

**Town of Smithfield Planning Board
Meeting Minutes
February 5th, 2026
6:00 P.M., Town Hall, Council Chambers**

Members Present:

Chairman Mark Lane
Vice-Chairman Ashley Spain
Nariman Jaminia
Jaime Beasley

Members Absent:

Alisa Bizzell
Luke Stancil

Staff Present:

Micah Woodard, Planner I
Julie Edmonds, Administrative Support Specialist

Staff Absent:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

IDENTIFY VOTING MEMBERS

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

APPROVAL OF MINUTES January 8th, 2026

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

New Business

SUP-25-03 Foster Home Request: Kisha Davis is requesting use of a private single-family residence to be a foster home. She operates under a licensed organization permitted by NCDHHS. The property is located at 1115 Chestnut Drive and also identified by Johnston County Tax ID # 15058013.

Micah Woodard stated under Section 6.6 Table of Uses and Activities of the Unified Development Ordinance (UDO), "Foster Homes" are identified as requiring a Special Use Permit (SUP). Kisha and her husband, Joshua, are trained and approved foster parents operating under Seven Homes, a licensed foster care agency based in North Carolina. As a state-licensed foster care placement operating within a residential dwelling, their use falls under the UDO classification of "Foster Home" and is therefore subject to the Special Use Permit requirement outlined in Section 6.6.

Mr. Woodard reviewed and explained each of the eight Findings of Fact. He read each finding into the record and concluded that the proposed Foster Care home is appropriate within the R-10 zoning district and will not create incompatibilities with adjacent properties or surrounding land uses. The Planning Department recommends approval of the Special Use Permit in accordance with the Findings of Fact.

Kisha Davis stepped before the Planning Board and explained that a routine fire safety inspection conducted by the Smithfield Fire Department triggered the requirement for a Special Use Permit. She noted that when they lived in Clayton, they were not required to go through the Special Use Permit process. A couple Planning Board members asked questions, and Mrs. Davis responded promptly and thoroughly.

It was moved and seconded to approve SUP-25-03. Motion carried.

Chairman Mark Lane informed the applicant that the request will be presented to the Town Council for final consideration at its March 17, 2026 meeting at 7:00 p.m.

S-26-01 Mallard Crossing Preliminary Plat: Mallard Johnston NC, LLC is requesting approval of the preliminary plat of 469.99 acres of land into 1,326 residential units: 872 single-family detached, 454 single-family attached (townhomes) in accordance with the R8-CZ master plan. This project covers eight (8) separate parcels located along Mallard Road and also can be identified by Johnston County Tax ID #'s 15L11043, 15L11042B, 15K11047.

Planner Micah Woodard presented case S-26-01 to the Planning Board and provided a brief overview of the proposed project. He said the property is located on both sides of Mallard Road from Old Mallard Road extending about 2 miles east. He explained that on July 15, 2025, a revised master plan was approved by the Town Council with the following changes:

- Reduction in overall acreage due to the removal of the solar farm from the development site.
- Reduction in total residential units from 2,005 to 1,327.
- Elimination of all 824 previously proposed apartment units.
- Introduction of age-targeted (no maintenance) units.
- Inclusion of five distinct residential product lines.
- Plans for two clubhouses and swimming pools.
- Electric service to be provided by the Town of Smithfield.
- Architectural materials to include premium vinyl siding.
- Proposal to install valley curb in front of all lots less than 50 feet in width.
- Provision of overflow parking within the townhouse areas.

Mr. Woodard stated that this preliminary plat application represents the next step in the development approval process. In order for the preliminary plat to be approved, it must substantially conform to the approved Conditional Zoning Master Plan and meet the required findings of fact for preliminary plat approval. The owner of the property is Mallard Johnston NC, LLC.

Mr. Woodard went on to say the proposed development is consistent with the Town's Comprehensive Land Use Plan, which supports medium-density residential use in this area, and aligns with the previously approved rezoning. The developer intends to submit a voluntary annexation petition, though it has not yet been filed.

The project will be constructed in five phases beginning in late 2026 or early 2027, with full build-out anticipated by 2032. Utilities will be provided by the Town of Smithfield, including phased water system expansions and a sanitary sewer system designed for full build-out, supported by two proposed pump stations.

Access will be provided through seven intersections along Mallard Road. A Traffic Impact Analysis has been completed, and NCDOT will require turn lanes on Mallard Road. Streets are proposed at 27 feet wide within 50-foot rights-of-way (Town standard is 60 feet), with lateral connections to adjacent properties. Several elongated cul-de-sacs are proposed, which are generally discouraged. No additional connection to Mallard Road is included due to prior zoning approvals.

Five-foot sidewalks are proposed on both sides of residential streets and along the north side of Mallard Road, with multi-use trails planned along the south side of Mallard Road and within the Duke Energy powerline easement, including boardwalk sections. Easements will be needed to accommodate portions of the trail.

Over 50% of the site (approximately 256 acres) will be preserved as parks, trails, and natural areas, including 24 acres of active open space with pocket parks, gathering areas, clubhouses, and pools. All open space and amenities will be owned and maintained by the HOA.

Landscaping includes a berm with decorative fencing along Mallard Road to screen double-fronted lots. Stormwater control measures are incorporated throughout the site and will also serve as buffering along Mallard Road.

HOA provisions will address maintenance of common areas, stormwater facilities, trails, landscaping, and on-street parking. Trash and recycling containers must be screened or stored out of public view. HOA documents must be reviewed by the Town Attorney prior to final plat approval.

Subdivision signage will require a separate permit. The applicant proposes five distinct residential product lines, differing from the previous Woodleaf Master Plan.

The Mallard Crossing Master Plan provides for a total of 1,326 residential units. A portion of these units will be designated as age-targeted housing, with exterior maintenance and common area upkeep to be managed by the Homeowners Association (HOA).

The conditional zoning master plan includes the following features that go beyond UDO requirements:

- Sidewalks on both sides of all subdivision streets
- Two clubhouses
- Two swimming pools
- Additional recreational amenities
- Class A building materials that exceed UDO standards, including vinyl siding
- A landscaped berm with an average height of at least 3 feet and a decorative fence between Mallard Road and the double-fronted lots
- A multi-use trail within the Duke Power line easement
- Maintenance of age-targeted properties by the HOA
- Fountains added to the stormwater ponds as an amenity

Proposed Conditions of Approval:

1. The elongated cul-de-sacs must be redesigned to meet Town standards.
2. A public trail easement must be provided within the Duke Power Line easement.
3. Stormwater ponds must include fountains for aeration and as an amenity.
4. Trash and recycling roll-off containers for single-family and townhouse units must be screened from public view or stored in garages or rear yards, with enforcement by the HOA.
5. The HOA will own and maintain all common areas and amenities, including landscaping, property maintenance, stormwater SCMs, parking lots, recreational amenities, and open space.
6. The HOA must enforce no parking on Town streets.
7. Architectural standards must be included in the HOA declarations and enforced by the HOA.
8. HOA declarations must be submitted to the Town Attorney for review prior to Final Plat approval.

Micah Woodard opened the floor for discussion among Planning Board members. Beth Blackmon, representing Timmons Group, approached the Board to address any questions.

Joseph Pierce of 695 Mallard Road spoke to express concerns that a portion of the proposed development encroaches on his property. His concerns were addressed by Ms. Blackmon and Anthony Catalano of Contender America.

Chairman Mark Lane informed the applicant that the request will be presented to the Town Council for final consideration at its March 17, 2026 meeting at 7:00 p.m.

S-26-06 Clarius Industrial Preliminary Plat: Clarius Partners, LLC is requesting approval of the preliminary plat of 75.61 acres located on US Highway 70 Business, at the north edge of the Town's extra-territorial jurisdiction into 4 developable light industrial lots with a private road and shared open space. This project is located at Johnston County Tax ID # 17J07032.

Planner Micah Woodard explained Clarius Park consists of four (4) light industrial lots located on US Highway 70 Business at the northern edge of the Town's Extra-Territorial Jurisdiction (Johnston County Tax ID 17J07032). The lots will be accessed by a shared private cul-de-sac constructed to Town standards and maintained by a Property Owners Association (POA).

The site currently contains a residential structure, agricultural fields, and wooded areas, with a blue line stream along the northern portion and a gas line easement in the southwest corner. The property is located within the WA-IV-PA Protected Area Watershed Overlay District, requiring enhanced stormwater controls. Development will avoid impacts to wetlands and buffers, except for a permitted driveway crossing to serve Lot 4.

The project is consistent with the Comprehensive Land Use Plan, which supports light industrial development in this area. It will be constructed in a single phase, with utilities provided by Johnston County.

Access will be provided via a private cul-de-sac from US 70 Business West. Lot A will also include a right-in/right-out driveway serving as secondary fire access. A variance was granted for the 1,585-foot cul-de-sac length. A Traffic Impact Analysis has been completed, and required roadway improvements will be installed.

Stormwater will be managed through four shared facilities maintained by the POA. A 5-foot public sidewalk is required along US 70 Business. Landscaping, buffering, dumpster enclosures, and subdivision signage will be provided in accordance with Town requirements.

All four lots meet light industrial zoning standards, including required setbacks.

Proposed Conditions of Approval:

1. Property Owners Association (POA) declarations shall be submitted to the Town Attorney for review prior to final plat approval. The declarations shall address the operation and maintenance of the private cul-de-sac, stormwater management facilities, shared signage, and any other shared amenities.
2. The POA declarations shall include provisions protecting the 100-foot-wide buffer along the northern edge of the plat from future development or disturbance.
3. Shared access easements shall be established over all shared driveways serving the industrial lots.
4. A Stormwater Operations and Maintenance Agreement shall be executed for all stormwater management facilities.
5. A five-foot-wide public sidewalk shall be installed along the frontage of US 70 Business West.

Micah Woodard concluded his presentation of S-26-06 and turned it over to the Planning Board for questions.

Toby Coleman, a land use and zoning lawyer based in Raleigh, NC came forward to answer questions.

Adjournment

Nariman Jaminia made a motion to adjourn; seconded by Jaime Beasley. Unanimously approved.

Next Planning Board meeting is March 5th, 2026, at 6pm.
Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist