

**Town of Smithfield Planning Board
Meeting Minutes
March 9th, 2026
6:00 P.M., Town Hall, Council Chambers**

Members Present:

Chairman Mark Lane
Vice-Chairman Ashley Spain
Luke Stancil
Nariman Jaminia
Alisa Bizzell

Members Absent:

Jaime Beasley

Staff Present:

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

Staff Absent:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

IDENTIFY VOTING MEMBERS

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

APPROVAL OF MINUTES February 5th, 2026

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

New Business

RZ-26-01 Peedin Rezoning: Timothy Peedin is requesting the rezoning of 1.75 acres of land located on Firetower Road near the intersection of Firetower and US Hwy 70 Business East. The existing tract is split zoned B-3 and R-20A. The applicant is requesting to rezone the tract to be entirely R-20A. This parcel is identified by Johnston County Tax ID 15M12027G.

Micah Woodard stated that the applicant, Timothy Peedin, is requesting to rezone approximately 1.75 acres located at the intersection of Firetower Road and US Highway 70 Business East. He noted that the tract was recently subdivided from a larger parcel that is currently split-zoned, with the southern portion zoned B-3 and the northern portion zoned R-20A.

Mr. Woodard explained that, although the parent tract includes B-3 zoning, it has not been used for commercial purposes and has historically been used for agricultural purposes. He stated that the applicant is requesting to rezone the entire parcel to R-20A in order to construct a single-family residence. He added that the Future Land Use Map designates the area for low-density residential development.

The property in question (and other surrounding properties) have not always been a part of Smithfield's ETJ. In 2009 the Town of Smithfield's ETJ expanded. When this occurred Mr. Peedin's property was transferred from Johnston County jurisdiction into Town of Smithfield jurisdiction. 160D-202 grants this power. This transfer of jurisdiction meant that the Counties zoning districts were changed to whatever Town of Smithfield zoning district were most similar.

EXAMPLE: Johnston County: GB/AR

Town of Smithfield: B-3/R-20A

Town of Smithfield staff could not confirm or verify when Johnston County did their last large scale zoning overlay. However, by examining the county as a whole, you can see that a large “GB” or General Business zone was overlaid on the US Hwy 70 corridor throughout the county, extending around 500’ on either side. Staff could not confirm when this would have occurred or if property owners were notified.

Planning Staff recommend approval of RZ-26-01 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.

Nariman Jaminia made a motion to recommend approval of zoning map amendment, RZ-26-01, 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 Ashley Spain. Unanimously approved.

ZA-25-05: Board Composition and Quorum Definition Town of Smithfield staff has been directed by the Town Council to amend the Unified Development Ordinance Articles 3 and 4, in matters pertaining to board composition and quorum definition as well as other minor updates.

Micah Woodard explained to the Planning Board that Town Council has requested Planning Staff to amend the UDO (Unified Development Ordinance) Articles 3 and 4. He read all changes being proposed in the sections below.

DRAFT ORDINANCE

Section 3.3.3.1. This section is being amended to eliminate alternate members of the Planning Board. There is no requirement in NC Gen. Statutes requiring alternate members and appointees are often disappointed to find they are unable to vote.

Section 3.3.3.3. This section has minor amendments such as allowing the UDO Administrator to assign other staff members to serve as Secretary and advisor to the board. Also, the Town has no Building Inspector on staff. This text is being amended because the current ordinance requires a quorum of 4 members to conduct business, whereas a quorum is the majority of the members, excluding vacant seats, which in some instances, could be less than 4 members.

Section 3.3.3.5.4. This section is being updated to reflect that a quorum shall consist of a majority of Commission members, excluding vacant seats.

Section 3.4.2.2. This section is being amended to eliminate alternate members of the Board of Adjustment. There is no requirement in State Statutes requiring alternate members and appointees are often disappointed to find they are unable to vote.

Section 3.4.2.6.3. This section is being amended to clarify that the UDO Administrator can assign other staff members to serve as Secretary and advisor to the board.

Section 4.6.4.1. This section is being updated to reflect current practices for receiving the Planning Board recommendations.

Section 4.10.4. Amended BOA voting to exactly reflect NCGS 160 406.

The Planning Board committee expressed strong opposition to removing alternate members from the board. They emphasized that alternates are necessary and particularly valuable in situations where multiple regular members are absent.

After extensive discussion the Planning Board committee chose to table the amending of the UDO articles 3 and 4 pertaining to board composition and quorum definition.

Nariman Jaminia made a motion to table ZA-25-05; seconded by Ashley Spain. 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 further input into specific sections to begin research.

The Planning Board chose to put off the UDO Discussion until the April 2nd, 2026 Planning Board meeting.

Adjournment

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

Next Planning Board meeting is on April 2nd, 2026, at 6pm.

Respectfully Submitted,

A handwritten signature in black ink that reads "Julie Edmonds". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Julie Edmonds
Administrative Support Specialist