 - The master plan shows 7 points of lateral access to connect with future development, including an access to the Tralee land.
 - A Traffic Impact Analysis (TIA) will be required prior to preliminary plat.
- **Streets.**
 - The developer is proposing +/- 46,000 lin. feet (8.75 miles) of streets.
 - 27' wide b/b streets in 50' wide public right-of-way. The Town's standard right-of-way width is 60 feet.
 - Sidewalks are proposed on one side of each street.
 - Standard curb and gutter are proposed throughout the development.

- **Stormwater Management.** The developer has shown conceptual stormwater control measures (SCMs) throughout the development. The development will exceed 24% impervious with up to 30% built-upon-area, requiring specific stormwater measures. A stormwater management plan will be required with the development of the site.
- **Open Space and Site Amenities.** The development includes the following:
 - A private central “main amenity area” (5-acres) to include a pool and clubhouse.
 - 6 private pocket parks (+/-8.3-acres), of at least 0.5 acres in size. At least 3 of the pocket parks will have active play amenity (unspecified) with the remainder to be passive open space.
 - Soft surface trail within the 100’ wide gas easement (subject to gas company approval).
 - Proposed public park dedication (+/-135-acres). This land area includes floodplain and adjacent area that may be suitable for trails and passive recreation. The Parks Department need active park area, not passive parks, however the Johnston County Parks Plan (in planning phase) has identified a future trail corridor along the Poplar Creek to Swift Creek Road that would run in the southern portion of the Bellamy development. The Developer should provide a 30’ wide public trail easement for the future trail as park dedication. Although no trail is proposed at this time, a trail would be a great amenity for the development if constructed.
- **Landscaping and Buffering.**
 - The site is well buffered by floodplain on the west and south. Along Lee-Youngblood Road, a standard 15’ street yard is proposed, however, near the hog farm the buffer has been increased to 20’ and adjacent to the hog farm 500’ of separation is provided.
 - Additionally, a 20’ Type B buffer along the north boundary of the site (long border) is proposed.
- **Trash and Recycling.** The HOA should require trash and recycling roll-offs be screened from the public right-of-way or stored in garages or rear yards.
- **Subdivision Signs.** Ground mounted subdivisions signs are required features of subdivisions. The master plan does not provide this level of detail.
- **Homeowner’s Association.** An HOA will own and maintain the recreation and open space areas and amenities, stormwater facilities, walking trails, and landscaping.
 - The HOA should also manage no parking on streets.
 - The HOA declarations need to be submitted for review by the Town Attorney prior to final plat.
- **Parking.**
 - All residential lots will have at least 2 parking stalls.
 - Guest parking will be in the form of on-street parallel spaces or small off-street parking lots in nearby common areas at least 2 per townhouse building.

- **Mail Kiosks.** The US Postal Service requires clustered mailboxes with all new developments. The location of the mailboxes is not shown but will be required with construction plans.
- **Dimensional and Architectural Standards.**

The applicant is proposing 4 different lot sizes.

- (191) 22'x120' or 20'x120 Townhome lots
- (139) 70'x120' Detached Single-family lots
- (217) 60'x120' Detached Single-family lots
- (529) 50'x120' Detached Single-family lots

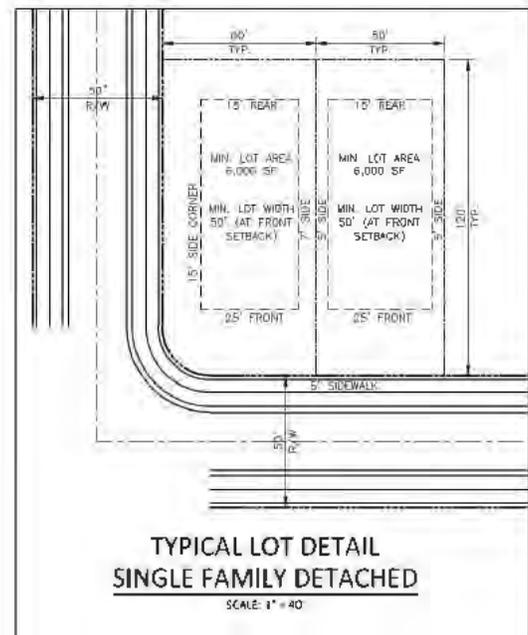
Detached Single-Family Minimum Standards.

LOT DIMENSIONS	
Minimum Lot Area	6,000 sq ft
Minimum Lot Frontage	50 ft

SETBACKS	
Minimum Front	25 ft
Corner Side	15 ft
Minimum Side	5 ft*
Minimum Rear	15 ft
Accessory Building Setback	5 ft
Minimum Driveway Length	25 ft

** Side setbacks for lot widths 60 ft and greater are required to be 7 ft.*

NOTE: Minimum driveway length of 25' required for all single family detached lots.



Single-Family Detached Architectural Standards:

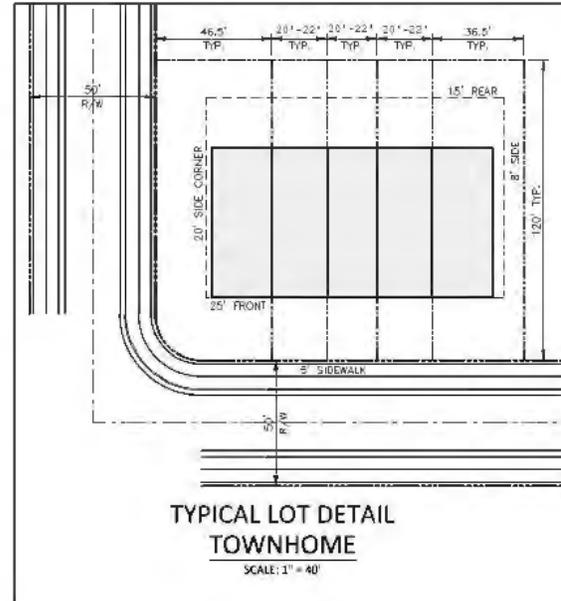
- All detached houses will be one or two stories with a slab foundation.
- Each single-family detached house will include a front-loaded garage.
- Within the development, multiple types and styles of vinyl siding will be utilized to provide visual interest.
- The front façade of each house will include masonry accents, which may be provided in the form of a water table, accent wall, trim elements around windows or doors, or other similar architectural features.
- Variation in roof design will be provided between homes, through the use of variable roof pitch, dormers, gables, or similar visual differentiators.
- Window accents and trim will be provided for each house.
- A covered front porch will be provided for each house.

- At a minimum, each home will include a rear patio area.
- Houses on corner lots shall have windows on the street side corner.

Townhouse Minimum Standards.

LOT DIMENSIONS	
Minimum Lot Area	2,200 sq ft
Minimum Lot Frontage	20 ft

SETBACKS	
Minimum Front	25 ft
Corner Side	20 ft
Minimum Side	8 ft
Minimum Building Separation	20 ft
Minimum Rear	15 ft



Townhouse Architectural Standards:

- All townhouses will be a minimum of two stories and will be a minimum of 20' wide on a slab foundation.
- Each townhouse will, at a minimum, include a front-loaded single-car garage.
- Each Townhouse building (comprised of 3 or more attached units) will include multiple types or styles of vinyl siding to create visual interest.
- The front façade of each townhouse building will include masonry accents, which may be provided in the form of a water table, accent wall, trim elements around windows or doors, or other similar architectural features.
- Each Townhouse building will include variations in roof design through the use of variable roof pitch, dormers, or gables.
- Window accents and trim will be provided for each townhouse.
- Each townhouse will feature one of the following: doorway entry features or covered porch.
- At a minimum, each townhome will include a rear patio.
- Townhouse units on corner lots shall have windows on the street side corner.

- **Potential Land Donation.** The developer is proposing to donate +/- 7.18 acres for a future Fire/EMS Facility. The Town should evaluate the need for such a facility.



CONDITIONAL ZONING:

- **Requested Deviations from UDO.** The developer is seeking deviations from the UDO as part of the rezoning. The purpose of conditional zoning is to provide flexibility from 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.	5 ft. – 7 ft. for lots 60’ wide or greater.
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.
Min. Side Setback	10 ft.	8 ft.
Min. Bldg. Separation	30-40 ft. depending on height of townhouse	20 ft.
Min Rear Setback	25 ft.	15 ft.
Other Standards		
Street R/W	60 ft. wide	50 ft wide

- **Proposed Standards Exceeding UDO Requirements.**
 - More than 135 acres of passive recreation area (potential park dedication).
 - Private recreational amenities:
 - A minimum of one (1) neighborhood amenity parcel, approximately five (5) acres in size shall be provided, to include a pool and a clubhouse.

- Six (6) pocket parks of at least one-half acre (0.5) in size.
- At least three (3) of the pocket parks will be improved with an active play amenity.
- Offer to donate 7 acres for EMS/Fire Station
- Expanded street yards 20' -500' in width.
- 20' Landscaped perimeter buffer along shared property boundary with NC PIN # 169600-30-1019 to the north.
- Guest parking areas - 2 spaces per townhouse building.
- Architectural standards.

CONSISTENCY STATEMENT (Staff Opinion):

With the approval of the rezoning, the Town Council is required to adopt a statement describing whether the action is consistent with the adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest. Planning Staff considers the action to be consistent and reasonable:

- **Consistency with the Comprehensive Growth Management Plan** – The development is consistent with the comprehensive plan.
- **Consistency with the Unified Development Code** – The property will be developed in conformance with the UDO conditional zoning provisions that allows flexibility in development standards on a site-by-site basis based on design considerations.
- **Compatibility with Surrounding Land Uses** - The proposed development will be compatible with surrounding land uses with the expanded buffers.

RECOMMENDATION:

Planning Staff recommends the Planning Board recommend approval of CZ-25-06 with the following conditions:

1. That the trash and recycling roll-off containers in the single family and townhouses units be screened from the public right-of-way or stored within a garage or the rear yards and enforced by the HOA.
2. Public sidewalks shall be a minimum of 5' wide.
3. Public sidewalks shall be provided along the Wilson's Mills Road and Lee-Youngblood Road frontages.
4. That the architectural standards be included in the HOA declarations.
5. That an HOA be responsible for the ownership and maintenance of all private open space and recreational amenities, SCMs, parking areas, mail kiosks, etc.
6. The HOA declarations be submitted for review by the Town Attorney with the preliminary plat.
7. A disclosure notice shall be added to the HOA declarations disclosing the Hog Farm operations.

8. That residential driveways be a minimum of 12' wide.
9. Dedicated a 30' wide public trail easement for the future Johnston County Trail.
10. The phase closest to the Hog farm operations shall be the last phase of the development
11. A berm and 6' white vinyl fence shall be added to the Lee Youngblood Road Street Yard.

RECOMMENDED MOTION:

“Move to recommend approval of the zoning map amendment, CZ-25-06, with 11 conditions of approval, finding the rezoning consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD TOWN COUNCIL
CZ-25-06**

Whereas the Smithfield Town Council, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

Whereas the Smithfield Town Council, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD TOWN COUNCIL AS APPROPRIATE:

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE IS ADOPTED,

That the Town Council recommendation regarding zoning map amendment CZ-25-06 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Town Council and information provided at the public hearing; and

It is the objective of the Town of Smithfield Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Town Council and information provided at the public hearing. Therefore, the amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE FAILS,

That the final recommendation regarding zoning map amendment CZ-25-06 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

It is the objective of the Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment does not promote this and therefore is neither reasonable nor in the public interest.



**Town of Smithfield
Planning Department**
350 E. Market St Smithfield, NC 27577
Smithfield-NC.com
919-934-2116

CONDITIONAL ZONING APPLICATION

Development Name **Bellamy**

Proposed Use **Residential - Single Family Detached and Townhouses**

Project location or address
2917 Wilson's Mills Rd

Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN# 168500-97-7612	TAX ID# 17K08039A
169600-11-0117	17K08032

Project type? Single Family Townhouse Multi-Family Non-Residential PUD/Mixed Use

PROPERTY OWNER INFORMATION

Name
E&F PROPERTIES INC

Address
PO BOX 1352, SMITHFIELD, NC 27577-1352

Phone -	Email -
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OWNER/DEVELOPER INFORMATION

Company Name Rock Tower Partners, LLC	Contact Name Ben Mathis
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Address
PO Box 1797, Clayton NC 27528

Phone 252.341.1703	Email bmathis@rocktowerpartners.com
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CONSULTANT/ENGINEERING FIRM

Company Name McAdams	Contact Name David Bergmark
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Address
621 Hillsborough Street, Raleigh NC 27603

Phone 919.361.5000	Email bergmark@mcadamsc.com
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ZONING INFORMATION

Existing Zoning District R-20A - Residential-Agricultural District (Smithfield ETJ) & AG - Agricultural (Wilson's Mills ETJ)	Proposed Zoning District R-8-CZ - Residential-8, Conditional Zoning
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If more than one district, provide the acreage of each:

Overlay District? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Inside City Limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf	5,000 SF (estimate)	Flood Hazard Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Impervious Surface acres/sf	6,534,000 SF(estimate)	Neuse River Buffer	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Watershed Protection Area	WS-IV NSW Protected Area	Wetlands	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
FEMA Map Panel	3720169500K & 3720168500K & 3720169600K	Base Flood Elevation	130.2	

*** public parkland dedication to count toward impervious/pervious surface ratio**

SITE DATA

Total # of single-family lots	Maximum 885	Total densities per zoning district	Maximum 2.40 u/ac
Total # of townhouse lots	Maximum 191	Acreage in active open space	~ 5 acres (see Master Plan)
Total # of all lots	Maximum 1,076	Acreage in passive open space	~ 150 acres (see Master Plan)
Linear feet of new roadways	~ 46,000 (see Master Plan)	Linear feet of new sewer mains	~ 50,900 (internal + offsite extension)
Linear feet of new water mains	~ 48,900 (internal + offsite extension)	Linear feet of new sidewalks	~ 46,000 (see Master Plan)
Proposed sewer allocation	~282,450 GPD	Linear feet in new trails	-

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the Town.

I hereby designate Rock Tower Partners, LLC to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature - Owner	<i>owner signature on next page</i>	Date	
Signature - Applicant		Date	7-29-25

APPLICATION FEES

Conditional Zoning (1 paper copy of the application, 2 paper copies of plan set & 1 Digital copy of all documents on USB flash drive)
\$ 400.00 + \$10 per acre

Application Date

Application Number

Application Fee

OWNER AUTHORIZATION

I hereby give CONSENT to Rock Tower Partners, LLC & McAdams (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 *Olivia Holding* Printed Name of Owner E+F Properties Inc.

NC

(State)

Johnston

(County)

Julianne Edmonds a Notary Public in and for said County and State, do hereby certify that Olivia Holding personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 5th day of December 20 25.

Notary Public: Julianne Edmonds

(Printed Name)

Julianne Edmonds

(Signature)



County of Commission: Johnston

Commission Expires: 1-15-2028

PROJECT NARRATIVE

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

- A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
- A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
- A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
- A statement showing the proposed density of the project with the method of calculating said density shown;
- Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
- A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
- A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
- Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
- List of deviations from the town's minimum UDO requirements.
- List of improvements that exceed the town's minimum UDO requirements.
- Expected sales, rental prices
- Architectural standards if applicable.

INFORMATION TO BE PROVIDED ON PLAN

The Town of Smithfield Site Plan Requirements is found in Article 5 of the Unified Development Ordinance. Site plans shall contain the following information, if applicable, as determined by the UDO Administrator:

- Preferred sheet size is 24" x 36" for site plans (maximum sheet size of 30" x 42"); if more than one sheet, all sheets should be numbered; should be the same size and scale; and should show match lines, along with an index sheet.
- Submittals should also be made in digital PDF file format.
- The site plan shall be prepared by a professional engineer, registered land surveyor, or licensed architect.
- Engineer's scale – no smaller than 1" = 100' for Site Plans unless approved by staff. Larger scale showing more detail is better. Include both a graphic scale and a numeric scale. 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.
- North arrow or compass rose.
- Date (original and all revisions) should be shown on all sheets.
- A vicinity map of the site with reference to surrounding areas and existing street locations.
- 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
- Proof of ownership - Deed book and page reference demonstrating ownership of property.
- Parcel Identification Numbers (PIN) for site and adjacent properties.

Existing Conditions:

- The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by metes and bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
- Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- Required setbacks, setback lines, or typical lots.
- Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
- Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- Show 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 include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
- Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- Existing zoning of the property, including zoning district lines where applicable.
- Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television
- Existing open space and any other common areas.
- Existing parking and loading areas.

Proposed Conditions:

- All proposed streets, drives, parking areas, fire lanes and access, loading and unloading areas with dimensions, traffic patterns, access aisles, and curb radii per the requirements of Article 10, Part I.
- The total quantity of parking spaces required and the total quantity of parking spaces provided. Indicate uses of buildings.
- Sight distance triangles (minimum 10' by 70' for driveway intersections at ROW lines; or as per NCDOT requirements or Town of Smithfield UDO Section 2.21 at all other intersections)
- Location of all proposed structures, including their outside dimensions and elevations, streets, entrances and exits on the site.
- Sidewalks, trails and other pedestrian ways with locations, dimensions and surfacing, including handicap curb cuts. Internal sidewalks and/or other proposed means of pedestrian access (note: internal pedestrian access should connect with public ROW sidewalk).
- General location and design of proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel, as applicable
- Proposed other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- Location of all US Clean Water Act Section 404 wetland areas, 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.
- Location of all proposed common areas.
- All parcels of land proposed to be designated, dedicated and/or reserved, for public or private use, shown with total land area and boundary descriptions.
- Distance between buildings and height of buildings.
- Building locations, footprints, entrances area by floor (sq.ft.), finished floor elevation (first).
- Location, dimensions, and details of signs per the requirements of Article 10, Part III.
- Proposed building elevations and floor plans, if applicable.
- Conceptual traffic impact analysis.
- Conceptual grading plan: proposed contours with a maximum of two-foot contour intervals within 100 feet of all buildings and along all driveways, entrances, exits, private streets, parking areas, loading areas, retaining walls and a maximum of ten-foot contour intervals for the remainder of the property. Supplement with spot elevations where necessary. All topography should be referred to permanent benchmarks and referenced to accepted datum.
- Conceptual stormwater management provisions.
- Total impervious surface square footage and percentage calculations for all development.
- Conceptual site lighting plan:
- Dumpster (or any other trash handling facilities) location, proposed screening labeled with height material, dimensions of concrete pad and details of gates, including support. Any dumpster to be used for recycling should be labeled as such.
- Landscape Plan: Include the genus and species, common name, quantity, size and location of all plant material proposed to meet Article 10, Part II requirements. The plan must include a "plant list" (in chart form), which should be coded to the plan. Show all calculations used to determine the quantity of plants required. All proposed planting, should be coordinated with both the utility plan and the grading/storm drainage plan to eliminate conflicts. No landscaping allowed in water or sewer easements.
- Description of all fences, walls and/or berms used to fulfill landscaping or screening requirements with details and cross-sections as needed (all fences over 6 feet must be sealed by a licensed Engineer).

Legal Description
E&F Properties INC. Total Boundary
Wilson's Mills, Johnston County, North Carolina

Commencing at a point, said point being an iron pipe set along the western right-of-way of Wilson's Mills Road (SR 1913) in Wilson's Mills Township, Johnston County, North Carolina. Said point also described as the southeastern corner of the Kendall L. Beasley property (PN 17K08034B) as recorded in Deed Book 4596 Page 54, Johnston County Registry. Point further described as the northeastern corner of the E&F Properties Inc. property (PN 17K08039A) as recorded in Deed Book 4377 Page 880 and the POINT OF BEGINNING. Thence S 05°19'31" E a distance of 481.93 feet to an iron pipe set. Thence across the right-of-way of Lee-Youngblood Road (SR 1917) S 05°19'31" E a distance of 60.49 feet to an iron pipe set. Thence S 05°19'31" E a distance of 280.70 feet to an iron pipe set. Thence with a curve turning to the right with an arc length of 8.31 feet, with a radius of 970.00 feet, with a chord bearing of S 05°04'47" E, with a chord length of 8.31 feet to an iron pipe set. Thence S 04°50'04" E a distance of 346.94 feet to an iron pipe set. Thence S 87°16'00" W a distance of 333.31 feet to an iron pipe set. Thence N 46°44'00" W a distance of 437.75 feet to an iron pipe set. Thence S 87°16'00" W a distance of 255.56 feet to an iron pipe set. Thence along the right-of-way of Lee-Youngblood Road S 08°01'38" W a distance of 85.26 feet to an iron pipe set. Thence with a curve turning to the right with an arc length of 129.82 feet, with a radius of 555.00 feet, with a chord bearing of S 14°43'41" W, with a chord length of 129.52 feet to an iron pipe set. Thence leaving the right-of-way of Lee-Youngblood Road S 04°44'00" E a distance of 855.16 feet to an iron pipe set. Thence N 80°14'00" W a distance of 908.94 feet to an iron pipe set. Thence crossing the right-of-way of Lee-Youngblood Road N 02°34'56" W a distance of 60.13 feet to an iron pipe set. Thence N 88°21'00" W a distance of 56.92 feet to an iron pipe set. Thence with a curve turning to the right with an arc length of 108.23 feet, with a radius of 670.00 feet, with a chord bearing of N 83°43'20" W, with a chord length of 108.11 feet to an iron pipe set. Thence N 79°05'41" W a distance of 1413.95 feet to an iron pipe set. Thence with a curve turning to the left with an arc length of 180.26 feet, with a radius of 95.00 feet, with a chord bearing of S 46°32'46" W, with a chord length of 154.41 feet to an iron pipe set. Thence S 07°48'47" E a distance of 705.69 feet to an iron pipe set. Thence with a curve turning to the left with an arc length of 122.41 feet, with a radius of 330.00 feet, with a chord bearing of S 18°26'24" E, with a chord length of 121.71 feet to an iron pipe set. Thence leaving Lee-Youngblood Road S 61°47'08" W a distance of 46.50 feet to a 1" pipe. Thence S 07°19'19" W a distance of 209.00 feet to an iron pipe set. Thence S 15°50'04" W a distance of 715.43 feet to a bent 1" pipe. Thence S 04°47'17" E a distance of 1009.24 feet to a ¾" pipe. Thence S 04°47'33" E a distance of 769.54 feet to a ¾" pipe. Thence S 04°40'27" E a distance of 48.83 feet to a 2" pipe. Thence along the run of Little Poplar Creek in

a westerly direction S 62°10'21" W a distance of 57.57 feet to a point. Thence S 48°26'21" W a distance of 60.90 feet to a point. Thence N 66°38'34" W a distance of 68.88 feet to a point. Thence S 88°57'57" W a distance of 43.43 feet to a point. Thence N 70°27'44" W a distance of 68.85 feet to a point. Thence S 72°45'40" W a distance of 40.35 feet to a point. Thence S 83°56'17" W a distance of 66.59 feet to a point. Thence S 67°16'10" W a distance of 52.65 feet to a point. Thence N 62°51'35" W a distance of 180.22 feet to a point. Thence N 52°44'09" E a distance of 79.86 feet to a point. Thence N 15°55'16" W a distance of 32.75 feet to a point. Thence N 75°46'45" W a distance of 63.55 feet to a point. Thence S 85°21'18" W a distance of 41.30 feet to a point. Thence N 12°05'29" W a distance of 56.70 feet to a point. Thence N 82°51'46" W a distance of 36.21 feet to a point. Thence S 78°37'28" W a distance of 113.60 feet to a point. Thence S 51°12'27" W a distance of 86.00 feet to a point. Thence S 79°15'42" W a distance of 76.21 feet to a point. Thence S 71°57'01" W a distance of 182.94 feet to a point. Thence N 84°54'00" W a distance of 55.19 feet to a point. Thence N 65°21'45" W a distance of 135.77 feet to a point. Thence N 31°03'01" W a distance of 132.30 feet to a point. Thence N 58°00'33" W a distance of 216.79 feet to a point. Thence N 68°44'06" W a distance of 55.04 feet to a point. Thence N 82°52'39" W a distance of 111.83 feet to a point. Thence N 80°03'59" W a distance of 123.43 feet to a point. Thence N 72°11'18" W a distance of 56.18 feet to a point. Thence N 60°21'40" W a distance of 50.82 feet to a point. Thence N 79°28'10" W a distance of 56.52 feet to a point. Thence N 66°00'57" W a distance of 53.71 feet to a point. Thence N 21°23'07" W a distance of 45.29 feet to a point. Thence N 57°26'32" W a distance of 97.90 feet to a point. Thence S 73°20'08" W a distance of 100.47 feet to a point. Thence S 88°49'45" W a distance of 78.84 feet to a point. Thence N 58°05'47" E a distance of 63.57 feet to a point. Thence N 37°37'23" E a distance of 43.81 feet to a point. Thence N 04°35'17" E a distance of 34.18 feet to a point. Thence N 50°39'04" W a distance of 79.67 feet to a point. Thence N 64°56'06" W a distance of 97.27 feet to a point. Thence N 32°02'51" W a distance of 32.09 feet to a point. Thence N 55°36'37" E a distance of 80.94 feet to a point. Thence N 00°06'11" W a distance of 37.17 feet to a point. Thence N 60°24'28" W a distance of 69.32 feet to a point. Thence N 85°44'15" W a distance of 49.64 feet to a point. Thence S 62°29'48" W a distance of 82.68 feet to a point. Thence N 82°10'35" W a distance of 61.53 feet to a point. Thence N 42°17'42" W a distance of 43.69 feet to a point. Thence N 20°20'17" W a distance of 81.39 feet to a point. Thence N 07°02'19" W a distance of 75.12 feet to a point. Thence N 51°34'16" W a distance of 188.50 feet to a point. Thence N 42°23'56" W a distance of 85.13 feet to a point. Thence N 07°16'29" E a distance of 68.31 feet to a point. Thence N 21°35'07" E a distance of 90.14 feet to a point. Thence N 10°28'20" W a distance of 52.30 feet to a point. Thence N 66°25'58" W a distance of 31.01 feet to a point. Thence S 89°52'29" W a distance of 56.66 feet to a point. Thence S 41°25'47" W a distance of 53.22 feet to a point. Thence S 64°39'41" W a distance of 42.60 feet to a point. Thence N 45°21'15" W a distance of 59.84 feet to a point. Thence N 30°16'28" W a distance of 74.84 feet to a point. Thence N 06°33'25" W

a distance of 51.40 feet to a point. Thence N 28°57'51" W a distance of 90.39 feet to a point. Thence N 40°49'22" W a distance of 55.06 feet to a point. Thence N 22°41'38" W a distance of 95.25 feet to a point. Thence N 27°14'22" E a distance of 32.04 feet to a point. Thence N 56°00'29" E a distance of 96.16 feet to a point. Thence N 08°32'56" E a distance of 36.35 feet to a point. Thence N 24°07'12" W a distance of 41.23 feet to a point. Thence N 80°51'51" W a distance of 98.20 feet to a point. Thence N 42°29'09" W a distance of 36.62 feet to a point. Thence N 00°22'03" W a distance of 114.66 feet to a point. Thence N 50°39'37" W a distance of 35.34 feet to a point. Thence N 25°38'38" W a distance of 14.40 feet to a point. Thence along the run of Big Poplar Creek in a northerly direction N 49°42'12" E a distance of 29.65 feet to a point. Thence S 77°06'00" E a distance of 34.62 feet to a point. Thence S 48°23'17" E a distance of 29.17 feet to a point. Thence N 28°01'17" E a distance of 43.22 feet to a point. Thence N 04°48'06" W a distance of 23.60 feet to a point. Thence N 44°42'06" E a distance of 45.83 feet to a point. Thence N 29°17'37" E a distance of 52.22 feet to a point. Thence S 85°54'05" E a distance of 23.22 feet to a point. Thence S 05°01'17" E a distance of 29.51 feet to a point. Thence S 69°05'52" E a distance of 64.20 feet to a point. Thence N 62°36'23" E a distance of 51.88 feet to a point. Thence S 30°15'25" E a distance of 84.77 feet to a point. Thence S 70°01'23" E a distance of 29.70 feet to a point. Thence N 18°54'36" E a distance of 20.79 feet to a point. Thence N 48°23'57" E a distance of 45.02 feet to a point. Thence S 36°56'01" E a distance of 28.92 feet to a point. Thence S 87°24'50" E a distance of 12.72 feet to a point. Thence N 14°48'50" E a distance of 19.36 feet to a point. Thence N 52°28'21" E a distance of 43.14 feet to a point. Thence N 18°45'55" E a distance of 31.40 feet to a point. Thence N 10°07'10" W a distance of 109.26 feet to a point. Thence N 00°39'21" W a distance of 32.93 feet to a point. Thence N 07°33'03" E a distance of 109.91 feet to a point. Thence N 27°08'28" W a distance of 66.59 feet to a point. Thence N 33°33'56" E a distance of 61.02 feet to a point. Thence N 13°35'42" W a distance of 61.89 feet to a point. Thence N 19°27'22" E a distance of 48.34 feet to a point. Thence N 38°52'01" W a distance of 66.47 feet to a point. Thence N 17°16'16" E a distance of 77.61 feet to a point. Thence N 39°15'20" W a distance of 80.79 feet to a point. Thence N 14°57'41" W a distance of 49.11 feet to a point. Thence N 29°32'25" W a distance of 73.75 feet to a point. Thence N 09°19'40" E a distance of 89.48 feet to a point. Thence N 67°58'44" E a distance of 91.79 feet to a point. Thence N 34°15'14" E a distance of 29.59 feet to a point. Thence N 09°39'46" W a distance of 33.83 feet to a point. Thence N 40°43'38" W a distance of 75.18 feet to a point. Thence N 61°57'41" W a distance of 33.12 feet to a point. Thence N 81°44'52" W a distance of 31.19 feet to a point. Thence S 87°50'56" W a distance of 42.27 feet to a point. Thence N 75°24'32" W a distance of 25.99 feet to a point. Thence N 49°07'36" W a distance of 37.05 feet to a point. Thence N 57°48'35" W a distance of 38.09 feet to a point. Thence N 29°26'14" W a distance of 35.88 feet to a point. Thence N 00°04'04" W a distance of 57.65 feet to a point. Thence N 07°01'51" E a distance of 58.28 feet to a point. Thence N 32°27'51" W a distance of 70.01 feet to a point. Thence

N 58°04'50" W a distance of 84.58 feet to a point. Thence N 49°56'24" W a distance of 62.26 feet to a point. Thence N 16°14'37" W a distance of 56.61 feet to a point. Thence N 00°14'59" W a distance of 23.07 feet to a point. Thence N 43°18'33" E a distance of 51.58 feet to a point. Thence N 26°11'16" E a distance of 27.64 feet to a point. Thence N 51°47'41" E a distance of 61.52 feet to a point. Thence leaving the run of Big Poplar Creek N 52°26'31" W a distance of 28.36 feet to a ½" rebar. Thence N 52°26'31" W a distance of 218.35 feet to a ½" rebar. Thence N 01°42'53" E a distance of 78.71 feet to a 1" pipe. Thence N 01°43'49" E a distance of 211.69 feet to a 1" pipe. Thence N 01°40'55" E a distance of 259.23 feet to a 1" pipe. Thence N 01°42'46" E a distance of 150.53 feet to a 1" pipe. Thence N 01°24'22" E a distance of 528.75 feet to a bent axle. Thence S 89°02'03" E a distance of 1085.54 feet to an iron pipe set. Thence S 88°10'41" E a distance of 1246.67 feet to a 1" pipe. Thence N 00°27'00" E a distance of 2413.24 feet to a 1" pipe. Thence N 89°30'47" E a distance of 1547.49 feet to a concrete monument. Thence S 18°38'49" W a distance of 476.43 feet to a ¾" pipe. Thence S 17°48'26" W a distance of 1273.32 feet to a 2" pipe. Thence S 18°02'24" W a distance of 529.14 feet to a ¾" pipe. Thence S 18°07'54" W a distance of 275.39 feet to a bent axle. Thence N 88°32'11" E a distance of 3457.38 feet to an iron pipe set along the western right-of-way of Wilson's Mills Road and the POINT OF BEGINNING and containing 503.977 acres (21953241 square feet).

BELLAMY

CONDITIONAL REZONING REQUEST

Smithfield, North Carolina

December, 2025



Aerial view of the Bellamy site in Smithfield, NC

CONDITIONAL REZONING

Submittal Date: December 5, 2025

DEVELOPER – ROCK TOWER PARTNERS

Ben Mathis – Managing Partner
Ed Lynch – Land Development & Entitlement Manager

ENGINEERING – MCADAMS

Benjamin Mayo – Project Manager, Residential

PLANNING & DESIGN – MCADAMS

David Bergmark – Practice Lead, Development Entitlement



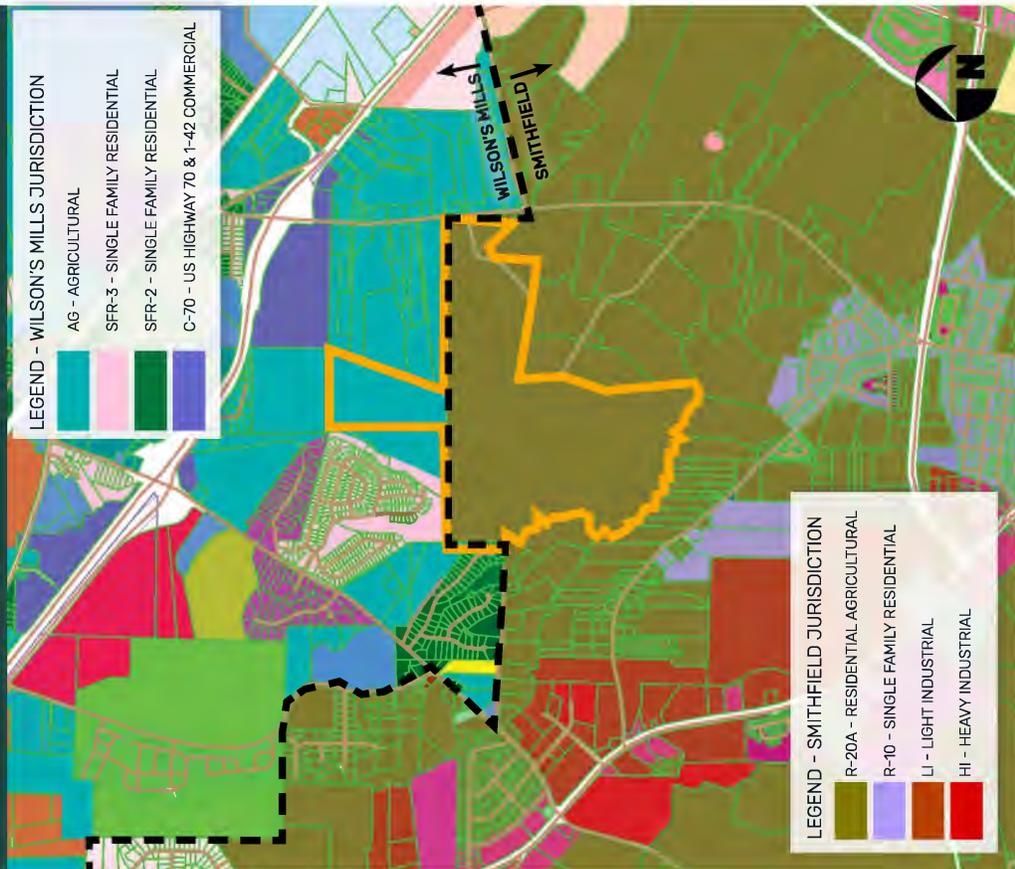
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01	SITE DATA	02	MASTER PLAN	05	OPEN SPACE	06	SUMMARY OF ZONING CONDITIONS
03	LOTS + HOUSING TYPES	04	INFRASTRUCTURE	07	APPENDIX		

SITE DATA

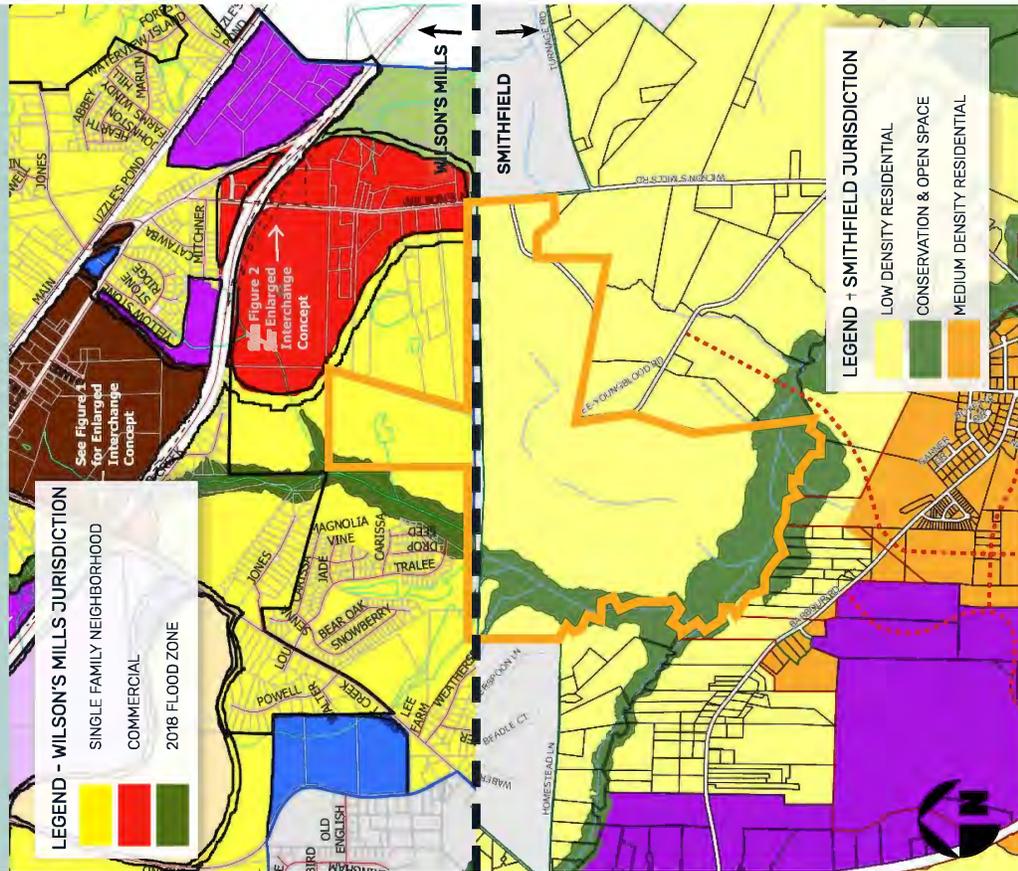
PROJECT NAME	HOLDING POINTE
DEVELOPER:	ROCK TOWER PARTNERS, LLC PO BOX 1797, CLAYTON NC 27528 PHONE: 252.341.1703 EMAILS: ELYNCH@ROCKTOWERPARTNERS.COM
DESIGN PROFESSIONAL:	MCADAMS 621 HILLSBOROUGH ST, SUITE 500, RALEIGH NC 27603 PHONE: 919.361.5000 EMAIL: BERGMARK@MCADAMSCO.COM
OWNER:	E & F PROPERTIES, INC PO BOX 1352, SMITHFIELD NC 27577
PARCEL IDENTIFICATION NUMBERS:	168500-97-7612 169600-11-0117
DEED REFERENCES:	DEED BOOK 04390, PAGE 0928 DEED BOOK 04377, PAGE 0880
EXISTING ZONING:	SMITHFIELD: R20-A (RESIDENTIAL AGRICULTURAL) WILSON'S MILLS: AG (AGRICULTURAL)
CURRENT USE:	AGRICULTURAL & RURAL RESIDENTIAL
PROPOSED ZONING:	SMITHFIELD: R-8-CZ (RESIDENTIAL_CONDITIONAL ZONING DISTRICT) RESIDENTIAL
PROPOSED USE:	
TOTAL PROJECT AREA:	500.802 NET ACRES (503.977 AC - 3.175 AC OF R.O.W.)
PROPOSED DENSITY:	MAXIMUM 2.20 UNITS/ACRE
PROPOSED LOTS:	1,076
SINGLE FAMILY DETACHED:	885 +/-
TOWNHOUSE	191 +/-
PUBLIC PARK LAND DEDICATION:	MINIMUM 135 ACRES (PROPOSED)
PRIVATE OPEN SPACE:	ONE MAIN AMENITY (+/- 5 acres) +/- 6 POCKET PARKS
WATERSHED OVERLAY DISTRICT:	WS-IV NSW PROTECTED
AIRPORT OVERLAY DISTRICT:	ZONE D AND ZONE E
FEMA FIRM PANEL:	3720169500K, 3720168500K, 3720169600K
DEDICATED RIGHTS-OF-WAY:	46,000 LINEAR FEET

EXISTING ZONING MAP



The subject site is within Smithfield and Wilson's Mills Extraterritorial Planning Jurisdictions. The jurisdictional line is indicated above.

FUTURE LAND USE MAP



The subject site features future land use designations from both Smithfield and Wilson's Mills.

VISION + INTENT

This conditional rezoning request is submitted with the purpose and intent of implementing the Town of Smithfield's Future Land Use Map and facilitating the development of a well-designed neighborhood with a range of housing types and densities. The land use designation for this site is Low Density Residential (Smithfield) and Single Family Residential (Wilson's Mills), as shown on page 11 of this booklet. Smithfield's designation specifically envisions primarily single family detached residential, with low gross density (generally 1-4 dwellings per acre). Just to the north of the site, at the intersection of Wilson's Mills Rd and US Hwy 70, Wilson's Mills plans for a large Commercial node. The proximity of this site to future commercial amenities makes it an appropriate place for new residential development, providing a variety of housing options. As development occurs and the land use maps are implemented, residents living in the Bellamy neighborhood will have convenient access to goods and services and support the envisioned businesses in this area.

The development proposes a mix of housing types including detached single family homes on different lot sizes and townhomes at an overall density of less than 2.2 units/acre. A higher proportion of 60' wide and 70' wide single family lots and a reduced proportion of townhouses are included in this submittal. The project's proposed housing types, density, and land set aside for dedication make it consistent with the Low Density Residential land use designation. Furthermore, the proposed neighborhood is similar to other recently approved developments in the Towns of Smithfield and Wilson's Mills, and will continue a predictable development pattern to seamlessly fit the new neighborhood into the existing community.

The Master Plan submitted with this rezoning request carefully transitions densities and scale within the neighborhood and near its boundaries. To this end, the townhome pod previously along the site's northern boundary has been removed.

To help mitigate potential visual impacts to surrounding areas, a minimum 15' Street Yard is required where rear lot lines abut existing right-of-way, and a 20' Type B buffer is provided along the northern property boundary as shown on the Concept Plan. Bellamy will dedicate a minimum of 135 acres of public recreation area to the Town of Smithfield (exceeding the UDO requirement by nearly 50%). In addition, the development will include a minimum of six (6) 0.5-acre pocket parks and a +/- 5-acre neighborhood amenity site for future residents to enjoy.

Architectural standards are proposed to ensure high-quality materials and inviting aesthetics. In general, architectural standards provide enhanced architectural accents and differentiating features to support visual interest (see Rezoning Booklet for all architectural standards). The development is expected to provide all units for sale, at prices estimated to start at \$375,000 for detached houses and \$300,000 for townhouses.

The development will bring over 1,000 new families to the Smithfield community. To help address the immediate demand for services, the development will be strategically phased. As the houses are constructed, the need for municipal and utility services will come online incrementally as well.

Phasing will allow for a gradual increase in population (and a gradual increase in property taxes), which will allow the Town to plan for and provide appropriate emergency and municipal services to the houses as they become occupied. To protect and serve the future needs of this area, the developer has offered ~ 7 acres of land along Lee Youngblood Road for donation to the town as a potential future EMS/Fire facility. Furthermore, the proposed public recreation area dedication will increase Smithfield's parks & recreation capacity and will serve the residents of Bellamy as well as the community as a whole.

An annexation petition is submitted in conjunction with this rezoning request to bring the assemblage into Smithfield's town limits.

NEIGHBORHOOD ENGAGEMENT

The site is surrounded by moderate density single family detached houses to the west (on the opposite side of the Poplar Creek floodplain) and rural and agricultural uses to the east. The Youngblood Farm, and existing and operating livestock farm, abuts the site to the south and east.

The applicant met with the owners of the Youngblood Farm to listen to their concerns and made appropriate changes as best as they could while keeping the character of the neighborhood. Those changes include the proposed standards below:

In addition to proposed street yard buffers and perimeter buffers, a 500' setback between the adjacent hog lagoon (and it's associated 4 farm buildings) and proposed residential lots has been provided to support the mutual enjoyment and functionality of both land uses. In observance of the farm's existing use of Lee Youngblood Rd, the Bellamy project no longer proposes abandonment of the northern portion of Lee Youngblood Rd, preserving this means of access to the hog farm.

To provide appropriate transition between future homes and existing homes to the north, the northern property boundary will feature a 20-ft Type B perimeter buffer. Townhouses and smaller lots are concentrated toward the center of the development, while larger lots are proposed around the site's edges. Each townhouse building will have two designated guest parking spaces. In response to community feedback at public meetings, a higher proportion of 60' and 70' wide lots have been included in the development overall, and the number of townhomes has been reduced.



500' SEPARATION EXHIBIT

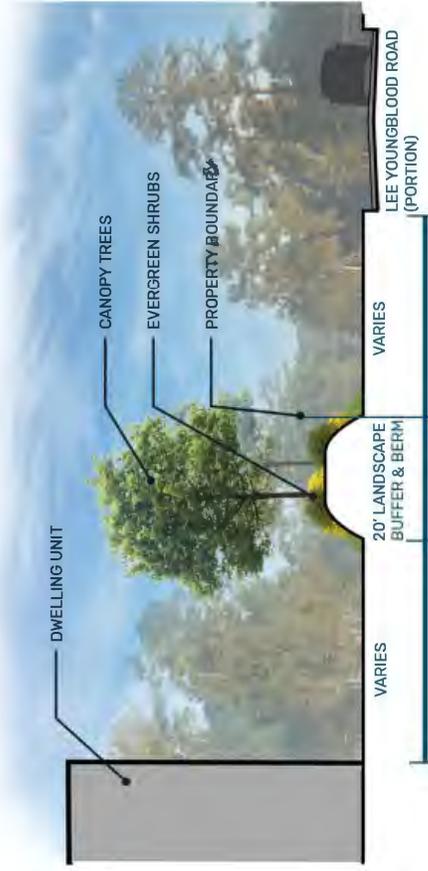


STREET YARD BUFFERS

TYPICAL 15' STREET YARD



ENHANCED 20' STREET YARD WITH BERM



ILLUSTRATIVE CONCEPT: PLANTINGS AND MATERIALS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING THE FINAL DESIGN PHASE AS PART OF THE PRELIMINARY APPROVAL PROCESS. MIN. PLANTING RATES WILL MATCH THOSE REQUIRED FOR A TYPICAL STREET YARD, BUT SHALL BE PLACED ATOP A MIN. 3'-FT TALL BERM. THE EXTENT OF THE BERM MAY EXTEND BEYOND THE DESCRIBED 20' LANDSCAPE AREA TO PROVIDE ADEQUATE SLOPE.

• The proposed berm within the Enhanced 20' Street Yard shall not be required where it would conflict with any required sight distance triangle.

USE STANDARDS

PERMITTED DENSITY

Proposed 2.20 dwelling units/acre

Density Calculation:

$$1,076 \text{ units} / 500.802 \text{ acres} = \text{approximately } 2.148 \text{ units/acre}$$

PERMITTED USES

PERMITTED USE TABLE	
Residential Uses	R-8-CZ
Dwelling, single-family detached	P
Dwelling, single-family attached (townhouse)	PS (UDO Section 7.35)
Accessory Structures	P
Private Recreation Facility	P
Customary Home Occupation	PS (UDO Section 7.7)
Public or neighborhood swimming pools	P
Public or private neighborhood tennis courts	P
Nature observation points	P
Parks and recreation areas	P
Playgrounds	P
Recreation buildings and facilities for residential developments	P

P - Permitted by Right: Administrative review and approval subject to district provisions and other applicable requirements only.

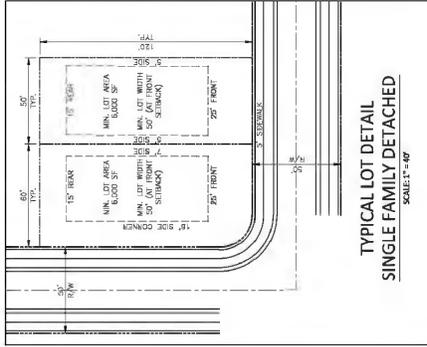
PS - Permitted with Supplemental Regulations: Administrative review and approval subject to district provisions, other applicable requirements, and supplemental regulations outlined in UDO Article 7.

TYPICAL LOT DIMENSIONS

SINGLE FAMILY DETACHED LOTS

LOT DIMENSIONS	
Minimum Lot Area	6,000 sq ft
Minimum Lot Frontage	50 ft
SETBACKS	
Minimum Front	25 ft
Corner Side	15 ft
Minimum Side	5 ft*
Minimum Rear	15 ft
Accessory Building Setback	5 ft
Minimum Driveway Length	25 ft

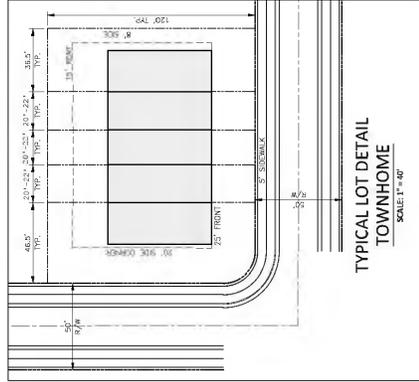
* Side setbacks for lot widths 60 ft and greater are required to be 7 ft.



NOTE: Minimum driveway length of 25' required for all single family detached lots.

TOWNHOUSE LOTS

LOT DIMENSIONS	
Minimum Lot Area	2,200 sq ft
Minimum Lot Frontage	20 ft
SETBACKS	
Minimum Front	25 ft
Corner Side	20 ft
Minimum Side	8 ft
Minimum Building Separation	20 ft
Minimum Rear	15 ft



ARCHITECTURAL CONDITIONS

SINGLE FAMILY DETACHED

- All detached houses will be one or two stories with a slab foundation.
- Each single family detached house will include a front-loaded garage.
- Within the development, multiple types and styles of vinyl siding will be utilized to provide visual interest.
- The front façade of each house will include masonry accents, which may be provided in the form of a water table, accent wall, trim elements around windows or doors, or other similar architectural features.
- Variation in roof design will be provided between homes, through the use of variable roof pitch, dormers, gables, or similar visual differentiators.
- Window accents and trim will be provided for each house.
- A covered front porch will be provided for each house.
- At a minimum, each home will include a rear patio area.
- Houses on corner lots shall have windows on the street side corner.

TOWNHOUSES

- All townhouses will be a minimum of two stories and will be a minimum of 20' wide on a slab foundation.
- Each townhouse will, at a minimum, include a front-loaded single-car garage.
- Each Townhouse building (comprised of 3 or more attached units) will include multiple types or styles of vinyl siding to create visual interest.
- The front façade of each townhouse building will include masonry accents, which may be provided in the form of a water table, accent wall, trim elements around windows or doors, or other similar architectural features.
- Each Townhouse building will include variations in roof design through the use of variable roof pitch, dormers, or gables.
- Window accents and trim will be provided for each townhouse.
- Each townhouse will feature one of the following: doorway entry features or covered porch.
- At a minimum, each townhome will include a rear patio.
- Townhouse units on corner lots shall have windows on the street side corner.

ILLUSTRATIVE ELEVATIONS DETACHED AND ATTACHED



Renderings above are provided as illustrative examples only and do not constitute architectural conditions. Architectural standards listed on page 19 will be binding commitments that building permits will be subject to.



Renderings above are provided as illustrative examples only and do not constitute architectural conditions. Architectural standards listed on page 19 will be binding commitments that building permits will be subject to.

ROADWAY IMPROVEMENTS

ROADWAYS

The development is envisioned to have approximately 46,000 linear feet (around 8.75 miles) of new neighborhood streets to serve the +/- 500 acre development. Streets will be designed to minimize environmental impacts, but promote redundancy and connectivity, allowing for multiple ways to move throughout the neighborhood. Streets will be stubbed to adjacent properties for future connectivity as the area continues to evolve.

A portion of Lee-Youngblood Rd extends through the site and is planned to remain as is, in observance of access needs for the adjacent Lee Youngblood Farm. If any changes to the road are required by NCDOT during development (such as speed limit reduction, or curve realignment for safety), they will be coordinated with NCDOT, the Town, and Lee Youngblood Farm during the subdivision review process.

Neighborhood streets will meet the Town of Smithfield's standard for local streets, including curb, gutter, and sidewalk on at least one side, with a deviation in total right-of-way from 60-feet to 50-feet in width. The back-of-curb to back-of-curb dimensions remain unchanged in the proposed 50' cross-section, still meeting the full 27 foot wide road pavement, 11 foot wide travel lanes and 2.5 foot curb & gutter. A typical illustrative cross-section is provided below.

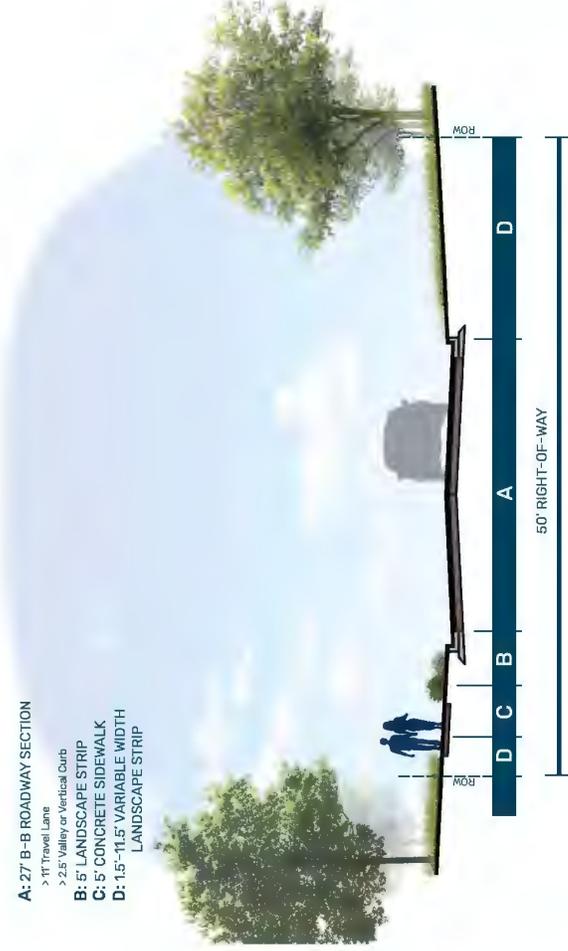
SIDEWALKS & PEDESTRIAN IMPROVEMENTS

Sidewalks will be provided at minimum on one side of all new neighborhood streets in accordance with UDO 10.112, which will total approximately 8.75 miles of new sidewalks. Sidewalks shall be a minimum of five (5) feet in width. See neighborhood street cross-sections provided in the Rezoning Booklet for standard sidewalk design.

New sidewalk will also be constructed along the development's frontage on Wilson's Mills Rd in accordance with UDO 10.112.3.

TYPICAL RESIDENTIAL RIGHT OF WAY CROSS-SECTION

- A: 27' B-B ROADWAY SECTION
 > 11' Travel Lane
 > 2.5' Valley or Vertical Curb
- B: 5' LANDSCAPE STRIP
- C: 5' CONCRETE SIDEWALK
- D: 1.5'-11.5' VARIABLE WIDTH LANDSCAPE STRIP



UTILITY IMPROVEMENTS

SEWER

The development will be served by a new internal gravity sewer network that will be pumped from the site through a new on-site pump station. The pump station will be located in a low-lying area of the site, while still being safely outside of the floodplain. As proposed, the sewer will be pumped through a new forcemain extending to the south through an existing 30' Town of Smithfield utility easement to tie into an existing gravity sewer manhole in Bella Square. See the 'Utility Plan' sheet within the conceptual Master Plan package, provided to the right as an exhibit within this Booklet.

The development is expected to generate approximately 282,450 GPD in sewer demand.

The on-site sewer main extension is anticipated to require approximately 46,000 linear feet within new neighborhood streets.

The off-site sewer extension is anticipated to require approximately 4,900 linear feet within an existing utility easement.

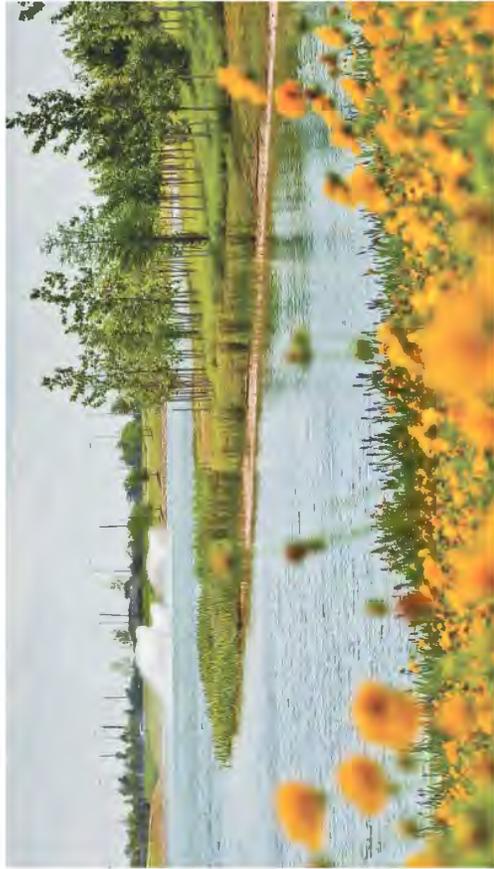
WATER

The development proposes to connect to existing Town of Smithfield water main in Barbour Rd to the south of the site. Two options are contemplated and shown on the Utility Exhibit. The western most option is proposed extending through a parcel owned by the Town of Smithfield. The easternmost option would extend through an existing 30' utility easement, paralleling the proposed sewer forcemain.

Internally, public water main will run underneath all new neighborhood streets to serve each house. Construction will be phased concurrently with the construction of streets.

The on-site sewer main extension is anticipated to require approximately 46,000 linear feet within new neighborhood streets.

The off-site water extension is anticipated to require approximately 2,900 linear feet within an existing utility easement and/or Town of Smithfield property.



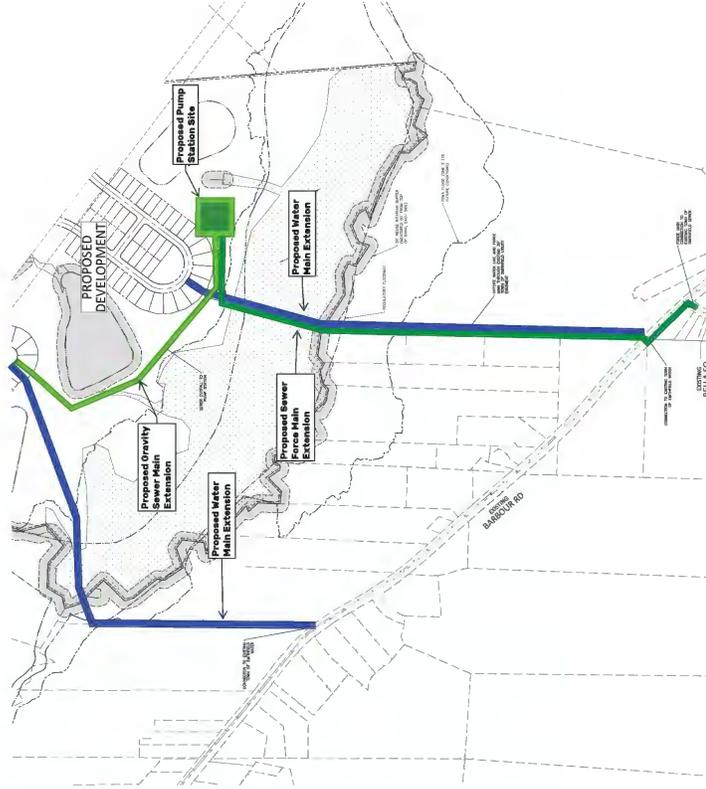
STORMWATER

The development will include several stormwater control measures that are designed, constructed, and maintained to achieve either runoff treatment or runoff volume match, in accordance with the UDO and ISA NCAC 02B .0621.

The site is located within the WS-IV NSW Protected Watershed, and as such prioritizes open space and preservation of natural resources as a means of offsetting development impacts. However, to create a development on this scale, special council approval is requested to surpass the otherwise applicable 24% maximum impervious surface limit. The Town of Smithfield has special authority to permit certain areas of town to go up to 70% built-upon area.

This development requests the ability to go up to 30% built-upon area (including proposed parkland dedication within total impervious surface calculations).

UTILITY EXHIBIT





PARKING + PHASING

PARKING

Each single-family dwelling (either detached or attached) shall have 2 parking spaces.

Parking provided through garages and driveways will be phased concurrently with the construction of lots and houses. Along Townhome pods, guest parking (in the form of on-street parallel spaces or small off-street parking lots) will be provided in nearby common areas to supplement driveway/garage parking. Two guest parking spots are required per townhouse building.

PHASING

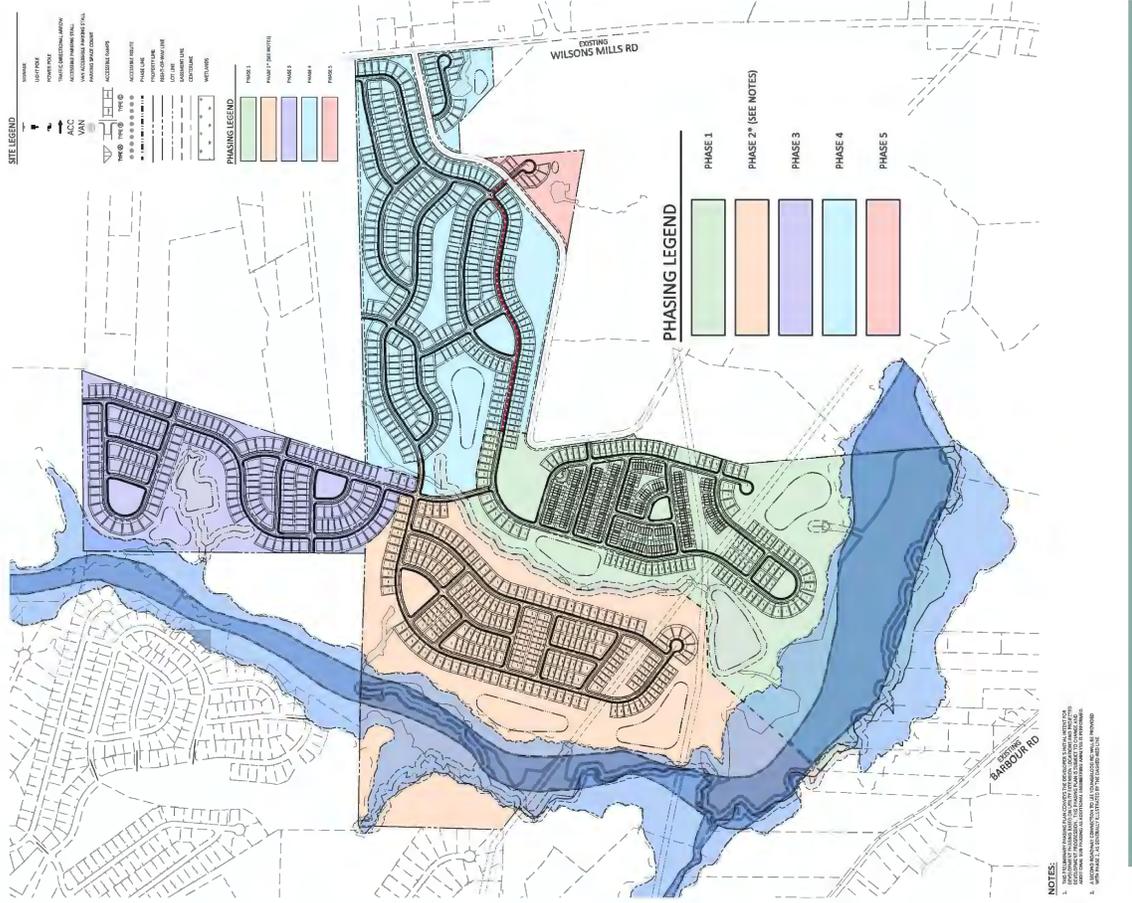
Horizontal construction is expected to begin in early 2028. The building process for the entire Bellamy neighborhood is expected to span approximately 10 years.

The development is expected to be phased per the proposed Preliminary Phasing Plan provided in the Master Plan Set. Five main phases are envisioned, starting in the southeast of the site with Phase 1, moving clockwise, with the site's frontage along Wilsons Mills Rd as Phase 4. The ~7 acre piece offered for dedication for emergency services represents the final phase (Phase 5). Phase 3 includes the parcel in Wilson's Mills jurisdiction, which requires annexation prior to zoning action.

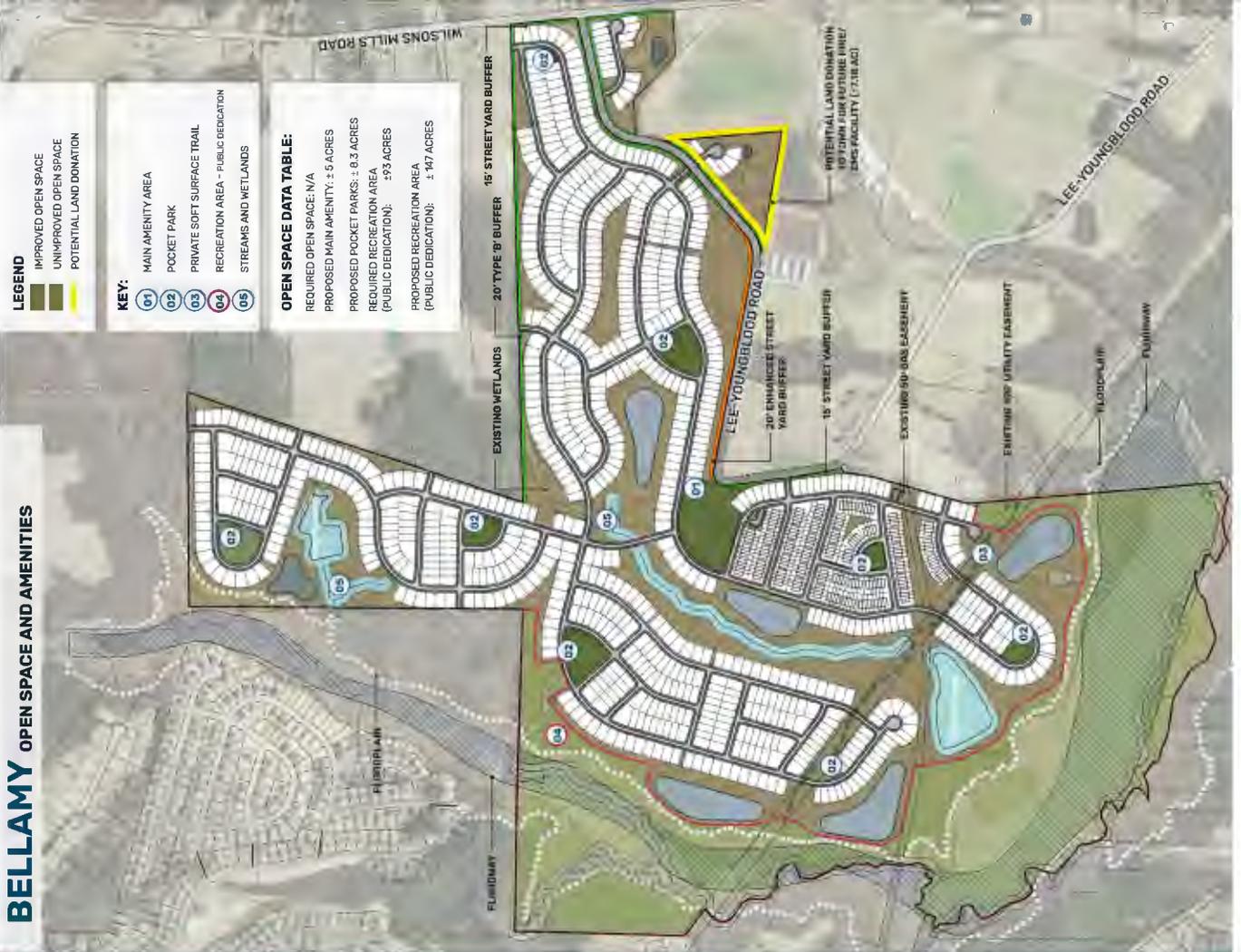
Phase 1 will include several major important infrastructure improvements such as the construction of water and sewer main extensions to the south of the site and the sanitary sewer pump station. Phase 1 will be accessed from Lee Youngblood Rd. As noted on the Preliminary Phasing plan, the site's second entrance onto Lee Youngblood Road will be provided by Phase 2. The internal network of streets and utilities will be phased along with these phase lines.

This preliminary phasing plan conveys the developer's initial intent for phasing based on utility extension locations and projected development progression. This phasing plan is subject to change and additional sub-phasing as additional engineering analysis is performed.

CONSTRUCTION PHASING EXHIBIT



BELLAMY OPEN SPACE AND AMENITIES



LEGEND

- IMPROVED OPEN SPACE
- UNIMPROVED OPEN SPACE
- POTENTIAL LAND DONATION

KEY:

- 01 MAIN AMENITY AREA
- 02 POCKET PARK
- 03 PRIVATE SOFT SURFACE TRAIL
- 04 RECREATION AREA - PUBLIC DEDICATION
- 05 STREAMS AND WETLANDS

OPEN SPACE DATA TABLE:

REQUIRED OPEN SPACE:	N/A
PROPOSED MAIN AMENITY:	± 5 ACRES
PROPOSED POCKET PARKS:	± 8.3 ACRES
REQUIRED RECREATION AREA (PUBLIC DEDICATION):	± 93 ACRES
PROPOSED RECREATION AREA (PUBLIC DEDICATION):	± 147 ACRES

05 OPEN SPACE

PRIVATE OPEN SPACE POCKET PARKS + AMENITY

The development will include one (1) neighborhood amenity area of approximately five (5) acres in size. The main amenity is planned to include a pool and a clubhouse.

In addition to the main amenity area, the current conceptual Master Plan shows six (6) pocket parks of 0.5 acres or more in size. At least three (3) of the pocket parks will be equipped with an active play amenity. The remaining pocket parks are planned for passive recreation.

A soft-surface, private walking path is proposed through an existing utility easement to connect residents to the land dedicated for public recreation area. The path is contingent on approval by the controlling utility agency.

Private open space will be dispersed throughout the development to provide broad neighborhood access to green space.

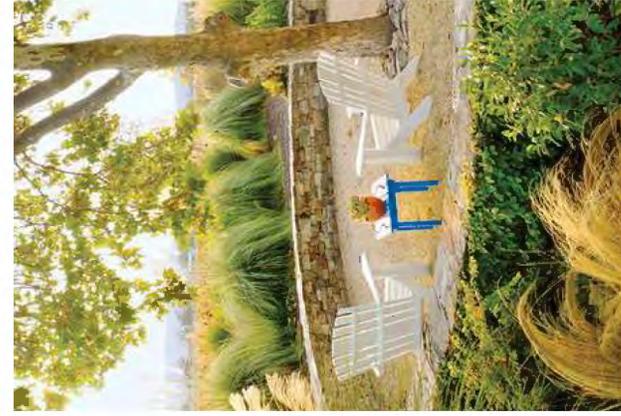
Private open spaces will be maintained by a property owners association in accordance with UDO 7.35.2.



POCKET PARKS EXAMPLE IMAGERY



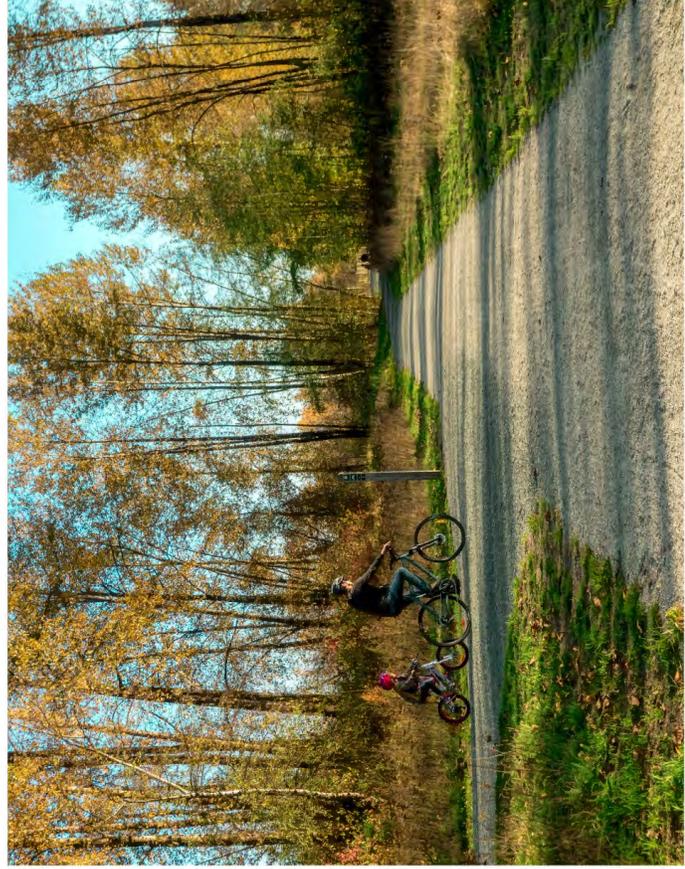
AMENITY EXAMPLE IMAGERY



PUBLIC RECREATION AREA DEDICATION

The development proposes the dedication of a minimum of 135 acres of forest land surrounding Poplar Creek for the Town's use as a public recreation area. This dedication exceeds the requirement of UDO 10.114.3 by nearly 50%.

This recreation area dedication will help to minimize potential disturbance to wetlands, creeks, and floodplain areas as Smithfield continues to grow and change. The Town of Smithfield will have the flexibility to provide amenities on this land on its own time and terms. The dedication of land will enhance resident's access to recreational open space in this area of Town, ensuring that a connection to nature is maintained and encouraged as development occurs to address the community's housing needs.



DEVIATIONS FROM UDO STANDARDS

Deviations are shown in orange.

SINGLE FAMILY DETACHED LOTS

UDO § 6.3.1	Existing Standard	Proposed Standard
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. <i>Note: Minimum driveway length of 25' required for all single lots.</i>
Min. Side Yard Setback	10 ft.	5 ft. (7 ft. wide for lots 60 ft. wide)
Min. Rear Yard Setback	25 ft.	15 ft.
Max. Building Height	35 ft.	35 ft.
Min. Accessory Building Setback	10 ft.	5 ft.
Min. Driveway Length	-	25 ft.

SINGLE FAMILY ATTACHED (TOWNHOUSE) LOTS

UDO § 6.3.1	Existing Standard	Proposed Standard
Min. Lot Area	4,500 sq. ft. gross site area	2,200 sq. ft. per townhome lot
Min. Lot Frontage	N/A	20 ft. per townhome lot
Min. Front Yard Setback	30 ft.	25 ft.
Min. Corner Side Setback	-	20 ft.
Min. Side Yard Setback	10 ft.	8 ft.
Min. Building Separation	-	20 ft.
Min. Rear Yard Setback	25 ft.	15 ft.
Max. Building Height	35 ft.	35 ft.

DEVIATIONS FROM UDO STANDARDS

Deviations are shown in **orange**.
 All other UDO standards have been met or exceeded.

STREET DESIGN

UDO § 10.110.9	Existing Standard	Proposed Standard
Right-of-Way Width	Local Street—40 feet (may be no less than 50 feet if approved by Town Council due to special conditions).	Requested approval to reduce Local Street right-of-way width to 50 feet. Typical 50' section provided on page 23 of rezoning booklet, with pavement width matching town adopted cross-section.

BUILT UPON AREA

UDO § 10.92.10.2.	Existing Standard	Proposed Standard
Density and Built Upon Limits	The Town Council may approve new development to exceed 24% built-upon-area on a project-by-project basis.	Requested approval to allow up to 30% built-upon-area (built-upon-area calculations shall include areas of land dedication/donation).

EXCEEDING UDO STANDARDS

Improvements are shown in **green**.
 OPEN SPACE + LANDSCAPING

UDO § 10.114.3	Existing Standard	Proposed Standard
Recreation Dedication Dimensional Requirements	At least seven (7) percent of an acre shall be dedicated for each dwelling unit planned or provided for in the subdivision plan, except where land is located in the flood plain of a stream or river as indicated by the flood plain maps of the Federal Insurance Administration and/or is characterized by steep slopes (fifteen (15) percent or greater), then at least ten (10) percent of an acre of such land shall be dedicated for each dwelling unit.	The developer shall dedicate a minimum of 135 acres to the Town of Smithfield for public recreation, regardless of number of units planned or built.
UDO § 7.35.2	Required: 93 acres Existing Standard	Provided: 135 acres (minimum) Proposed Standard
Private Open Space	None required.	A minimum of one (1) neighborhood amenity parcel, approximately five (5) acres in size shall be provided, to include a pool and a clubhouse. The current Master Plan shows six (6) pocket parks of at least one-half acre (0.5) in size. At least three (3) of the pocket parks will be improved with an active play amenity. The remaining pocket parks are planned for recreation.
Private Open Space	None required.	Private Open Space shall follow all supplemental use standards in UDO 7.35.2.

UDO § 10.13.1.8.2	Existing Standard	Proposed Standard
Streetyard Requirements	Street yards shall be provided with a minimum depth of fifteen (15) feet when adjacent to a major or minor arterial street and shall be planted with two (2) deciduous trees, one (1) evergreen tree and thirty (30) shrubs per one hundred (100) linear feet of road frontage.	A 20-ft wide enhanced streetyard with berm* shall be required in select locations along Lee Youngblood Road as shown on the Concept Master Plan.

* The proposed berm within the Enhanced 20' Street Yard shall not be required where it would conflict with any required sight distance triangle.

EXCEEDING UDO STANDARDS

OPEN SPACE + LANDSCAPING

UDO § 10.1.4	Existing Standard	Proposed Standard
Bufferyard Requirements	None.	A 20-ft Type B bufferyard shall be required along the northern property boundary shared with PIN # 169600-3D-1019, and as shown on the Concept Master Plan.

USE SEPARATION

	Existing Standard	Proposed Standard
Additional setbacks between disparate land uses	None.	A 500-ft lot setback shall be required between any new single family detached lot line and the existing hog farm lagoon and its 4 associated farm structures on the adjacent Lee Youngblood Farm.

CIVIC USE LAND DEDICATION

	Existing Standard	Proposed Standard
Dedication of land for Town's Civic Uses, including Emergency Response Services.	None.	The developer will offer for dedication an approximately 7-acre piece of land, located to the south of Lee Youngblood Rd and indicated on the Concept Plan to the Town to be used as a potential future municipal Fire & Rescue Station.

TOWNHOME PARKING

	Existing Standard	Proposed Standard
Guest Parking for Townhomes	None.	A minimum of 2 guest parking spaces shall be provided for each townhome building.

EXCEEDING UDO STANDARDS

ARCHITECTURAL STANDARDS

SINGLE FAMILY DETACHED

- All detached houses will be one or two stories with a slab foundation.
- Each single family detached house will include a front-loaded garage.
- Within the development, multiple types and styles of vinyl siding will be utilized to provide visual interest.
- The front façade of each house will include masonry accents, which may be provided in the form of a water table, accent wall, trim elements around windows or doors, or other similar architectural features.
- Variation in roof design will be provided between homes, through the use of variable roof pitch, dormers, gables, or similar visual differentiators.
- Window accents and trim will be provided for each house.
- A covered front porch will be provided for each house.
- At a minimum, each home will include a rear patio area.
- Houses on corner lots shall have windows on the street side corner.

SINGLE FAMILY ATTACHED (TOWNHOUSES)

- All townhouses will be a minimum of two stories and will be a minimum of 20' wide on a slab foundation.
- Each townhouse will, at a minimum, include a front-loaded single-car garage.
- Each Townhouse building (comprised of 3 or more attached units) will include multiple types or styles of vinyl siding to create visual interest.
- The front façade of each townhouse building will include masonry accents, which may be provided in the form of a water table, accent wall, trim elements around windows or doors, or other similar architectural features.
- Each Townhouse building will include variations in roof design through the use of variable roof pitch, dormers, or gables.
- Window accents and trim will be provided for each townhouse.
- Each townhouse will feature one of the following: doorway entry features or covered porch.
- At a minimum, each townhome will include a rear patio.
- Townhouse units on corner lots shall have windows on the street side corner.

ADDITIONAL ZONING CONDITIONS

1. The trash and recycling roll-off containers in the single family and townhouse units shall be screened from the public right-of-way or stored within a garage or the rear yards, to be enforced by the Home Owner's Association (HOA).
2. The HOA declarations shall be submitted for review by the Town Attorney with the preliminary plat.
3. The HOA declaration shall include an acknowledgement by home buyers that there is an active hog farm adjacent to the site
4. The HOA shall be responsible for the maintenance of all private open space and recreational amenities, stormwater control measures (SCMs), parking areas, mail kiosks, etc.
5. The architectural standards shall be included in the HOA declarations.
6. All residential driveways shall be a minimum of 12 feet wide.
7. If not included within a public dedication of recreation area accepted by the Town, the developer will dedicate a 30 foot wide public trail easement for the future Johnston County Trail along Poplar Creek.

07

APPENDIX

LEGAL DESCRIPTION (including right-of-way)

Legal Description
E&F Properties INC. Total Boundary
Wilson's Mills, Johnston County, North Carolina

Commencing at a point, said point being an iron pipe set along the western right-of-way of Wilson's Mills Road (SR 1913) in Wilson's Mills Township, Johnston County, North Carolina. Said point also described as the southeastern corner of the Kendall L. Beasley property (PN 17K08034B) as recorded in Deed Book 4596 Page 54, Johnston County Registry. Point further described as the northeastern corner of the E&F Properties Inc. property (PN 17K08039A) as recorded in Deed Book 4377 Page 880 and the **POINT OF BEGINNING**. Thence S 05°19'31" E a distance of 481.93 feet to an iron pipe set. Thence across the right-of-way of Lee-Youngblood Road (SR 1917) S 05°19'31" E a distance of 60.49 feet to an iron pipe set. Thence S 05°19'31" E a distance of 280.70 feet to an iron pipe set. Thence with a curve turning to the right with an arc length of 8.31 feet, with a radius of 970.00 feet, with a chord bearing of S 05°04'47" E, with a chord length of 8.31 feet to an iron pipe set. Thence S 04°50'04" E a distance of 346.94 feet to an iron pipe set. Thence S 87°16'00" W a distance of 333.31 feet to an iron pipe set. Thence N 46°44'00" W a distance of 437.75 feet to an iron pipe set. Thence S 87°16'00" W a distance of 255.56 feet to an iron pipe set. Thence along the right-of-way of Lee-Youngblood Road S 08°01'38" W a distance of 85.26 feet to an iron pipe set. Thence with a curve turning to the right with an arc length of 129.82 feet, with a radius of 555.00 feet, with a chord bearing of S 14°43'41" W, with a chord length of 129.52 feet to an iron pipe set. Thence leaving the right-of-way of Lee-Youngblood Road S 04°44'00" E a distance of 855.16 feet to an iron pipe set. Thence N 80°14'00" W a distance of 908.94 feet to an iron pipe set. Thence crossing the right-of-way of Lee-Youngblood Road N 02°34'56" W a distance of 60.13 feet to an iron pipe set. Thence N 88°21'00" W a distance of 56.92 feet to an iron pipe set. Thence with a curve turning to the right with an arc length of 108.23 feet, with a radius of 670.00 feet, with a chord bearing of N 83°43'20" W, with a chord length of 108.11 feet to an iron pipe set. Thence N 79°05'41" W a distance of 1413.95 feet to an iron pipe set. Thence with a curve turning to the left with an arc length of 180.26 feet, with a radius of 95.00 feet, with a chord bearing of S 46°32'46" W, with a chord length of 154.41 feet to an iron pipe set. Thence S 07°48'47" E a distance of 705.69 feet to an iron pipe set. Thence with a curve turning to the left with an arc length of 122.41 feet, with a radius of 330.00 feet, with a chord bearing of S 18°26'24" E, with a chord length of 121.71 feet to an iron pipe set. Thence leaving Lee-Youngblood Road S 61°47'08" W a distance of 46.50 feet to a 1" pipe. Thence S 07°19'19" W a distance of 209.00 feet to an iron pipe set. Thence S 15°50'04" W a distance of 715.43 feet to a bent 1" pipe. Thence S 04°47'17" E a distance of 1009.24 feet to a ¾" pipe. Thence S 04°47'33" E a distance of 769.54 feet to a ¾" pipe. Thence S 04°40'27" E a distance of 48.83 feet to a 2" pipe. Thence along the run of Little Poplar Creek in

LEGAL DESCRIPTION (Including right-of-way)

a westerly direction 5 62°10'21" W a distance of 57.57 feet to a point. Thence S 48°26'21" W a distance of 60.90 feet to a point. Thence N 66°38'34" W a distance of 68.88 feet to a point. Thence S 88°57'57" W a distance of 43.43 feet to a point. Thence N 70°27'44" W a distance of 68.85 feet to a point. Thence S 72°45'40" W a distance of 40.35 feet to a point. Thence S 83°56'17" W a distance of 66.59 feet to a point. Thence S 67°16'10" W a distance of 52.65 feet to a point. Thence N 62°51'35" W a distance of 180.22 feet to a point. Thence N 52°44'09" E a distance of 79.86 feet to a point. Thence N 15°55'16" W a distance of 32.75 feet to a point. Thence N 75°46'45" W a distance of 63.55 feet to a point. Thence S 85°21'18" W a distance of 41.30 feet to a point. Thence N 12°05'29" W a distance of 56.70 feet to a point. Thence N 82°51'46" W a distance of 36.21 feet to a point. Thence S 78°37'28" W a distance of 113.60 feet to a point. Thence S 51°12'27" W a distance of 86.00 feet to a point. Thence S 79°15'42" W a distance of 76.21 feet to a point. Thence S 71°57'01" W a distance of 182.94 feet to a point. Thence N 84°54'00" W a distance of 55.19 feet to a point. Thence N 65°21'45" W a distance of 135.77 feet to a point. Thence N 31°03'01" W a distance of 132.30 feet to a point. Thence N 58°00'33" W a distance of 216.79 feet to a point. Thence N 68°44'06" W a distance of 55.04 feet to a point. Thence N 82°52'39" W a distance of 111.83 feet to a point. Thence N 80°03'59" W a distance of 123.43 feet to a point. Thence N 72°11'18" W a distance of 56.18 feet to a point. Thence N 60°21'40" W a distance of 50.82 feet to a point. Thence N 79°28'10" W a distance of 56.52 feet to a point. Thence N 66°00'57" W a distance of 53.71 feet to a point. Thence N 21°23'07" W a distance of 45.29 feet to a point. Thence N 57°26'32" W a distance of 97.90 feet to a point. Thence S 73°20'08" W a distance of 100.47 feet to a point. Thence S 88°49'45" W a distance of 78.84 feet to a point. Thence N 58°05'47" E a distance of 63.57 feet to a point. Thence N 37°37'23" E a distance of 43.81 feet to a point. Thence N 04°35'17" E a distance of 34.18 feet to a point. Thence N 50°39'04" W a distance of 79.67 feet to a point. Thence N 64°56'06" W a distance of 97.27 feet to a point. Thence N 32°02'51" W a distance of 32.09 feet to a point. Thence N 55°36'37" E a distance of 80.94 feet to a point. Thence N 00°06'11" W a distance of 37.17 feet to a point. Thence N 60°24'28" W a distance of 69.32 feet to a point. Thence N 85°44'15" W a distance of 49.64 feet to a point. Thence S 62°29'48" W a distance of 82.68 feet to a point. Thence N 82°10'35" W a distance of 61.53 feet to a point. Thence N 42°17'42" W a distance of 43.69 feet to a point. Thence N 20°20'17" W a distance of 81.39 feet to a point. Thence N 07°02'19" W a distance of 75.12 feet to a point. Thence N 51°34'16" W a distance of 188.50 feet to a point. Thence N 42°23'56" W a distance of 85.13 feet to a point. Thence N 07°16'29" E a distance of 68.31 feet to a point. Thence N 21°35'07" E a distance of 90.14 feet to a point. Thence N 10°28'20" W a distance of 52.30 feet to a point. Thence N 66°25'58" W a distance of 31.01 feet to a point. Thence S 89°52'29" W a distance of 56.66 feet to a point. Thence S 41°25'47" W a distance of 53.22 feet to a point. Thence S 64°39'41" W a distance of 42.60 feet to a point. Thence N 45°21'15" W a distance of 59.84 feet to a point. Thence N 30°16'28" W a distance of 74.84 feet to a point. Thence N 06°33'25" W

LEGAL DESCRIPTION (Including right-of-way)

a distance of 51.40 feet to a point. Thence N 28°57'51" W a distance of 90.39 feet to a point. Thence N 40°49'22" W a distance of 55.06 feet to a point. Thence N 22°41'38" W a distance of 95.25 feet to a point. Thence N 27°14'22" E a distance of 32.04 feet to a point. Thence N 56°00'29" E a distance of 96.16 feet to a point. Thence N 08°32'56" E a distance of 36.35 feet to a point. Thence N 24°07'12" W a distance of 41.23 feet to a point. Thence N 80°51'51" W a distance of 98.20 feet to a point. Thence N 42°29'09" W a distance of 36.62 feet to a point. Thence N 00°22'03" W a distance of 114.66 feet to a point. Thence N 50°39'37" W a distance of 35.34 feet to a point. Thence N 25°38'38" W a distance of 14.40 feet to a point. Thence along the run of Big Poplar Creek in a northerly direction N 49°42'12" E a distance of 29.65 feet to a point. Thence S 77°06'00" E a distance of 34.62 feet to a point. Thence S 48°23'17" E a distance of 29.17 feet to a point. Thence N 28°01'17" E a distance of 43.22 feet to a point. Thence N 04°48'06" W a distance of 23.60 feet to a point. Thence N 44°42'06" E a distance of 45.83 feet to a point. Thence N 29°17'37" E a distance of 52.22 feet to a point. Thence S 85°54'05" E a distance of 23.22 feet to a point. Thence S 05°01'17" E a distance of 29.51 feet to a point. Thence S 69°05'52" E a distance of 64.20 feet to a point. Thence N 62°36'23" E a distance of 51.88 feet to a point. Thence S 30°15'25" E a distance of 84.77 feet to a point. Thence S 70°01'23" E a distance of 29.70 feet to a point. Thence N 18°54'36" E a distance of 20.79 feet to a point. Thence N 48°23'57" E a distance of 45.02 feet to a point. Thence S 36°56'01" E a distance of 28.92 feet to a point. Thence S 87°24'50" E a distance of 12.72 feet to a point. Thence N 14°48'50" E a distance of 19.36 feet to a point. Thence N 52°28'21" E a distance of 43.14 feet to a point. Thence N 18°45'55" E a distance of 31.40 feet to a point. Thence N 10°07'10" W a distance of 109.26 feet to a point. Thence N 00°39'21" W a distance of 32.93 feet to a point. Thence N 07°33'03" E a distance of 109.91 feet to a point. Thence N 27°08'28" W a distance of 66.59 feet to a point. Thence N 33°33'56" E a distance of 61.02 feet to a point. Thence N 13°35'42" W a distance of 61.89 feet to a point. Thence N 19°27'22" E a distance of 48.34 feet to a point. Thence N 38°52'01" W a distance of 66.47 feet to a point. Thence N 17°16'16" E a distance of 77.61 feet to a point. Thence N 39°15'20" W a distance of 80.79 feet to a point. Thence N 14°57'41" W a distance of 49.11 feet to a point. Thence N 29°32'25" W a distance of 73.75 feet to a point. Thence N 09°19'40" E a distance of 89.48 feet to a point. Thence N 67°58'44" E a distance of 91.79 feet to a point. Thence N 34°15'14" E a distance of 29.59 feet to a point. Thence N 09°39'46" W a distance of 33.83 feet to a point. Thence N 40°43'38" W a distance of 75.18 feet to a point. Thence N 61°57'41" W a distance of 33.12 feet to a point. Thence N 81°44'52" W a distance of 31.19 feet to a point. Thence S 87°50'56" W a distance of 42.27 feet to a point. Thence N 75°24'32" W a distance of 25.99 feet to a point. Thence N 49°07'36" W a distance of 37.05 feet to a point. Thence N 57°48'35" W a distance of 38.09 feet to a point. Thence N 29°26'14" W a distance of 35.88 feet to a point. Thence N 00°04'04" W a distance of 57.65 feet to a point. Thence N 07°01'51" E a distance of 58.28 feet to a point. Thence N 32°27'51" W a distance of 70.01 feet to a point. Thence

LEGAL DESCRIPTION (including right-of-way)

N 58°04'50" W a distance of 84.58 feet to a point. Thence N 49°56'24" W a distance of 62.26 feet to a point. Thence N 16°14'37" W a distance of 56.61 feet to a point. Thence N 00°14'59" W a distance of 23.07 feet to a point. Thence N 43°18'33" E a distance of 51.58 feet to a point. Thence N 26°11'16" E a distance of 27.64 feet to a point. Thence N 51°47'41" E a distance of 61.52 feet to a point. Thence leaving the run of Big Poplar Creek N 52°26'31" W a distance of 28.36 feet to a ½" rebar. Thence N 52°26'31" W a distance of 218.35 feet to a ½" rebar. Thence N 01°42'53" E a distance of 78.71 feet to a 1" pipe. Thence N 01°43'49" E a distance of 211.69 feet to a 1" pipe. Thence N 01°40'55" E a distance of 259.23 feet to a 1" pipe. Thence N 01°42'46" E a distance of 150.53 feet to a 1" pipe. Thence N 01°24'22" E a distance of 528.75 feet to a bent axle. Thence S 89°02'03" E a distance of 1085.54 feet to an iron pipe set. Thence S 88°10'41" E a distance of 1246.67 feet to a 1" pipe. Thence N 00°27'00" E a distance of 2413.24 feet to a 1" pipe. Thence N 89°30'47" E a distance of 1547.49 feet to a concrete monument. Thence S 18°38'49" W a distance of 476.43 feet to a ¾" pipe. Thence S 17°48'26" W a distance of 1273.32 feet to a 2" pipe. Thence S 18°02'24" W a distance of 529.14 feet to a ¾" pipe. Thence S 18°07'54" W a distance of 275.39 feet to a bent axle. Thence N 88°32'11" E a distance of 3457.38 feet to an iron pipe set along the western right-of-way of Wilson's Mills Road and the **POINT OF BEGINNING** and containing 503.977 acres (21953241 square feet).



BELLAMY MASTER PLAN

LEGEND

NET ACREAGE:

±500.8 AC
(503.977 - 3.175 AC ROW)

	22' X 120' TOWNHOME:	191
	70' X 120' SINGLE FAMILY HOME:	139
	60' X 120' SINGLE FAMILY HOME:	217
	50' X 120' SINGLE FAMILY HOME:	529
	TOTAL UNITS:	1076
	RECREATION AREA - PUBLIC DEDICATION	
	POTENTIAL LAND DONATION	



BELLAMY OPEN SPACE AND AMENITIES

LEGEND

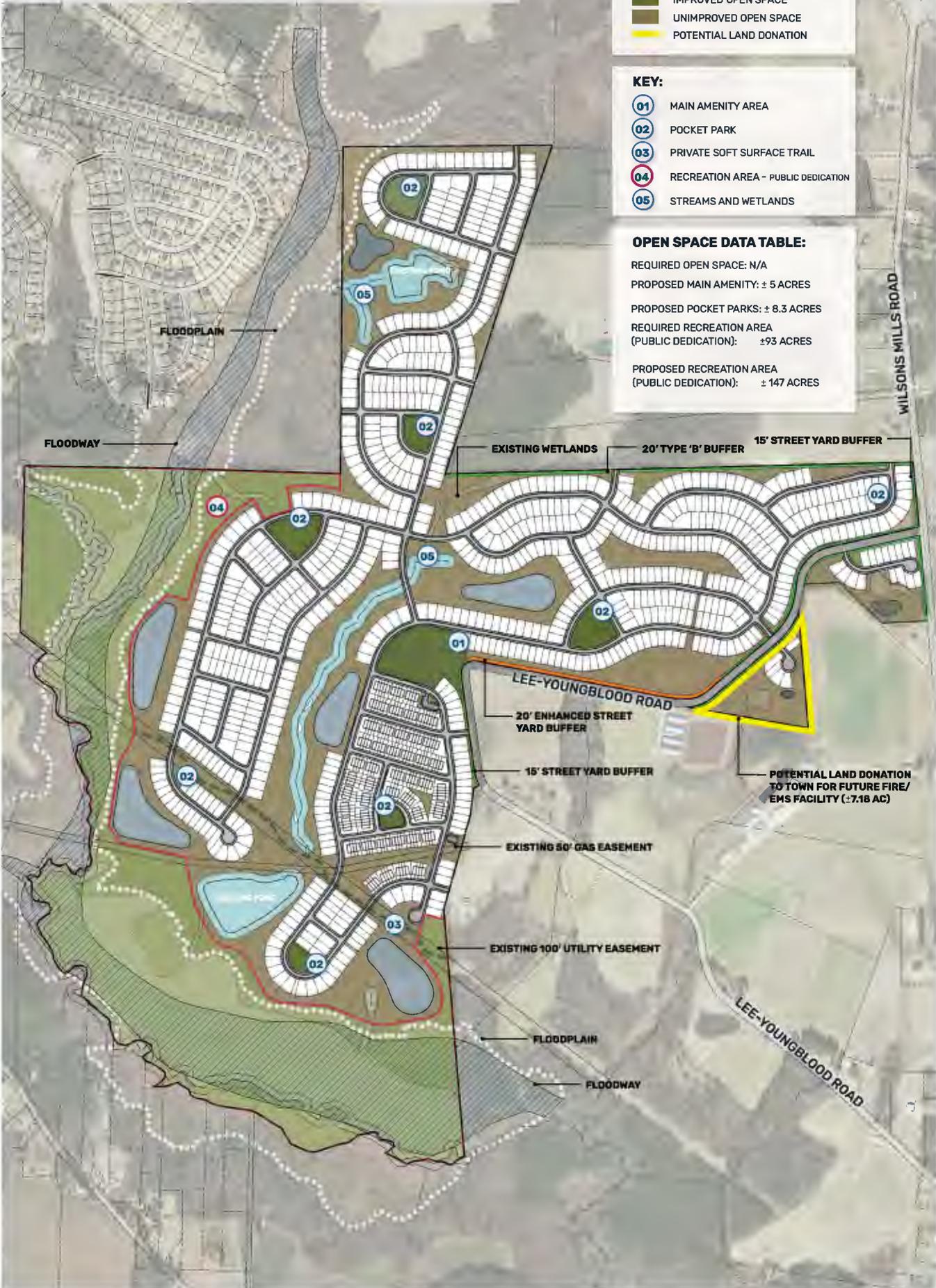
- IMPROVED OPEN SPACE
- UNIMPROVED OPEN SPACE
- POTENTIAL LAND DONATION

KEY:

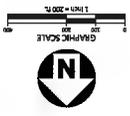
- 01 MAIN AMENITY AREA
- 02 POCKET PARK
- 03 PRIVATE SOFT SURFACE TRAIL
- 04 RECREATION AREA - PUBLIC DEDICATION
- 05 STREAMS AND WETLANDS

OPEN SPACE DATA TABLE:

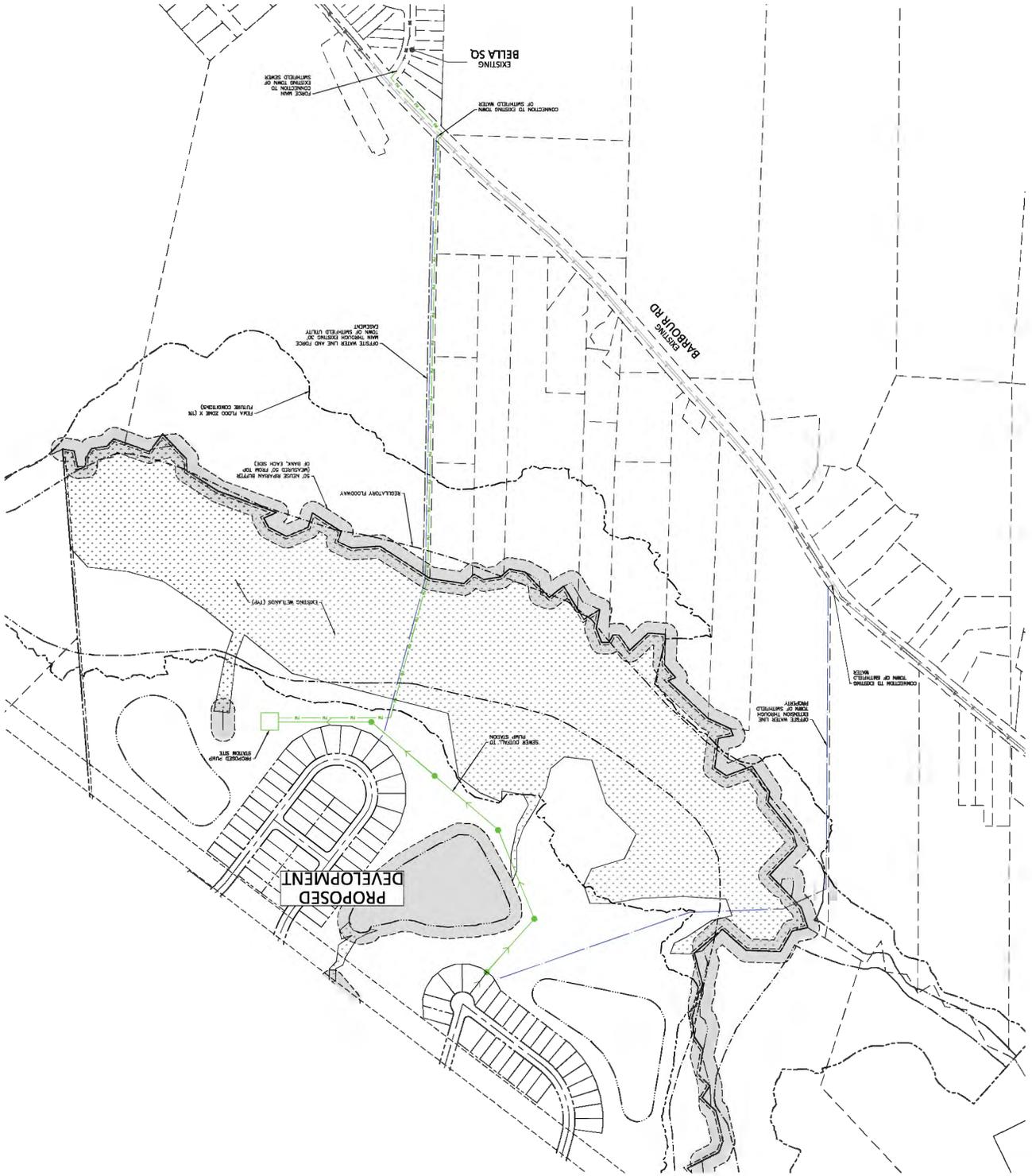
REQUIRED OPEN SPACE: N/A
 PROPOSED MAIN AMENITY: ± 5 ACRES
 PROPOSED POCKET PARKS: ± 8.3 ACRES
 REQUIRED RECREATION AREA
 (PUBLIC DEDICATION): ± 93 ACRES
 PROPOSED RECREATION AREA
 (PUBLIC DEDICATION): ± 147 ACRES



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



- GENERAL NOTES:**
1. TYPING OF SHEETED MATERIAL AND NUMBER TO BE ENLARGED THROUGHOUT PROJECT.
 2. CONSULT WITH ALL CITY AND COUNTY DEPARTMENTS TO BE ENSURED THROUGHOUT PROJECT.
 3. CONSULT WITH ALL CITY AND COUNTY DEPARTMENTS TO BE ENSURED THROUGHOUT PROJECT.
 4. TYPING OF SHEETED MATERIAL AND NUMBER TO BE ENLARGED THROUGHOUT PROJECT.





MCADAMS
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 www.mcadams.com

CLIENT

ROCK TOWER
 PO BOX 1797
 CLAYTON, NC 27928
 PHONE 352.421.4665

\\Rock Tower Logo.jpg

BELAMY
 REZONING
 2917 WILSON'S MILLS RD
 SMITHFIELD, NC 27577

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. SPEC02070
 DRAWING NO. SPEC02070-51
 CHECKED BY DB
 DRAWN BY CJ
 SCALE 1"=450'
 DATE 12.06.2025
 SHEET

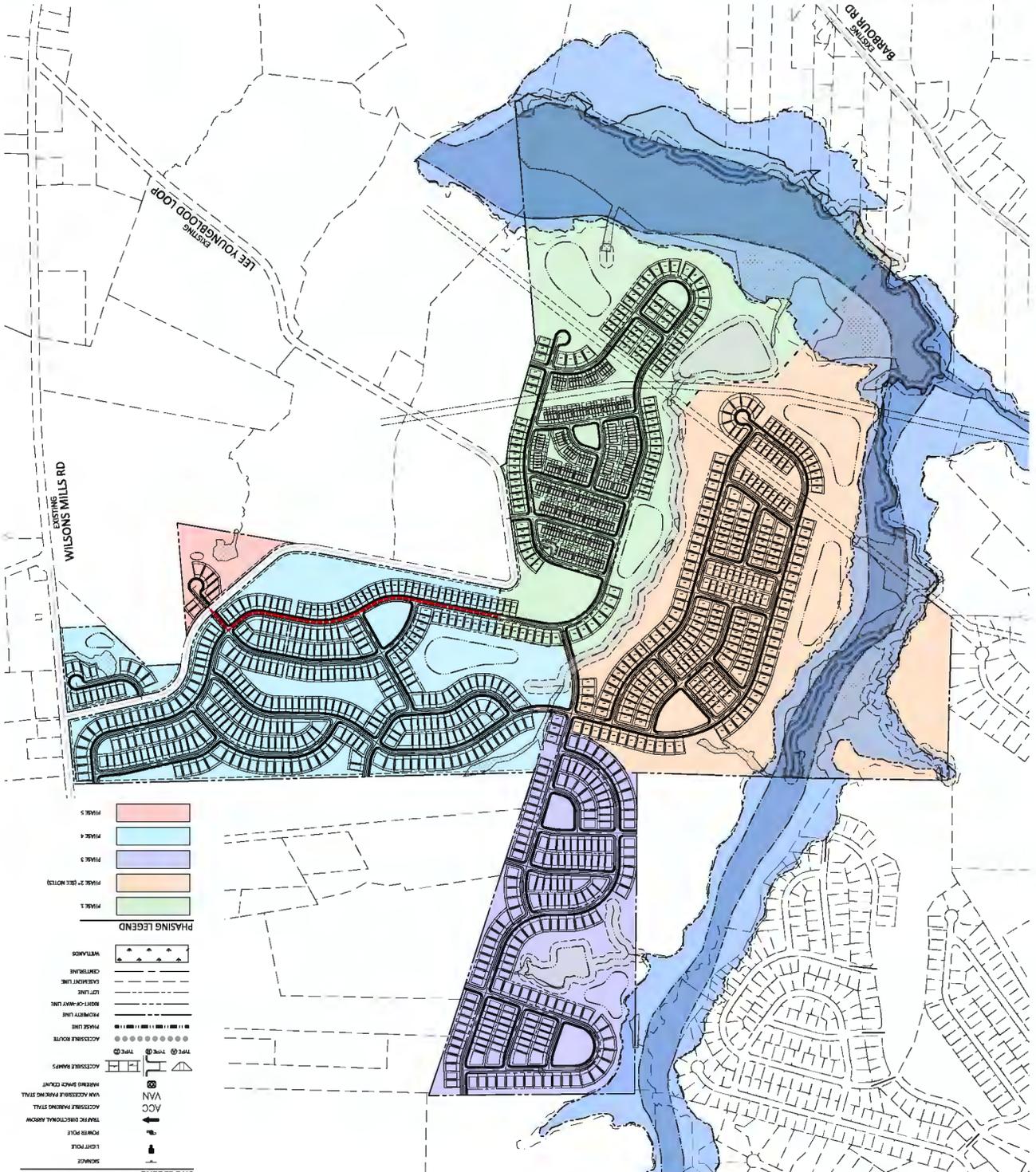
**PRELIMINARY
 PHASING PLAN**

C5.00

NOTES:

1. THIS REZONING PLAN IS A PRELIMINARY PLAN. THE CITY ENGINEER SHALL REVIEW THIS PLAN FOR CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBCOMMITTEE SHALL REVIEW THIS PLAN FOR CONFORMANCE WITH THE SUBCOMMITTEE RESOLUTIONS AND THE CITY ENGINEER SHALL REVIEW THIS PLAN FOR CONFORMANCE WITH THE CITY ENGINEER'S REVIEW.
2. WITH PHASE 2, AN ADDITIONAL CONNECTION TO THE EXISTING ROAD WILL BE PROVIDED.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SITE LEGEND

- SPARKLE
- LIGHT POLE
- POLE POLE
- TYPICAL SECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- NON-ACCESSIBLE PARKING STALL
- HANDICAPED SPACE COUNT
- ACCESSIBLE BAYS
- TYPE 1
- TYPE 2
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SET LINE
- EXPOSURE LINE
- CENTRELINE
- WETLANDS

PHASING LEGEND

- PHASE 1
- PHASE 2 (SEE NOTES)
- PHASE 3
- PHASE 4
- PHASE 5

December 5, 2025

VIA EMAIL

Stephen Wensman, Planning Director
350 East Market Street
PO Box 761
Smithfield, NC 27577

**RE: Bellamy Conditional Zoning – 2025 Submittal
Summary of Notable Changes from Original Submittal**

Dear Mr. Wensman, Planning Board, and Council Members,

We represent applicant Rock Tower Partners, LLC (“Rock Tower”) in the Bellamy project which includes both conditional zoning and annexation petitions. The Bellamy proposal originally sought the approval of a residential neighborhood with 1147 single family homes and townhomes, integrated open space, and a dedicated recreational area, on an approximately 500-acre assemblage with Tax ID #s 169600-11-0117 and 168500-97-7612.

The Bellamy Proposals were considered by the Smithfield Town Council members at its October 7, 2025 public hearing. Unfortunately, due to reservations expressed at the public hearing, the Town Council ultimately voted to deny the rezoning and annexation requests.

It is our belief that the Bellamy Proposals, as presented to the Smithfield Town Council at the October 7, 2025 public hearing offered meaningful public benefits to the Town, as reflected by its recommendation of approval by Town staff. Nevertheless, Rock Tower is hereby offering to enhance Bellamy with significant changes that specifically address feedback from the community and the Town Council. The following changes are hereby offered by Rock Tower, as reflected in the updated application materials:

1. The total lot count for Bellamy has been reduced from 1147 to 1076 (a 71-unit reduction resulting in a new overall proposed density of 2.15 DU/AC).
2. The northern Townhome POD has been removed and replaced with detached SFD lots, resulting in an 86-unit reduction of the densest product type (from 277 to 191 total Townhomes).
3. Average lot sizes have been increased. The percentage of 60’ and 70’ wide detached SFD lots was nearly doubled (from ~22.5% to ~40% of SFD lots).
4. All lots within 500’ of the existing hog farm lagoon and its associated 4 structures have been removed, resulting in significant separation between the existing hog farm and proposed residential units.
5. Bellamy’s layout is no longer proposing to abandon/realign the northern section of Lee Youngblood Rd, leaving this northern access point accessible to support the existing hog farm. No proposed lots will have driveway access off Lee Youngblood Road.
6. The proposed minimum side setback for 60’ and 70’ wide lots have been increased to 7’ minimum (was 5’ minimum previously).

7. Due to the reduction in density, the proposed recreation area dedication now represents approximately 50% more land than required by code (~147 acres shown on concept plan; a minimum of 135 acres to be provided per our application; only 93 acres required by code).
8. A 20' Type B perimeter buffer has been added to the shared property boundary with NC PIN # 169600-30-1019 to the north. This parcel represents the only adjacent property with an existing home within 300' of proposed lots.
9. A proposed zoning condition has been added requiring 2 guest parking spaces per townhome *building*, requiring a minimum of 90 guest parking spaces to support the Townhome POD. The required guest parking spaces are now shown on the Master Plan.
10. A roadway stub has been added to NC PIN # 168600-90-9600 on the Master Plan, to support connection to a potential future phase of the Tralee Subdivision.
11. To support the future needs of a growing region, the applicant has offered ~7 acres of land along Lee Youngblood Road for donation to the Town to serve a potential future EMS/Fire facility (location identified on the Master Plan).

We appreciate your consideration of this revised request and look forward to receiving your feedback on the updated Bellamy proposals.

Sincerely,



David Bergmark

McAdams

Consultant/Engineering Firm for the Applicant

CZ-25-06 Bellamy Adjacent Property Owners List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
17K08039A	E & F PROPERTIES INC			PO BOX 1352	SMITHFIELD, NC 27577-0000
17J08024R	CAJAHUARINGA, ROSA ELVIRA		647 WEATHERSPOON LN		SMITHFIELD, NC 27577-9641
17J08025B	ABR PROJECTS, LLC		240 HOMESTEAD LN		SMITHFIELD, NC 27577-9395
17J08025C	VELASQUEZ, ELMER	VELASQUEZ, NERY L	684 WEATHERSPOON LN		SMITHFIELD, NC 27577-9640
17J08024P	SOTO, LENIN SALVADOR		599 WEATHERSPOON LN		SMITHFIELD, NC 27577-9660
17J08026Y	JONES, GARRY LEE	JONES, BEVERLY M	254 HOMESTEAD LN		SMITHFIELD, NC 27577-9395
15078008	TOMAS, ROGELIO FABIAN		117 JUNIPER DR		CLAYTON, NC 27520-9756
15078002A	TRUJILLO, CELINA JAIMES	TRUJILLO, EVER	404 DAVID RD		WENDELL, NC 27591-7304
15078009	SANDERS, LAQUADA D.		3761 HORSESHOE FARM ST		RALEIGH, NC 27610-6425
15078006D	SANDERS, CORNELL	CHANDLER, MARY SANDERS HERS	1212 HILLBRIDGE DR		HAINES CITY, FL 33844-7606
17K08051P	BROWN, KAYLA MESSER	BROWN, TIMOTHY JAMES	2735 WILSONS MILLS RD		SMITHFIELD, NC 27577-8965
17K09016I	FOUNDATION OF CHRIST HOLINESS		806 S 3RD ST		SMITHFIELD, NC 27577-4300
17K08041A	YOUNGBLOOD, DWIGHT B JR		301 LEE YOUNGBLOOD LOOP RD		SMITHFIELD, NC 27577-0000
17K09016G	YOUNGBLOOD, DWIGHT B JR		301 LEE YOUNGBLOOD LOOP RD		SMITHFIELD, NC 27577-0000
17K09016J	TOWN OF SMITHFIELD			PO BOX 761	SMITHFIELD, NC 27577-0000
17K09016E	YOUNGBLOOD, DWIGHT B JR		301 LEE YOUNGBLOOD LOOP RD		SMITHFIELD, NC 27577-0000
17J08024X	NIETO, MARTA ALICIA PANIAQUA		750 WEATHERSPOON LN		SMITHFIELD, NC 27577-9651
15078001E	MOORE, DENNIS L		3324 FOX STREET		PHILADELPHIA, PA 19129-0000
15078009K	HEATH STREET #215 LMTD PRTRSH		258 MEADOWBROOK DR		FOUR OAKS, NC 27524-8550
15078011H	HEATH STREET #215 LMTD PRTRSH		258 MEADOWBROOK DR		FOUR OAKS, NC 27524-8550
17K08034B	BEASLEY, KENDALL L		376 PEELE RD		CLAYTON, NC 27520-6869
15078009J	HEATH STREET #215 LMTD PRTRSH		258 MEADOWBROOK DR		FOUR OAKS, NC 27524-8550
17K08049B	LEE, KAREN REBECCA		2892 WILSONS MILLS RD		SMITHFIELD, NC 27577-7653
17K08050	LEE, KAREN REBECCA		2892 WILSONS MILLS RD		SMITHFIELD, NC 27577-7653
17K08049A	WOOD, JOYCE J			P O BOX 1861	SMITHFIELD, NC 27577-0000
17K08049C	LEE, KAREN REBECCA		2892 WILSONS MILLS RD		SMITHFIELD, NC 27577-7653
17K08051L	TYNER, JEAN BARNES		559 TURNAGE RD		SMITHFIELD, NC 27577-0000
17K08049E	LANGDON, LORI WOOD		613 S VERMONT ST		SMITHFIELD, NC 27577-3825
17K08049D	LEE, KAREN REBECCA		2892 WILSONS MILLS RD		SMITHFIELD, NC 27577-7653
17K08044H	LEE, KAREN REBECCA		2892 WILSONS MILLS RD		SMITHFIELD, NC 27577-7653
17J07016D	SWIFT CREEK ROAD LLC		114 W MAIN ST		CLAYTON, NC 27520-2321
17K08040A	YOUNGBLOOD, DWIGHT B JR		301 LEE YOUNGBLOOD LOOP RD		SMITHFIELD, NC 27577-0000
17K08032	E&F PROPERTIES INC			PO BOX 1352	SMITHFIELD, NC 27577-1352
17K08034F	BEASLEY, KENDALL LEON	BEASLEY, WENDY L	376 PEELE ROAD		CLAYTON, NC 27520-0000
17K08039C	YOUNGBLOOD, DWIGHT BENJAMIN JR		301 LEE YOUNGBLOOD LOOP		SMITHFIELD, NC 27577-5577
17K08051M	CEMETERY				
17J08024T	WEEKS, ISAAC	WEEKS, ALICE	691 WEATHERSPOON LN		SMITHFIELD, NC 27577-0000
17J08024V	CHAGOLLA, RAFAEL HURTADO	JUAREZ, BERTHA	743 WEATHERSPOON LN		SMITHFIELD, NC 27577-9652
17J08024	HERSHEY, ZACHARY LYNN	HERSHEY, LAURA ELIZABETH	410 BEECHWOOD DR		SMITHFIELD, NC 27577-3702
17J08024S	SAYLOR, SHANTA	SAYLOR, BRANDON	665 WEATHERSPOON LANE		SMITHFIELD, NC 27577
17J08024Y	VELASQUEZ, ELMER	VELASQUEZ, NERY L	684 WEATHERSPOON LN		SMITHFIELD, NC 27577-9640
17J08024Q	SOTO, LENIN S		627 WEATHERSPOON LANE		SMITHFIELD, NC 27577-0000
17J08024W	URREGO, EDISSON D		749 WEATHERSPOON LANE		SMITHFIELD, NC 27577-0000
17J08024Z	PHIPPS, RAYMOND T		734 WEATHERSPOON LANE		SMITHFIELD, NC 27577-0000
17J08025D	DAVIS, CALEB WAYNE	DAVIS, JESSICA HOPE	638 WEATHERSPOON LN		SMITHFIELD, NC 27577-9640
17J08024U	DUARTE, NAZAREO		717 WEATHERSPOON LN		SMITHFIELD, NC 27577-9652
15078003	GOMEZ, JENNIFER TOMAS	GOMEZ, MARCELINO MUNOZ	405 HUNTING DR		SELMA, NC 27576-3666
15078004	WHITE, EDWARD D			P O BOX 831	SMITHFIELD, NC 27577-0000
17J07017O	HOLLEY, KEVIN	HOLLEY, VALERIE RICHARDSON	612 TRALEE DR		SMITHFIELD, NC 27577-9663
17J07023E	SWIFT CREEK ROAD LLC		114 W MAIN ST		CLAYTON, NC 27520-2321
17J07017N	BLIZZARD, WANDA E		624 TRALEE DR		SMITHFIELD, NC 27577-9663
17J07017M	CBAR ASSET COMPANY LLC		5001 PLAZA ON THE LK STE 200		AUSTIN, TX 78746-1053
15078007	TOMLINSON, CARL	TOMLINSON, ANTHONY	2320 N GRATZ ST		PHILADELPHIA, PA 19132-4337
17J08024O	WATSON, AKHIRA CHAUNTY		565 WEATHERSPOON LN		SMITHFIELD, NC 27577-9660
17J08023B	LEE, NELL WOOD		233 LEE FARM LN		SMITHFIELD, NC 27577-9317
17J07015Y	JONES, KENNETH RAY			PO BOX 208	WILSONS MILLS, NC 27593-0208
17J07039I	FIELDS, LATESHA		126 CARISSA DR		SMITHFIELD, NC 27577-9582
17K08030A	PARRISH, BENJAMIN L. JR.		3467 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17K08031	LOIS I. DAUGHTRY REVOCABLE LIVING TRU\$ DAUGHTRY, LOIS I. TRUSTEE		4407 STONEY HILL CHURCH RD		BAILEY, NC 27807-8761
17K08005	JONES, KENNETH R			PO BOX 208	WILSONS MILLS, NC 27593-0208
17J07039L	ZUNIGA, FRANCISCO MORENO	MORENO, ELIZABETH	123 CARISSA DR		SMITHFIELD, NC 27577-9581
17J07040P	SWIFT CREEK ROAD LLC		114 W MAIN ST		CLAYTON, NC 27520-2321
17K08033D	GARNER, EDWARD M. JR.		3409 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17J07039J	KENNEY, CATHERINE LEE		124 CARISSA DR		SMITHFIELD, NC 27577-9582
17J07039K	SFR JV-2 2024-2 BORROWER LLC			PO BOX 4900	SCOTTSDALE, AZ 85261-4900
17K08035	GURKIN, CHARLES RANDALL	GURKIN, CYNTHIA L.	3187 WILSONS MILLS RD		SMITHFIELD, NC 27577-7648
17K08034A	STRICKLAND, HAROLD WATSON		3275 WILSONS MILLS RD		SMITHFIELD, NC 27577-7642
17K09007	KEEN, PAMELA R.		1853 WILSONS MILLS RD		SMITHFIELD, NC 27577-7668
17K09007A	KEEN, TERRY M	KEEN, PAMELA R		PO BOX 943	SELMA, NC 27576-0943
17K08033V	BREWER, CHARLES & TRACEY		3411 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17K08033D	GARNER, EDWARD M. JR.		3409 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17K08033V	BREWER, TRACEY LEIGH GARNER		3411 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17K08033	DERASMO LIVING TRUST		3405 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17K08033C	BREWER, TRACEY LEIGH GARNER		3411 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17K08033I	BREWER, CHARLES ERIC	BREWER, TRACEY GARNER	3411 WILSONS MILLS ROAD		SMITHFIELD, NC 27577-0000

17K08033A	MARTIN, SHELIA A.		3353 WILSONS MILLS RD	SMITHFIELD, NC 27577-7644
17K08034J	STRICKLAND, HAROLD W	STRICKLAND, GENDA B	3275 WILSONS MILLS RD	SMITHFIELD, NC 27577-0000
17K08034A	STRICKLAND, HAROLD WATSON		3275 WILSONS MILLS RD	SMITHFIELD, NC 27577-7642
17K08035	ROMERO, JOSE JUAN MONTALVO	MONTALVO, NARCISA	109 BALD DR	CLAYTON, NC 27520-5403
17K08034F	BEASLEY, KENDALL LEON	BEASLEY, WENDY L	376 PEELE ROAD	CLAYTON, NC 27520-0000
17K08034H	BEASLEY, MARK T.		800 OLD EASON RD	ZEBULON, NC 27597-7450
17K08034D	STRICKLAND LIVING TRUST	STRICKLAND, DONALD BENNETT TRUST	3185 WILSONS MILLS RD	SMITHFIELD, NC 27577-7648
17K08034C	BEASLEY, MARK T.		800 OLD EASON RD	ZEBULON, NC 27597-7450
17K08034E	BEASLEY, TONY EUGENE			PO BOX 1127 SMITHFIELD, NC 27577-1127
17K08034S	BEASLEY, KENDALL LEON	BEASLEY, WENDY L	376 PEELE ROAD	CLAYTON, NC 27520-0000
17K08034G	BEASLEY, HOWARD ELTON	BEASLEY, ALICE B	3085 WILSON'S MILLS RD	SMITHFIELD, NC 27577-0000
17K08034R	BEASLEY, HOWARD ELTON	BEASLEY, ALICE B	3085 WILSON'S MILLS RD	SMITHFIELD, NC 27577-0000
17K08034B	BEASLEY, KENDALL L		376 PEELE RD	CLAYTON, NC 27520-6869



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, CZ-25-06, ANX-25-05, CZ-25-07, and CZ-25-08 were notified by First Class Mail on 2/6/26 of the Public Hearing on February 17th, 2026.

Signature

Johnston County, North Carolina

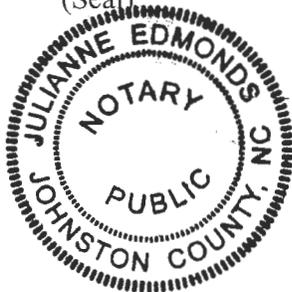
I, Julianne Edmonds, Notary Public for Johnston County and State of North Carolina do hereby certify that Micah Woodard personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

6th day of February, 2026

Notary Public Signature

Notary Public Name

My Commission expires on 1-15-2028
(Seal)



**Town of Smithfield
Town Council
Notice of Public Hearing**

*The Johnstonian
February 4, 2005*

Notice is hereby given that a Public Hearing will be held before the Town Council of the Town of Smithfield, N.C., on Tuesday, February 17th, 2005, at 7:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following requests:

CZ-25-06 Bellamy Conditional Rezoning: Rock Tower Partners LLC is requesting approval of Bellamy, a R-8 conditional rezoning master plan consisting of 1,079 units of residential: 885 detached single-family residential lots and 191-townhouse lots over 498-acres of land. Located along Lee-Youngblood Rd and Wilson Mills Road, further identified by Johnston County Tax ID #'s 17K08039A and 17K08032.

ANX-25-05 Bellamy Annexation: The Town of Smithfield received a petition from E&F Properties Inc. for a voluntary contiguous annexation of 498.283 acres into the Town of Smithfield, located on Wilson Mills Road and Lee-Youngblood Road, north and east of Poplar Creek. Further identified by Johnston County Tax ID# 17K08039A and 17K08032.

CZ-25-07 West Smithfield Amazon Commercial: Real Zeal Property Group, LLC, requests a conditional rezoning of +/- 3 acres of land from LI - Light Industrial to B-3 CZ

- Highway Entranceway Business Conditional District with a site plan for a convenience store. This property is located at Johnston County Tax ID# 15070011G.

CZ-25-08 Grace Homemade Flex Commercial: Dalton Engineering is requesting the conditional rezoning of a 1.15 acres property located on the north side of East Market Street between 8th and 7th Street from B-2 to B-2 Conditional with a master plan for a flex commercial building and site development. This property is located at the corner of East Market and North Seventh Street, further identified by Johnston County Tax ID# 15021008.

CA-25-01 Comprehensive Plan Map Updated: Staff is requesting an amendment to the Town's Comprehensive Growth Management Plan, collectively called the Town Plan.

All interested people are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact the office if you need assistance. Further inquiries regarding this matter may be directed to the Town of Smithfield at (919) 834-2118 ext. 1108 or online at www.smithfield-nc.com.



Request for Town Council Action

**Public ANX-25-05
Hearing**
Date: 02/17/2026

Subject: Contiguous Annexation Petition
Department: Planning & Administration
Presented by: Interim Planning Director
Presentation: Public Hearing

Issue Statement

E&F Properties has submitted a petition for voluntarily annexation of the +/-500 acres (Johnston County Tax ID 17K08039A and 17K08032) to the Town of Smithfield.

Financial Impact

The annexation will require the town to provide town services, i.e., code enforcement, police protection, fire protection, trash collection, etc., after the site is developed. The area is within the Wilsons Mills Fire District currently and there will be expenses related to annexation.

Action Needed

The Town Council is asked adopt Ordinance No. 530-2026 annexing +/-500 acres into the Town of Smithfield.

Recommendation

Adopt Ordinance No. 530-2026, annexing +/-500 acres (Johnston County Tax ID 17K08039A and 17K08032) to the Town of Smithfield.

Approved: Town Manager Town Attorney

Attachments:

1. Staff Report
2. Annexation Petition
3. Annexation Plat
4. Annexation Survey Map
5. Certificate of Sufficiency
6. Legal Description
7. Request for Financial Information with Response
8. Legal Ad
9. Ordinance No. 530-2026



Staff Report

Public ANX-25-05
Hearing

OVERVIEW:

The Town of Smithfield received a petition from E&F Properties Inc. for a voluntary contiguous annexation of +/- 500 acres into the Town of Smithfield, located on Wilson Mills Road and Lee-Youngblood Road, north and east of Poplar Creek.

The site is planned for the Bellamy Subdivision.

PAST ANNEXATION ACTIONS:

On January 6th, 2026 the Town Council approved a Resolution directing the Town Clerk to investigate the sufficiency of the annexation petition. The Town Clerk has completed the investigation and has found the annexation petition to be sufficient.

On January 20, 2026, the Town Council adopted a resolution setting the date for the Public Hearing to be held at 7:00 pm on February 17, 2026.

ANNEXATION ANALYSIS:

Public Utilities. The site will be served by the Town of Smithfield public water and sewer with development of the Bellamy Subdivision. Duke will provide electricity.

Fire Protection. The area is currently within the Wilson's Mills Fire District. The Department may incur financial expenses when providing fire protection to the development.

Police. The Smithfield Police Department will provide police protection to the subdivision.

Public Works. Public Works will provide sanitation, street maintenance, stormwater maintenance, etc. for the Bellamy development.

Code Enforcement. The Bellamy development will have a Homeowner's Association; therefore, there should be little impact on the Town's Code Enforcement.

ANNEXATION STATUTE:

NCGS 160A-31 – Annexation by petition.

(c) Upon receipt of the petition, the municipal governing board shall cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation. For petitions received under subsection (b1) or (j) of this section, the clerk shall receive the evidence provided under subsection (l) of this section before certifying the sufficiency of the petition. Upon receipt of the certification, the municipal governing board shall fix a date for a

public hearing on the question of annexation, and shall cause notice of the public hearing to be published once in a newspaper having general circulation in the municipality at least 10 days prior to the date of the public hearing; provided, if there be no such paper, the governing board shall have notices posted in three or more public places within the area to be annexed and three or more public places within the municipality.

(d) At the public hearing persons resident or owning property in the area described in the petition and persons resident or owning property in the municipality shall be given an opportunity to be heard. The governing board shall then determine whether the petition meets the requirements of this section. Upon a finding that the petition that was not submitted under subsection (b1) or (j) of this section meets the requirements of this section, the governing board shall have authority to pass an ordinance annexing the territory described in the petition. The governing board shall have authority to make the annexing ordinance effective immediately or on the June 30 after the date of the passage of the ordinance or the June 30 of the following year after the date of passage of the ordinance.

FINDINGS:

Pursuant to NCGS 160A-58.2, If the council then finds and determines that:

- i. the area described in the petition meets all of the standards set out in G.S. 160A-58.1(b),
- ii. the petition bears the signatures of all of the owners of real property within the area proposed for annexation (except those not required to sign by G.S. 160A-58.1(a)),
- iii. the petition is otherwise valid, and
- iv. the public health, safety and welfare of the inhabitants of the city and of the area proposed for annexation will be best served by the annexation,

then council may adopt an ordinance annexing the area described in the petition. The ordinance may be made effective immediately or on any specified date within six months from the date of passage.

ACTION REQUESTED:

Pursuant to NCGS 160A-58.2, the Town Council shall accept public comments and consider adopting Ordinance No. 530-2026 extending the Corporate Limits of the Town of Smithfield.



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

Petition For Voluntary Annexation

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1.

Annexation Review and Approval Process

Review by Staff: The Planning, Engineering and Public Works Departments review the annexation submission. Comments will be sent to the applicant.

Annexation Plat Submission: After the map and legal description are deemed sufficient by the Town, the applicant is required to submit two (2) Mylar annexation plats to the Planning Department.

Town Council Meeting: The Town Council will pass a resolution directing the Town Clerk to investigate the annexation petition. The Town Clerk will present to the Town Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved.

Legal Advertisement: A legal advertisement will be published no more than 25 days and no less than 10 days prior to the date of the public hearing.

Public Hearing/Town Council Meeting: The Town Council will either adopt or deny an ordinance to extend the corporate limits of the Town of Smithfield.

Recordation: If the annexation is approved by the Town Council, the Annexation Plats shall be recorded at the appropriate county Register of Deeds.

Petition For Voluntary Annexation

Submittal Information

Petitions for annexation are accepted by the Town of Smithfield Planning Department at any time. There is no fee required for submitting an annexation petition. The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the Town Clerk.

(The Town of Smithfield reserves the right to make exceptions to this general processing schedule when necessary.)

Summary Information / Metes and Bounds Descriptions

Development Project Name: **Bellamy**

Street Address: **2917 Wilson's Mills Rd**

Town of Smithfield Subdivision approval #
(S-_____, or

Building Permit Transaction #
, or

Site Plan approval # for multi-family
(SP-_____, -)

Johnston County Property Identification Number(s) list below

P.I.N. **168500-97-7612**

P.I.N.

P.I.N.

P.I.N. **169600-11-0117**

P.I.N.

P.I.N.

Acreeage of Annexation Site: **498.283**

Linear Feet of Public Streets within Annexation Boundaries: **~ 46,000**

Annexation site is requesting Town of Smithfield:

Water and/or Sewer

Number of proposed dwelling units: **1,147**

Type of Units:

Single Family 870

Townhouse 277

Condo -

Apartment -

Building Square Footage of Non-Residential Space: **N/A**

Specific proposed use (office, retail, warehouse, school, etc.): **Residential**

Projected market value at build-out (land and improvements): **\$ 409,350,000**

Person to contact if there are questions about the petition:

Name: **David Bergmark**

Address: **621 Hillsborough St, Suite 500, Raleigh NC 27603**

Phone: **919-361-5000**

Fax #: **N/A**

Email: **bergmark@mcadamsco.com**

Petition For Voluntary Annexation Submittal Checklist

Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be e-mailed to: stephen.wensman@smithfield-nc.com or micah.woodard@smithfield-nc.com	
<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible.	
N/A <input type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final SitePlan showing Town Permit number	Copy of Subdivision Plat submitted for lot recording approval with Town file number _____ - ____, etc.)
<input checked="" type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input checked="" type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application, page 2.	
Required, but often missing information. Please make sure to include the following:		
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Johnston County Geographic Information Services at 919-989-5153, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for	
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature MUST be filled in!</u>	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input checked="" type="checkbox"/>	Rezoning Application , if the property is currently outside Town of Smithfield.	
<input checked="" type="checkbox"/>	Existing and Proposed Zoning	

Petition For Voluntary Annexation Plat Checklist

Please include all of the following (check off). If any information is missing from the annexation plat, you will be asked to revise the map and re-submit for an additional review, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	Fully dimensioned by metes and bounds, and the location of intersecting boundary lines of the existing town limits, labeled and distinctly marked. Include full right-of-way if the area on both sides is or will be in the corporate limits.
<input checked="" type="checkbox"/>	Any utility easements with metes and bounds.
<input checked="" type="checkbox"/>	Accurate locations and descriptions of all monuments, markers and control points.
<input checked="" type="checkbox"/>	Ultimate right-of-way widths on all streets.
<input checked="" type="checkbox"/>	Entitle "ANNEXATION MAP FOR THE TOWN OF SMITHFIELD" OR "SATELLITE ANNEXATION MAP FOR THE TOWN OF SMITHFIELD," as appropriate.
<input checked="" type="checkbox"/>	Name of property owner(s).
<input checked="" type="checkbox"/>	Name, seal, and registration of Professionally Licensed Surveyor (PLS).
<input checked="" type="checkbox"/>	Date of the survey and map preparation; a north arrow indicating whether the index is true magnetic North Carolina grid (NAD 83 of NAD 27) or deed; graphic scale; and declination.
<input checked="" type="checkbox"/>	Names of the township, county, and state.
<input checked="" type="checkbox"/>	A detailed vicinity map.
<input checked="" type="checkbox"/>	Include address of property if assigned.
<input checked="" type="checkbox"/>	Show all contiguous or non-contiguous town limits.
<input checked="" type="checkbox"/>	The following certification must be placed on the map near a border to allow the map to be sealed: Annexation #
<input checked="" type="checkbox"/>	Leave 2 inch by 2-inch space for the county Register of Deeds stamp on the plat. All final plats must be stamped and signed before they can be accepted by the Town.

Petition For Voluntary Annexation

State of North Carolina, County of Johnston, Petition of Annexation of Property to the Town of Smithfield, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application respectfully request the annexation of said property to the Town of Smithfield, North Carolina. The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners. The property to be annexed is:



Contiguous to the present corporate limits of the Town of Smithfield, North Carolina, or



Not Contiguous to the municipal limits of the Town of Smithfield, North Carolina, not closer to the limits of any other municipality and is located within three miles of the municipal limits of the Town of Smithfield, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

Part 2 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Print owner name(s) and information

Name E&F Properties INC Phone _____

Address PO Box 1352, Smithfield NC 27577

Print owner name(s) and information

Name _____ Phone _____

Address _____

Print owner name(s) and information

Name _____ Phone _____

Address _____

Received by the Town of Smithfield, North Carolina, this 6th day of January 2026, at a Council meeting duly held.

Mavis Andrews
Town Clerk, Smithfield, NC

In witness whereof, E & F Properties INC an owner or partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this 28 day of July, 2025.

Name of Owner or Partnership: E & F Properties INC
(Printed Name)

Signature of Owner or Partnership: Olivia B Holding
(Signature)

In witness whereof, _____ an owner or partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this _____ day of _____, 20_____.

Name of Owner or Partnership: _____
(Printed Name)

Signature of Owner or Partnership: _____
(Signature)

In witness whereof, _____ a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this _____ day of _____, 20_____.

Name of Owner or Partnership: _____
(Printed Name)

Signature of Owner or Partnership: _____
(Signature)

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, Anita C. Mitchell, a Notary Public in and for said County and State, do hereby certify that

Olivia B Holding (Owner/Applicant) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

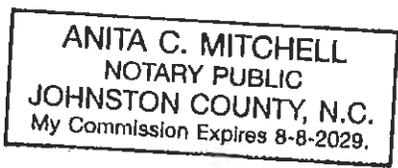
Witness my hand and notarial seal, this the 30th day of July, 2025.

Notary: Anita C. Mitchell
(Printed Name)

Anita C. Mitchell
(Signature)

County of Commission: Johnston

Commission Expires: 8-8-2029



(SEAL)

Certification of Sufficiency
Contiguous Annexation ANX-25-05

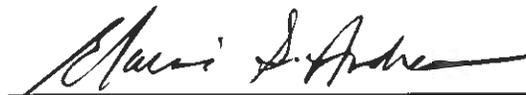
To the Town Council of the Town of Smithfield, North Carolina:

I, Elaine S. Andrews, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation. The annexation petition application accurately reflects the applicable NC PINs for the proposed annexation area. The metes and bounds description for the property is attached hereto and incorporated by reference.
- b. The area described in the petition is contiguous to the Town of Smithfield primary corporate limits, as defined by GS 160A-31. Attached hereto is a map showing property is contiguous to the Town of Smithfield's corporate limits.
- c. The petition is signed by and includes address of all owners of real property lying in the area described therein

Attached hereto are the annexation petition and a Johnston County GIS map showing that the petition addresses correspond with the property owners' addresses. Records of the North Carolina Secretary of State, Business Registration Division, further confirm property ownership by the petitioners.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Smithfield this the 12th day January 2026.


Elaine S. Andrews, Town Clerk



E & F Properties Inc.
Wilson's Mills Tract 498 Acres
Legal Description

Commencing at a point, said point being a computed point at the northeastern corner of the E & F Properties Inc. property (PN 17K08039A) located along the western right-of-way of Wilson's Mills Road (SR 1913) in Wilson's Mills Township, Johnston County, North Carolina and recorded in Deed Book 4377 Page 880, Johnston County Registry. Said point further described as the southeastern corner of the Kendall L. Beasley (PN 17K08034B) as recorded in Deed Book 4596 Page 54 and the POINT OF BEGINNING. Thence S 05°19'31" E a distance of 481.93 feet to a computed point. Thence S 05°19'31" E a distance of 60.49 feet to a computed point. Thence S 05°19'31" E a distance of 280.70 feet to a computed point. Thence S 04°50'24" E a distance of 346.94 feet to an iron pipe found. Thence S 87°16'00" W a distance of 333.31 feet to a computed point. Thence N 46°44'00" W a distance of 437.75 feet to a computed point. Thence S 87°16'00" W a distance of 255.56 feet to a computed point. Thence S 08°01'38" W a distance of 85.26 feet to a computed point. Thence with a curve turning to the right with an arc length of 129.82 feet, with a radius of 555.00 feet, with a chord bearing of S 14°43'41" W, with a chord length of 129.52 feet to a computed point. Thence S 04°44'00" E a distance of 855.16 feet to a computed point. Thence N 80°16'29" W a distance of 913.33 feet to a computed point. Thence N 88°21'00" W a distance of 56.92 feet to a computed point. Thence with a curve turning to the right with an arc length of 117.92 feet, with a radius of 730.00 feet, with a chord bearing of N 83°43'20" W, with a chord length of 117.79 feet to a computed point. Thence N 79°05'41" W a distance of 1413.95 feet to a computed point. Thence with a curve turning to the left with an arc length of 66.41 feet, with a radius of 35.00 feet, with a chord bearing of S 46°32'46" W, with a chord length of 56.89 feet to a computed point. Thence S 07°48'47" E a distance of 705.69 feet to a computed point. Thence S 12°27'40" W a distance of 117.99 feet to a computed point. Thence S 62°30'21" W a distance of 47.91 feet to a computed point. Thence S 07°45'18" W a distance of 207.45 feet to a computed point. Thence S 16°22'29" W a distance of 717.17 feet to a computed point. Thence S 04°14'52" E a distance of 1825.32 feet to a point along the run of Little Poplar Creek. Thence along the run of Little Poplar Creek in a northwesterly direction the following bearings and distances: N 80°46'18" W a distance of 51.29 feet to a point; N 11°06'21" W a distance of 68.82 feet to a point; S 87°20'52" W a distance of 34.06 feet to a point; S 03°25'05" W a distance of 36.80 feet to a point; S 32°10'46" W a distance of 46.19 feet to a point; S 81°41'57" W a distance of 66.71 feet to a point; S 43°44'56" W a distance of 44.20 feet to a point; N 70°14'08" W a distance of 163.04 feet to a point; S 37°15'24" W a distance of

94.73 feet to a point; N 43°28'48" W a distance of 148.81 feet to a point; N 01°13'41" W a distance of 52.50 feet to a point; N 56°56'09" W a distance of 161.89 feet to a point; N 69°50'16" W a distance of 267.35 feet to a point; N 66°31'05" E a distance of 59.90 feet to a point; N 27°48'27" W a distance of 44.92 feet to a point; N 62°44'50" W a distance of 85.93 feet to a point; S 67°27'03" W a distance of 100.77 feet to a point; S 16°51'42" W a distance of 64.80 feet to a point; N 56°41'22" W a distance of 148.33 feet to a point; N 19°56'26" E a distance of 45.14 feet to a point; N 64°17'42" W a distance of 65.98 feet to a point; S 86°27'26" W a distance of 122.65 feet to a point; N 56°52'22" W a distance of 255.94 feet to a point; N 81°07'27" W a distance of 147.85 feet to a point; S 47°02'19" W a distance of 59.08 feet to a point; N 61°15'41" W a distance of 49.20 feet to a point; S 80°52'09" W a distance of 72.20 feet to a point; S 48°18'24" W a distance of 51.06 feet to a point; N 78°59'36" W a distance of 69.68 feet to a point; N 43°27'33" W a distance of 150.88 feet to a point; S 52°00'36" W a distance of 78.20 feet to a point; N 30°51'12" W a distance of 167.89 feet to a point; S 58°37'49" W a distance of 81.39 feet to a point; N 10°52'43" E a distance of 83.62 feet to a point; N 21°11'41" W a distance of 63.65 feet to a point; S 89°50'44" W a distance of 56.24 feet to a point; N 33°57'06" W a distance of 82.22 feet to a point; S 47°50'04" W a distance of 109.54 feet to a point; S 85°59'54" W a distance of 68.34 feet to a point; N 19°14'56" W a distance of 92.28 feet to a point; N 07°29'26" W a distance of 101.10 feet to a point; N 49°45'01" W a distance of 128.95 feet to a point; N 39°50'46" W a distance of 95.24 feet to a point; N 67°20'17" W a distance of 106.33 feet to a point; N 22°14'12" W a distance of 32.19 feet to a point; N 79°17'11" E a distance of 64.98 feet to a point; N 07°22'00" E a distance of 127.78 feet to a point; N 55°18'48" W a distance of 60.31 feet to a point; S 70°05'46" W a distance of 118.82 feet to a point; N 33°58'07" W a distance of 134.40 feet to a point; N 09°46'08" E a distance of 43.21 feet to a point; N 38°26'07" W a distance of 178.22 feet to a point; N 16°23'14" W a distance of 53.92 feet to a point; N 44°08'31" E a distance of 171.79 feet to a point; N 43°57'20" W a distance of 198.29 feet to a point; N 17°46'56" W a distance of 90.30 feet to a point. Thence leaving the run of Little Poplar Creek along the run of Poplar Creek the following bearings and distances: N 78°34'46" E a distance of 72.20 feet to a point; N 30°00'44" E a distance of 101.76 feet to a point; S 87°50'06" E a distance of 146.78 feet to a point; S 48°34'47" E a distance of 138.45 feet to a point; N 49°26'24" E a distance of 157.59 feet to a point; N 14°34'31" W a distance of 138.11 feet to a point; N 16°30'09" E a distance of 152.27 feet to a point; N 06°21'11" W a distance of 81.79 feet to a point; N 33°41'56" W a distance of 67.35 feet to a point; N 09°00'49" E a distance of 111.62 feet to a point; N 46°37'26" W a distance of 64.76 feet to a point; N 33°29'09" E a distance of 62.31 feet to a point; N 45°46'01" W a distance of 83.64 feet to a point; N 13°05'06" W a distance of 131.51 feet to a point; N 20°21'14" E a distance of 53.24 feet to a point; N 63°12'29" E a distance of 151.94 feet to a point; N 42°27'56" W a distance of 110.53 feet to a point; N 68°08'16" W a distance of 251.32 feet to a point. N 07°09'24" E a distance of 166.40 feet to a point; N 54°42'11" W a distance of 225.15 feet to a

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Michael Scott, Town Manager
Kimberly Pickett, Asst. Town Manager
Andrew Harris, Finance Director
Shannan Parrish, Human Resource Director
Elaine Andrews, Town Clerk

Beth McKeel, Administrative Assistant

Telephone: 919.934.2116

Wilson's Mills Fire Department
PO Box 82
Wilson's Mills, NC 27593

January 7, 2026

Reference: Request for Financial Information

Chief Moore,

The Town of Smithfield is considering the annexation of territory which is located within the fire service area of your department. North Carolina law requires the Town to pay annually a proportionate share of any payments due on any debt (including principal and interest) relating to facilities or equipment of a rural fire department if: (1) the area where service is provided is in an insurance district designated under G.S. 153A-233, a rural fire protection district under Article 3A of Chapter 69 of the General Statutes, or a fire service district until Article 16 of Chapter 153A of the General Statutes; (2) the debt was existing at the time of submission of a voluntary petition for contiguous annexation; and (3) the amount of debt payments calculated for all voluntary contiguous annexations exceeds one hundred dollars (\$100.00) in any calendar year. A petition was submitted that includes an area served by your department on January 6, 2026.

In order to determine the Town's proportionate share of your department's debt the appropriate employees of the Town will require access to certain information concerning your debt. You are hereby requested to make this information available to the Town of Smithfield not later than thirty (30) days following receipt of this letter. Pursuant to G.S. 160A-31.1, failure to respond within forty-five (45) days following the receipt of this letter will result in the forfeiture of your department's rights to receive any payment on this debt.

Sincerely,

Kimberly Pickett
Assistant Town Manager
Town of Smithfield



9589 0710 5270 0884 9494 30

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

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City, State, ZIP+4® _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here



Wilson's Mills Fire/Rescue Department, Inc.

PO Box 82, Wilson's Mills NC 27593

145 Fire Department Road, Clayton NC 27520 – 919-934-9633 – Station 1

2550 Cleveland Road, Smithfield NC 27577 – 919-938-3473 – Station 2

2024 Gordon Road, Clayton NC 27520 – 919-756-9252 – Station 3

Town of Smithfield
350 East Market Street
Post Office Box 761
Smithfield, NC. 27577

Jason R. Moore
Fire Chief
Wilson's Mills Fire Department
2024 Gordon Road
Clayton, NC. 27520
984-249-8874

Date: January 22, 2026

Ref: Request to Financial Information – Smithfield Annexation of portion of Wilson's Mills Fire District.

Kimberly Pickett,

I am providing you the verification of zero debt of our department or in revenue of the area in question for the 64.398 acres in PN 17K08032 currently in the Wilson's Mills Fire Protection District.

If you should have any further questions or concerns please feel free to contact me.

Sincerely,
Jason R. Moore

**Town of Smithfield
Town Council
Notice of Public Hearing**

*The Johnstonian
February 4, 2025*

Notice is hereby given that a Public Hearing will be held before the Town Council of the Town of Smithfield, N.C., on Tuesday, February 17th, 2026, at 7:00 P.M., in the Town Hall Council Chambers located at 350 East Market Street to consider the following requests:

CZ-25-06 Bellamy Conditional Rezoning: Rock Tower Partners LLC is requesting approval of Bellamy, a R-8 conditional rezoning master plan consisting of 1,079 units of residential: 885 detached single-family residential lots and 191-townhouse lots over 498-acres of land. Located along Lee-Youngblood Rd and Wilson Mills Road, further identified by Johnston County Tax ID #'s 17K08039A and 17K08032.

ANX-25-05 Bellamy Annexation: The Town of Smithfield received a petition from E&F Properties Inc. for a voluntary contiguous annexation of 498.283 acres into the Town of Smithfield, located on Wilson Mills Road and Lee-Youngblood Road, north and east of Poplar Creek. Further identified by Johnston County Tax ID# 17K08039A and 17K08032.

CZ-25-07 West Smithfield Amazon Commercial: Real Zeal Property Group, LLC, requests a conditional rezoning of +/- 3 acres of land from LI - Light Industrial to B-3 CZ

- Highway Entranceway Business Conditional District with a site plan for a convenience store. This property is located at Johnston County Tax ID# 15070011G.

CZ-25-08 Grace Homemade Flex Commercial: Dalton Engineering is requesting the conditional rezoning of a 1.15 acres property located on the north side of East Market Street between 8th and 7th Street from B-2 to B-2 Conditional with a master plan for a flex commercial building and site development. This property is located at the corner of East Market and North Seventh Street, further identified by Johnston County Tax ID# 15021008.

CA-25-01 Comprehensive Plan Map Updated: Staff is requesting an amendment to the Town's Comprehensive Growth Management Plan, collectively called the Town Plan.

All interested people are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact the office if you need assistance. Further inquiries regarding this matter may be directed to the Town of Smithfield at (919) 834-2118 ext. 1108 or online at www.smithfield-nc.com.

TOWN OF SMITHFIELD
North Carolina

ORDINANCE NO. 530-2026 TO EXTEND THE
CORPORATE LIMITS OF THE TOWN OF SMITHFIELD

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

WHEREAS, a public hearing on the question of this annexation was held in the Smithfield Town Hall Council Chambers located at 350 East Market Street, Smithfield, North Carolina at approximately 7:00 pm on February 17, 2026, after due notice; and

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

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

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

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

Commencing at a point, said point being a computed point at the northeastern corner of the E & F Properties Inc. property (PN 17K08039A) located along the western right-of-way of Wilson's Mills Road (SR 1913) in Wilson's Mills Township, Johnston County, North Carolina and recorded in Deed Book 4377 Page 880, Johnston County Registry. Said point further described as the southeastern corner of the Kendall L. Beasley (PN 17K08034B) as recorded in Deed Book 4596 Page 54 and the **POINT OF BEGINNING**. Thence S 05°19'31" E a distance of 481.93 feet to a computed point. Thence S 05°19'31" E a distance of 60.49 feet to a computed point. Thence S 05°19'31" E a distance of 280.70 feet to a computed point. Thence S 04°50'24" E a distance of 346.94 feet to an iron pipe found. Thence S 87°16'00" W a distance of 333.31 feet to a computed point. Thence N 46°44'00" W a distance of 437.75 feet to a computed point. Thence S 87°16'00" W a distance of 255.56 feet to a computed point. Thence S 08°01'38" W a distance of 85.26 feet to a computed point. Thence with a curve turning to the right with an arc length of 129.82 feet, with a radius of 555.00 feet, with a chord bearing of S 14°43'41" W, with a chord length of 129.52 feet to a computed point. Thence S 04°44'00" E a distance of 855.16 feet to a computed point. Thence N 80°16'29" W a distance of 913.33 feet to a computed point. Thence N 88°21'00" W a distance of 56.92 feet to a computed point. Thence with a curve turning to the right with an arc length of 117.92 feet, with a radius of 730.00 feet, with a chord bearing of N 83°43'20" W, with a chord length of 117.79 feet to a computed point. Thence N 79°05'41" W a distance of 1413.95 feet to a computed point. Thence with a curve turning to the left with an arc length of 66.41 feet, with a radius of 35.00 feet, with a chord bearing of S 46°32'46" W, with a chord length of 56.89 feet to a computed point. Thence S 07°48'47" E a distance of 705.69 feet to a computed point. Thence S 12°27'40" W a distance of 117.99 feet to a computed point. Thence S 62°30'21" W a distance of 47.91 feet to a computed point. Thence S 07°45'18" W a distance of 207.45 feet to a computed point. Thence S 16°22'29" W a distance of 717.17 feet to a computed point. Thence S 04°14'52" E a distance of 1825.32 feet to a point along the run of Little

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Thence N 88°32'11" E a distance of 3457.38 feet to a computed point and the **POINT OF BEGINNING** and containing 498.283 acres (21705206 square feet).

Section 2. The Mayor of the Town of Smithfield shall cause to be recorded in the office of the Register of Deeds of Johnston County, and in the office of the Secretary of State in Raleigh, North Carolina an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this

ordinance. Such a map shall be delivered to the Johnston County Board of Elections, as required by NCGS 163-288.1.

Section 3. The Mayor of the Town of Smithfield shall cause to be recorded in the office of the Register of Deeds of Johnston County, and in the office of the Secretary of State in Raleigh, North Carolina an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall be delivered to the Johnston County Board of Elections, as required by NCGS 163-288.1.

Adopted this the 17th day of February, 2026.

M. Andy Moore, Mayor

ATTEST:

Elaine Andrews, Town Clerk

APPROVED AS TO FORM:

Robert Spence, Jr., Town Attorney



Request for Planning Board Action

Public Hearing **Comp Plan Update**

Date: 02/17/2026

Subject: Comprehensive Plan Update

Department: Planning Department

Presented by: Interim Planning Director – Micah Woodard

Presentation: Public Hearing

Issue Statement

Staff is requesting an amendment to the Town's Comprehensive Growth Management Plan and to make a minor update to the Pedestrian Plan.

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. Final Draft Amendment Presentation Map



Staff Report

Public Comp Plan
Hearing Update

OVERVIEW:

There have been an increasing number of changes to the Comprehensive Growth Management Plan through rezoning's. The town is growing through annexations and new areas opening to sewer growth. Many of these changes were not anticipated in the 2019 Town Plan. The proposed changes are the result of a meeting between Public Utilities, Planning 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.

Since the Town Plan was adopted, it has guided low density residential septic development in this area. However, 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. 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 multifamily apartment development.

After several meetings with the Planning Board a consensus was reached, and the Industrial areas were kept and a few tracts of Medium density were left.

Area 2. Within this area the Bellamy Subdivision is being proposed which could 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 recommended guiding all this area for Medium Density Residential.

After several meetings with the Planning Board a consensus was reached to leave everything north of Spring Branch Low Density, and the areas to the south along Barbour Road to increase from Low to Medium density.

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.

After several meetings with the Planning Board a consensus was reached and in essence the idea of creating some Industrial and Mixed-Use areas was kept but was re-arranged from the initial staff proposal.

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

After several meetings with the Planning Board a consensus was reached and except for a few pockets of areas guided for commercial this area did not differ much from the original staff proposal.

Minor Pedestrian Plan Update:

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

All four (4) Map Areas are in order as follows:

1. Current Future Land Use Map (last updated April 15th, 2025)
2. Initial Staff Proposal
3. Planning Board Revision
4. Final Draft

RECOMMENDATION:

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

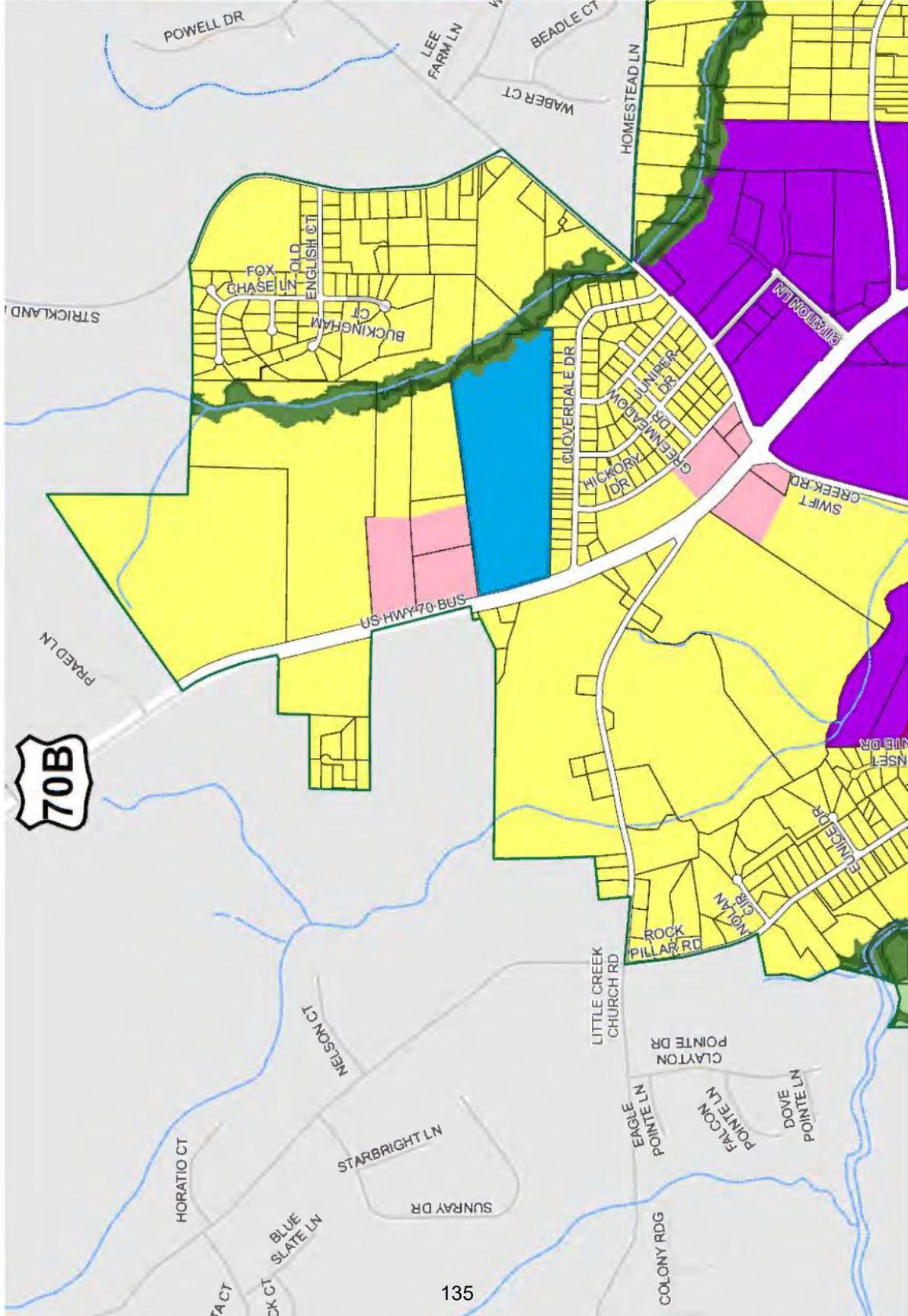
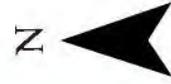
RECOMMENDED MOTION:

“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

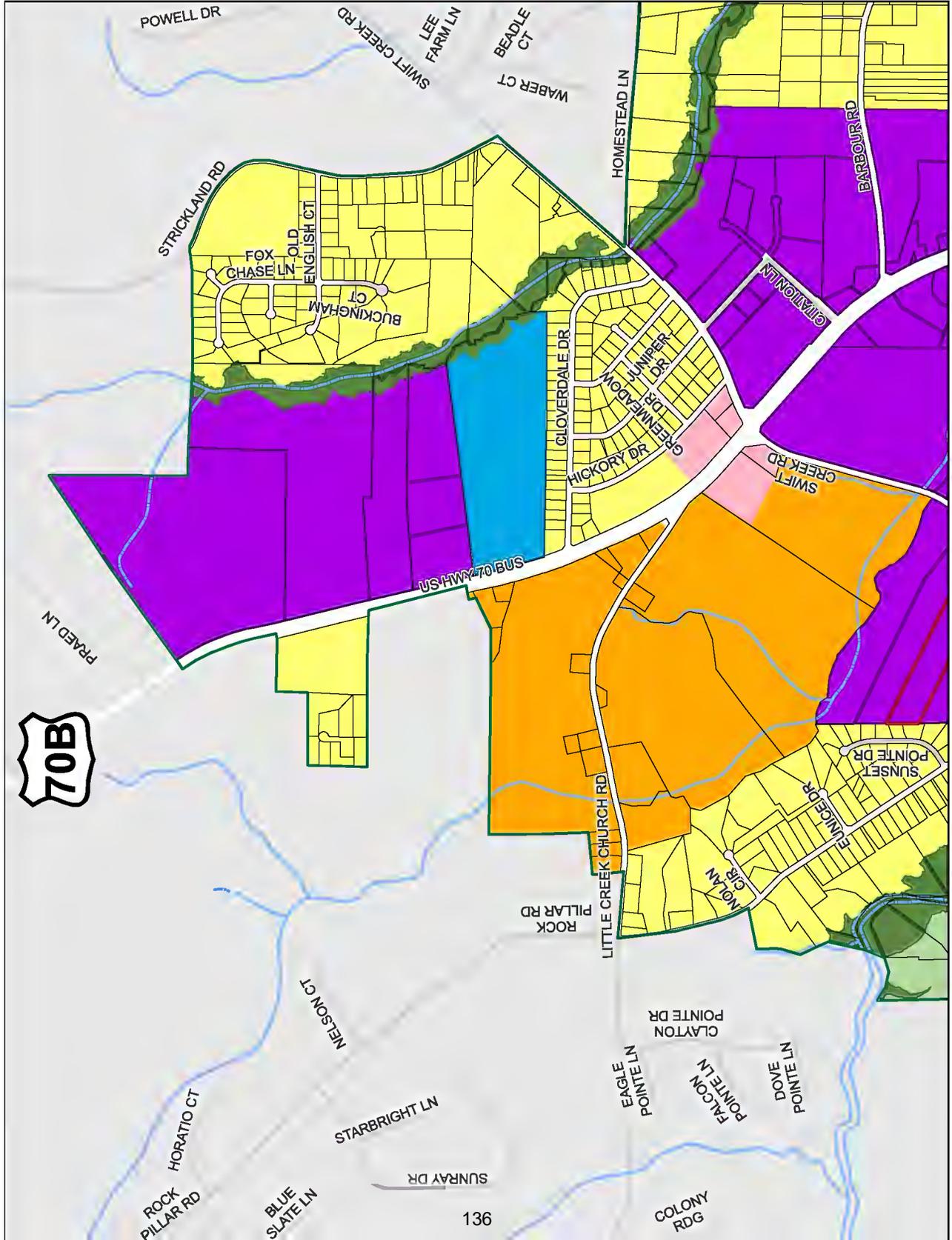


Area of Interest #1

PROPOSED/STAFF

Legend

- Town Corporate Limits
- ETD 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

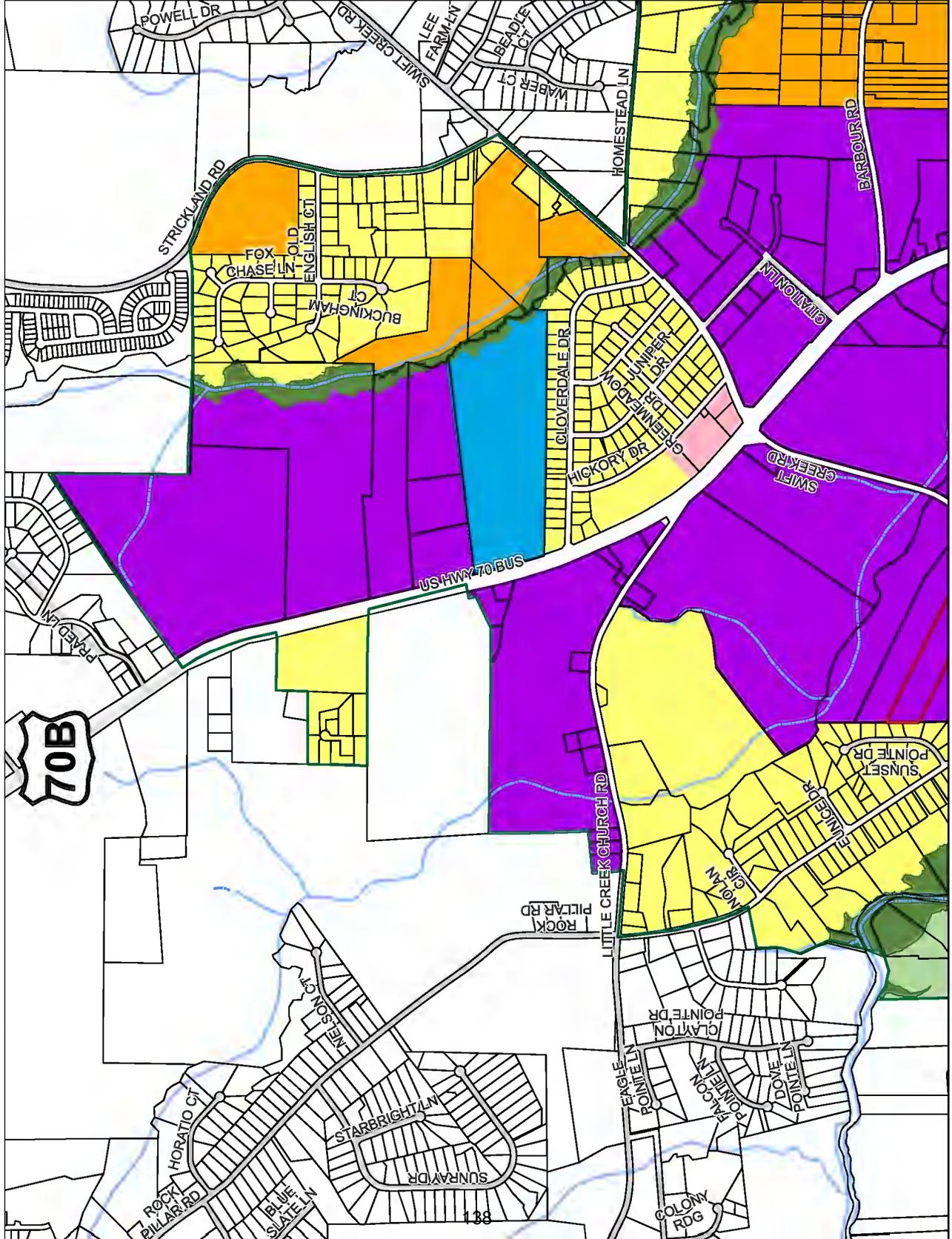


Area of Interest #1

FINAL DRAFT

Legend

- Town Corporate Limits
- ETJ Boundaries
- Future Land Use
- Non-Residential and Mixed Use Areas
- Conservation and Open Space
- Commercial
- Downtown Core
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- Residential Character Areas
- Medium Density Residential
- Low Density Residential
- Rural Residential
- Tax Parcels

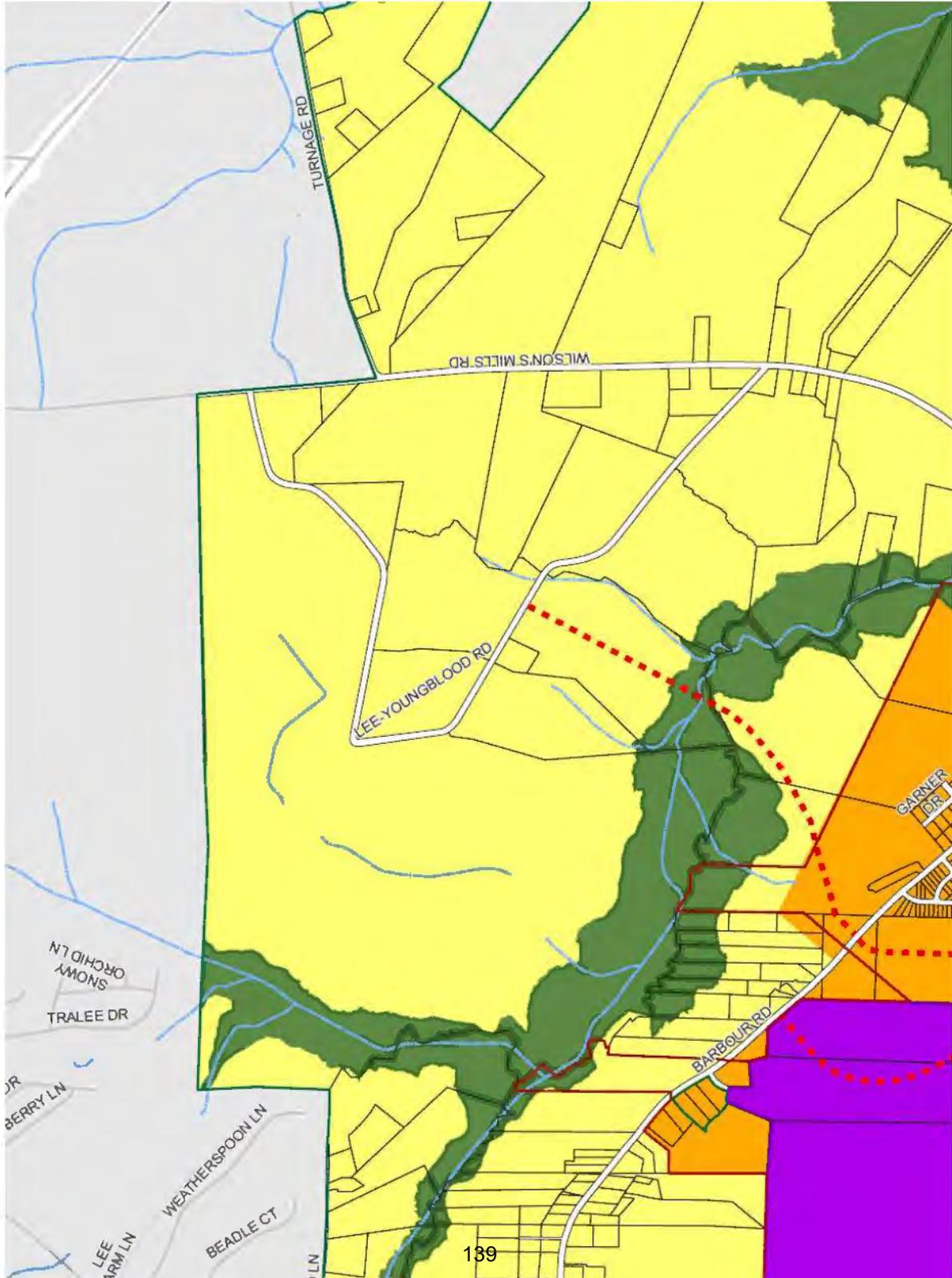


Area of Interest #2

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

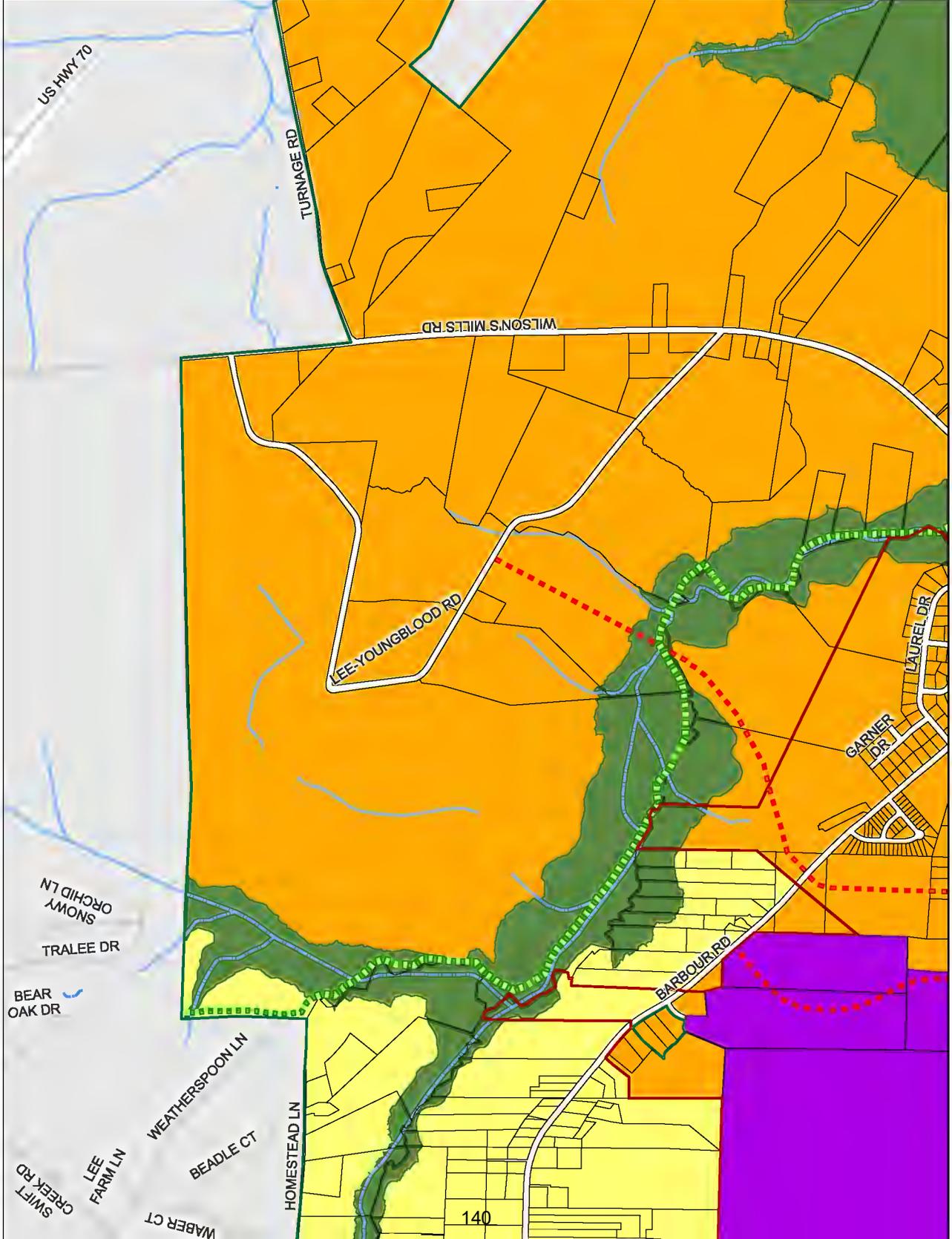
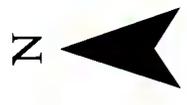


Area of Interest #2

PROPOSED/STAFF

Legend

- Town Corporate Limits
- EITJ 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

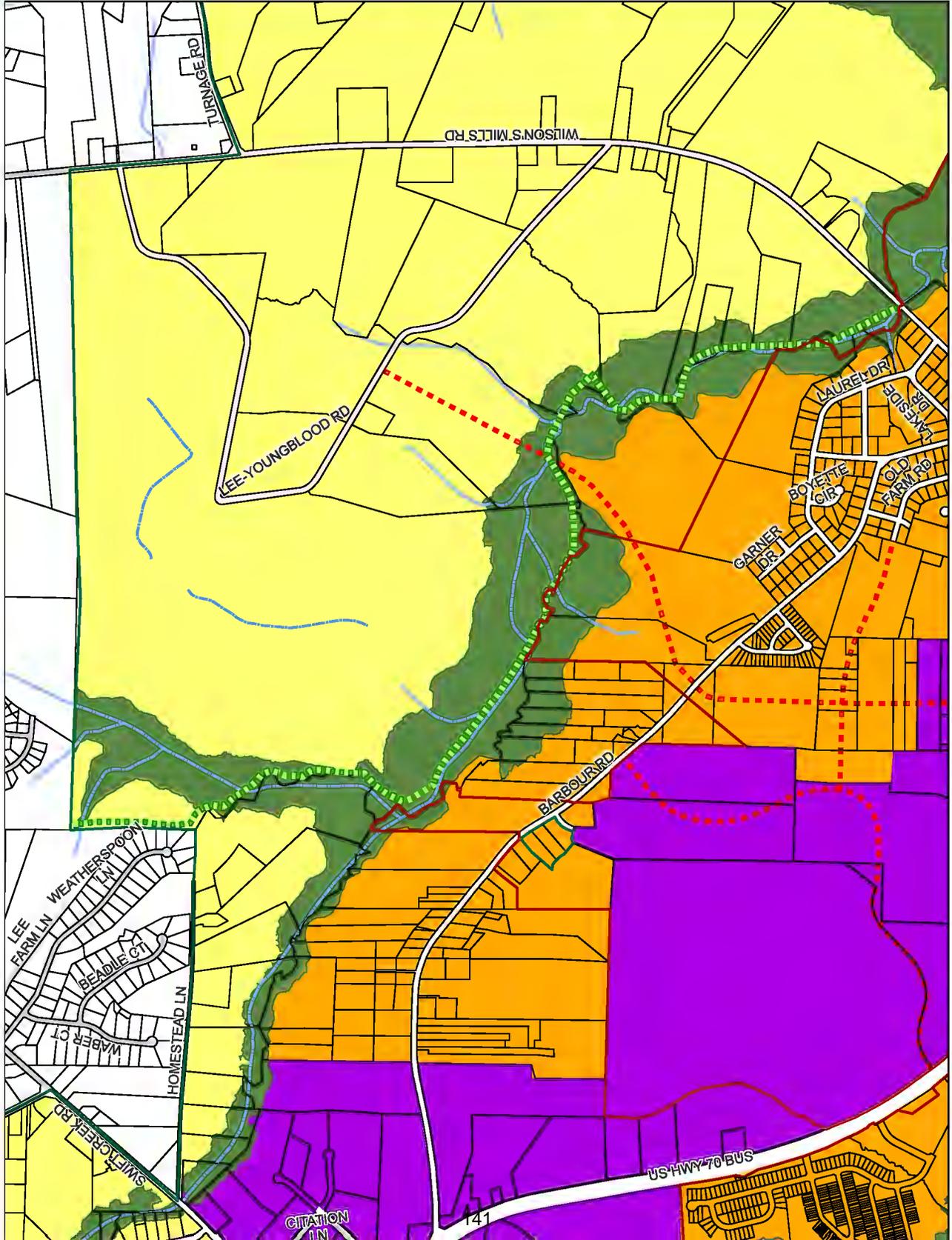
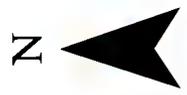


Area of Interest #2

PROPOSED/PB

Legend

- Town Corporate Limits
- ETJ Boundaries
- Future Land Use**
- Non-Residential and Mixed Use Areas
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- Residential Character Areas**
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- Rural Residential
- Tax Parcels

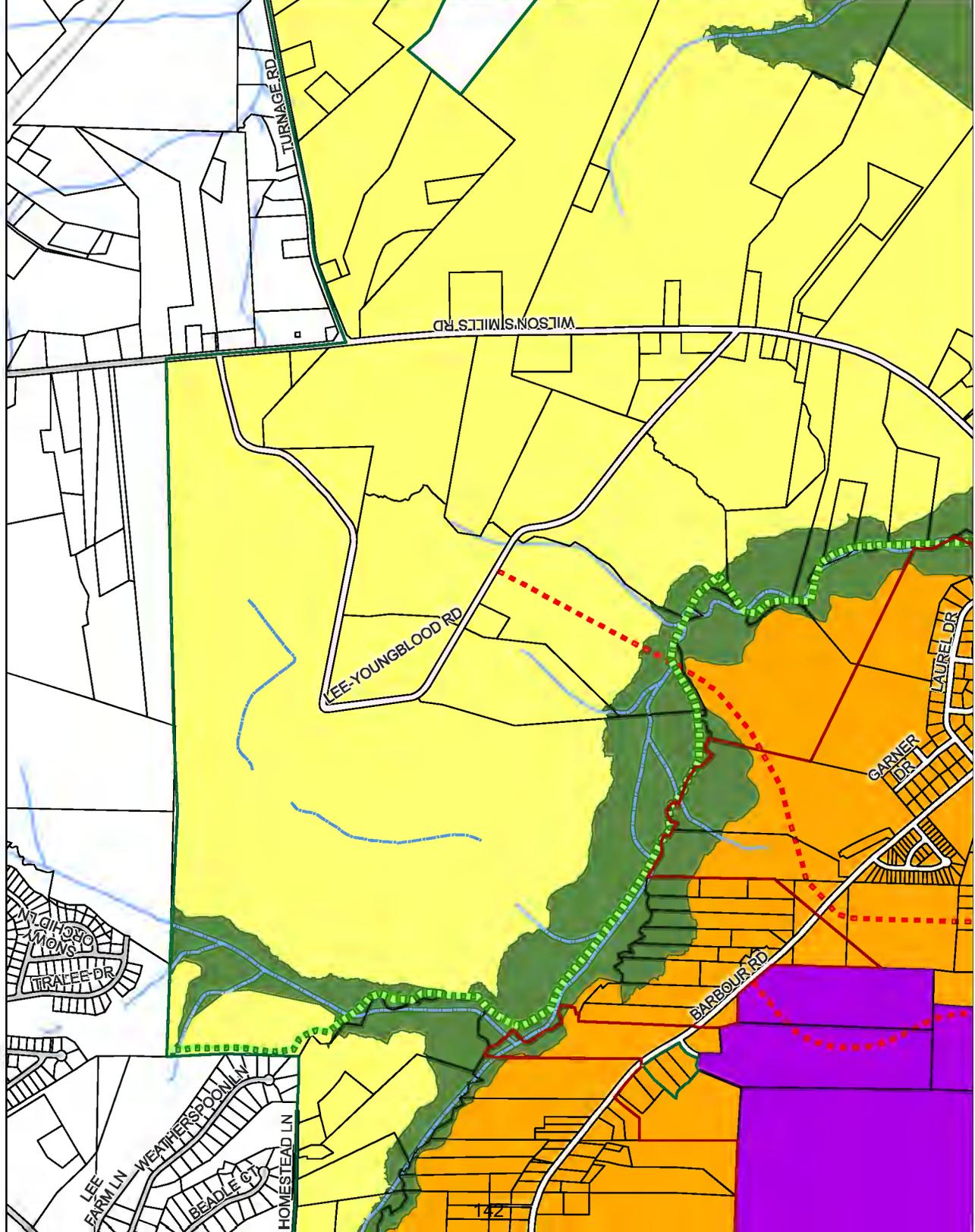


Area of Interest #2

FINAL DRAFT

Legend

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

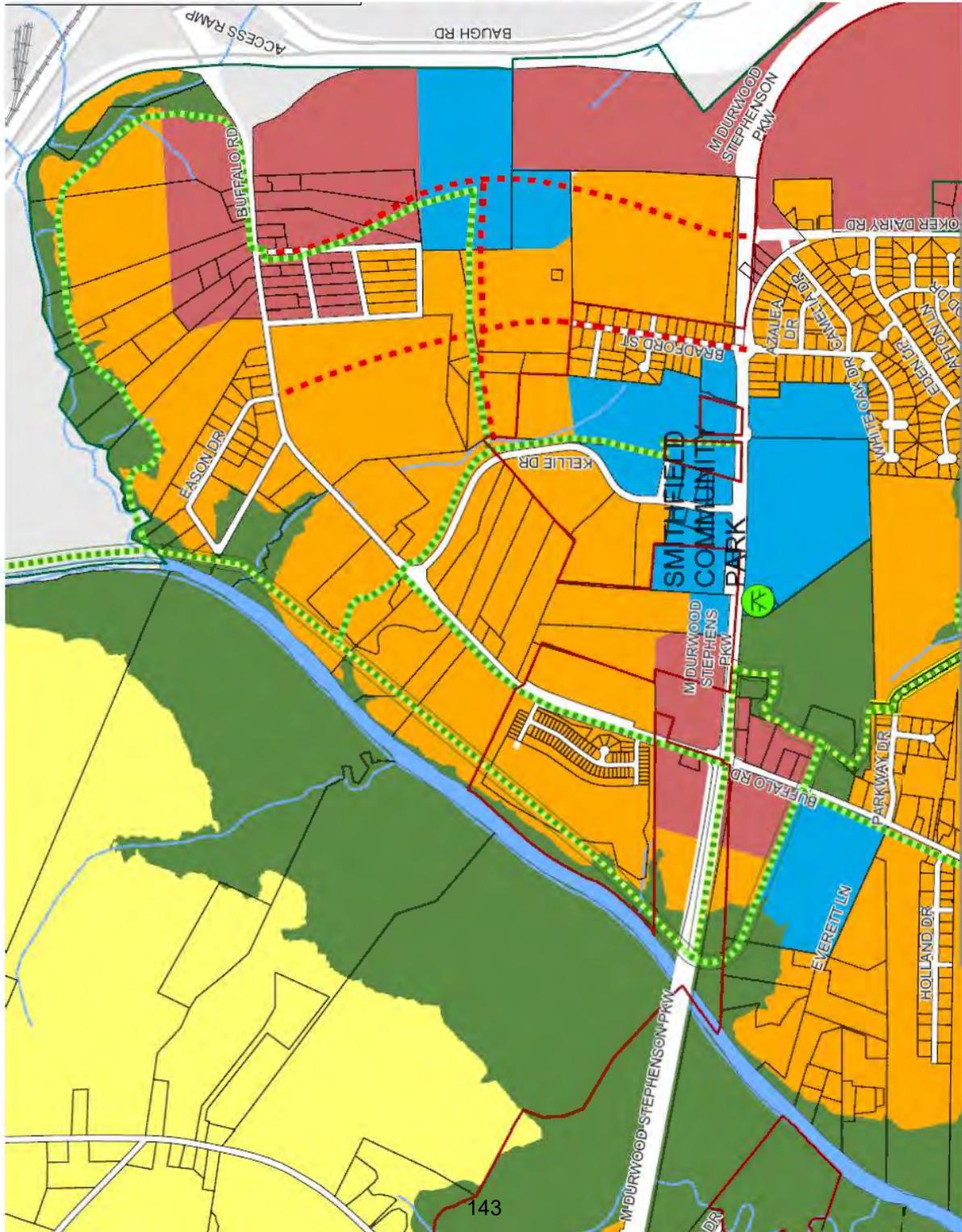
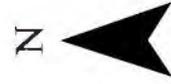


Area of Interest #3

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

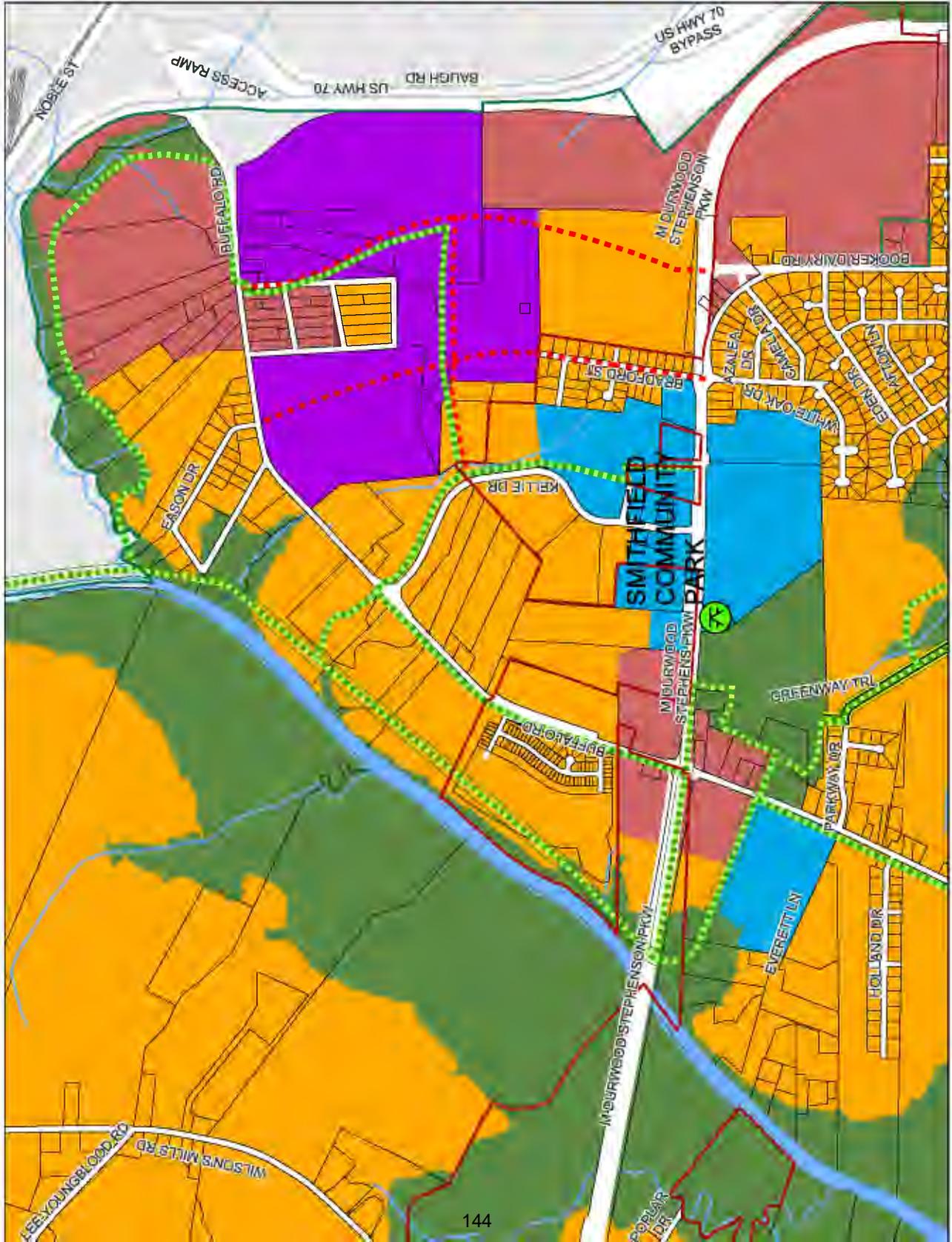


Area of Interest #3

PROPOSED/STAFF

Legend

- Town Corporate Limits
- EITJ Boundaries
- Future Land Use**
- Non-Residential and Mixed Use Areas
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- Office / Residential
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- Medium Density Residential
- Low Density Residential
- Rural Residential

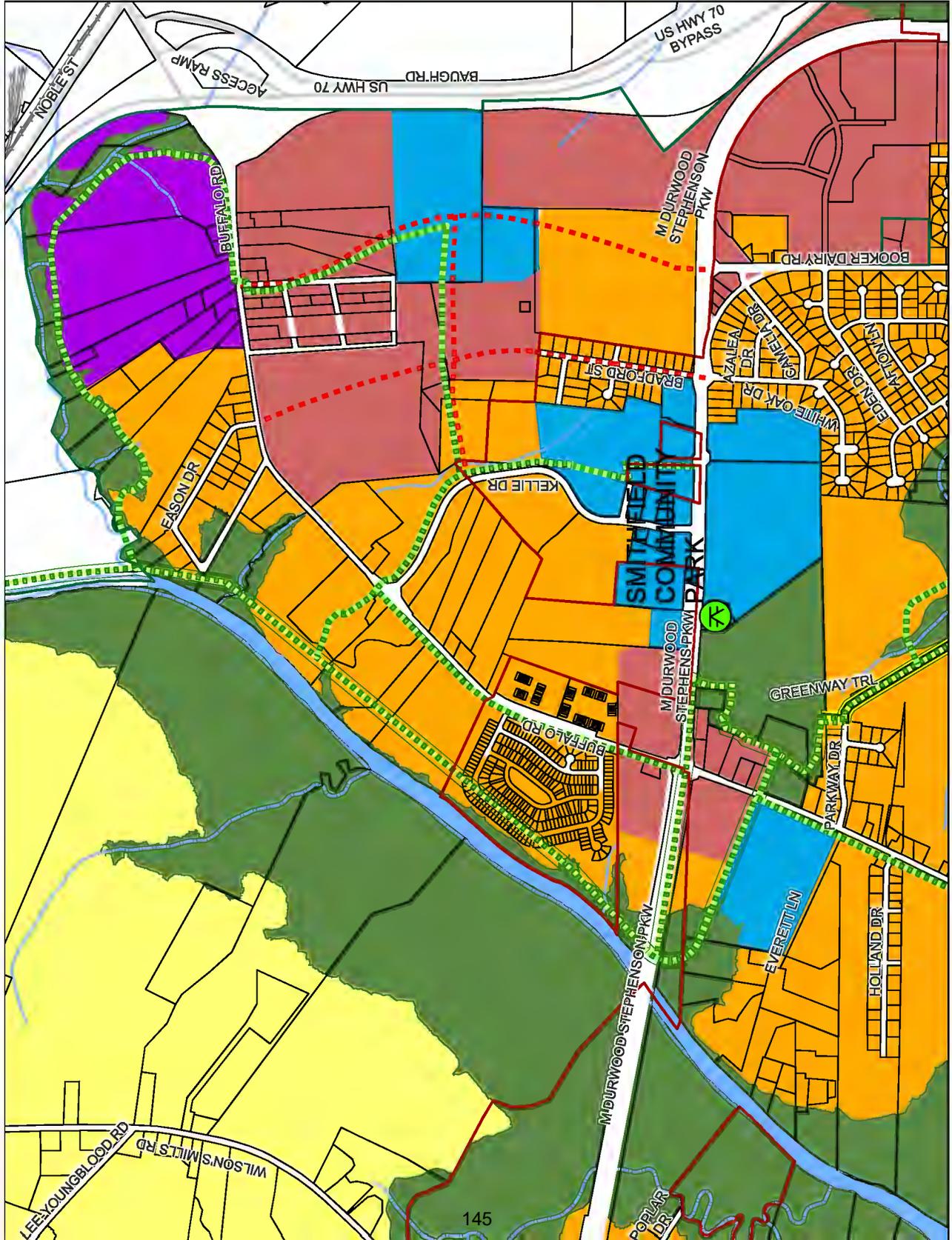
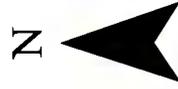


Area of Interest #3

PROPOSED/PB

Legend

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

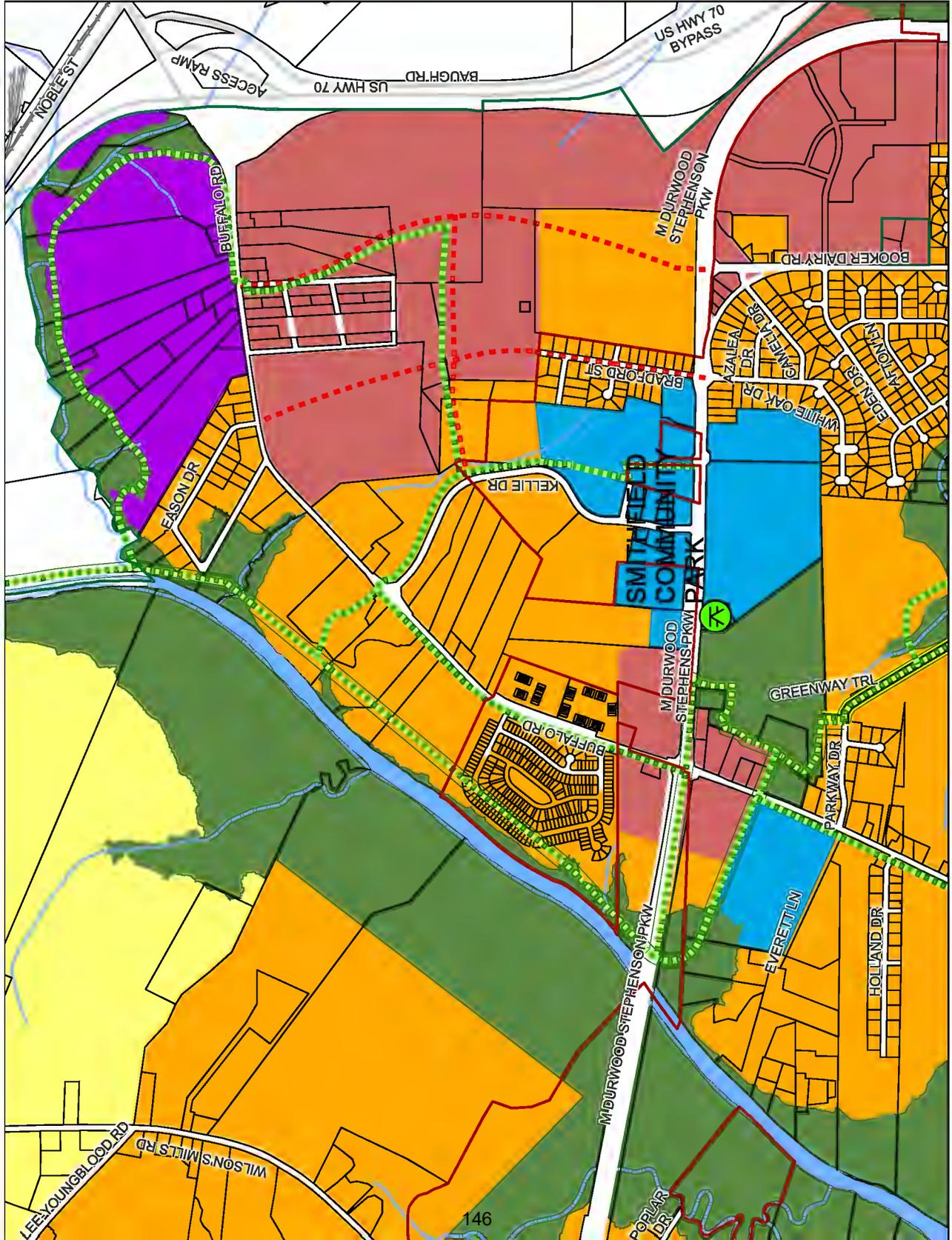


Area of Interest #3

FINAL DRAFT

Legend

- Town Corporate Limits
- ETJ Boundaries
- Future Land Use**
- Non-Residential and Mixed Use Areas
- Conservation and Open Space
- Commercial
- Downtown Core
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- Tax Parcels

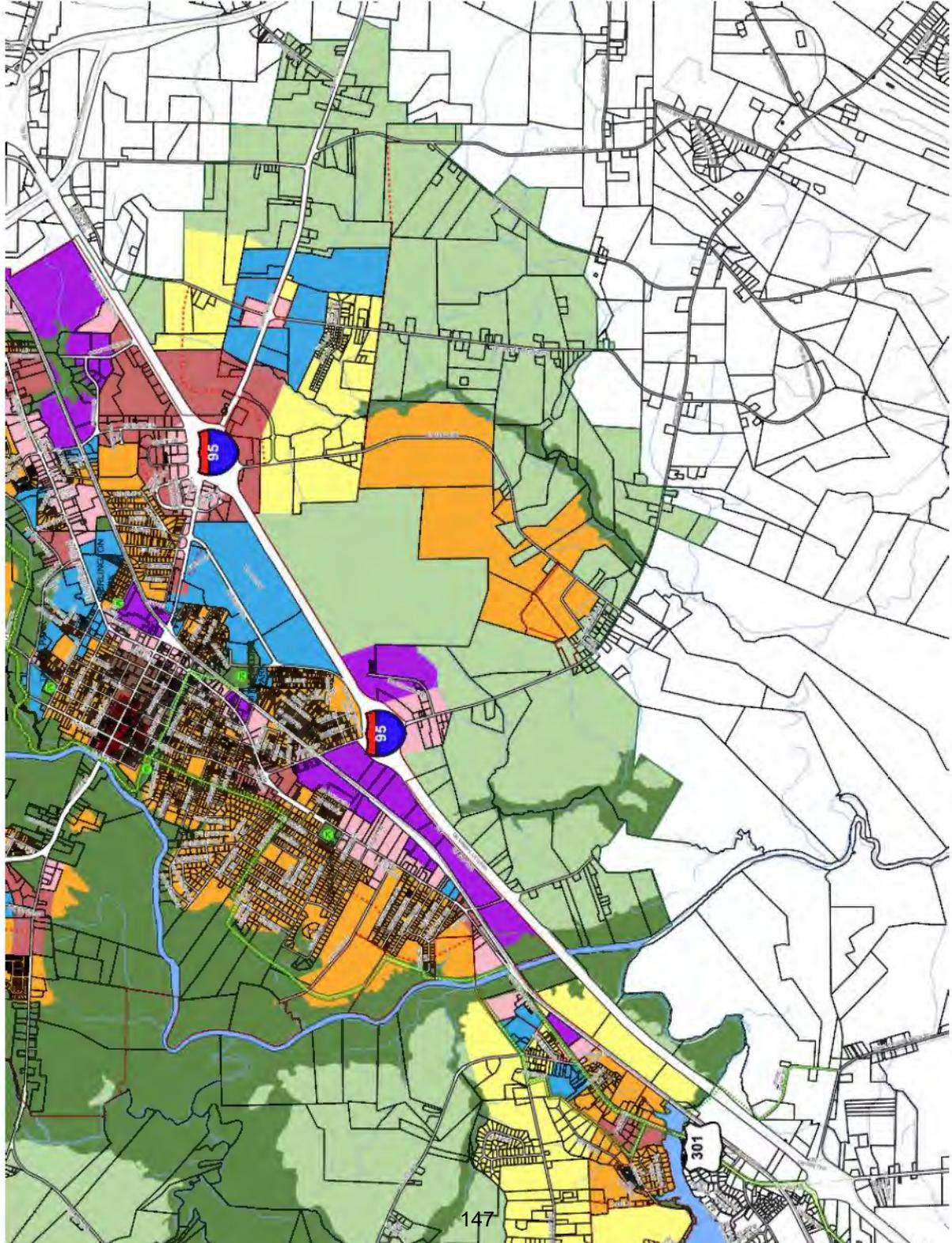
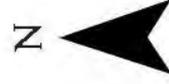


Area of Interest #4

PREVIOUSLY APPROVED

Legend

- Town Corporate Limits
- ETD Boundaries
- Future Land Use**
- Non-Residential and Mixed Use Areas
- Conservation and Open Space
- Commercial
- Downtown Core
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- Rural Residential

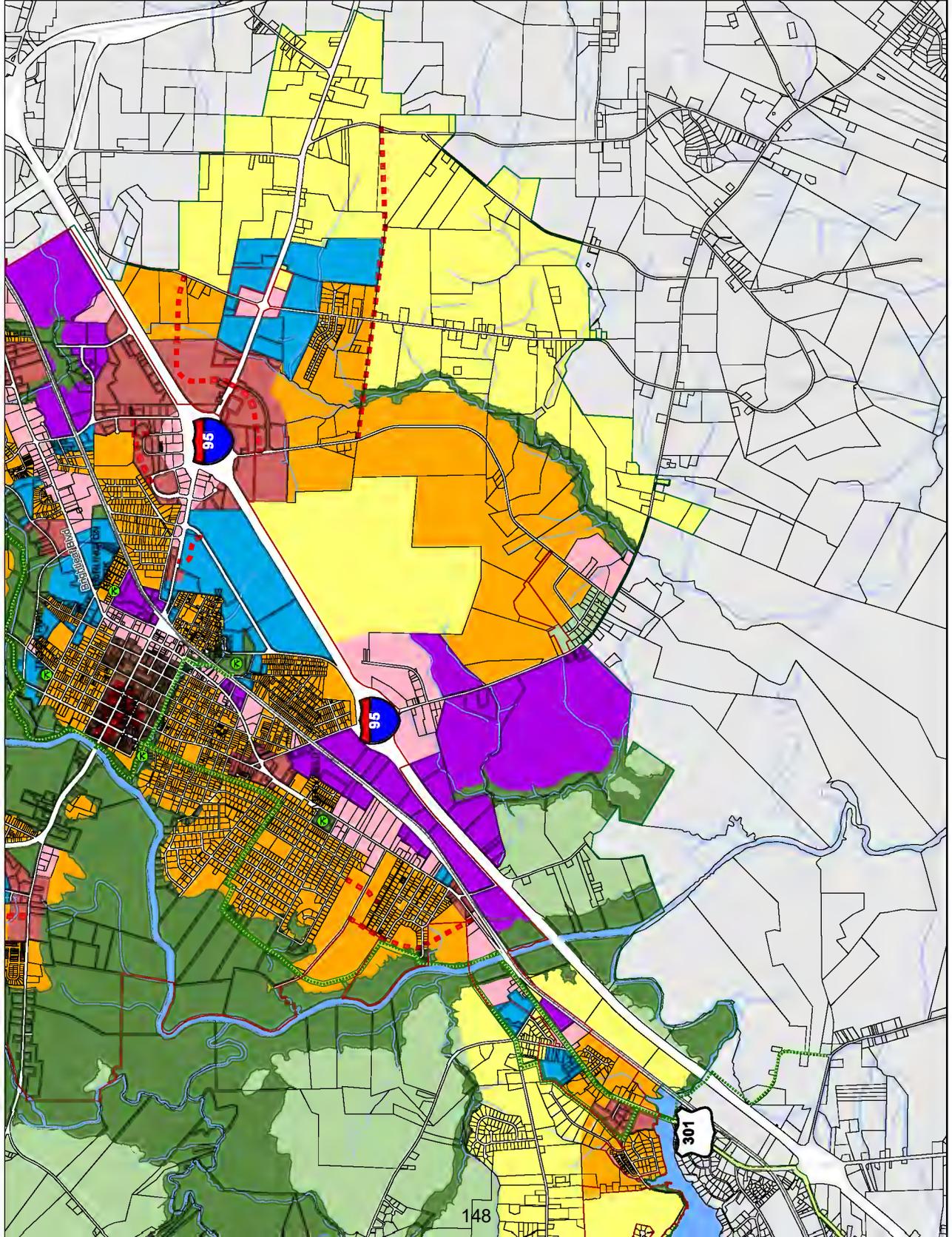


Area of Interest #4

PROPOSED/STAFF

Legend

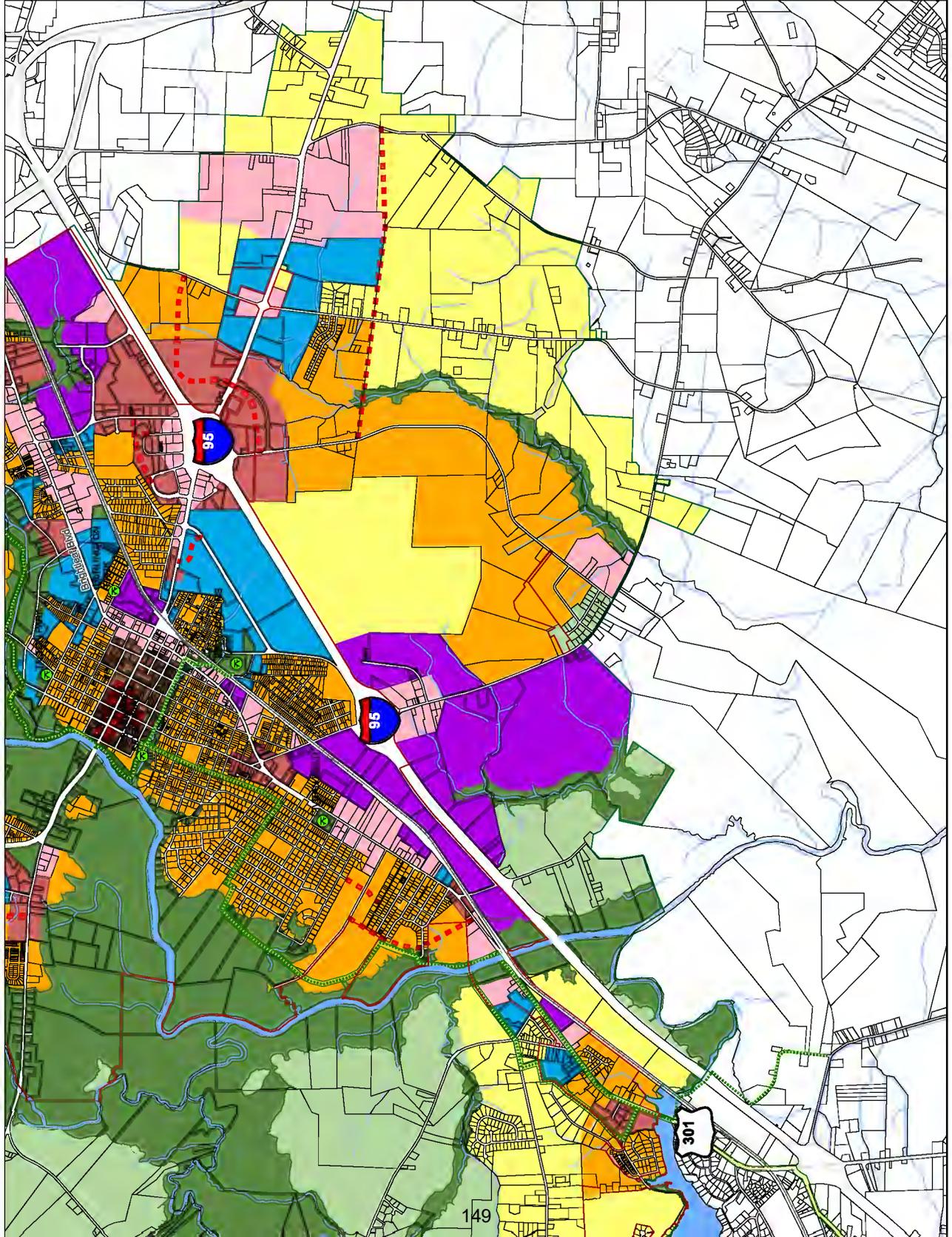
- Town Corporate Limits
- ETJ Boundaries
- Future Land Use**
- Non-Residential and Mixed Use Areas**
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- Commercial
- Downtown Core
- Downtown Support
- Industrial / Employment
- Mixed Use Center
- Office / Residential
- Residential Character Areas**
- Medium Density Residential
- Low Density Residential
- Rural Residential
- parcels_2025



Area of Interest #4 PROPOSED/PB

Legend

- Town Corporate Limits
- ETJ Boundaries
- Future Land Use**
- Non-Residential and Mixed Use Areas**
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- Tax Parcels

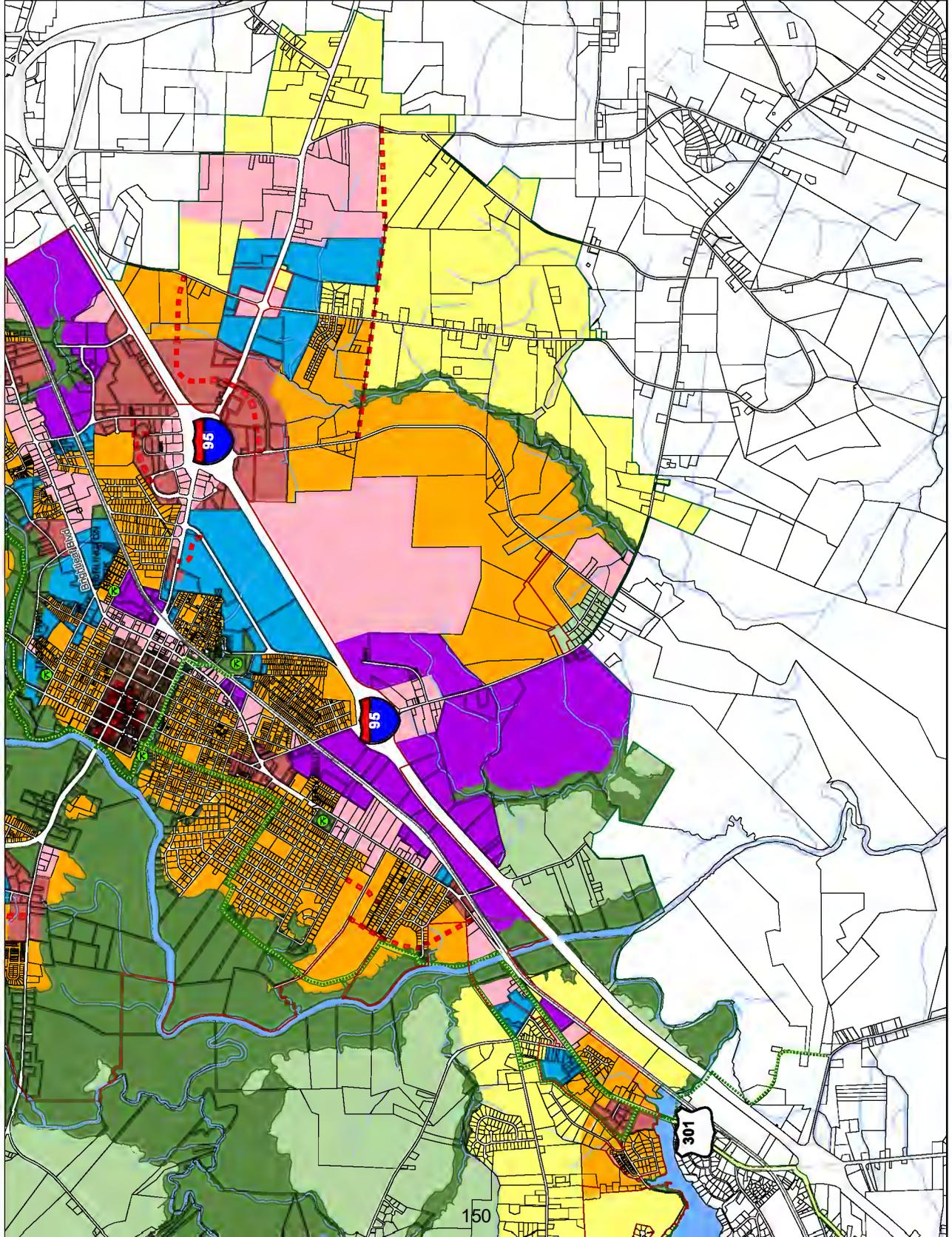


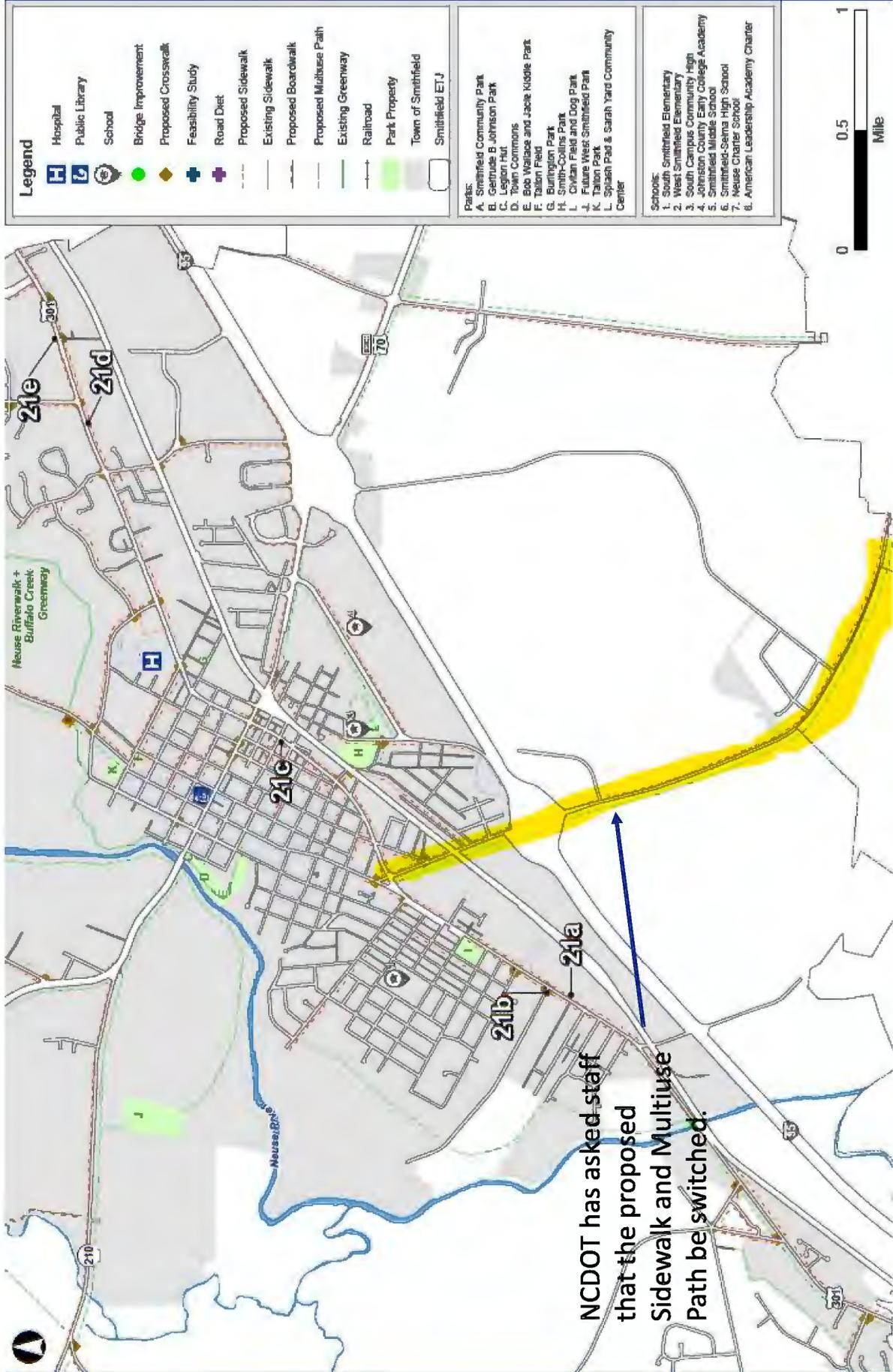
Area of Interest #4

FINAL DRAFT

Legend

- Town Corporate Limits
- ETJ Boundaries
- Future Land Use**
- Non-Residential and Mixed Use Areas**
- Conservation and Open Space
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- Rural Residential
- Tax Parcels





Consent

Agenda Items

The Smithfield Town Council met in regular session on Tuesday, January 20, 2026 at 7:00 p.m. in the Council Chambers of the Smithfield Town Hall. Mayor M. Andy Moore presided.

Councilmen Present:

Dr. Gettys Cohen, Jr., District 1
Doris L. Wallace, District 4
Stephen Rabil, At-Large
John Dunn, At-Large

Councilmen Absent:

Mayor Pro Tem Sloan Stevens
Travis Scott, District 3
Roger Wood, At-Large

Administrative Staff Present

Michael Scott, Town Manager
Kimberly Pickett, Assistant Town Mgr.
Elaine Andrews, Town Clerk
Jeremey Daughtry, Fire Chief
Ted Credle, Public Utilities Director
Lawrence Davis Public Works Director
Pete Hedrick, Chief of Police
Gary Johnson, Parks & Rec Director
Shannan Parrish, HR Director
Micah Woodard, Interim Planning Dir.

Also Present:

Robert Spence, Jr., Town Attorney

Administrative Staff Absent:

CALL TO ORDER

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

INVOCATION

The invocation was given by Councilwoman Doris Wallace followed by the Pledge of Allegiance.

APPROVAL OF AGENDA:

Councilwoman Doris Wallace made a motion, seconded by Councilman Gettys Cohen, Jr., to approve the agenda as submitted. Unanimously approved.

Presentations:

1. Proclamation – Honoring the Service and Retirement of Town Manager Michael L. Scott:

Mayor Andy Moore honors Town Manager Michael Scott's retirement by recounting his service to Smithfield, beginning as Police Chief in 2009 and then Town Manager in 2016—a decision the mayor calls absolutely the right one. He credits Scott with steady, thoughtful leadership through a period of growth and change, highlighting major infrastructure and utility improvements, expansion of the parks system, and strong fiscal management that kept the town financially responsible while enhancing services. Moore emphasizes Scott's crucial role in guiding the town through COVID-19, including keeping Town Hall open safely, and praises his work in building a strong professional staff and a collaborative, transparent culture focused on the town's long-term well-being. On behalf of the Town Council and citizens, he thanks Scott for his dedicated service and leadership and wishes him health, happiness, and success in retirement.

Mayor Moore issued and read the following Proclamation in honor of the retirement of Town Manager Mike Scott:

*TOWN OF SMITHFIELD
PROCLAMATION
HONORING THE PUBLIC SERVICE AND RETIREMENT OF
MICHAEL L. SCOTT*

WHEREAS, Michael L. Scott has faithfully and honorably served the Town of Smithfield for

more than sixteen years, providing exemplary leadership, steadfast dedication, and unwavering commitment to public service; and

WHEREAS, “Mike” Scott began his distinguished career with the Town of Smithfield in October 2009 as Chief of Police, bringing with him a deep-rooted calling to police work that spans a three-generation family legacy devoted to law enforcement; and

WHEREAS, in 2016, Mike Scott was appointed Town Manager, where he became a central figure in Town leadership, guiding the organization with integrity, humility, professionalism, and grace while fostering trust and respect among elected officials, staff, and the community; and

WHEREAS, throughout his career, Mike Scott has been widely admired for his character—known as humble beyond measure, a loyal friend to many, and a leader who never hesitated to help those in need; and

WHEREAS, Mike Scott’s career in public safety is distinguished by extraordinary courage and selfless compassion, exemplified by heroic acts that saved lives and earned him medals recognizing his bravery and honor; and

WHEREAS, as Town Manager, Mike Scott demonstrated exceptional stewardship of public resources and, under his leadership, leaves the Town of Smithfield with one of the lowest debt ratios in recent history, reflecting a sustained commitment to sound fiscal management and budgetary responsibility; and

*WHEREAS, under his leadership, the Town secured the greatest amount of grant funding in its history, including nearly **eight million dollars in federal grant awards** and nearly **nineteen million dollars in state grant awards**, thereby significantly enhancing the Town’s ability to serve its citizens and invest in its future; and*

WHEREAS, Michael L. Scott leaves behind a lasting legacy of service, leadership, and friendship, along with a trove of colleagues and community members who are deeply grateful for his service and who wish him every happiness and fulfillment in his retirement;

***NOW, THEREFORE, BE IT PROCLAIMED**, that I, M. Andy Moore, Mayor and the Town Council of the Town of Smithfield do hereby honor and commend*

Michael L. Scott

for his exemplary service to the Town and its citizens, and extends its deepest appreciation for his many years of dedicated public service; and

***BE IT FURTHER PROCLAIMED**, that we congratulate Mike Scott on his retirement effective **February 1, 2026**, and wish him continued health, happiness, and success in all future endeavors.*

***Dated** this the 20th day of January, 2026.*

Town Manager Mike Scott thanked the Mayor, Council, staff, and community for their kind words and support, reflecting on his 42-year career in city government, including 16 years in Smithfield, and saying he has always enjoyed coming to work. He expresses gratitude to his family—his daughter Liz, her husband Michael, his grandsons Elijah and Riley, his mother and grandfather for teaching him right from wrong, and especially his wife Peggy (who could not attend) for working just as hard for the community and being an integral part of his service. He thanks his other children for understanding missed holidays and events due to work. Scott emphasizes that the town’s accomplishments have been a collective effort involving council members, past and present, department heads, staff, and the citizens, calling Smithfield an “awesome community” and saying he owes the citizens a great debt. He concludes by thanking everyone for the honor and opportunity to serve and noting there is still more to be done for the town.

- 2. Appointment of Kimberly Pickett as the Interim Town Manager:** Town Manager Michael Scott will retire effective February 1, 2026. In accordance with the Town Charter and State law, NC G.S. 160A-150, the Council must appoint an Interim Town Manager until a permanent manager is hired. The Council is requested to appoint Assistant Town Manager Kimberly Pickett to serve as Interim Town Manager until relieved of these duties by the Council.

Town Manager Mike Scott thanked Assistant Town Manager Kimberly Pickett for saying “yes” to serving the Town. He made a recommendation that the Town approve Assistant Town Manager Pickett as the Interim Town Manager upon his absence starting February 1, 2026—upon his retirement date per the Town’s Charter. Scott added the position would come with a ten-percent salary increase, while Pickett serves as Interim Town Manager. He stated if the Town Manager position did not come to fruition, her salary would revert back.

Councilwoman Doris Wallace made a motion, seconded by Councilman Stephen Rabil to appoint Kimberly Pickett as Interim Town Manager effective February 1, 2026. Unanimously approved.

Public Hearings:

- 1. Special Use Permit Request – SUP-25-01 Adrenaline Designs:** The Town Council is respectfully requested to hold a public hearing to review the special use request to operate a tattoo establishment in the Center Pointe Plaza Shopping Center.

The public hearing proceeded before the Board. Testimony was received from the Interim Planning Director, Micah Woodard. It was later acknowledged that Mr. Woodard had not been sworn prior to providing testimony, and he was subsequently duly sworn by the Town Clerk.

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

Interim Planning Director Micah Woodard addressed the Council to present the staff report on a Special Use Permit (SUP-25-01) requested by Adrenaline Designs to operate a tattoo establishment at 1247 North Bright Leaf Boulevard in the Center Point Plaza Shopping Center. He explains the site is within town limits, zoned B-3, and that tattoo/body piercing establishments require a special use permit under Section 6.6 of the UDO. Woodard notes the center already contains a mix of retail, personal services, restaurants, and barber shops, and staff believes the tattoo use will blend well and have no adverse impacts on surrounding properties. He adds that staff previously initiated an ordinance amendment (reviewed by the Planning Board in January 2025) to remove the special-use requirement for tattoo establishments in B-2 and B-3 districts, viewing the current requirement as a relic of past stigma, since health and safety are now addressed by state regulations and such businesses are commonplace. After reviewing the findings of fact, he concludes that the request meets UDO standards and recommends approval of the special use permit, based on the findings of fact for special use permits.

Woodard outlined staff’s opinion with the Findings of Fact for the case as follows:

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.**

Councilman Stephen Rabil asked what were the hours of operation for the establishment. It was stated that the hours of operation were from 12 noon to 8:00 pm.

Mayor Andy Moore asked if there were any questions from the audience. There were none.

Councilman Gettys Cohen, Jr. made a motion, seconded by Councilman John Dunn to close the public hearing. Unanimously approved.

Councilman John Dunn made a motion, seconded by Councilman Gettys Cohen, Jr. to approve the special use permit request no SUP-25-01 by Adrenaline Designs, based on the finding of fact for special use permits. Unanimously approved

- 2. Special Use Permit Request – SUP-25-02 Aruza Pest Control:** The Town Council is respectfully requested to hold a public hearing to review the special use request for Aruza Pest Control to operate an exterminating business at 1338-A Brightleaf Boulevard.

Interim Planning Director, Micah Woodard, was duly sworn by the Town Clerk prior to presenting the case to the Town Council.

Councilman John Dunn made a motion, seconded by Councilwoman Doris Wallace to open the public hearing. Unanimously approved.

Interim Planning Director, Micah Woodard presented staff's report on a Special Use Permit (SUP-25-02) for Aruza Pest Control to operate an exterminating service business at 1338-A North Bright Leaf Boulevard. He explains the 2.19-acre property is within town limits, zoned B-3 (Highway Entrance Business District), is a multi-tenant commercial building (the other tenant being an industrial supply company), and is served by town utilities with adequate on-site parking. The use requires a special use permit because exterminating services in B-2 and B-3 are listed as special uses under UDO Section 6.6. Woodard notes that the operation will include storage of small quantities of insecticides regulated, licensed, and inspected by the NC Department of Agriculture and Consumer Services; the materials are not considered volatile and are not expected to be detrimental to neighboring properties. He reviews the required findings of fact, stating it is staff's opinion that the use will not endanger public health or safety, will not impede normal and orderly development, has adequate utilities, drainage, parking, ingress and egress, will not create nuisances (noise, odor, dust, smoke, etc.), will have no adverse impact on adjoining properties, and will be in harmony with the area and compliant with the UDO. He concludes by recommending approval of SUP-25-02 based on these findings and notes that both this case and the earlier tattoo shop case were heard and approved by the Planning Board on December 4. Woodard outlined staff's opinion with the Findings of Fact for the case as follows:

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.**

Mayor Andy Moore asked if there were any questions from the Board. There were none at this time.

Mayor Moore asked if there were any questions or comments from anyone in the audience. There were none.

Councilman John Dunn made a motion, seconded by Councilman Gettys Cohen, Jr. to close the public hearing. Unanimously approved.

Councilman John Dunn made a motion, seconded by Councilwoman Doris Wallace to approve Special Use Permit request SUP-25-02, being in agreement with the findings of fact for special use permits. Unanimously approved.

Citizens Comments:

- Former Smithfield Town Councilman Emery Ashley thanks the current Council for their hard work and emphasizes that hiring a town manager is one of their most important responsibilities. He then paid tribute to Town Manager Mike Scott, recalling his professionalism and leadership as police chief, stating that Scott’s application for town manager made it clear he was the right choice, and concluding that Smithfield, its government, and community are better because Mike and his wife Peggy have served here.

Councilwoman Doris Wallace made a motion, seconded by Councilman John Dunn, to approve the Consent agenda as submitted/ amended as follows. Unanimously approved.

Consent Agenda Items:

- 1. Approval of Minutes**
 - a. 12/16/2025 – Regular Session
- 2. Consideration and request for approval to promote one officer from Police Captain to Deputy Chief**
- 3. Resolution 797 (05-2026) Setting the Public Hearing Date for Annexation petition ANX-25-05:** E & F Properties has submitted a petition for voluntary annexation of 498.283 acres to the Town of Smithfield. On January 6, 2026, the Town Council approved a resolution directing the Town Clerk to investigate the sufficiency of annexation petition ANX-25-05. Upon review of those findings, the next step in the annexation process is to set the public hearing date.

TOWN OF SMITHFIELD

RESOLUTION 797 (05-2026)

RESOLUTION NO. 783 (22-2025)

**FIXING THE DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION
PURSUANT TO NC G.S. 160A-31**

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Town Council by Resolution No. 795 (03-2026) directed the Town Clerk to investigate the sufficiency of the petition; and

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held in the Council Chambers of the Town hall located at 350 East Market Street, Smithfield North Carolina at 7:00 pm on February 17, 2026.

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

Commencing at a point, said point being a computed point at the northeastern corner of the E & F Properties Inc. property (PN 17K08039A) located along the western right-of-way of Wilson's Mills Road (SR 1913) in Wilson's Mills Township, Johnston County, North Carolina and recorded in Deed Book 4377 Page 880, Johnston County Registry. Said point further described as the southeastern corner of the Kendall L. Beasley (PN 17K08034B) as recorded in Deed Book 4596 Page 54 and the **POINT OF BEGINNING**. Thence S 05°19'31" E a distance of 481.93 feet to a computed point. Thence S 05°19'31" E a distance of 60.49 feet to a computed point. Thence

S 05°19'31" E a distance of 280.70 feet to a computed point. Thence S 04°50'24" E a distance of 346.94 feet to an iron pipe found. Thence S 87°16'00" W a distance of 333.31 feet to a computed point. Thence N 46°44'00" W a distance of 437.75 feet to a computed point. Thence

S 87°16'00" W a distance of 255.56 feet to a computed point. Thence S 08°01'38" W a distance of 85.26 feet to a computed point. Thence with a curve turning to the right with an arc length of 129.82 feet, with a radius of 555.00 feet, with a chord bearing of S 14°43'41" W, with a chord length of 129.52 feet to a computed point. Thence S 04°44'00" E a distance of 855.16 feet to a computed point. Thence N 80°16'29" W a distance of 913.33 feet to a computed point. Thence N 88°21'00" W a distance of 56.92 feet to a computed point. Thence with a curve turning to the right with an arc length of 117.92 feet, with a radius of 730.00 feet, with a chord bearing of

N 83°43'20" W, with a chord length of 117.79 feet to a computed point. Thence N 79°05'41" W a distance of 1413.95 feet to a computed point. Thence with a curve turning to the left with an arc length of 66.41 feet, with a radius of 35.00 feet, with a chord bearing of S 46°32'46" W, with a chord length of 56.89 feet to a computed point. Thence S 07°48'47" E a distance of 705.69 feet to a computed point. Thence S 12°27'40" W a distance of 117.99 feet to a computed point. Thence S 62°30'21" W a distance of 47.91 feet to a computed point. Thence S 07°45'18" W a distance of 207.45 feet to a computed point. Thence S 16°22'29" W a distance of 717.17 feet to a computed point. Thence S 04°14'52" E a distance of 1825.32 feet to a point along the run of Little Poplar Creek. Thence along the run of Little Poplar Creek in a northwesterly direction the following bearings and distances:

N 80°46'18" W a distance of 51.29 feet to a point; N 11°06'21" W a distance of 68.82 feet to a point; S 87°20'52" W a distance of 34.06 feet to a point; S 03°25'05" W a distance of 36.80 feet to a point; S 32°10'46" W a distance of 46.19 feet to a point; S 81°41'57" W a distance of 66.71 feet to a point; S 43°44'56" W a distance of 44.20 feet to a point; N 70°14'08" W a distance of 163.04 feet to a point; S 37°15'24" W a distance of 94.73 feet to a point; N 43°28'48" W a distance of 148.81 feet to a point; N 01°13'41" W a distance of 52.50 feet to a point; N 56°56'09" W a distance of 161.89 feet to a point;

N 69°50'16" W a distance of 267.35 feet to a point; N 66°31'05" E a distance of 59.90 feet to a point; N 27°48'27" W a distance of 44.92 feet to a point; N 62°44'50" W a distance of 85.93 feet to a point; S 67°27'03" W a distance of 100.77 feet to a point; S 16°51'42" W a distance of 64.80 feet to a point; N 56°41'22" W a distance of 148.33 feet to a point; N 19°56'26" E a distance of 45.14 feet to a point; N 64°17'42" W a distance of 65.98 feet to a point; S 86°27'26" W a distance of 122.65 feet to a point; N 56°52'22" W a distance of 255.94 feet to a point;

N 81°07'27" W a distance of 147.85 feet to a point; S 47°02'19" W a distance of 59.08 feet to a point; N 61°15'41" W a distance of 49.20 feet to a point; S 80°52'09" W a distance of 72.20 feet to a point; S 48°18'24" W a distance of 51.06 feet to a point; N 78°59'36" W a distance of 69.68 feet to a point; N 43°27'33" W a distance of 150.88 feet to a point; S 52°00'36" W a distance of 78.20 feet to a point; N 30°51'12" W a distance of 167.89 feet to a point; S 58°37'49" W a distance of 81.39 feet to a point; N 10°52'43" E a distance of 83.62 feet to a point;

N 21°11'41" W a distance of 63.65 feet to a point; S 89°50'44" W a distance of 56.24 feet to a point; N 33°57'06" W a distance of 82.22 feet to a point; S 47°50'04" W a distance of 109.54 feet to a point; S 85°59'54" W a distance of 68.34 feet to a point; N 19°14'56" W a distance of 92.28 feet to a point; N 07°29'26" W a distance of 101.10 feet to a point; N 49°45'01" W a distance of 128.95 feet to a point; N 39°50'46" W a distance of 95.24 feet to a point; N 67°20'17" W a distance of 106.33 feet to a point; N 22°14'12" W a distance of 32.19 feet to a point;

N 79°17'11" E a distance of 64.98 feet to a point; N 07°22'00" E a distance of 127.78 feet to a point; N 55°18'48" W a distance of 60.31 feet to a point; S 70°05'46" W a distance of 118.82 feet to a point; N 33°58'07" W a distance of 134.40 feet to a point; N 09°46'08" E a distance of 43.21 feet to a point; N 38°26'07" W a distance of 178.22 feet to a point; N 16°23'14" W a distance of 53.92 feet to a point; N 44°08'31" E a distance of 171.79 feet to a point; N 43°57'20" W a distance of 198.29 feet to a point; N 17°46'56" W a distance of 90.30 feet to a point. Thence leaving the run of Little Poplar Creek along the run of Poplar Creek the following bearings and distances:

N 78°34'46" E a distance of 72.20 feet to a point; N 30°00'44" E a distance of 101.76 feet to a point; S 87°50'06" E a distance of 146.78 feet to a point; S 48°34'47" E a distance of 138.45 feet to a point; N 49°26'24" E a distance of 157.59 feet to a point; N 14°34'31" W a distance of 138.11 feet to a point; N 16°30'09" E a distance of 152.27 feet to a point;

N 06°21'11" W a distance of 81.79 feet to a point; N 33°41'56" W a distance of 67.35 feet to a point; N 09°00'49" E a distance of 111.62 feet to a point; N 46°37'26" W a distance of 64.76 feet to a point; N 33°29'09" E a distance of 62.31 feet to a point; N 45°46'01" W a distance of 83.64 feet to a point; N 13°05'06" W a distance of 131.51 feet to a point; N 20°21'14" E a distance of 53.24 feet to a point; N 63°12'29" E a distance of 151.94 feet to a point; N 42°27'56" W a distance of 110.53 feet to a point; N 68°08'16" W a distance of 251.32 feet to a point.

N 07°09'24" E a distance of 166.40 feet to a point; N 54°42'11" W a distance of 225.15 feet to a point; N 02°29'41" W a distance of 96.17 feet to a point; N 47°41'28" E a distance of 119.03 feet to a point; N 51°49'23" W a distance of 225.63 feet to a computed point. Thence leaving the run of Poplar Creek N 01°22'13" E a distance of 1188.43 feet to

a computed point. Thence S 89°04'19" E a distance of 1086.38 feet to a computed point. Thence S 88°10'41" E a distance of 1246.67 feet to an iron pipe found. Thence N 00°27'00" E a distance of 2413.24 feet to an iron pipe found. Thence N 89°30'47" E a distance of 1547.49 feet to a concrete monument found. Thence S 18°38'49" W a distance of 476.43 feet to an iron pipe found. Thence S 17°48'26" W a distance of 1273.32 feet to an iron pipe found. Thence S 18°02'24" W a distance of 529.14 feet to an existing axle. Thence S 18°07'54" W a distance of 275.39 feet to an existing (bent) axle. Thence N 88°32'11" E a distance of 3457.38 feet to a computed point and the **POINT OF BEGINNING** and containing 498.283 acres (21705206 square feet).

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

Adopted this 20th day of January, 2026.

- 4. Consideration and request for approval of a budget amendment:** Amendments are often required during the fiscal year to balance and adjust the budget ordinance due to unknown circumstances at the time of budget ordinance preparation. This budget ordinance is for the acceptance and payment of the new fire engine.

**AMENDMENT TO BUDGET ORDINANCE
TOWN OF SMITHFIELD**

BE IT ORDAINED by the Town Council of the Town of Smithfield, North Carolina, that the following amendment is made to the budget ordinance for the fiscal year ending June 30, 2026:

Section 1: To amend the General Fund Capital Reserve Fund, the appropriations and estimated revenues are to be changed as follows:

See Attachment A

Section 2: To amend the General Fund Capital Project Fund, the appropriations and estimated revenues are to be changed as follows:

See Attachment B

The transfer between the General Fund Capital Reserve Fund and General Fund Capital Project Fund requires an amendment for the purchase of the fire truck.

Section 4: Copies of the budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 20th day of January 2026 by the Smithfield Town Council.

Attachment A

<u>Acct #</u>	<u>Description</u>	<u>Decrease</u>	<u>Increase</u>
Revenues:			
72-75-3980-3560-5601	Transfer from General Fund	-	290,000
72-00-3990-3990-0000	Fund Balance Appropriated	-	600,000
Expenditures:			
72-76-5300-5970-9102	Transfer to GFCRF	-	890,000
Check:		Decrease	Increase
Revenues		-	890,000

Expenditures	-	890,000
Totals	-	-
Check Figure		-

Attachment B

<u>Acct #</u>	<u>Description</u>	<u>Decrease</u>	<u>Increase</u>
Revenues:			
46-75-3870-3870-0302	Transfer GF Capital Reserve Fund	-	890,000
Expenditures:			
46-20-5300-5700-7406	Fire Truck	-	890,000
Check:		Decrease	Increase
Revenues		-	890,000
Expenditures		-	890,000
Totals		-	-
Check Figure			-

5. Consideration and request for approval for a Utility Preliminary Engineering Agreement (UPEA) for the relocation of Electric Poles: NCDOT will be improving US-301 Highway from Booker Dairy Road northward into Selma. To complete the improvements, Town utilities will need to be relocated to include electric poles on both sides of the road. Staff respectfully requests approval of the UPEA, and to authorize the Town Manager to execute the agreement with the consultant.

6. Consideration and request for approval of contract for Sports Court Resurfacing: The Parks and Recreation Department respectfully requests approval to of a contract with Outer Banks Tennis Contractors, LLC for the amount of **\$54,106** to complete court resurfacing.

7. Consideration and request for approval for contract to repair the Greenway: The Parks and Recreation Department respectfully requests approval to enter into contract with

TEBCO Fence for the amount of **\$8,000** to repair and replace 500 linear feet of fencing along the Buffalo Creek Greenway.

- 8. Consideration and request for approval of a contract to replace the HVAC System at the SYCC:** The Parks and Recreation Department respectfully requests approval to enter into agreement with Heat Transfer Solutions 2, LLC for the amount of **\$7,460.22** to replace one air conditioning and heating unit at the Sarah Yard Community Center.
- 9. Consideration and request for approval of Board Appointments:**
 - a. Library Board of Trustees** – Jane Shipman has submitted an application for a third term on the Library Board of Trustees
 - b. Recreation Advisory Committee** – Andrew Tamer has submitted an application for a first term on the Recreation Advisory Committee

Business Items:

- 1. Consideration and request for approval to authorize and appoint Assistant Town Manager Kimberly Pickett to the Electricities Board of Commissioners:** Staff respectfully requests authorization for a change in the Town's Commissioner representative following the retirement of Manager Mike Scott.

Assistant Town Manager Pickett noted to the Board that she has served on this Board before with her former employment in the Town of Benson.

Councilman John Dunn made a motion, seconded by Councilman Gettys Cohen, Jr. to appoint Kimberly Pickett to the Electricities Board of Commissioners following the retirement of Manager Mike Scott. Unanimously approved.

Kimberly Pickett was administered the Electricities Board of Directors' oath of office by the Town Clerk, Elaine Andrews.

Councilmember's Comments

- Councilman John Dunn congratulated Mike Scott on his retirement, noting he was part of the council that hired him and that it has been a very good experience working with him. He praised Scott's consistent professionalism, thanked him for his hard work on behalf of the town, and expressed hope that he will enjoy his retirement

Town Manager's Report

- Assistant Manager Pickett mentioned that Mike Scott's retirement reception will be held Friday from 2:00–5:00 p.m. in the Council Chambers.
- Pickett also reported that the Martin Luther King Jr. parade has been postponed to February 21 due to weather.

Closed Session Pursuant to NC G.S. 143-318.11 (a)(3) and (a)(5)

Following the conclusion of open session items, a motion was made and seconded to amend the agenda to add a closed session pursuant to N.C.G.S. § 143-318.11(a)(3) and (a)(5).

Councilman John Dunn made the motion, which was seconded by Councilwoman Doris Wallace. The motion carried unanimously, and Council convened in closed session at approximately 7:46 p.m.

Councilman Stephen Rabil made a motion, seconded by Councilman John Dunn to reconvene into open session at approximately 8:29 pm.

ADJOURN:

Councilman John Dunn made a motion, seconded by Councilman Gettys Cohen, Jr. to adjourn the meeting at approximately 8:31 pm. Unanimously approved.

M. Andy Moore, Mayor

ATTEST:

Elaine Andrews, Town Clerk



Request for Town Council Action

**Consent
Agenda
Item:** **Donation
of Sick
Leave**
Date: 02/17/2026

Subject: Request for Approval of Donation of Sick Leave
Department: Fire Department & Human Resources Department
Presented by: Fire Chief – Jeremy Daughtry & HR Director – Shannan Parrish
Presentation: Consent Agenda Item

Issue Statement

Staff is requesting the approval of the donation of sick time to a requesting employee from fellow employees

Financial Impact

None expected

Action Needed

It is respectfully requested that the Council approve this request

Recommendation

Staff recommends that the Council allow employees to donate sick leave to an employee in the Fire Department

Approved: Town Manager Town Attorney

Attachments:

1. Staff Report



Staff Report

**Consent Donation
Agenda of Sick
Item: Leave**

An employee of the Town has recently been diagnosed with cancer and is currently undergoing medical treatment that may require an extended absence from work. This absence falls within the employee's approved entitlement under the Family and Medical Leave Act (FMLA). While the employee is eligible for available leave benefits, including accrued sick leave and other applicable benefits, the anticipated duration of treatment may exceed the employee's available leave balances.

The Town has previously permitted employee sick leave donations on a case-by-case basis, with Town Council approval, in circumstances involving serious medical conditions. Allowing employees to voluntarily donate accrued sick leave provides an additional means of support for the employee and his/her family.

In accordance with Section 76 of the Town of Smithfield Employee Handbook, the employee must exhaust all accumulated sick leave and vacation leave prior to the transfer or use of any donated sick leave.

Staff has reviewed this request and is seeking Town Council approval to authorize employee sick leave donations for this purpose. If approved, all donated hours must be submitted no later than Friday, February 27, 2026, and the total amount of donated leave shall not exceed 480 hours.

Donated sick leave hours will not be applied until the employee has exhausted any available sick or vacation time. Additionally, any sick leave accrued by the employee during this period must be used prior to the utilization of donated leave.



Request for Town Council Action

**Consent
Agenda
Item
Date:** **Career
Ladder
Promotion
02/17/2026**

Subject: Personnel Promotion
Department: Fire Department
Presented by: Fire Chief – Jeremy Daughtry
Presentation: Consent Agenda Item

Issue Statement

This is a request to promote a Firefighter I to the position of Firefighter II.

Financial Impact

This salary increase will be covered by the Fire Departments current budget and will not require a budget amendment to the current salary line item. In this case, the required salary will be an increase of \$1,024.80.

The proposed promotion will result in an increase from \$24.24/hr. to \$25.46/hr. based on an average of 84 hours bi-weekly.

This promotion would be effective 02/23/2026.

Action Needed

Approval of the requested promotion.

Recommendation

Upon consultation with HR, staff recommends approval of this promotion.

Approved: Town Manager Town Attorney

Attachments:

1. Staff Report
2. Career Ladder



Staff Report

**Consent
Agenda
Item** **Personnel
Promotion**

In keeping with stated Town goals of attracting and retaining highly qualified employees, the Town has interviewed a prospective employee for the position of Firefighter II for the Fire Department. The Department has this vacancy in accordance with approved staffing levels in the current year's budget. The prospective Firefighter II is an in-house candidate. The candidate is well-qualified for this position and is a highly regarded member of Town staff. Council is asked to approve this promotion.



SMITHFIELD FIRE DEPARTMENT

General Orders

Career Ladder Requirements

GO #: 2

Revision:

Effective Date: 07/01/2018

Page 1 of 7

PURPOSE

- The purpose of this procedure is to identify the eligibility requirements for the positions of Firefighter I, Firefighter II, and Fire Engineer, Fire Lieutenant, Fire Captain, Fire Inspector I, and Fire Inspector II, Division Chief – Fire Marshal, Assistant Fire Chief, and Fire Chief.

Positions within the Smithfield Fire Department are established to provide for the advancement of qualified, efficient, effective, skilled, and dedicated personnel. These personnel must, through initiative, loyalty, and commitment, be able to actively contribute to the efficient and harmonious operations of the department. A thorough knowledge of department operations, equipment and the department's jurisdiction must be achieved and maintained.

POLICY

- It shall be the policy of The Town of Smithfield Fire Department to provide career advancement, subject to budget limitations, for the personnel who demonstrate an acceptable level of knowledge, skill, and ability.
- To be considered for promotion/selection to any of the above positions, a candidate must maintain annual upgrades for all certifications and requirements where applicable
- The Fire Chief may waive certain requirements to maintain a balance of job classifications.

ELIGIBILITY REQUIREMENTS

Firefighter I

- High School Diploma or GED
- Must have and maintain a valid NC drivers license
- NC Fire and Rescue Commission Firefighter Certification
- NC Fire and Rescue Commission Hazardous Materials Level 1 Responder Certification
- NC Emergency Medical Technician Certification
- Must successfully complete departmental testing
- National Incident Management IS-700
- National Incident Management IS-800
- NC Class B Diver's License must be obtained within 6 months of hire date



SMITHFIELD FIRE DEPARTMENT

General Orders

Career Ladder Requirements

GO #: 2

Revision:

Effective Date: 07/01/2018

Page 2 of 7

Firefighter II

- Must have served twenty-four (24) months as a Firefighter I with The Town of Smithfield Fire Department
- NC Fire and Rescue Commission Emergency Vehicle Driver Certification
- NC Fire and Rescue Commission Technical Rescuer Certification
- NC Fire and Rescue Commission Technical Rescuer Certification - Vehicle
- Completion of departmental Driving Programs for all apparatus
- Must be at least 21 years of age
- National Incident Management ICS-100
- National Incident Management ICS-200
- Must successfully complete departmental testing
- Received no disciplinary actions within the past 12 months
- Recommendation for promotion from assigned officer

Fire Engineer (This step is subject to position availability)

- Must have served twenty-four (24) months as Firefighter II with the Town of Smithfield Fire Department
- NC Fire and Rescue Commission Driver/Operator - Pumps Certification
- NC Fire and Rescue Commission Driver/Operator – Aerials Certification
- NFA – Preparation for Initial Company Operations Certification
- NFA – Decision Making for Initial Company Operations Certification
- NFA – Strategies and Tactics for Initial Company Operations Certification
- Must successfully pass departmental written and practical testing
- Received no disciplinary action within the past 12 months
- Recommendation for promotion from assigned officer



Request for Town Council Action

**Consent
Agenda
Item
Date:** **Career
Ladder
Promotion
02/17/2026**

Subject: Personnel Promotion
Department: Fire Department
Presented by: Fire Chief – Jeremy Daughtry
Presentation: Consent Agenda Item

Issue Statement

This is a request to promote a Firefighter I to the position of Firefighter II.

Financial Impact

This salary increase will be covered by the Fire Departments current budget and will not require a budget amendment to the current salary line item. In this case, the required salary will be an increase of \$1,024.80.

The proposed promotion will result in an increase from \$24.30/hr. to \$25.52/hr. based on an average of 84 hours bi-weekly.

This promotion would be effective 02/23/2026.

Action Needed

Approval of the requested promotion.

Recommendation

Upon consultation with HR, staff recommends approval of this promotion.

Approved: Town Manager Town Attorney

Attachments:

1. Staff Report
2. Career Ladder Info



Staff Report

**Consent
Agenda
Item** **Personnel
Promotion**

In keeping with stated Town goals of attracting and retaining highly qualified employees, the Town has interviewed a prospective employee for the position of Firefighter II for the Fire Department. The Department has this vacancy in accordance with approved staffing levels in the current year's budget. The prospective Firefighter II is an in-house candidate. The candidate is well-qualified for this position and is a highly regarded member of Town staff. Council is asked to approve this promotion.



SMITHFIELD FIRE DEPARTMENT

General Orders

Career Ladder Requirements

GO #: 2

Revision:

Effective Date: 07/01/2018

Page 1 of 7

PURPOSE

- The purpose of this procedure is to identify the eligibility requirements for the positions of Firefighter I, Firefighter II, and Fire Engineer, Fire Lieutenant, Fire Captain, Fire Inspector I, and Fire Inspector II, Division Chief – Fire Marshal, Assistant Fire Chief, and Fire Chief.

Positions within the Smithfield Fire Department are established to provide for the advancement of qualified, efficient, effective, skilled, and dedicated personnel. These personnel must, through initiative, loyalty, and commitment, be able to actively contribute to the efficient and harmonious operations of the department. A thorough knowledge of department operations, equipment and the department's jurisdiction must be achieved and maintained.

POLICY

- It shall be the policy of The Town of Smithfield Fire Department to provide career advancement, subject to budget limitations, for the personnel who demonstrate an acceptable level of knowledge, skill, and ability.
- To be considered for promotion/selection to any of the above positions, a candidate must maintain annual upgrades for all certifications and requirements where applicable
- The Fire Chief may waive certain requirements to maintain a balance of job classifications.

ELIGIBILITY REQUIREMENTS

Firefighter I

- High School Diploma or GED
- Must have and maintain a valid NC drivers license
- NC Fire and Rescue Commission Firefighter Certification
- NC Fire and Rescue Commission Hazardous Materials Level 1 Responder Certification
- NC Emergency Medical Technician Certification
- Must successfully complete departmental testing
- National Incident Management IS-700
- National Incident Management IS-800
- NC Class B Diver's License must be obtained within 6 months of hire date



SMITHFIELD FIRE DEPARTMENT

General Orders

Career Ladder Requirements

GO #: 2

Revision:

Effective Date: 07/01/2018

Page 2 of 7

Firefighter II

- Must have served twenty-four (24) months as a Firefighter I with The Town of Smithfield Fire Department
- NC Fire and Rescue Commission Emergency Vehicle Driver Certification
- NC Fire and Rescue Commission Technical Rescuer Certification
- NC Fire and Rescue Commission Technical Rescuer Certification - Vehicle
- Completion of departmental Driving Programs for all apparatus
- Must be at least 21 years of age
- National Incident Management ICS-100
- National Incident Management ICS-200
- Must successfully complete departmental testing
- Received no disciplinary actions within the past 12 months
- Recommendation for promotion from assigned officer

Fire Engineer (This step is subject to position availability)

- Must have served twenty-four (24) months as Firefighter II with the Town of Smithfield Fire Department
- NC Fire and Rescue Commission Driver/Operator - Pumps Certification
- NC Fire and Rescue Commission Driver/Operator – Aerials Certification
- NFA – Preparation for Initial Company Operations Certification
- NFA – Decision Making for Initial Company Operations Certification
- NFA – Strategies and Tactics for Initial Company Operations Certification
- Must successfully pass departmental written and practical testing
- Received no disciplinary action within the past 12 months
- Recommendation for promotion from assigned officer



Request for Town Council Action

**Consent
Agenda
Item** **Awarding
Service
Badge and
Firearm**
Date: 02/17/2026

Subject: Lt. Sam Jones Service Weapon and Badge
Department: Police Department
Presented by: Police Chief - Pete Hedrick
Presentation: Consent Agenda Item

Issue Statement

Lt. Sam Jones will be retiring on February 28, 2026, with 30 years of service with the Smithfield Police Department. I am requesting he be allowed to purchase his service weapon and badge.

Financial Impact

No financial Impact

Action Needed

Council to approve Lt. Sam Jones to be allowed to purchase his service weapon, a Glock 45, Serial Number CCMX382 and service badge for \$1.00

Recommendation

Adopt Resolution No. 799 (07-2026) allowing Lt. Sam Jones to purchase his service weapon and badge.

Approved: Town Manager Town Attorney

Attachments:

1. Staff Report
2. Resolution 799 (07-2026)



Staff Report

**Consent
Agenda
Item** **Awarding
Service
Badge and
Firearm**

Lt. Sam Jones' official retirement date will be February 28, 2026. He is retiring with a total of 30 years in law enforcement with the Town of Smithfield. I am requesting he be allowed to purchase his service weapon (Glock 45/Serial number: CCMX382) and department issued badge for \$1.00.

Further, the department wishes to thank Lt. Sam Jones for his hard work and dedication to the department and the town, and to congratulate him on his upcoming retirement.

**TOWN OF SMITHFIELD
RESOLUTION NO. 799 (07-2026)
AWARDING BADGE AND SERVICE WEAPON TO
RETIRING POLICE LIEUTENANT SAMUEL S. JONES**

WHEREAS, NC G.S. §17F-20(a)(2) provides that retiring members of municipal law enforcement agencies may receive, at the time of their retirement, the badge worn, and firearm carried by them during their service with the municipality; and

WHEREAS, NC G.S. §17F-20(a)(2) further provides that the governing body of the municipal law enforcement agency may, in its discretion, award to a retiring member the badge and service weapon of such retiring member; and

WHEREAS, Police Lieutenant Samuel L. Jones has served as a sworn law enforcement officer in North Carolina as a member of the Smithfield Police Department for thirty years; and

WHEREAS, Officer Jones will be retiring from the Smithfield Police Department on March 1, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Smithfield that the badge and service firearm (Glock 45, Serial Number CCMX382) used by Lieutenant Jones during his service with the Town of Smithfield be declared as surplus property and be awarded to him at a cost of \$1.00 upon his retirement.

Duly adopted this the 17th day of February, 2026.

M. Andy Moore, Mayor

ATTEST:

Elaine S. Andrews, Town Clerk



Request for Town Council Action

Consent **Inspector**
Agenda **Vehicle**
Item **Purchase**
Date: 02/17/2026

Subject: Fire Inspector Vehicle Purchase
Department: Fire Department
Presented by: Fire Chief - Jeremey Daughtry
Presentation: Consent Agenda Item

Issue Statement

The Fire Department is requesting the purchase of a new vehicle to serve as the primary means of transportation for the Fire Inspector while traveling to Smithfield area properties to perform fire inspections and fire prevention efforts.

Financial Impact

The Fire Inspector vehicle was approved in the 2025 - 2026 budget. The budgeted cost to purchase and equip this vehicle is \$60,250.00. The quotes provided are within budget.

Action Needed

Approval of Bid supplied by Deacon Jones, Smithfield for \$37,600.00.

Recommendation

Staff respectfully requests the Town Council to approve the purchase of a new Fire Inspector vehicle from Deacon Jones, Smithfield at the specified price of \$37,600.00.

Approved: Town Manager Town Attorney

Attachments:

1. Staff Report
2. Bids from Deacon Jones, Capital Chevrolet, John Hiester Chevrolet



Staff Report

Consent Inspector
Agenda Vehicle
Item Purchase

The current budget which was approved by Council in June 2025 includes the addition of a Fire Inspector position. The budget also includes the purchase of a vehicle for this position. The position has been filled and the fire department is now requesting the purchase of the vehicle. This is a vehicle that will remain in Smithfield for use by personnel/staff unless travel is required outside of Smithfield for training, education, or other business purposes. This is **not** a "take home" vehicle.

Staff received quotes from three (3) reputable dealerships and recommends the purchase from a Smithfield-based dealership which is also the lowest price quote.

Deacon Jones = \$37,600.00

Capital Chevrolet = \$39,816.15

John Hiester Chevrolet = \$39,795.00

The remaining balance of funds allocated for this purchase will be used for equipment, decals, and lighting package for this vehicle. The use of this vehicle will be limited until all equipment, decals, and lighting components are completed.



Request for Town Council Action

Consent **GHSP**
Agenda **Vehicle**
Date: 02/17/2026

Subject: GHSP Traffic Grant
Department: Police Department
Presented by: Police Chief - Pete Hedrick
Presentation: Consent Agenda Item

Issue Statement

The police department is requesting to purchase a vehicle for the Governors Highway Safety Program (GHSP) The grant will cover the cost of the vehicle.

Financial Impact

The Grant will pay the cost of the vehicle and some of the upfit.

Action Needed

It is requested that this issue be discussed by the Town Council and the Council accept the police department's request.

Recommendation

Staff recommends approval of the purchase of the vehicle

Approved: Town Manager Town Attorney

Attachments:

1. Staff Report
2. GHSP Highway Safety Grant Information



Staff Report

**Consent GHSP
Agenda Vehicle**

The vehicle is a 2026 Dodge Durango for \$42,536.28 from Deacon Jones. The bids were from the North Carolina Sheriff's Association statewide bidding process.

Once the grant has been successfully completed the vehicle will transfer to the Smithfield Police Department.



Deacon Jones
AUTO GROUP FLEET SALES

Deacon Jones Chrysler of Clinton
Jeep RAM

2026 Dodge Durango Pursuit

North Carolina Statewide Term Contract STC 2510A

Trucks All Types & Configurations

Contract Term Dates: February 1, 2024 - January 31, 2029

Smithfield Police Department

Drivetrain Configurations

5.7L Hemi V-8	<input checked="" type="checkbox"/>	WDEE75-22Z	2026 Dodge Durango Pursuit, 5.7L Hemi V-8 AWD	\$ 41,981.68
3.6L V-6	<input type="checkbox"/>	WDEE75-2BZ	2026 Dodge Durango Pursuit, 3.6L V-6 AWD	\$ 39,093.12

NC2510A Base Configuration

Base Powertrain Configuration

WDEE75	5.7L Hemi V-8 MDS VVT Engine, 8 Speed Automatic Transmission, 22Z	Base
WDEE75	3.6L V-6 24 Valve VVT Engine, 8 Speed Automatic Transmission, 2BZ	Base

Base Interior Configuration

Vinyl	Vinyl Floor Covering	Base
Front	Cloth Front Seat Covering	Base
C5/X9	Cloth Rear Seat Covering	Base

Base Package / Options

10" Touchscreen Display w/Navigation	HEMI TOP SPEED: 145MPH. V-6 TOP SPEED: 130MPH
255/60R18 BSW On/Off Road Tires	Blind Spot & Cross Path Detection
Power Windows, Door Locks, Mirrors	Class IV 2" Receiver Hitch
ParkSense Rear View Camera	7/4 Way Trailer Light Wiring Connectors
130 MPH Limited Top Speed	Power 8 Way Driver seat
Full Size Spare Tire & Steel Wheel	2 Row Seating - No 3rd Row Seating Option
4 Key Fobs Standard	Secure Park - Secures Transmission w/o FOB

Option Availability and Compatibility Vary

USE THIS FORM AS A GUIDE

Please Return to your Deacon Jones Representative For Confirmation

Seat/Trim Options

		MSRP	6% Disc
<input type="checkbox"/>	C5/X9 HD Cloth Bucket Front Seat / Cloth Rear Seat	STD	STD
<input checked="" type="checkbox"/>	A7/X9 HD Cloth Bucket Front Seat / Vinyl Rear Seat	\$ 160	\$ 150.40

Functional Packages

		MSRP	6% Disc
<input type="checkbox"/>	ADG Technology Group	\$ 2,910	\$ 2,735.40
<input type="checkbox"/>	ADL Skid Plate Group	\$ 370	\$ 347.80

Wheel Options

		MSRP	6% Disc
<input type="checkbox"/>	CAPS Black Steel Wheels with Chrome Center Caps	STD	STD
<input checked="" type="checkbox"/>	WP1 18"X8.0 Painted Aluminum Wheels	\$ 430	\$ 404.20

Notes & Instructions:

QUOTE DATE 01/28/26

VIN TC161552 ON SITE IN CLINTON AS OF QUOTE DATE

Agency Information:

Agency Name: Smithfield Police Department

Contact: Captain JF Grady

Position: _____

Address 1: 110 S 5th St.

Address 2: _____

City, State, Zip: Smithfield NC 27577

Office Phone: _____

Cell Phone: 919-989-1071

Email: jfgrady@smithfieldpd.org

Quoting Salesperson:

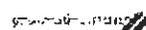
Name: Beth Jacobs

Phone: 910-718-2218

Email: _____



Deacon Jones
AUTO GROUP FLEET SALES



EMERGENCY

VEHICLES

605 Warsaw Road, Clinton North Carolina 28328



Deacon Jones

Roger Wood | 919-934-8101 | rwood@deaconmail.com

Vehicle: [Fleet] 2026 Chevrolet Traverse (1LB56) FWD 4dr LT w/1LT





Deacon Jones

Roger Wood | 919-934-8101 | rwood@deaconmail.com

Deacon Jones

Prepared By:

Roger Wood

Deacon Jones

919-934-8101

rwood@deaconmail.com



Deacon Jones

Roger Wood | 919-934-8101 | rwood@deaconmail.com

Vehicle: [Fleet] 2026 Chevrolet Traverse (1LB56) FWD 4dr LT w/1LT (✔ Complete)

Price Summary

PRICE SUMMARY		MSRP
Base Price		\$40,800.00
Total Options		\$425.00
Vehicle Subtotal		\$41,225.00
Destination Charge		\$1,995.00
Grand Total		\$43,220.00

TOTAL 37,600
 ROGER WOOD
 RY WOOD
 Fleet and Commercial Mgr.
 Deacon Jones
 1-29-2026



Deacon Jones

Roger Wood | 919-934-8101 | rwood@deaconmail.com

Vehicle: [Fleet] 2026 Chevrolet Traverse (1LB56) FWD 4dr LT w/1LT (✔ Complete)

Selected Model and Options

MODEL		
CODE	MODEL	MSRP
1LB56	2026 Chevrolet Traverse FWD 4dr LT w/1LT	\$40,800.00

COLORS	
CODE	DESCRIPTION
GAZ	Summit White

EMISSIONS		
CODE	DESCRIPTION	MSRP
FE9	Emissions, Federal requirements	\$0.00

ENGINE		
CODE	DESCRIPTION	MSRP
LK0	Engine, 2.5L Turbo DOHC SIDI with Variable Valve Timing (VVT) (328 hp [244 kW] @ 5500 rpm, 326 lb-ft of torque [442 N-m] @ 3500 rpm) (STD)	\$0.00

TRANSMISSION		
CODE	DESCRIPTION	MSRP
MF8	Transmission, 8-speed automatic (STD)	\$0.00

PREFERRED EQUIPMENT GROUP		
CODE	DESCRIPTION	MSRP
1LT	LT Preferred Equipment Group includes standard equipment	\$0.00

WHEELS		
CODE	DESCRIPTION	MSRP
SGE	Wheels, 18" (45.7 cm) Grazen Metallic machined-face aluminum (STD)	\$0.00

TIRES		
CODE	DESCRIPTION	MSRP
QO5	Tires, 255/65R18 all-season blackwall (STD)	\$0.00



Deacon Jones

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Vehicle: [Fleet] 2026 Chevrolet Traverse (1LB56) FWD 4dr LT w/1LT (✔ Complete)

PAINT

CODE	DESCRIPTION	MSRP
GAZ	Summit White	\$0.00

SEAT TYPE

CODE	DESCRIPTION	MSRP
AR9	Seats, front bucket (STD)	\$0.00

SEAT TRIM

CODE	DESCRIPTION	MSRP
HQB	LT Jet Black, Premium cloth seat trim	\$0.00

SEATING ARRANGEMENT

CODE	DESCRIPTION	MSRP
ABE	Seating, 7-passenger (2-2-3 seating configuration) (STD)	\$0.00

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	MSRP
VK3	License plate front mounting package (will be forced on orders with ship-to states that require a front license plate)	\$0.00

ADDITIONAL EQUIPMENT - LPO

CODE	DESCRIPTION	MSRP
CAV	LPO, Integrated cargo liner (Included with (PDF) Floor Liner Package. Not available with (PDH) Interior Protection Package, LPO or (VLI) cargo mat, LPO.)	Inc.
PDF	LPO, Floor Liner Package includes (CAV) Integrated cargo liner, LPO, (RIA) first and second row all-weather floor liners, LPO and (RIB) third row all-weather floor liner, LPO (Not available with (PDH) Interior Protection Package, LPO or (VLI) cargo mat, LPO.)	\$425.00
RIA	LPO, All-weather floor liners, first and second row (Included and only available with (PDF) Floor Liner Package, LPO. Not available with (VAV) first and second row all-weather floor mats, LPO.)	Inc.
RIB	LPO, All-weather floor liner, third row (Included and only available with (PDF) Floor Liner Package, LPO or (PDH) Interior Protection Package, LPO.)	Inc.
Options Total		\$425.00

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Deacon Jones

Roger Wood | 919-934-8101 | rwood@deaconmail.com

Vehicle: [Fleet] 2026 Chevrolet Traverse (1LB56) FWD 4dr LT w/1LT (✔ Complete)

Standard Equipment

Package

Convenience Package includes (BTV) Remote Start, (KA1) heated driver and front passenger seats and (KI3) heated steering wheel

Chevy Safety Assist includes (UE4) Following Distance Indicator, (UEU) Forward Collision Alert and (TQ5) IntelliBeam

Safety Package 1 includes (UGN) Enhanced Automatic Emergency Braking, (KSG) Adaptive Cruise Control, (CTB) Intersection Automatic Emergency Braking, (UOW) Side bicyclist Alert, (UKM) Lane keep assist with Lane Departure Warning, enhanced and (UVZ) Reverse Automatic Braking

Trailer Package includes Hitch with hitch cover, (PZ8) Hitch View, (CTT) Hitch Guidance, (V08) heavy-duty cooling system and (KW5) 220 amp alternator

Mechanical

Engine, 2.5L Turbo DOHC SIDI with Variable Valve Timing (VVT) (328 hp [244 kW] @ 5500 rpm, 326 lb-ft of torque [442 N-m] @ 3500 rpm) (STD)

Transmission, 8-speed automatic (STD)

Engine control, stop-start system

Engine control, stop-start system override

Electronic Precision Shift, electronic transmission range selector

Cooling system, heavy-duty

Alternator, 220 amps

GVWR, 6173 lbs (2800 kg)

Front-wheel drive

Hitch Guidance

Hitch View

Suspension, Ride and Handling

Brake lining wear indicator

Brakes, 4-wheel antilock, 4-wheel disc

Exterior

Wheels, 18" (45.7 cm) Grazen Metallic machined-face aluminum (STD)

Tires, 255/65R18 all-season blackwall (STD)

Wheel, spare, 18" (45.7 cm) steel

Tire, compact spare, T135/70R18, blackwall

Roof rails, Black

Molding, bright door upper and low gloss Black belt

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Vehicle: [Fleet] 2026 Chevrolet Traverse (1LB56) FWD 4dr LT w/1LT (Complete)

Exterior

- Moldings, molded color bodyside
- Moldings, rocker, narrow, molded color
- Wheel moldings, mold-in-color Black
- Door handles, body-color
- Headlamps, LED, automatic on/off
- IntelliBeam, auto high beam
- Glass, deep-tinted
- Glass, rear, deep tint
- Mirrors, outside heated, power-adjustable, manual-folding Black, with integrated turn signal indicators
- Rear Camera Washer
- AutoSense Power Liftgate, programmable, hands free

Entertainment

- Audio system, 17.7" diagonal advanced color high-contrast LCD display with Google built-in compatibility (select service plan required, terms and limitations apply), including navigation capability, connected apps, personalized profiles for each driver's settings, Natural Voice Recognition and Phone Integration for Wireless Apple CarPlay and Wireless Android Auto for compatible phones
- Audio system feature, 6-speaker system
- SiriusXM with 360L Trial Subscription. SiriusXM with 360L transforms your customers' ride with our most extensive and personalized radio experience on the road. (IMPORTANT: The SiriusXM trial subscription is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. Trial subscription is subject to the SiriusXM Customer Agreement and privacy policy, visit siriusxm.com which includes full terms and how to cancel. All fees, content, features, and availability are subject to change. Some features require GM connected vehicle services.)
- Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)
- Active Noise Cancellation, driveline

Interior

- Seats, front bucket (STD)
- Seating, 7-passenger (2-2-3 seating configuration) (STD)
- Seat trim, premium cloth
- Seat adjuster, driver 8-way power
- Seat adjuster, front passenger 4-way manual
- Seats, heated driver and front passenger
- Headrest, 3rd row center
- Floor mats, front, carpeted (Deleted when LPO floor mats or floor liners are ordered.)

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Vehicle: [Fleet] 2026 Chevrolet Traverse (1LB56) FWD 4dr LT w/1LT (Complete)

Interior

- Floor mats, rear, carpeted (Deleted when LPO floor mats or floor liners are ordered.)
- Steering column, manual tilt and telescopic
- Steering wheel, wrapped, round bottom
- Steering wheel, heated
- Driver Information Center, 11" diagonal display
- Vehicle health management provides advanced warning of vehicle issues
- Windows, remote express-up/-down driver and express-down all passengers
- Keyless Open, all doors includes extended range Remote Keyless Entry with lock/unlock feature
- Remote Start
- Adaptive Cruise Control
- Wireless Phone Charging
- USB ports, 2, one type A and one type-C data/charge, located in the front area of the center console
- USB ports, 2 type-A, charge-only located on the rear of the center console
- USB ports, 2 type-A, charge-only one on each outboard location
- Air conditioning, tri-zone automatic climate control with individual climate settings for driver, front passenger and rear seat passengers
- Air conditioning, rear
- Sensor, cabin humidity and windshield temperature
- Mirror, inside rearview manual day/night
- Heater, electric, heater defroster system, reinforced

Safety-Mechanical

- Enhanced Automatic Emergency Braking
- Front Pedestrian and Bicyclist Braking
- Intersection Automatic Emergency Braking
- Rear Cross Traffic Braking
- Reverse Automatic Braking

Safety-Exterior

- Mechanical jack with tools



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Vehicle: [Fleet] 2026 Chevrolet Traverse (1LB56) FWD 4dr LT w/1LT (✔ Complete)

Safety-Interior

Airbags, driver and front passenger frontal, seat-mounted side-impact first row outboard, seat-mounted side-impact inboard driver, and roof rail-mounted for all outboard seating positions and Passenger Sensing System for front passenger (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

OnStar Services capable (See onstar.com for details and limitations. Services vary by model. Service plan required.)

OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (Requires (UE1) OnStar. OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software. OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Rear Park Assist

HD Rear Vision Camera

Blind Zone Steering Assist

Lane Keep Assist with Lane Departure Warning, enhanced

Following Distance Indicator

Forward Collision Alert

Side Bicyclist Alert

LED Reflective Windshield Collision Alert

Seat belt restraint pretensioner, rear

Seat belt, 3-point, front passenger with pretensioner and load limiter

Seat belt, 3-point, driver with pretensioner and load limiter

Seat belts, all rows 3-point with pretensioners, driver and front passenger height-adjustable

Seat belt indicator, second row

Seat belt indicator, third row

Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings menu

LATCH system (Lower Anchors and Tethers for CHildren), for child restraints seats

Display, automatic occupant sensing



Deacon Jones

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Vehicle: [Fleet] 2026 Chevrolet Traverse (1LB56) FWD 4dr LT w/1LT (✔ Complete)

Safety-Interior

Passenger Sensing System sensor indicator inflatable restraint, front passenger/child presence detector (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

Safety Alert Seat

Tire Pressure Monitor System, auto learn

WARRANTY

Warranty Note: <<< Preliminary 2026 Warranty >>>

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: Certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: Certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Maintenance Note: First Visit: 12 Months/12,000 Miles



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Vehicle: [Fleet] 2026 Chevrolet Traverse (1LB56) FWD 4dr LT w/1LT (✔ Complete)



Note: Photo may not represent exact vehicle or selected equipment.

Capital Chevrolet Inc.

Government Sales Division

From
Phone/Fax
E-Mail

Rod Mitchell Government Account Manager
Office 919-573-8530
rmitchell@capitalchevroletnc.com

January 30 20256

NC State Contract 2510A

2026 Chevrolet Traverse AWD 1LB56 2LT

	\$	39,778.55
	MSRP	Less 6% Discount
\$	40.00	\$ 37.60

VK3 Front License Plate Bracket

Colors available: 1 White, 2 Mosaic Black, 1 Sterling Gray
TOTAL PRICE

\$ 39,816.15

Remit to:
rmitchell@capitalchevroletnc.com
Capital Chevrolet of Wake Forest
9820 Capital Blvd
Wake Forest, NC 27587

John Hiester Chevrolet of Lillington

105 West Cornelius-Harnett Boulevard
 Lillington, NC 27546
<https://www.lillingtonchevy.com>

Sales: 9102423773
 Service: 9108084438

2026 Chevrolet Traverse LT



Body Style: SUV
Model Code: 1LB56
Engine: 2.5L Turbo engine
Transmission: Automatic
Drive Type: FWD
Ext. Color: Summit White
Int. Color: Lt Jet Black/Gideon,
 Premium Cloth Seat Trim
MPG: 20 City / 26 Hwy
VIN #: 1GNERGKS0TJ249794
Stock #: N26170

SAVINGS	\$3,000
HESTER PRICE	\$39,795
MSRP:	\$42,795
Hiester Discount:	-\$3,000
Final Price:	\$39,795

Add. Offers you may Qualify For:

Costco Executive Member Incentive	-\$1,250
Costco Non-Executive Member Incentive	-\$1,000
Chevrolet GMF Bonus Cash	-\$500
GM Military Offer	-\$500
GM First Responder Offer	-\$500

***Please Note:** We turn our inventory daily, please check with the dealer to confirm vehicle availability.

\$3,000 off MSRP! Priced below KBB Fair Purchase Price! 20/26 City/Highway MPG Navigation System, 3rd row seats: split-bench, 4-Way Manual Front Passenger Seat Adjuster, 4-Wheel Disc Brakes, 6 Speakers, 6-Speaker Audio System Feature, 8-Way Power Driver Seat Adjuster, ABS brakes, Air Conditioning, Alloy wheels, AM/FM radio: SiriusXM with 360L, Apple CarPlay/Android Auto, Auto High-beam Headlights, Automatic temperature control, Brake assist, Bumpers: body-color, Child-Seat-Sensing Airbag, Compass, Delay-off headlights, Driver door bin, Driver vanity mirror, Dual front impact airbags, Dual front side impact airbags, Electronic Stability Control, Emergency communication system: OnStar, Four wheel independent suspension, Front anti-roll bar, Front Bucket Seats, Front Center Armrest, Front dual zone A/C, Front reading lights, Fully automatic headlights, Heated door mirrors, Heated Driver and Front Passenger Seats, Heated front seats, Heated steering wheel, Illuminated entry, Low tire pressure warning, Occupant sensing airbag, Outside temperature display, Overhead airbag, Overhead

console, Panic alarm, Passenger door bin, Passenger vanity mirror, Power door mirrors, Power driver seat, Power Liftgate, Power steering, Power windows, Premium Cloth Seat Trim, Radio data system, Radio: : Audio System w/17.7 Diagonal Display, Rear air conditioning, Rear anti-roll bar, Rear reading lights, Rear window defroster, Rear window wiper, Remote keyless entry, Security system, SiriusXM with 360L Trial Subscription, Speed control, Speed-sensing steering, Spoiler, Steering wheel mounted audio controls, Tachometer, Telescoping steering wheel, Tilt steering wheel, Traction control, Trip computer, Turn signal indicator mirrors, Variably intermittent wipers, Voltmeter, Wheels: 18 Grazen Metallic Machined-Face Aluminum, Navigation System.***Tax, title, license and \$799 administration fee are extra. Added dealer accessories are extra. All general manufacturer rebates are included and may also include GM Supplier pricing (must qualify) and GM owner loyalty or conquest cash (must qualify). Some rebates are not available with special financing options (0%) or lease offers. We take every precaution to make sure the information that's online is correct, however errors in pricing, vehicle images, and descriptions of vehicles published are not the responsibility of John Hiester Chevrolet. Discount pricing may include GM Financial down payment assistance which requires financing with GM Financial at a standard rate contract with approved credit. Please see dealer for details.

Standard Equipment

Entertainment

- Wi-Fi® Hotspot capable
 - Terms and limitations apply. See onstar.com (<http://onstar.com>) or dealer for details.
- Active Noise Cancellation, driveline
- SiriusXM with 360L Trial Subscription
 - With your trial subscription, new GM vehicles equipped with SiriusXM with 360L advance in-car technology will bring you closer to your favorite stars, artists, creators, hosts and athletes¹
 - SiriusXM with 360L transforms your ride with our most extensive and personalized radio experience on the road that lets you enjoy ad-free music, talk and news, live sports, comedy, podcasts and more
 - Experience SiriusXM wherever you go in your vehicle and on the SiriusXM app with personalization features to make discovering your perfect entertainment easier than ever before
- 17.7" diagonal advanced color LCD display with Google built-in compatibility
 - Includes navigation capability¹
 - Connected apps, and personalized profiles for each driver's setting
 - Natural voice recognition and phone integration
- 6-speaker audio system
 - Speakers are positioned throughout the cabin for outstanding sound quality and an enjoyable listening experience

Exterior

- Deep-tinted glass
 - All windows, except the driver and front passenger side glass, feature deep tinting
 - Increases privacy for you and your passengers
 - Provides added protection from sun and glare
- Rear Camera Mirror Washer
 - The washer routes washer fluid to the rear camera lens and can spray on command
 - Fluid washes over the rear camera lens to help to remove mud, dust, snow, ice and moisture
- Door handles, body-color
- Headlamps, LED, automatic on/off

- 18" compact spare tire
 - Mechanical jack and tools included
- Solar-absorbing windows, rear side
 - privacy tinting
- Body-color bodyside moldings
- Heated power-adjustable outside mirrors with integrated turn signal indicators
 - Both mirrors are heated and are activated when the rear defogger is engaged, helping to clear them of ice, snow and frost to help improve visibility
 - Manual-folding feature lets you fold the mirrors in
 - Integrated turn signal indicators help communicate your intention to change lanes
- 18" Grazen Metallic machined-face aluminum wheels
- Bright upper door moldings
 - With low gloss Black belt
- Narrow rocker Moldings
- IntelliBeam
 - At speeds above 25 mph, can automatically turn vehicle's high beams on and off according to surrounding traffic conditions¹
- Wheel moldings, mold-in-color Black
- 18" all-season blackwall tires
 - 255/65R18
- 18" spare steel wheel
 - Includes 18" spare tire and mechanical jack with tools
- AutoSense power liftgate
 - You can also press the liftgate open button on the key fob or use the interior or exterior release buttons
 - Electronic obstacle detection will reverse an automatic open or close if it senses something in its path to help prevent damage to the liftgate
 - The liftgate will open automatically when the key fob is within 3 feet of the rear of the vehicle for 3 seconds. 4 beeps sound before the liftgate will open.
 - To disable or enable AutoSense, press and hold the liftgate handle touchpad until the taillights flash
- Mold-in-color Black roof mounted side rails
- Summit White

Interior

- Tri-zone automatic climate control
 - Automatically maintains the selected temperatures for the driver, front passenger and rear seat passengers
 - Auxiliary controls in the rear of the cabin include air delivery mode and temperature up/down settings
 - Sensors strategically located around the vehicle constantly monitor the temperature, including solar heating from the windows
- USB ports
 - 2 total, 1-type A and 1-type C, data/charge, located in the front area of the center console¹
- Heated steering wheel
 - Based on the vehicle's interior temperature, the automatic heated steering wheel will turn on when the automatic front heated seat (when equipped) is on
- Can turn on/off manually by pressing the button on the steering wheel
- Wireless Phone Charging
 - Uses induction technology for portable electronic devices¹
 - Wireless phone charging pad located in the center console under HVAC controls
- Adaptive Cruise Control
 - Automatically follows a detected vehicle ahead at a driver-selected following gap¹
 - If no vehicle is detected in your path, works like regular cruise control
 - You can always override the feature and take control
- Manual tilt and telescoping steering column
 - Allows the driver to manually adjust the steering wheel and column up or down and

forward or back

- Vehicle health management
 - Provides advanced warning of potential vehicle issues
- Heater, electric, heater defroster system, reinforced
- Rear air conditioning
- Rear USB ports
 - 2 - type A, located on the rear of the center console
- Power windows with driver express-up/down and front and rear passenger express-down
 - Quickly raises the window or lowers it with the touch of a button
 - If an obstruction is detected, the anti-pinch feature will auto-reverse
- Wrapped steering wheel
- 8-way power driver seat
 - Seat position forward and back
 - Seat position up and down
 - Tilt seat cushion up and down
 - Recline seatback forward and back
 - Also includes 2-way power lumbar
- Headrest, 3rd row center
- USB ports
 - 2-type C, charge only, located one on each outboard location¹
- Heated driver and front passenger seats
 - At the touch of a button you can warm the cushions and seatbacks with multilevel temperature control

Mechanical

- 6173 lbs. GVWR
- 4-wheel antilock disc brakes
 - Help reduce wheel lockup and maintain steering control during hard braking on most slippery surfaces
- Front-wheel drive
- Brake lining wear indicator
- Hitch View
 - Shows a close-up view of the trailer hitch¹
- Individually controlled
- Seat trim, premium cloth
- 7-passenger seating
 - Provides a 2-2-3 configuration for optimum passenger capacity and comfort
 - Second row passenger-side seat features SmartSlide allowing quick and easy access to third row seating area with a simple pull of a lever
 - Third row 60/40 split flat-folding 3-passenger bench seat
- 11" diagonal Driver Information Center
 - Allows drivers to personalize vehicle features, including warning messages and vehicle information
- 4-way manual front passenger seat
 - Seat position forward and back
 - Seat position up and down
- Seats, front bucket (STD)
- Cabin humidity sensor
 - Continuously reads the temperature and humidity inside the vehicle
 - Adjusts airflow automatically to match the individual climate settings for both you and your passenger
- Inside rearview manual day/night mirror
 - Adjust the tilt of the mirror to help reduce glare during nighttime driving
- Seats, front bucket (STD)
- LT Jet Black/Gideon, Premium cloth seat trim
- In Reverse, the view can be used to line up your hitch to your trailer
- When driving, the view can be used to check your trailer hitch
- Shifting to Park automatically engages the Electric Parking Brake (if equipped)
- Alternator, 220 amps
- Hitch Guidance
 - When in Reverse, displays a centered guideline on the Rear Vision Camera view¹

- Can help you line up the hitch to your trailer
- When driving, lets you check the trailer using Rear Vision Camera view
- Emissions, Federal requirements

Package

- Convenience Package
 - Heated driver and front passenger seats
 - Heated, wrapped steering wheel
 - Remote Start
- Chevy Safety Assist
 - Forward Collision Alert¹
 - Following Distance Indicator¹
 - IntelliBeam auto high beam
- Trailing Package
 - Heavy-duty cooling system
 - Hitch Guidance with Hitch View¹
 - Factory-installed hitch with hitch cover
 - 5,000 lbs towing capacity²
 - 220-amp alternator
- Safety Package 1
 - Enhanced Automatic Emergency Braking ¹
 - Adaptive Cruise Control¹
 - Intersection Automatic Emergency Braking ¹
 - Side Bicyclist Alert ¹
 - Enhanced Lane Keep Assist with Lane Departure Warning ¹
 - Reverse Automatic Braking¹
- LT Preferred Equipment Group includes standard equipment

Safety-Exterior

- Mechanical jack with tools
 - For use with spare wheel

Safety-Interior

- Rear Park Assist
 - When in Reverse, provides alerts of nearby detected vehicles and objects behind your vehicle¹
 - Alerts can help you park and avoid collisions
- 7 airbags
 - Frontal airbags for driver and front passenger¹
 - Driver inboard seat-mounted side-impact airbag¹
 - Seat-mounted side-impact airbags for driver and front passenger¹
 - Head-curtain airbags for all rows in outboard seating positions¹
 - Passenger sensing system for front passenger¹
- Automatic Occupant Sensing display
- Blind Zone Steering Assist
 - Can alert you and provide a brief, firm turn of the steering wheel when a potential crash is detected with a moving vehicle in the lane you're entering¹

- **Buckle to Drive**
 - Helps remind the driver to buckle their seat belt before driving by preventing the vehicle from being shifted out of PARK temporarily when the driver's seat belt is not buckled
 - The feature also reminds the front passenger to buckle up, if equipped
- **Side Bicyclist Alert**
 - Alerts you to a detected bicyclist that is approaching a side blind zone¹
 - During a brief time after parking, the feature can alert you when a detected bicyclist is approaching so you don't open your door
- **Seat belt restraint pretensioner, rear**
- **HD Rear Vision Camera**
 - Shows high-resolution digital image of area directly behind your vehicle while in Reverse¹
 - Can help you park or avoid vehicles and objects
 - You can also display an overlay of where your vehicle is heading
- **Seat belts, all rows 3-point with pretensioners, driver and front passenger height-adjustable**
- **Forward Collision Alert**
 - Warns you if it detects a potential collision with a detected vehicle you're following so you can take action¹
 - Can also provide a tailgating alert if you're following a vehicle much too closely
- **Seat belt indicator, third row**
- **Teen Driver**
 - Helps encourage safe driving habits for teens by providing an in-vehicle report card¹
 - Activates certain safety systems, if equipped, when a Teen Driver-designated key fob is used
 - Mutes the radio until the front-seat occupants fasten their seat belts
- **Tire Pressure Monitoring System**
 - Monitors the pressure in each tire and alerts you if there is a low-pressure condition in one or more of the tires¹
- **Seat belt indicator, second row**
- **Following Distance Indicator**
 - Displays the following time in seconds between your vehicle and a detected vehicle in front of you¹
 - Designed to help you maintain a safe following distance
- **LATCH System**
 - Lower Anchors and Tethers for CHildren system helps make it easy to install and secure a compatible child restraint seat
- **LED Reflective Windshield Collision Alert**
 - Can provide a flashing red windshield collision alert drawing your eyes to the road when certain front collision threats are detected¹
- **Lane Keep Assist with Lane Departure Warning**
 - Uses a brief steering wheel turn to alert you when it detects you are unintentionally drifting out of your lane lines¹
 - System alerts do not occur if you're using your turn signal, or it detects you may be intentionally leaving your lane
 - You may receive additional Lane Departure Warning alerts if needed
- **OnStar[®] services capable**
 - See onstar.com (<http://onstar.com>) for details and limitations. Services vary by model. Service plan required.
- **Safety Alert Seat**
 - Uses left-, right- or both-side driver seat vibration pulses to help you detect and identify the direction of potential crashes¹
 - You can also switch to beeping crash avoidance alerts
- **OnStar Basics**
 - Drive confidently with core OnStar services including¹
 - Remote commands
 - Built-in voice assistance
 - Real-time traffic and navigation
 - Automatic Crash Response
- **Seat belts, 3-point driver and front passenger**
 - includes pretensioners and load limiters
- **Passenger Sensing System**

- Automatically switches the front passenger seat frontal airbag on or off and illuminates a status light that indicates whether the airbag is on or off¹
- Seat belt, 3 point, driver
 - with pretensioner and load limiter
- Deleted Mobile Service Plus. Delete MobileService+ service conveniences - Mobile Service, Pick-up & Delivery, and Loaner with Drop Off. By selecting R9W, you acknowledge that you are forgoing the margin and the ability to receive MobileService+ allowances

Safety-Mechanical

- Front Pedestrian and Bicyclist Braking
 - At speeds between 5 and 50 mph, can help you avoid or reduce the severity of a collision with a pedestrian or bicyclist it detects directly in front of you¹
 - Provides alerts and can automatically provide hard emergency braking or enhance driver's hard braking
 - Limited nighttime and low visibility performance
 - Replaces Front Pedestrian Braking within the Chevy Safety Assist Package
- Intersection Automatic Emergency Braking
 - Can help you avoid or reduce the severity of an intersection collision with a detected cross-traffic vehicle¹
 - Can automatically provide hard emergency braking or enhance your hard braking
- Enhanced Automatic Emergency Braking
 - Can help you avoid or reduce the severity of collisions with a detected vehicle you're following¹
 - Radar and camera technology are used to automatically provide hard emergency braking or enhance the driver's hard braking
 - Works at speeds above 2 mph
 - Replaces Automatic Emergency Braking within the Chevy Safety Assist Package
- Reverse Automatic Braking
 - Alerts you and/or automatically provides hard emergency braking when in Reverse¹
 - Can help avoid collisions with detected vehicles and objects directly behind you
- Rear Cross Traffic Braking
 - When in Reverse, alerts you or automatically provides hard emergency braking to prevent a collision with detected vehicles crossing behind you¹

Technical Specifications

DriveType

- DriveType: Front Wheel Drive

Engine

- Engine: 2.5L Turbo engine

Fuel Economy

- City: 20 MPG
- Hwy: 26 MPG

- Combined: 22 MPG

Fuel System

- Fuel System: Direct Injection

Fuel Tank Capacity

- Fuel Tank Capacity: 19.4 gal

Fuel Type

- Fuel Type: Gasoline Fuel

Horse Power

- Horse Power: 328

Rear Wheel

- Rear Wheel: Single

Trailer Capacity

- Trailer Capacity: 5000 lbs

There is currently no information available about this vehicle's options online.
Please contact our dealership to find out more about the options of this vehicle.

Warranty Information

- Corrosion: 3 Years/36,000 Miles Rust-Through 6 Years/100,000 Miles
- Drivetrain: 5 Years/60,000 Miles Certain Commercial, Government, And Qualified Fleet Vehicles: 5 Years/100,000 Miles
- Roadside Assistance: 5 Years/60,000 Miles Certain Commercial, Government, And Qualified Fleet Vehicles: 5 Years/100,000 Miles
- Warranty: <<< Preliminary 2026 Warranty >>>
- Basic: 3 Years/36,000 Miles
- Maintenance: First Visit: 12 Months/12,000 Miles

While we make every effort to ensure the data listed here is correct, there may be instances where some of the options or vehicle features may be listed incorrectly as we get data from multiple data sources. PLEASE MAKE SURE to confirm the details of this vehicle with the dealer to ensure its accuracy. Dealer cannot be held liable for data that is listed incorrectly.

While we make every effort to ensure the data listed here is correct, there may be instances where some of the factory rebates, incentives, options or vehicle features may be listed incorrectly as we get data from multiple data sources. PLEASE MAKE SURE to confirm the details of this vehicle (such as what factory rebates you may or may not qualify for) with the dealer to ensure its accuracy. Dealer cannot be held liable for data that is listed incorrectly.

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