

**Town of Smithfield Planning Board
Meeting Minutes
April 2, 2026
6:00 P.M., Town Hall, Council Chambers**

Members Present:

Chairman Mark Lane
Vice-Chairman Ashley Spain
Luke Stancil
Nariman Jaminia
Alisa Bizzell
Jaime Beasley
John Keeley

Members Absent:

Staff Present:

Brent Reck, Planning Director
Micah Woodard, Planner I
Julie Edmonds, Administrative Support Specialist

Staff Absent:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

Town Clerk Elaine Andrews to swear in new board member John Keeley.

IDENTIFY VOTING MEMBERS

APPROVAL OF AGENDA Nariman Jaminia made a motion to approve the agenda; seconded by Jaime Beasley. Unanimously approved.

APPROVAL OF MINUTES March 9th, 2026

Alisa Bizzell made a motion to approve the minutes, seconded by Nariman Jaminia. Unanimously approved.

New Business

RZ-26-02 Lincoln Barbour Farm Rezoning: Public meeting to review a request by applicant Donna Barbour Oldham for a general rezoning of her ±50.8-acre tract. The existing tract is currently zoned R-20A (Residential-Agricultural). The applicant is requesting to rezone the tract to be entirely L-I (Light Industrial). This parcel is located at 2614 Buffalo Road and is further identified by Johnston County Tax ID 14K09195C.

Planner Micah Woodard stated the applicant Donna Oldham is requesting zoning map amendment to rezone a ±50.8-acre parcel from R-20A (Residential-Agriculture) to LI (Light Industrial). The property is located at 2614 Buffalo Rd, Smithfield, NC 27577, the property is

further identified by Johnston County Tax ID 14K09195C. The parcel is comprised of a single-family residence, agricultural fields, and a few miscellaneous farm buildings. An un-named intermittent stream crosses the northwestern and possibly the southwestern portion of the property. The property is also within the WSIV-PA protected area watershed overlay district which requires more restrictive stormwater management. The ±50.8-acre parcel is near the eastern boundary of the Town's ETJ along Buffalo Road. Should the applicant choose to do so, they could submit a formal annexation petition to 'satellite annex' the property into Town of Smithfield corporate limits. Town of Smithfield utilities are near the property and could be extended to service the site.

Planning Staff recommends approval of RZ-26-02 with a statement declaring the request 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.

Recently Town Council approved some town plan map amendments and this corridor along Buffalo Rd is one of them they changed to guide towards light industrial.

Nariman Jaminia said he thought the Planning Board chose that area to be mixed use.

Micah Woodard said you're correct it was but Town Council went with Planning Boards recommendation on area 1, 2 and 4 not this area which is 3.

Jaime Beasley asked if the adjacent property owners were aware of this rezoning?

Micah Woodard said that letters were mailed to adjacent property owners as well as two public hearing signs were displayed on the property and an ad was published in The Johnstonian News.

Jaime Beasley asked if the single-family home on the property was owned by this same family?

Micah Woodard said yes, the family inherited the land and the home after Lincoln Barbour passed away.

Nariman Jaminia stated he noticed some feedback from citizens saying they either weren't notified or were unaware of this rezoning.

Micah Woodard said there's three things we're required to do to meet general statute in North Carolina. An ad has to be published in the local paper within 20 days of the meeting date, letters are sent to adjacent property owners if their land abuts the property and we pull from a 350 ft boundary off of the proposed parcel. We also post public hearing signs on the property.

Don Wooldridge of Buffalo Rd came forward to address the Planning Board. He's against this rezoning he says traffic is already a major problem and he says the road floods every time we have a hard rain. He's very disappointed in the Town Council and the Planners approving the cheaply built homes. He suggested they think long-term and stop only looking for a tax base. He doesn't want anything on Buffalo Rd.

Bentley Powell came forward to address the Planning Board. His wife is partial owner of a home on Buffalo Rd and they aren't totally against this property being rezoned to light industrial but so many different things could be built there and they need more information.

Nariman Jaminia requested a copy of the updated Future Land Use Plan Map.

Mark Lane asked staff if there were currently any plans for this site?

Micah Woodard said no, I haven't received anything.

Jerry Corbett of Buffalo Rd came forward and stated he has family land around this area and he's concerned about what may be proposed for the land in the future.

Micah Woodard did want to point out that there's been some interest in commercial use for this property and we may in the future be coming back to this same piece of property.

Warren Stancil of Buffalo Rd came forward and he stated he doesn't feel it's right to blanket zone 55 plus acres in a residential this area. He could see commercial there or even mixed use.

Ashley Spain made a motion to recommend approval of zoning map amendment, RZ-26-02, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest; seconded by Luke Stancil. Motion wasn't unanimous. An overall vote was taken. Mark Lane Yay, Ashley Spain Yay, Jaime Beasley Yay, Nariman Jaminia Yay, John Keely Yay, Luke Stancil Yay and Alisa Bizzell Yay. Vote was 4-3

RZ-26-02 was denied by Planning Board but will receive a final decision by Town Council on Tuesday, May 19th, 2026 at 7pm.

SUP-26-01 Cloak & Dagger Tattoo: Drew and Mandy Lockamy with Cloak & Dagger Tattoo are seeking a special use permit to utilize property located within the B-2CZ (General Business - Conditional) zoning district for a tattoo establishment. The property considered for approval is located at 103 N. Seventh Street, behind the Old Pontiac Building. The property is further identified by the Johnston County Tax ID 15021009.

Micah Woodard stated the applicant is requesting a Special Use Permit (SUP) to operate a tattoo establishment within the Downtown B-2 General Business District. This area contains a mix of retail and personal service uses, including restaurants, retail shops, barbershops, and salons. The proposed tattoo establishment is not expected to have any adverse impacts on the surrounding area and will be compatible with the existing mix of uses. The property owner, Grace Homemade International, LLC, recently received conditional rezoning approval from the Smithfield Town Council on February 17, 2026, to rezone the property from B-2 to B-2 Conditional Zoning (B-2CZ). The approved plan includes renovation of the existing structure, a new parking facility, and construction of a new three-story commercial flex building adjacent to the subject site. Approval of this SUP to allow the tattoo establishment will help support funding for the overall master plan, which is anticipated to result in a significant improvement to the property and surrounding area. As part of the overall master plan, the site will ultimately

include a code-compliant parking lot with paving, striping, and curbing. To address interim parking needs for the proposed tattoo and office uses, the applicant has proposed a temporary gravel parking area intended to serve only these uses. Because most tattoo businesses operate primarily by appointment, parking demand is expected to be minimal. Although the proposed gravel parking area does not meet current code requirements (in regard to being un-paved), the applicant has indicated that it is intended as a temporary solution. During future site development, this area may be removed to accommodate installation of an underground stormwater management system. Planning staff initiated an ordinance amendment that was reviewed by the Planning Board in January 2025 that would remove the special use requirement for tattoo establishments and would make the use permitted by right in the B-2 and B-3 zoning districts. Planning Staff believe the special use requirement is a relic of the past when there was a stigma about such establishments. The tattoo and body piercing shops are commonplace today and concerns about health and safety are addressed with state regulation of the industry. A public hearing before the Town Council for this text amendment has not yet been scheduled.

Condition for Temporary Parking Surface:

The applicant may utilize a **temporary gravel parking area** to serve the tattoo shop upon commencement of operations, provided that:

- a) The gravel area is **properly graded, compacted, and drained** to prevent erosion or standing water.
- b) The gravel area is **clearly delineated** for customer parking and does not encroach into required street yards, buffer yards, or rights-of-way.
- c) The parking area shall be **paved with asphalt, concrete, or other Town approved permanent surface** within **36 months*** of the issuance of the Certificate of Occupancy.
- d) The applicant shall provide a **financial guarantee or performance bond**, in a form acceptable to the Town, to ensure completion of paving within the specified timeline.
- e) All other off-street parking requirements in the Town of Smithfield Unified Development Ordinance shall be met, including ingress/egress design and parking space dimensions.

John Keely asked about the applicant meeting ADA requirements and accessibility?

Micah Woodard said they would make sure those were met.

John Keely said having a gravel lot wouldn't meet the ADA requirements.

Kelly Griffin, one of the owners of this property showed the planning board the size of the gravel lot. She pointed out the location of the sidewalk and the gravel. She stated they were going to put in a concrete apron.

Patricia Griffin other owner of the property stated anyone that needs handicap space will not have to cross any gravel area.

Mark Lane asked the applicant if the original plan submitted to Town Council showed a paved parking lot?

Kelly Griffin said yes

Kelly Griffin showed a presentation to the planning board showing all paving proposed with this new project.

Mark Lane let the applicant know their request will go before Town Council at the May 19th, 2026 meeting at 7pm.

ZA-25-05 Text Amendment: Public meeting for a revised request by the Town of Smithfield Planning Department to amend the Unified Development Ordinance Article 3, in matters pertaining to board composition and quorum definition as well as other minor updates.

Staff has requested Planning Board table this text amendment once more. They aren't prepared to present it just yet. We will bring it back before the board at the May 7th, 2026 Planning Board meeting.

Planning Board staff was hesitant to table this again due to the possibility of losing their ability to hear it again. Nariman Jaminia found in the UDO in section **4.6.4.1**. Before an item is scheduled for a public hearing, the Planning Board's recommendation on each proposed zoning amendment must be received by the Town Council. If no recommendation is received from the Planning Board within thirty (30) days from the date when submitted to the Planning Board, the petitioner may take the proposal to the Town Council without a recommendation from the Planning Board. However, the Planning Board may request the Town Council to delay final action on the amendment until such time as the Planning Board can present its recommendations.

Ashley Spain made a motion to table ZA-25-05 seconded by Nariman Jaminia. Unanimously approved.

UDO Discussion: At the Feb. 5th Planning Board meeting interest was expressed from board members to discuss the UDO and potential future amendments. Staff would like formal direction and further input into specific sections to begin research.

Pam Lampe came forward to discuss the UDO. She has an issue with people changing it. It was open to the public for input when it was being written. She believes it should be carefully thought out before it is changed.

Emma Gemmel asked who change the rules and limited the Planning Board to their duties?

Nariman Jaminia stated the change was by the general assembly and it was general statute NC160-D.

Adjournment

Alisa Bizzell made a motion to adjourn; seconded by Ashley Spain. Unanimously approved

Next Planning Board meeting is on May 7th, 2026, at 6pm.

Respectfully Submitted,

Julie Edmonds

Julie Edmonds
Administrative Support Specialist