



## **PLANNING BOARD AGENDA**

### ***Members:***

*Chair: Mark Lane (ETJ)*

*Vice-Chair: Ashley Spain (ETJ)*

*Jaime Beasley (Town)*

*Luke Stancil (Town)*

*Nariman Jaminia (Town)*

*Alisa Bizzell (Town)*

*John Keeley (Town)*

### ***Staff:***

*Brent Reck, Planning Director*

*Micah Woodard, CZO, Planner I*

*Julie Edmonds, Administrative Support Specialist*

***Meeting Date: Thursday, April 2<sup>nd</sup>, 2026***

***Meeting Time: 6:00 p.m.***

***Meeting Place: Council Chambers, Smithfield Town Hall***



**PLANNING BOARD AGENDA**

**REGULAR MEETING**

**APRIL 2, 2026**

**MEETING TIME: 6:00 PM**

**TOWN HALL COUNCIL CHAMBERS**

- 1) **Call to Order.**
- 2) **Pledge of Allegiance.**
- 3) **Identify voting members.**
- 4) **Approval of the agenda.**
- 5) **Approval of the minutes from March 9, 2026.**
- 6) **New Business.**
  - a) Town Clerk Elaine Andrews to swear in new board member John Keeley.
  - b) **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.
  - c) **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.
  - d) **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.
  - e) **UDO Discussion:** At the Feb. 5<sup>th</sup> 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.
- 7) **Old Business.**

None.
- 8) **Adjournment.**

**DRAFT**  
**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 2<sup>nd</sup>, 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 2<sup>nd</sup>, 2026, at 6pm.

Respectfully Submitted,



Julie Edmonds  
Administrative Support Specialist

DRAFT



# Request for Planning Board Action

Agenda  
Item: RZ-26-02  
Date: 4/2/2026

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**Subject:** Zoning Map Amendment  
**Department:** Planning  
**Presented by:** Micah Woodard, Planner I  
**Presentation:** Public Meeting

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## Issue Statement

Donna Barbour Oldham is requesting a zoning map amendment to rezone a ±50.8 acre parcel, located at 2614 Buffalo Rd, Smithfield, NC 27577.

## Financial Impact

None.

## Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the rezoning and to make a recommendation to the Town Council to approve or deny the request.

## Recommendation

Planning Staff recommends approval of the rezoning, 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 request is reasonable and in the public interest.

Approved:  Town Manager  Town Attorney

## Attachments:

1. Staff report
2. Consistency Statement
3. Application



# Staff Report

Agenda  
Item: RZ-26-02

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## REQUEST:

Donna Barbour Oldham is requesting a 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.

## PROPERTY LOCATION:

The property is located at 2614 Buffalo Rd, Smithfield, NC 27577 on the south side of Buffalo Road across from Rebirth Deliverance Ministries Church.

## CURRENT SITE DATA:

Tax ID#	14K09195C
Acreage:	±50.8 acres
Present Zoning:	R-20A (Residential/Agricultural)
Proposed Zoning:	LI (Light Industrial)
Existing Use:	Residential/Agriculture
Proposed Use	Light Industrial
Town/ETJ:	ETJ
Fire District:	Selma
School Impacts:	None
Parks and Recreation:	None
Water Provider:	Johnston County
Sewer Provider:	Johnston County
Electric Provider:	Duke

## EXISTING CONDITIONS/ENVIRONMENTAL:

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 WS-IV-PA protected area watershed overlay district which requires more restrictive stormwater management.

**ADJACENT ZONING AND LAND USES: (see attached map for complete listing)**

	<b>Zoning</b>	<b>Existing Land Uses</b>
<b>North</b>	R-20A	Residential, Place of Worship
<b>South</b>	R-20A	Residential
<b>East</b>	R-20A	Residential
<b>West</b>	R-20A	Residential

**ANALYSIS:**

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.

**COMPREHENSIVE PLAN.** The Comprehensive Plan Future 'Land Use Map' has this area guided for Industrial/Employment.

**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 town's comprehensive plan.*
- **Consistency with the Unified Development Code** – *The site will be developed in accordance with the Light Industrial standards and WS-IV-PA standards.*
- **Compatibility with Surrounding Land Uses** – *With proper buffering and good site development, the property considered for rezoning could be compatible with surrounding land uses. While not in our jurisdiction, less than a mile away on Buffalo Road is the oil terminal industrial park in Selma.*

**RECOMMENDATION:**

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.

**RECOMMENDED MOTION:**

Staff recommends the following motion:

“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.”

**THE TOWN OF SMITHFIELD  
PLANNING BOARD  
UNIFIED DEVELOPMENT ORDINANCE  
ZONING MAP AMENDMENT CONSISTENCY STATEMENT  
RZ-26-02**

**Whereas** the Smithfield Planning Board, 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 Planning Board, 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 PLANNING BOARD AS APPROPRIATE:**

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

That the Planning Board recommendation regarding map amendment RZ-26-02 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 Planning Board and information provided at the public hearing; and

It is the objective of the Town of Smithfield Planning Board 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 Planning Board 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 RZ-26-02 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 Planning Board 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  
 P.O. Box 761, Smithfield, NC 27577  
 Phone: 919-934-2116  
 Fax: 919-934-1134

## REZONING APPLICATION

*Pursuant to Article 4, Section 4-1 of the Unified Development Ordinance, proposed amendments may be initiated by the Town Council, Planning Board, Board of Adjustment, members of the public, or by one or more interested parties. Rezoning applications must be accompanied by one (1) application, one (1) required plan, an Owner's Consent Form (attached), (1) electronic submittal and the application fee.*

Name of Project: Lincoln Barbour Farm      Acreage of Property: 51.01 +/-  
 Parcel ID Number: 14-K-09-195-C      Tax ID: \_\_\_\_\_  
 Deed Book: 956      Deed Page(s): 255  
 Address: 2614 Buffalo Rd, Smithfield NC 27577  
 Location: ~ 1/4 mile from intersection of Buffalo Rd and existing Hwy 70 Bypass (future Interstate 42)

Existing Use: Agriculture      Proposed Use: Light Industrial  
 Existing Zoning District: R20-A  
 Requested Zoning District: LI  
 Is project within a Planned Development:       Yes       No  
 Planned Development District (if applicable): \_\_\_\_\_  
 Is project within an Overlay District:       Yes       No  
 Overlay District (if applicable): \_\_\_\_\_

### FOR OFFICE USE ONLY

File Number: <u>RZ-26-02</u>	Date Received: <u>3-9-2026</u>	Amount Paid: <u>\$400.00</u>
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**APPLICANT AFFIDAVIT**

*I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Smithfield to approve the subject zoning map amendment. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.*

Donna B Oldham  
*Print Name*

*Donna B Oldham*  
*Signature of Applicant*

3/9/26  
*Date*



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 Planning Department  
 350 E. Market St Smithfield, NC 27577  
 P.O. Box 761, Smithfield, NC 27577  
 Phone: 919-934-2116  
 Fax: 919-934-1134

**OWNER'S CONSENT FORM**

Name of Project: Lincoln Barbour Farm      Submittal Date: 3/9/26

**OWNERS AUTHORIZATION**

I hereby give CONSENT to Donna Barbour Oldham (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.

Edwin J. Barbour      Edwin J Barbour      3/9/2026  
 Signature of Owner      Print Name      Date

**CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER**

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Donna B Oldham      Donna B Oldham      3/9/26  
 Signature of Owner/Applicant      Print Name      Date

**FOR OFFICE USE ONLY**

File Number: RZ-26-02      Date Received: 3-9-2026      Parcel ID Number: \_\_\_\_\_



Town of Smithfield  
 Planning Department  
 350 E. Market St Smithfield, NC 27577  
 P.O. Box 761, Smithfield, NC 27577  
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Name of Project: Lincoln Barbour Farm      Submittal Date: 3/9/26

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Joan Herrell      Joan Herrell      3-08-26  
*Signature of Owner*      *Print Name*      *Date*

**CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER**

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Joan Herrell      Joan Herrell      3-08-26  
*Signature of Owner/Applicant*      *Print Name*      *Date*  
Donna B Oldham      Donna B Oldham      3/9/26

**FOR OFFICE USE ONLY**

File Number:      Date Received:      Parcel ID Number:



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**OWNER'S CONSENT FORM**

Name of Project: Lincoln Barbour Farm Submittal Date: 3/9/26

**OWNERS AUTHORIZATION**

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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.

Beverly B. Alexander Beverly B. Alexander 3/9/26  
*Signature of Owner* *Print Name* *Date*

**CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER**

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

Donna B. Oldham Donna B. Oldham 3/9/26  
*Signature of Owner/Applicant* *Print Name* *Date*

**FOR OFFICE USE ONLY**

File Number: \_\_\_\_\_ Date Received: \_\_\_\_\_ Parcel ID Number: \_\_\_\_\_

March 9, 2026

Town of Smithfield Rezoning Application Justification Statement

RE: Lincoln Barbour Farm at 2614 Buffalo Rd, Smithfield NC 27577  
Request to rezone from Agricultural/Residential to Light Industrial

Upon much consideration, the heirs to the above referenced property have agreed that continued Agricultural/Residential use of the property may no longer represent the highest and best use of the property given several factors.

The property's location in proximity to the intersection of Buffalo Road and future Interstate 42 offers an ideal opportunity for development that would better serve the community's economic needs. At approximately 51 acres, the tract is large enough to accommodate a wide variety of light industrial uses and can provide flexibility for minimizing impacts on adjacent properties. Additionally, rezoning the property would contribute to the local tax base while providing local employment opportunities and economic diversification for the area.

We respectfully submit that rezoning to Light Industrial is an appropriate transition in land use based on current development goals and the evolving character of the area.

Thank you for your consideration.

March 9, 2026

List of Adjacent Property Owners

RE: Lincoln Barbour Farm at 2614 Buffalo Rd, Smithfield NC 27577  
Request to rezone from Agricultural/Residential to Light Industrial

Kevin and Erin Smith  
Wolfpack Investors (Frank Lee)  
Thomas and Julie Stancil  
Miles and Shannon Haywood  
Jane C. Corbett Life Estate



**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(s); ZA-25-05, RZ-26-02, and SUP-26-01 were notified by First Class Mail on 3/20/26 of the Public Meeting on April 2<sup>nd</sup>, 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

20<sup>th</sup> day of March, 2026

Notary Public Signature

Notary Public Name

Commission expires on 1-15-2028



## RZ-26-02 Adjacent Property Owner List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
14K09195C	BARBOUR, B LINCOLN		1222 BUFFALO RD		SMITHFIELD, NC 27577-7443
14057001G	HAYWOOD, MILES	HAYWOOD, SHANNON	209 CREEK RD		BEAUFORT, NC 28516-6601
14057004A	WOLFPACK INVESTORS, LLC		PO BOX 148		SMITHFIELD, NC 27577-0148
14075022A	WOLFPACK INVESTORS, LLC		PO BOX 148		SMITHFIELD, NC 27577-0148
14075016C	STANCIL, RALPH WARREN	STANCIL, AMBER SELLERS	2525 BUFFALO RD		SMITHFIELD, NC 27577-7422
14075018B	SMITH, KEVIN PALMER	SMITH, ERIN MARETT	2480 BUFFALO RD		SMITHFIELD, NC 27577-7423
14L09034E	CREECH, CONNIE EASON		117 EASON DRIVE		SMITHFIELD, NC 27577-7206
14075018	WOLFPACK INVESTORS, LLC		PO BOX 148		SMITHFIELD, NC 27577-0148
14K09018A	LAKEGIRL PROPERTIES LLC		423 BATTEN POND RD		SELMA, NC 27576-8205
14L09034G	CHAVEZ, ISIAH DOMINIC		385 EASON DR		SMITHFIELD, NC 27577-6807
14L09032E	PETERSON, J V JR		2853 BUFFALO RD		SMITHFIELD, NC 27577-7416
14L09033	GUIN, TIMOTHY	STANLEY-GUIN, JONI SHAYLA	2827 BUFFALO RD		SMITHFIELD, NC 27577-7416
14L09033V	REBIRTH DELIVERANCE MINISTRIES, INC.		2735 BUFFALO RD		SMITHFIELD, NC 27577-7417
14L09033C	EASON, SHIRLEY F. JOINT TENANTS (WROS)	POWELL, DANA EASON JOINT TENANTS (WROS)	2789 BUFFALO RD		SMITHFIELD, NC 27577-7417
14L09033W	PANIAGUA, JOSE		389 TRALEE DR		SMITHFIELD, NC 27577-9645
14057001K	HAYWOOD, MILES	HAYWOOD, SHANNON	209 CREEK RD		BEAUFORT, NC 28516-6601
14L09031	LARRY B HILL REVOCABLE TRUST	HILL, LARRY B TRUSTEE	2899 BUFFALO RD		SMITHFIELD, NC 27577-7416
14L09033T	CREECH, CONNIE E		117 EASON DR		SMITHFIELD, NC 27577-0000
14L09033X	REBIRTH DELIVERANCE MINISTRIES, INC.		2735 BUFFALO RD		SMITHFIELD, NC 27577-7417
14057001A	SULLIVAN, SHIRLEY P. JOINT TENANTS (WROS)	MUSTGRAVE, TANYA S. JOINT TENANTS (WROS)	1505 E BOOKER DAIRY RD		SMITHFIELD, NC 27577-9472
14L09033I	KIRKS, KIMBERLEY K.		5624 RAYNOR RD		GARNER, NC 27529-9455
14057001F	HAYWOOD, MILES	HAYWOOD, SHANNON S	209 CREEK RD		BEAUFORT, NC 28516-6601
14057002	STANCIL, CARL THOMAS	STANCIL, JULIE LYNNE	2704 BUFFALO RD		SMITHFIELD, NC 27577-7418
14L09033B	WOOLDRIDGE, DONALD	WOOLDRIDGE, HEATHER	2809 BUFFALO ROAD		SMITHFIELD, NC 27577-0000
14L09032A	LARRY B HILL REVOCABLE TRUST	HILL, LARRY B TRUSTEE	2899 BUFFALO RD		SMITHFIELD, NC 27577-7416
14L09034F	REBIRTH DELIVERANCE MINISTRIES, INC.		2735 BUFFALO RD		SMITHFIELD, NC 27577-7417
14L09032B	LARRY B HILL REVOCABLE TRUST	HILL, LARRY B TRUSTEE	2899 BUFFALO RD		SMITHFIELD, NC 27577-0000
14L09033D	LARRY B HILL REVOCABLE TRUST	HILL, LARRY B TRUSTEE	2899 BUFFALO RD		SMITHFIELD, NC 27577-0000
14L09033J	CORBETT, JANE C LIFE ESTATE	CORBETT, WALTER J LIFE ESTATE	2926 BUFFALO RD		SMITHFIELD, NC 27577-7413
14K09018	LAKEGIRL PROPERTIES LLC		423 BATTEN POND RD		SELMA, NC 27576-8205
14L09033E	HALE, JOHN MICHAEL JR		96 EASON DR		SMITHFIELD, NC 27577-7253
14L09033Y	MARZBANI, SIAMAK	MARZBANI, REBECCA	104 CHARMWOOD CT		CARY, NC 27518-7102
14L09034C	ROBERSON, WILLIAM L. JR	ROBERSON, GWENDOLYN D	2619 BUFFALO RD		SMITHFIELD, NC 27577-7420





# Request for Planning Board Review

Agenda  
Item: SUP-26-01  
Date: 4/2/25

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**Subject:** Cloak & Dagger (Tattoo Establishment) SUP  
**Department:** Planning  
**Presented by:** Micah Woodard, Planner I, CZO  
**Presentation:** Public Meeting

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## Issue Statement

Cloak & Dagger is requesting a special use permit to operate a tattoo establishment within 103 N. Seventh St, Smithfield, NC 27577.

## Financial Impact

None

## Action Needed

The Planning Board is requested to hold a public meeting to review the application and to provide feedback to the applicant.

## Recommendation

None

Approved:  Town Manager  Town Attorney

## Attachments:

1. Staff Report
2. Application
3. Additional Documents/Plans



# Staff Report

**Agenda Item: SUP-26-01**

**REQUEST:**

Cloak & Dagger is requesting a special use permit to operate a tattoo establishment within 103 N. Seventh St, Smithfield, NC 27577.

**APPLICATION DATA:**

Owner: Kelly Griffin (Grace Homemade International, LLC)  
Applicant: Drew & Mandi Lockamy (Cloak & Dagger)  
Tax ID Number: 15021009  
Town Limits/ETJ: Town Limits  
Acreage: 1.15  
Present Zoning: B-2CZ (General Business District-Conditional)  
Existing Use: Vacant Building  
Proposed Use: Tattoo Establishment/Office  
Water Service: Town of Smithfield  
Sewer Service: Town of Smithfield  
Electrical Service: Town of Smithfield

**PROJECT LOCATION:**

The location proposed for the tattoo establishment is 103 N. Seventh St. It is the 2,347sqft. 'garage' located behind the old Pontiac building. Property owner *Grace Homemade International, LLC* intends to use half of the space for an office, and the other half will be for Cloak & Dagger.

**ADJACENT ZONING AND LAND USES:**

	<b>Zoning</b>	<b>Existing Land Use</b>
<b>North:</b>	B-2	Child Care Facility
<b>South:</b>	B-2	Commercial Offices
<b>East:</b>	B-2	Convenience Store
<b>West:</b>	B-2	Multi-Tenant Retail/Services

**ENVIRONMENTAL:**

There are no present environmental issues on the site.

## STAFF ANALYSIS AND COMMENTARY:

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.

UDO Part III. Quasi-Judicial Procedures; Section. 4.9. Special Use Permits, sub-section 4.9.4.6. allows the Town Council the authority to impose conditions, restrictions, and guarantees when granting a special use permit. These measures can address things like the use's location, construction, operation, and maintenance, with the goal of protecting the public interest and ensuring compliance with the UDO standards.

Based on this knowledge the Town Council *could* impose a condition, that allows a deviation from parking standards through the special use permit process, but only if:

- 1. They link it to one or more of the 8 'finding of fact' found in UDO section 4.9.4.5.*
- 2. They document it and possibly attach conditions/guarantees to protect public interest.*

Staff has prepared a draft condition in this report that precedes the eight (8) finding of fact.

**PROPOSED FUTURE TEXT AMENDMENT:**

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.

The draft amendment is as shown below:

Uses	Primary Zoning Districts												
	R-20A	R-10	R-8	R-6	R-MH	O/I	B-1	B-2	B-3	LI (Sect. 7.2)	HI (Sect. 7.2)	AHH	Supplemental Regulations
RETAIL SALES AND SERVICES													
Tattoo and body piercing establishments								§ P	§ P				

**DRAFT CONDITON/JUSTIFICATION LANGUAGE:**

**Condition for Temporary Parking Surface:**

1. 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.

*\*realistic time frame suggested from applicant\**

- 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.

**JUSTIFICATION (Section 4.9.4.5 – public interest and standards)(Staff Opinion):**

The requested temporary use of a gravel parking surface is necessary to allow the applicant to establish the tattoo shop while minimizing upfront construction costs, which supports economic development and the revitalization of the existing building. The condition ensures that parking is **safe, accessible, and properly located**, while the requirement for eventual paving **protects the public interest** by maintaining compliance with Town standards for permanent off-street parking. The use of a temporary gravel surface is **consistent with the intent of the Unified Development Ordinance** by providing immediate off-street parking without negatively impacting adjacent properties, street safety, or neighborhood character.

**FINDINGS OF FACT (Staff findings in Bold Italic)**

1. Sec. 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.***
2. Sec. 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. ***With correct implementation of the one (1) condition; the use will have no adverse impact on the development or improvements to the surrounding properties.***
3. Sec. 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. ***With correct implementation of the one (1) condition; the site will have adequate utilities, drainage, parking and other necessary facilities.***
4. Sec. 4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas. ***With correct implementation of the one (1) condition; the use will not create such nuisances.***

5. Sec. 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 and will be maintained.***
6. Sec. 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 downtown setting.***
7. Sec. 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. ***With correct implementation of the one (1) condition; the use will be in harmony with the area.***
8. Sec. 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. ***With correct implementation of the one (1) condition; the proposed use will eventually be in conformance with the UDO requirements.***

**RECOMMENDATION:**

Planning Staff will recommend to Town Council that the proposed Special Use Permit request be approved in accordance with the finding of fact and with the one (1) aforementioned condition.

# SUP-26-01 Cloak & Dagger (Tattoo Establishment)

**File Number:**  
SUP-26-01

**Project Name:**  
Cloak & Dagger (Tattoo Establishment)

**Location:**  
103 N. Seventh St,  
Smithfield, NC 27577

**Tax ID#:**  
15021009

**Existing Zoning:**  
B-2CZ

**Property Owner:**  
Grace  
Homemade International,  
LLC

**Applicant:**  
Drew & Mandi Lockamy  
(Cloak & Dagger)

**City/ETJ:**  
City



**Town of Smithfield**  
**Special Use Permit Application**  
**Finding of Fact / Approval Criteria**

**Application Number:** SUP-26-01      **Name:** Cloak & Dagger (Tattoo)

**Request:** The applicant seeks a special use permit to utilize property located within the B-2CZ (General Business District - Conditional) zoning district for a tattoo establishment. The property considered for approval is located at 103 N. Seventh St, Smithfield, NC 27577. The property is further identified by the Johnston County Tax ID 15021009.

In approving an application for a special use permit in accordance with the principles, conditions, safeguards, and procedures specified herein, the Town Council may impose reasonable and appropriate conditions and safeguards upon the approval. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the Town Council. The Town Council shall include in its comments a statement as to the consistency of the application with the Town's currently adopted Comprehensive Plan. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which the below requires.

The Town Council shall issue a special use permit if it has evaluated an application through a quasi-judicial process and determined that:

- 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.
- 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.
- 4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided.
- 4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
- 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.
- 4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.
- 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.
- 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.

**Once all findings have been decided one of the two following motions must be made:**

**Motion to Approve:** *Based upon satisfactory compliance with the above stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative, I move to approve Special Use Permit Application # SUP-26-01 with one (1) condition(s).*

**Motion to Deny:** *Based upon failure to meet all of the above stated findings and for reasons stated therein, I move to deny Special Use Permit Application # SUP-26-01 for the following stated reason:*

**Record of Decision:**

**Based on a motion and majority vote of the Town of Smithfield Town Council for the Special Use Permit Application Number SUP-26-01 is hereby:**

\_\_\_\_\_ **approved upon acceptance and conformity with the following one (1) condition(s):**

1. 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.

\_\_\_\_\_ **denied for the noted reasons.**

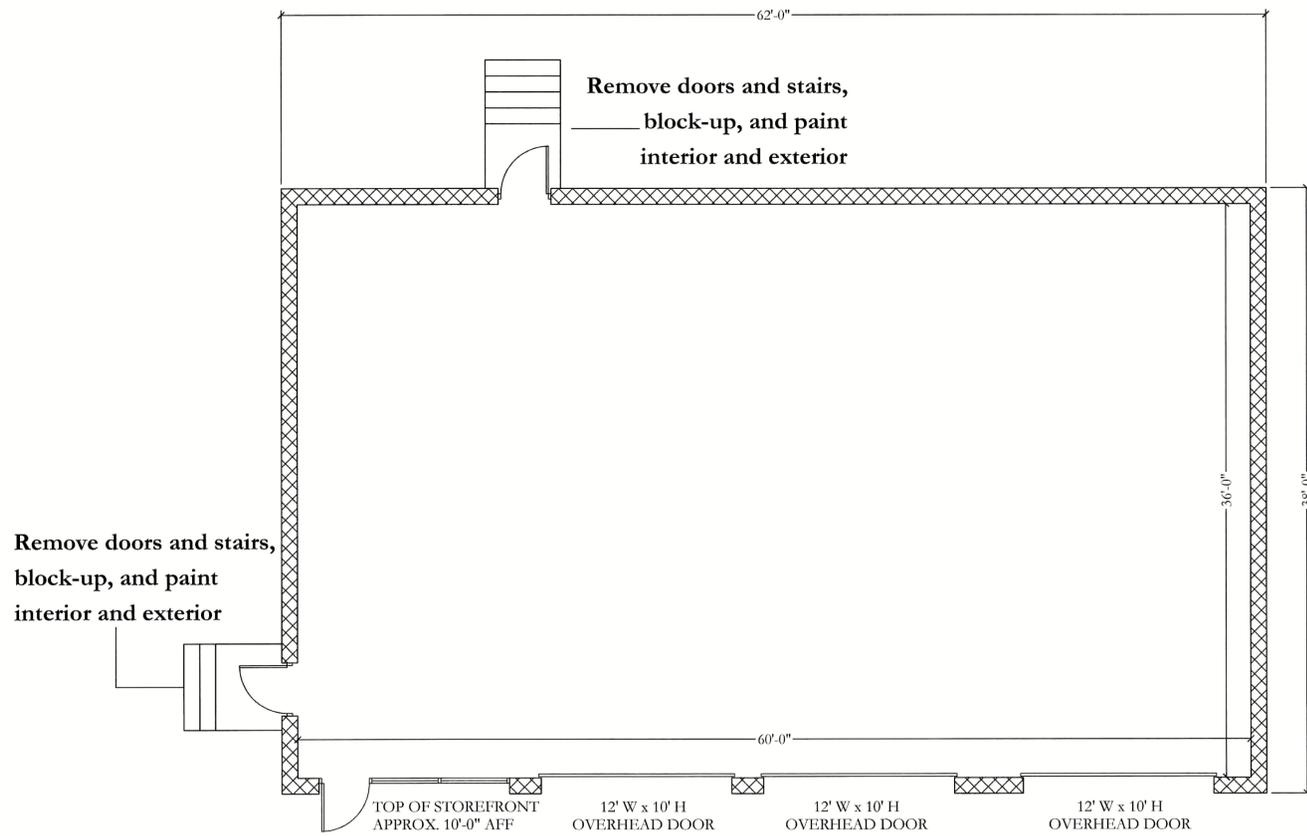
1. \_\_\_\_\_

**Decision made this \_\_\_ day of \_\_\_\_\_, 2026, while in regular session.**

\_\_\_\_\_  
**M. Andy Moore, Mayor**

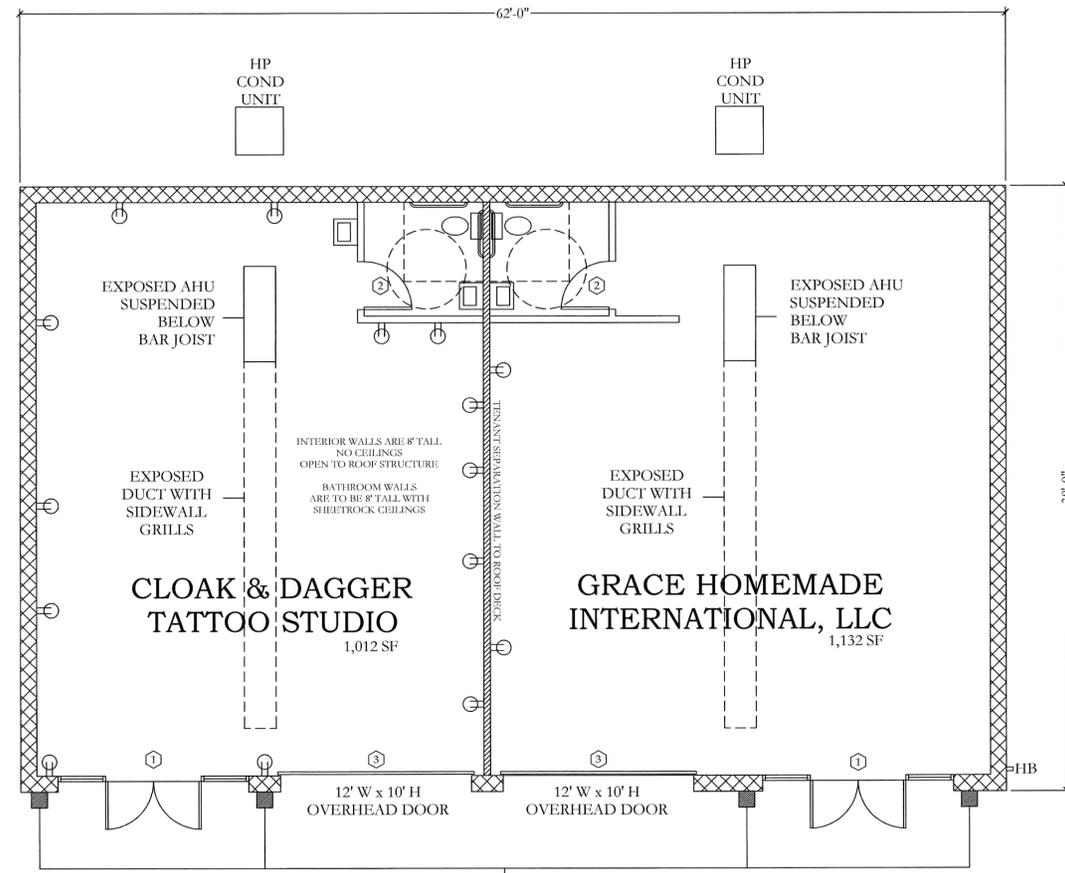
**ATTEST:**

\_\_\_\_\_  
**Elaine Andrews, Town Clerk**



**EXISTING FLOOR PLAN**

SCALE: 3/16" = 1'-0"



**PROPOSED FLOOR PLAN**

SCALE: 3/16" = 1'-0"

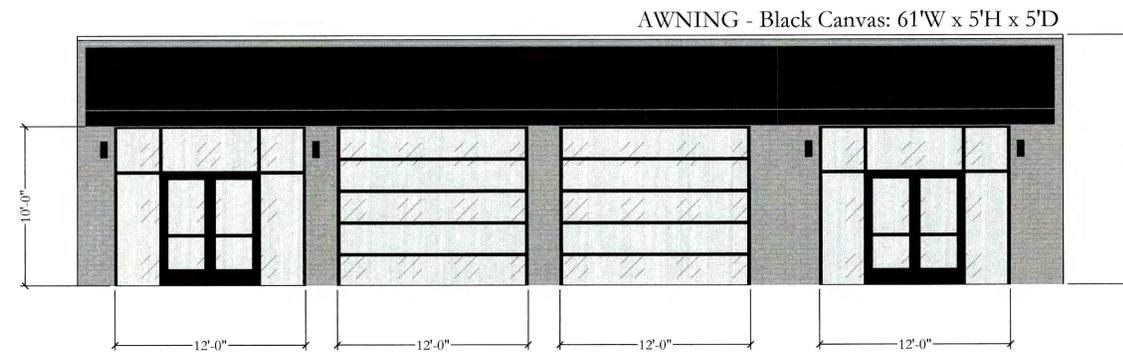
FINISH SCHEDULE CLOAK & DAGGER TATTOO					
ROOM	FLOOR	BASE	WALLS	CEILING	CEILING HT.
TATTOO PARLOR MAIN AREA	PATCHED & SEALED CONCRETE	NONE	UNPAINTED SHEETROCK	EXPOSED STRUCTURE	15'
RESTROOM 1	PATCHED & SEALED CONCRETE	NONE	UNPAINTED SHEETROCK	UNPAINTED SHEETROCK	8'

NOTE: AHU AND DUCT WORK IS TO BE PAINTED BLACK TO MATCH THE CEILING  
 NOTE: INSULATION: ALL RESTROOM WALLS AND CEILING TO RECEIVE SOUND BATT INSULATION.

DOOR SCHEDULE FOR BOTH SECTIONS					
MARK	SIZE	FRAME	DOOR	HARDWARE	GLAZING
①	PR. 3'-0" x 7'-0" x 1-3/4" WITH TRANSOMS & SIDELIGHTS	BLACK ANODIZED ALUMINUM	BLACK ANODIZED ALUMINUM WITH CLEAR GLASS	PUSH/PULL HARDWARE WITH THUMB TURN LOCKS	SOLARBAN 60 CLEAR INSULATED GLASS
②	3'-0" x 7'-0" x 1-3/4"	PAINTED HOLLOW METAL	SOLID CORE WOOD FLUSH BIRCH	LEVER HANDLE PRIVACY LATCHSET	
③	OVERHEAD DOORS 10'-0" x 12'-0" x 3"	PAINTED STEEL FRAMED OPENING "BLACK TO MATCH"	BLACK STEEL FRAME WITH SECTIONAL FULL INSULATED CLEAR GLASS	MANUAL OPERATION	

FINISH SCHEDULE GRACE HOMEMADE INTERNATIONAL, LLC					
ROOM	FLOOR	BASE	WALLS	CEILING	CEILING HT.
DCG, LLC MAIN AREA	PATCHED & SEALED CONCRETE	5 1/4" PAINTED WOOD BASEBOARD	PAINTED SHEETROCK	EXPOSED STRUCTURE	15'
RESTROOM 2	PATCHED & SEALED CONCRETE	5 1/4" PAINTED WOOD BASEBOARD	PAINTED SHEETROCK	PAINTED SHEETROCK	8'
TENANT SEPARATION WALL		5 1/4" PAINTED WOOD BASEBOARD	PAINTED SHEETROCK		15'

NOTE: AHU AND DUCT WORK IS TO BE PAINTED BLACK TO MATCH THE CEILING  
 NOTE: INSULATION: ALL RESTROOM WALLS AND CEILING TO RECEIVE SOUND BATT INSULATION.



**PROPOSED FRONT ELEVATION**

SCALE: 3/16" = 1'-0"

EXISTING & PROPOSED FLOOR PLANS, FRONT ELEVATION, & SCHEDULES  
 TRUMAN L. NEWBERRY, JR.  
 ARCHITECT  
 1821 FALLS CHURCH ROAD RALEIGH, N.C. 27609

**GRACE HOMEMADE INTERNATIONAL, LLC**  
 SMALL COMMERCIAL FLEX BUILDING  
 601 EAST MARKET STREET - SMITHFIELD

Dalton Engineering and Associates, P. A.  
 License No. C-1420  
 (919) 550-4740  
 Fax (919) 550-4741  
 446 East Main Street  
 P.O. Box 426  
 Clayton, NC 27520

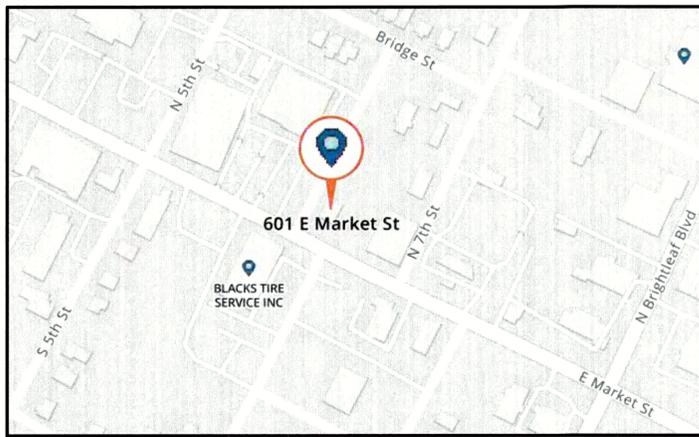
FEBRUARY 24, 2026

REVISIONS

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SHEET NO.

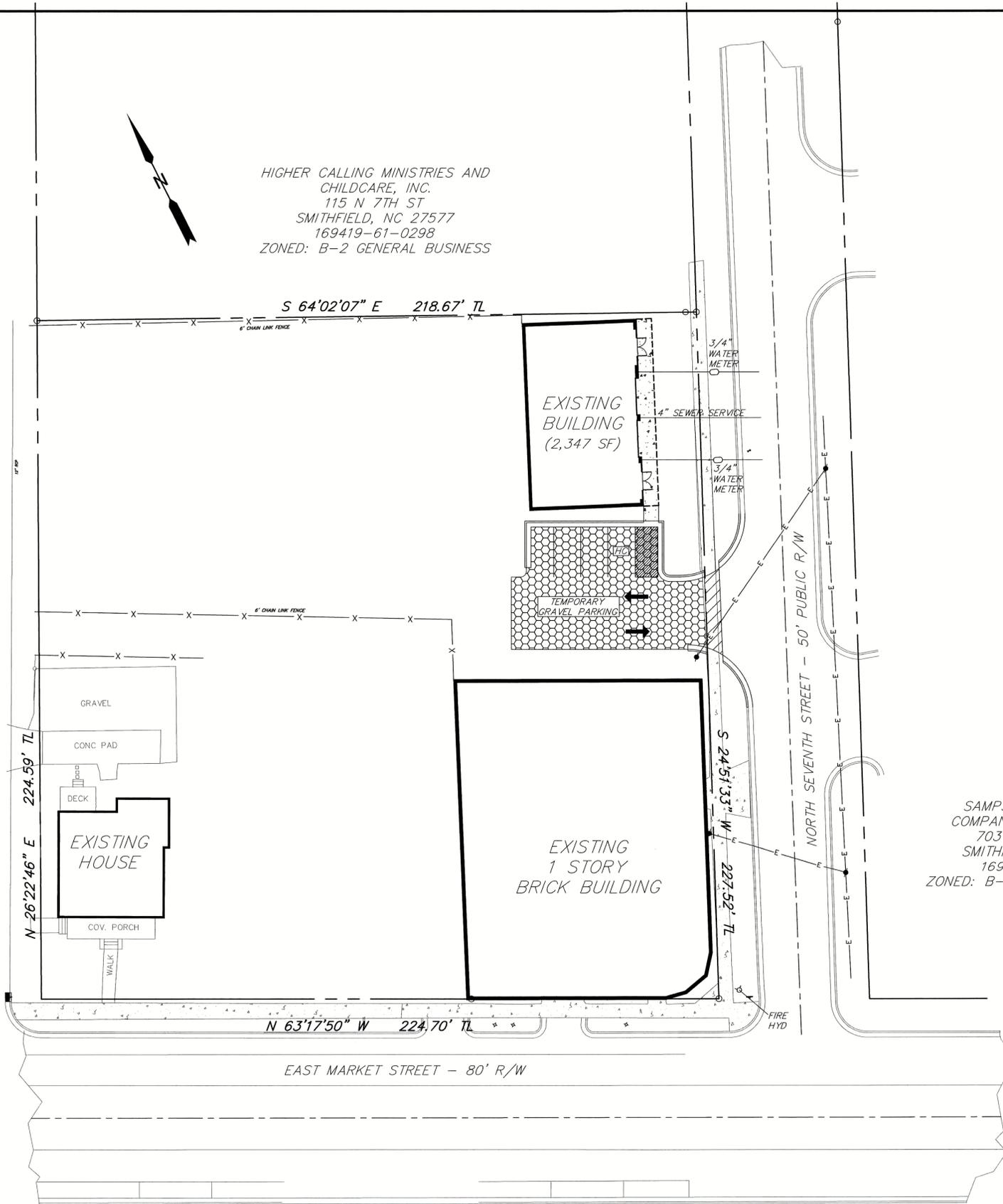
**A1.0**



VICINITY MAP

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

NORTH SIXTH STREET - 50' PUBLIC R/W



HIGHER CALLING MINISTRIES AND  
 CHILDCARE, INC.  
 115 N 7TH ST  
 SMITHFIELD, NC 27577  
 169419-61-0298  
 ZONED: B-2 GENERAL BUSINESS

SAMPSON-BLADEN OIL  
 COMPANY, INCORPORATED  
 703 E MARKET ST  
 SMITHFIELD, NC 27577  
 169419-61-2072  
 ZONED: B-2 GENERAL BUSINESS

EAST MARKET STREET - 80' R/W

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

TRIANGLE INSURANCE GROUP PATNR  
 614 E MARKET ST  
 SMITHFIELD, NC 27577  
 169419-50-9713  
 ZONED: B-2 GENERAL BUSINESS

**PRELIMINARY SITE LAYOUT**  
**GRACE HOMEMADE**  
**SMALL FLEX BUILDING**

SCALE: 1" = 20'-0"

PRELIMINARY SITE PLAN FOR  
 SPECIAL USE ZONING APPROVAL

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



Dalton General Contractors

(919) 550-4740

446 East Main Street  
 P.O. Box 426  
 Clayton, NC 27520

FEBRUARY 24, 2026

REVISIONS

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2	
3	

SHEET NO.

**S1.0**



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

**SPECIAL USE PERMIT APPLICATION**

*Pursuant to Article 4, of the Town of Smithfield Unified Development Ordinance, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but has the potential to create incompatibilities with adjacent uses.*

*Special Use Permit applications must be accompanied by one (1) signed application, three (3) sets of required plans and one (1) digital copy of all required documents, including the Owner's Consent Form (attached) and the application fee.*

**SITE INFORMATION:**

Name of Project: Cloak & Dagger Tattoo Studio Acreage of Property: 1.15  
 Parcel ID Number: 15021009 Tax ID: 169419-51-8030  
 Deed Book: 6808 Deed Page(s): 651  
 Address: 601 E. Market Street - Smithfield 27577  
 Location: Old Pontiac Site - Downtown

Existing Use: Vaccant Proposed Use: Tattoo Studio  
 Existing Zoning District: B2

Is project within a Planned Development: Yes  No   
 Planned Development District (if applicable): \_\_\_\_\_  
 Is project within an Overlay District: Yes  No   
 Overlay District (if applicable): \_\_\_\_\_

**FOR OFFICE USE ONLY**

File Number: SUP-26-01 Date Submitted: 3-12-2026 Date Received: 3-12-2026 Amount Paid: \$400.00

**OWNER INFORMATION:**

**Name:** Kelly Griffin (Grace Homemade International, LLC)

**Mailing Address:** 1250 Wendell Rd - Wendell, NC 27591

**Phone Number:** 9196162044 **Fax:** na

**Email Address:** kelly@gracehomemade.com

**APPLICANT INFORMATION:**

**Applicant:** Drew & Mandi Lockamy

**Mailing Address:** 2403 Juniper Church Rd - Four Oaks NC

**Phone Number:** 919-440-8862 **Fax:** na

**Contact Person:** Mandi Lockamy

**Email Address:** Mandilockamy@gmail.com

**STATEMENT OF JUSTIFICATION**

*Please provide detailed information concerning all requests. Attach additional sheets if necessary.*

Grace Homemade International, LLC is proposing to lease approximately half (1,012 SF) of the building to Drew and Mandi Lockamy to operate the Cloak and Dagger Tattoo Studio.

The prospective tenant would like to occupy the building prior to starting demolition and construction of the proposed Commercial Flex building. The Commercial Flex Building was approved with Conditional Zoning CZ-25-08 on February 17, 2026.

I proposed to upfit the existing building with HVAC, sewer, water and electrical services as well as what is depicted on the attached floor plan and front elevaton (page A1.0).

I proposed to incorporate curb and gutter with a gravel parking for The Cloak and Dagger studio until the Commercial Flex Building Project is completed as shown on the attached Site Plan (page S1.0).

Cloak & Dagger Hours of Operaton: 11AM - 7PM

Occupying this building will help with the current vagrancy problem.

**REQUIRED FINDING OF FACT**

*Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a Special Use Permit to address the following findings. The applicant has the burden of producing competent, substantial evidence tending to establish the facts and conditions which this section requires. The Town Council shall issue a special use permit if it has evaluated an application through a quasi-judicial process and determined that:*

- 1) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.  
This establishment and its maintenance and operation will not endanger the safety of the public.  
\_\_\_\_\_  
\_\_\_\_\_
- 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 establishment will not impede the normal orderly development and improvements of the surrounding properties for uses permitted in the district.  
\_\_\_\_\_  
\_\_\_\_\_
- 3) Adequate utilities, drainage, parking, or necessary facilities have been or are being provided  
All utilities and parking will be provided.  
\_\_\_\_\_  
\_\_\_\_\_
- 4) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.  
The proposed use will not be noxious or offensive by any reason.  
\_\_\_\_\_  
\_\_\_\_\_
- 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.  
The Cloak and Dagger Tattoo Studio is a small specialty amenity and will not cause traffic congestion in the public streets.  
The final Site Plan for the Commercial Flex Building is to be designed to minimize traffic congestion by providing ingress and egress from both 6th and 7th street.  
\_\_\_\_\_  
\_\_\_\_\_
- 6) That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.  
The Cloak and Dagger Tattoo Studio is a small specialty amenity and will not affect the use or any physical attribute of adjoining or abutting property.  
\_\_\_\_\_  
\_\_\_\_\_
- 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.  
Upon approval of The Cloak and Dagger Tattoo Studio will be in harmony with the current surrounding area as well as the future Commercial Flex Building.  
\_\_\_\_\_  
\_\_\_\_\_
- 8) The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.  
The Cloak and Dagger will conform to all the applicable regulations of the district.  
\_\_\_\_\_  
\_\_\_\_\_

## REQUIRED SITE PLAN INFORMATION

*Article 5 of the Town of Smithfield Unified Development Ordinance requires a site plan be prepared by a professional engineer, registered land surveyor, or licensed architect and shall be drawn to scale of not less than one inch equals 30 feet. 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. The site plan shall contain the following information, if applicable as determined by the UDO Administrator:*

- 1) A key map of the site with reference to surrounding areas and existing street locations.
- 2) 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.
- 3) Parcel Identification Numbers (PIN) for site and adjacent properties.
- 4) Deed book and page reference demonstrating ownership of property.
- 5) Location of all existing and proposed structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- 6) Building setback, side line, and rear yard distances.
- 7) Location of watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- 8) 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, and significant soil conditions.
- 9) Topography showing existing and proposed contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- 10) The zoning of the property, including zoning district lines where applicable.
- 11) Lot line dimensions and property lines of the tract to be developed (with dimensions identified), adjacent property lines (including corporate limits, Town boundaries, and county lines).
- 12) Parking, loading, and unloading areas shall be indicated with dimensions, traffic patterns, access aisles, and curb radii per the requirements of Article 10, Part I.
- 13) Types of surfaces for drives, sidewalks, and parking areas.
- 14) Location and design of existing and proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- 15) Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- 16) Location of all US Clean Water Act Section 404 wetland areas, located of 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.
- 17) The location of all common areas.
- 18) The location and dimensions of all areas intended as usable open space, including all recreational areas. The plans shall clearly indicate whether such open space areas are intended to be offered for dedication to public use or to remain privately owned.
- 19) Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants, trees, and dimensions, approximate time of planting, and maintenance plans per the requirements of Article 10, Part II. The plan shall include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name.
- 20) Proposed site lighting.

APPLICANT AFFIDAVIT

*I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Smithfield to approve the subject Special Use Permit. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.*

Kelly E. Griffin  
Print Name

Kelly E. Griffin  
Signature of Applicant

3/10/26  
Date

PROPERTY OWNER

# OWNER'S CONSENT FORM

**Name of Project:** \_\_\_\_\_ **Submittal Date:** \_\_\_\_\_

## OWNERS 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*                      *Print Name*                      *Date*

## CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Smithfield, North Carolina, and will not be returned.

\_\_\_\_\_  
*Signature of Owner/Applicant*   *Print Name*                      *Date*

## FOR OFFICE USE ONLY

File Number: \_\_\_\_\_ Date submitted: \_\_\_\_\_ Date received: \_\_\_\_\_



**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(s); ZA-25-05, RZ-26-02, and SUP-26-01 were notified by First Class Mail on 3/20/26 of the Public Meeting on April 2<sup>nd</sup>, 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

20<sup>th</sup> day of March, 2026

Notary Public Signature

Notary Public Name

Commission expires on 1-15-2028



## SUP-26-01 Adjacent Property Owners List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15021009	GRACE HOMEMADE INTERNATIONAL, LLC		1250 WENDELL RD		WENDELL, NC 27591-8166
15026031	BHPS, LLC	HOLTON, J. R. JR.		PO BOX 968	SANFORD, NC 27331-0968
15099031L	BLACKACRE HOLDING COMPANY, LLC		132 S 3RD ST		SMITHFIELD, NC 27577-4540
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
15021034	WALKER, GWENDOLYN S		508 BRIDGE ST # A		SMITHFIELD, NC 27577-3910
15026033	BHPS, LLC	HOLTON, J. R. JR.		PO BOX 968	SANFORD, NC 27331-0968
15026037	TRIANGLE INSURANCE GROUP PATNR			PO BOX 410	SMITHFIELD, NC 27577-0000
15022012B	EVANS, TIMOTHY KENT	EVANS, DEBBIE E	207 NORTH BRIGHTLEAF BLVD		SMITHFIELD, NC 27577-0000
15022008	MARQUIS, ISAAC LEONARD		710 BRIDGE ST		SMITHFIELD, NC 27577-4038
15026022	ALLIED COMMERCIAL PROPERTIES OF JOHNSTON, LLC			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
15021023A	ROSS, JAMES MARSHALL III		1535 OLD DAM RD		KENLY, NC 27542-8014
15022007	BON-RIC LLP			PO BOX 3068	WILSON, NC 27895-3068
15022003	MOHAMED & SONS INC			PO BOX 1236	SMITHFIELD, NC 27577-1236
15021035	DAUGHTRY, WILLIAM OTIS	DAUGHTRY, TERESA H	25 WHITE OAK DR		SMITHFIELD, NC 27577-4806
15026038	ZACKS PROPERTIES LLC		5 HAZELWOOD CT		SMITHFIELD, NC 27577-8337
15026044	TRIANGLE INSURANCE GROUP PARTNERS LLC			PO BOX 410	SMITHFIELD, NC 27577-0410
15027009	WATSON, CARL LIFE ESTATE	WATSON, SHERRY C	107 S 7TH ST		SMITHFIELD, NC 27577-4976
15027016	ESCAMILLA, GIA	ESCAMILLA-GILONI, MAGALI	230 HARRIS RD		SMITHFIELD, NC 27577-6906
15021001	DAUGHTRY FARMS, LLC	KENNEDY PROPERTIES 1996 LIMITED PARTNERSHIP	299 VENTASSO DR		CLAYTON, NC 27527-7082
15021023	K RENTAL PROPERTIES LLC		121 W RIVERSIDE DRIVE		SMITHFIELD, NC 27577-0000
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
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
15021022	K RENTAL PROPERTIES LLC		121 W RIVERSIDE DRIVE		SMITHFIELD, NC 27577-0000