

Town of Smithfield Planning Board
Meeting Minutes
June 4, 2026
6:00 P.M., Town Hall, Council Chambers

Members Present:

Chairman Mark Lane
Alisa Bizzell
Luke Stancil
Jaime Beasley
John Keeley

Members Absent:

Vice-Chairman Ashley Spain
Nariman Jaminia

Staff Present:

Micah Woodard, Planner I
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Brent Reck, Planning Director

CALL TO ORDER

PLEDGE OF ALLEGIANCE

IDENTIFY VOTING MEMBERS

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

APPROVAL OF MINUTES May 7th, 2026

Alisa Bizzell made a motion to approve the minutes, seconded by John Keeley. Unanimously approved.

New Business

RZ-26-03 Peedin Road Rezoning: Maria Dawod is requesting a general rezoning of a ±0.5-acre tract from the existing B-3 zoning district to the R-6 zoning district. This property is located at 14 Peedin Rd, Smithfield, NC 27577, further identified by Johnston County Tax ID 15007027.

Planner Micah Woodard, explained the subject parcel consists of what were originally Lots 27–30 of the Edgerton Park Subdivision, which was platted in 1950. A comparison of the original subdivision plat with current aerial imagery indicates that most of the subdivision lots were developed with single-family residences, while the lots fronting Brightleaf Boulevard (US 301) were consolidated and redeveloped for commercial uses. Historical aerial imagery and Google Street View records show that two (2) residential dwellings were previously located on the subject property. One residence was demolished between 2005 and 2008, while the second was removed between 2010 and 2013. The applicant has indicated that, if the rezoning request is approved, the property will be developed with a single-family residence.

The applicant, Maria Dawod, came forward to answer any questions from the Board. She explained that she and her family were seeking the rezoning in order to build a home on the property and operate an in-home daycare from the residence.

John Keeley asked whether an in-home daycare would be permitted in the R-6 zoning district. Micah Woodard responded that an in-home daycare is a permitted use in the R-6 district and that rezoning the property to R-6 would allow the applicant to operate the proposed in-home daycare.

Jaime Beasley made a motion to recommend approval of Zoning Map Amendment RZ-26-03, finding the request to be consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and further finding that the amendment is reasonable and in the public interest. The motion was seconded by John Keeley and carried unanimously.

This recommendation will be forwarded to the Smithfield Town Council for consideration at its meeting on July 21, 2026, at 7:00 p.m.

RZ-26-04 Continued Parks Rezoning: Town of Smithfield Staff is requesting a general rezoning of two (2) tracts totaling ±90.39 acres from the existing R-8 and R-20 zoning districts to the O&I zoning district. These properties are identified by Johnston County Tax ID #'s 14A03005A and 15004020A.

Micah Woodard stated Parks and Recreation areas are permitted in nearly all zoning districts, the Town's flagship recreational facility, Smithfield Community Park, is currently zoned Office and Institutional (O&I). Both subject parcels are contiguous and directly adjacent to Community Park. Rezoning these properties to O&I would promote consistency and continuity with surrounding Town-owned parks and recreational facilities, including Smith Collins Park, Talton Park, and Civitan Field. The proposed rezoning would establish a unified zoning designation for Town-owned recreational properties and support the long-term planning and management of these public facilities.

Interim Town Manager Kim Pickett stepped forward to explain the Town's rationale for requesting the rezoning. She stated that the Town already owns the second parcel, which is predominantly floodplain and therefore not suitable for development. She further noted that the only tree removal associated with the proposal would occur in the upper portion of the parcel adjacent to Community Park, consisting of approximately four acres of trees.

Emma Gemmel of Hancock Street came forward. She asked Planner Micah Woodard what other uses in the O&I zoning district would be permitted on this land in question?

Mr. Woodard explained that Section 6.6 of the Unified Development Ordinance (UDO) contains the Table of Uses, which identifies the uses that are permitted. He noted that the table provides a comprehensive list of allowed and restricted uses for all zoning districts, including O&I.

Mrs. Gemmel asked when and why the Town voted to change the zoning to O&I for the parks and recreation?

Micah Woodard stated that he was unsure when the change had been made, but he believed it was likely done to maintain consistency with the surrounding zoning districts.

Mrs. Gemmel stated that she does not believe the O&I zoning district is appropriate for parks and would like to see those properties rezoned back to their previous classifications. She expressed concern that the land could potentially be better utilized for other municipal purposes, such as a Town facility or a water treatment plant.

Peter Hulth of North Third Street came before the Board to express concerns regarding the proposed rezoning request. He stated his opposition to the rezoning and shared his concerns about the potential impacts of the zoning change.

Rick Buckner of Cobblestone Court expressed his concerns regarding the proposed rezoning. He asked Micah Woodard whether a professional sports stadium is a permitted use or a conditional use under the Town's Unified Development Ordinance (UDO) within the O&I zoning district. Mr. Woodard responded that a professional sports stadium is a permitted use in the O&I district if it is owned by the Town. Mr. Buckner expressed concern that a traffic impact analysis had not yet been completed and stated that one should be required before any rezoning decision is made. He also recommended that a lighting study be conducted and that a parking agreement be established with Johnston County Public Schools to address potential parking needs associated with the project.

Interim Town Manager Kim Pickett clarified that the matter before the Town Council was a rezoning request and not a preliminary plat review. She explained that issues such as traffic impact studies, lighting studies, and other technical requirements would be reviewed by the Planning Board during the development review process at a later stage. She noted that the project had not yet reached that point in the approval process.

Kyle McKeel, of Whitley Drive, spoke in opposition to the proposed rezoning. Mr. McKeel stated that he enjoys spending time outdoors and frequently uses the Greenway for running. He expressed concern about

the potential removal of trees and the impact the development could have on the area's natural environment. He also stated that he has many unanswered questions regarding the proposal and believes citizens need additional time to fully review and understand the rezoning request before any decision is made.

Pam Lampe of N. Second Street spoke in opposition to the proposed rezoning. She agreed with previous speakers that the Town's parks should have their own zoning district rather than being included within the Office & Institutional (O&I) district. Ms. Lampe expressed concern that the O&I zoning district allows too many potential uses, creating too much flexibility for future development. She stated that the property is too valuable to the community to be rezoned in a way that could permit a wide range of uses.

Chairman Mark Lane asked Kim Pickett if she previously said only 4 of the 50 acres would be used

Interim Town Manager Kim Pickett said roughly 6 acres. Town Council has asked that they come 400 ft off the last house in Eden Woods to create a buffer.

Luke Stancil made a motion to recommend approval of Zoning Map Amendment RZ-26-04, finding that it is 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 motion was seconded by Jaime Beasley. The motion passed by a vote of 4-1, with John Keeley voting in opposition.

CZ-26-01 Grace Mills Jackson Family Trust Conditional Rezoning: The Grace Mills Jackson Family Trust is requesting a conditional rezoning of a ±13.883-acre tract from the existing R-20A zoning district to the B-3 zoning district. This property is located at 3063 Buffalo Rd, Smithfield, NC 27577, further identified by Johnston County Tax ID 14L09028.

Micah Woodard stated that David Boon, on behalf of the Grace Mills Jackson Family Trust, requested a conditional rezoning of the subject parcel from R-20A (Residential-Agricultural) to B-3CZ (Highway Entranceway Business Conditional District). If approved, the applicant intends to develop the property as a commercial storage facility constructed in multiple phases. The first phase would consist of RV and boat storage, followed by the construction of traditional mini-storage buildings, and finally a fully enclosed, climate-controlled storage facility.

Mr. Woodard explained that the Conditional Zoning process allows for variances, or deviations, from the Unified Development Ordinance (UDO) requirements in exchange for improvements that may exceed UDO standards. In this case, the applicant has not requested any deviations from the UDO. However, the Planning Board may recommend, and the Town Council, with the applicant's mutual approval, may impose fair, reasonable, and appropriate conditions on the rezoning. Such conditions may include, but are not limited to, the location, nature, hours of operation, and extent of the proposed use.

David Boon of Buffalo Road addressed the Board to explain his proposal for the property. He stated that he is proposing a phased, low-impact commercial storage facility, with the front four acres remaining undeveloped until a later phase of the project. The initial phase would consist of RV and boat storage. Mr. Boon added that an attendant would be present on-site during operational hours to oversee the facility.

Mark Lane expressed concerns about the potential impact of the proposed project on the neighboring properties located on both sides of the site. He stated that he does not want adjacent property owners to be disturbed by the development and recommended that additional screening be installed along the gravel road on the right side of the property to provide a buffer. Mr. Lane also suggested that the facility's hours of operation be limited to 7:00 a.m. to 9:00 p.m.

John Keeley made a motion to recommend approval of Conditional Rezoning CZ-26-01, with the condition that a 6-foot vinyl fence be installed along the right side of the property for a distance of 190 feet to serve as a buffer. The motion included a finding that the request is 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 motion was seconded by Alisa Bizzell and passed by a vote of 4-1, with Jaime Beasley voting in opposition.

Old Business

None

Adjournment

Alisa Bizzell made a motion to adjourn; seconded by Luke Stancil. Unanimously approved

Next Planning Board meeting is on July 9th 2026, at 6pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Julie Edmonds".

Julie Edmonds
Administrative Support Specialist