



PLANNING BOARD AGENDA

Members:

Chair: Mark Lane (ETJ)
Vice-Chair:

<i>Jaime Beasley (Town)</i>	<i>Luke Stancil (Town)</i>
<i>Nariman Jaminia (Town)</i>	<i>Alisa Bizzell (Town)</i>
<i>John Keeley (Town)</i>	

Staff:

Brent Reck, AICP, CZO, Planning Director
Micah Woodard, CZO, Senior Planner
Julie Edmonds, Administrative Support Specialist

Meeting Date: ***Thursday, August 6th, 2026***
Meeting Time: ***6:00 p.m.***
Meeting Place: ***Council Chambers, Smithfield Town Hall***



**PLANNING BOARD AGENDA
REGULAR MEETING
AUGUST 6, 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 July 9, 2026.**
- 6) **Nominate, appoint, and elect new Vice-Chair (Per UDO Sec. 3.3.3.3. & 3.3.3.4.2.)**
- 7) **New Business.**
 - a) **RZ-26-05 North Smithfield Office & Industrial Park:** Rock Tower Partners, LLC is requesting approval of a general rezoning of two (2) parcels totaling ± 498.2 acres, to be rezoned from R-20A (Residential Agricultural) to LI (Light Industrial). The parcels are identified by Johnston County Tax IDs 17K08039A and 17K08032.
- 8) **Old Business.**
 - a) **ZA-26-01 Pole Sign Text Amendment:** Continued discussion regarding a public meeting for a request by Michael E. Johnson to amend the Unified Development Ordinance (UDO) Article 10 Part III in matters pertaining to pole signs (Outdoor Advertising).
 - b) **UDO Discussion:** At the February 5th Planning Board meeting interest was expressed from board members to discuss the UDO and potential future amendments. This item has been postponed for the past four meetings. Staff is prepared to research any inquiry.
- 9) **Adjournment.**



2026
Planning Board Attendance

Thursday, January 8, 2026

Members Present:

Chairman Mark Lane
Vice-Chair Ashley Spain
Nariman Jaminia
Jaime Beasley
Luke Stancil (Arrived
at 6:06 pm)

Members Absent:

Alisa Bizzell

Members Present:

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

Thursday, February 5, 2026

Members Absent:

Alisa Bizzell
Luke Stancil

Members Present:

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

Thursday, March 9, 2026

Members Absent:

Jaime Beasley

Members Present:

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

Thursday, April 2, 2026

Members Absent:

Thursday, May 7, 2026

Members Present:

Chairman Mark Lane
Alisa Bizzell
Luke Stancil
John Keeley

Members Absent:

Vice Chair Ashley Spain
Nariman Jaminia
Jaime Beasley

Thursday, June 4th, 2026

Members Present:

Chairman Mark Lane
Alisa Bizzell
Luke Stancil
Jaime Beasley
John Keeley

Members Absent:

Vice-Chairman Ashley Spain
Nariman Jaminia

Thursday, July 9th, 2026

Members Present:

Chairman Mark Lane
Alisa Bizzell
Nariman Jaminia
John Keeley

Members Absent

Luke Stancil
Jaime Beasley

DRAFT
Town of Smithfield Planning Board
Meeting Minutes
July 9, 2026
6:00 P.M., Town Hall, Council Chambers

Members Present:

Chairman Mark Lane
Alisa Bizzell
Nariman Jaminia
John Keeley

Members Absent:

Jaime Beasley
Luke Stancil

Staff Present:

Brent Reck, Planning Director
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Micah Woodard, Planner I

CALL TO ORDER

PLEDGE OF ALLEGIANCE

IDENTIFY VOTING MEMBERS

APPROVAL OF AGENDA Nariman Jaminia made a motion to amend the agenda by removing Item ZA-26-02, Community Resource and Stabilization Shelters Text Amendment. The motion was seconded by Alisa Bizzell and was unanimously approved.

Special Recognition – Vice-Chair Ashley Spain Chairman Mark Lane presented Vice-Chair Ashley Spain with a service plaque in recognition of his 15 years of dedicated service on the Planning Board. Chairman Lane thanked Mr. Spain for his commitment, leadership, and valuable contributions to the Board and the Town of Smithfield. The Board expressed its appreciation for his years of service and wished him well in his future endeavors.

Nomination, Appointment, and Election of Vice-Chair (Per UDO §§ 3.3.3.3 and 3.3.3.4.2.) Chairman Mark Lane recommended that the Planning Board postpone the nomination and election of a new Vice-Chair until the next Planning Board meeting, when all members would be present. The Board agreed to defer the nomination, appointment, and election of the Vice-Chair to the next regular meeting.

APPROVAL OF MINUTES June 4th, 2026

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

New Business

ZA-26-01 Pole Sign Text Amendment:

Public hearing for a request submitted by Michael E. Johnson to amend the Unified Development Ordinance (UDO), Article 10, Part III, regarding regulations pertaining to pole signs and outdoor advertising. The proposed text amendment would address standards for pole signs within the Town's zoning districts.

Planning Director Brent Reck stated that Michael Johnson has requested an amendment to the Unified Development Ordinance (UDO) to allow LED (Light Emitting Diode) Pole Signs along West Market Street/US Highway 70 Business West on properties zoned B-3. The proposed amendment would allow LED or similar digital sign technology on pole signs in specific locations, including properties adjacent to I-95 and properties located along West Market Street/US Highway 70 Business West that are zoned B-3.

Mr. Reck went on to say the applicant proposes amendments to eight (8) subsections within Section 10.25 of the UDO. The proposed additions are shown in red and double underlined within the submitted amendment language.

10.25.2.2. Pole Sign, LED (Light Emitting Diodes). The use of LED or other similar technologies on pole signs shall be a permitted use by right in all zoning districts when adjacent to I-95. This provision shall also apply to properties located along West Market Street and US Hwy 70 Business West, strictly within the B-3 zoning district. A zoning permit may be granted provided the following minimum standards are met.

10.25.2.2.1. The property on which the sign is to be located must be adjacent to I-95 or along West Market Street and US Hwy 70 Business West strictly within the B-3 zoning district.

10.25.2.2.2. The sign cannot be located within six hundred sixty (660) feet of the edge of the right-of-way of I-95. Signs located along West Market Street and US Hwy 70 Business West can only be placed on properties abutting the right-of-way.

10.25.2.2.5. The sign shall be of monopole or dual pole design and placed on the site so as to be viewed only from the corridor in which it is permitted.

10.25.4 Pole Sign, LED (Light Emitting Diodes).

Pole signs utilizing LED or other similar technologies shall be a permitted use by right in all zoning districts when adjacent to I-95. This provision shall also apply to properties located along West Market Street and US Hwy 70 Business West, strictly within the B-3 zoning district. A zoning permit may be granted provided the following minimum standards are met.

10.25.4.1. The property on which the sign is to be located must be adjacent to I-95 or along West Market Street and US Hwy 70 Business West strictly within the B-3 zoning district.

10.25.4.2. The sign cannot be located within six hundred sixty (660) feet of the edge of the right-of-way of I-95. Signs located along West Market Street and US Hwy 70 Business West can only be placed on properties abutting the right-of-way.

10.25.2.2.5. The sign shall be of monopole or dual pole design and placed on the site so as to be viewed only from the corridor in which it is permitted.

Applicant's Justification for the Change: In the applicant's original petition and narrative, he included the following reasons to justify this proposed amendment.

1. Economic Development: Digital signage provides local businesses a modern platform to compete and grow.
2. Public Communication: These signs can serve the Town during emergencies by displaying public service announcements or Amber Alerts.
3. Consistency: An amendment would bring the UDO into alignment with the technology already being utilized by various county and private entities throughout Smithfield.
4. Aesthetic Control: By updating the code now, the Town can set high quality standards for how these signs look, rather than relying on outdated 2017 prohibitions.
5. Support for Downtown Smithfield (DSDC): We are pledging a dedicated slot in the digital rotation for the Smithfield Downtown Development Corporation (DSDC). This space will be provided at no cost to the town to promote annual festivals, downtown events and public announcements. (The applicant stated that he had spoken with Heidi and Helen, and they expressed support for the proposal.)

Mr. Brent Reck concluded by saying Planning Staff recommended that the Planning Board recommend approval of the zoning text amendment ZA-26-01, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

Nariman Jaminia commented that the Future Land Use Map had recently been updated and noted that it includes a significant amount of B-3 and mixed-use designations, many of which are adjacent to residential neighborhoods. He expressed a desire to establish a clearer distinction between the types of uses permitted in B-3 districts located along the I-95 corridor and those permitted in other B-3 districts throughout town. Mr. Jaminia stated that a 660-foot setback is a considerable distance, but he would still be concerned about allowing LED pole signs in locations immediately adjacent to residential neighborhoods.

Nariman Jaminia made a motion to table Zoning Text Amendment ZA-26-01 to allow Planning Staff additional time to revise the presentation and provide a clearer distinction between the regulations applicable to properties along the I-95 corridor and those applicable within B-3 zoning districts. The motion was seconded by Board Member Alisa Bizzell. During discussion, Board Member John Keeley expressed his support for tabling the request. Chairman Mark Lane stated that he was not in favor of the motion. Upon a vote, the motion to table ZA-26-01 carried.

Nariman Jaminia agreed that a 660-foot separation distance was too great and stated that the proposed amendment should include both a maximum height restriction and a luminance restriction. He emphasized the importance of ensuring that any LED display feature includes automatic dimming to reduce brightness and minimize potential impacts on surrounding properties.

UDO Discussion: At the February 5 Planning Board meeting, Board members expressed interest in discussing the Unified Development Ordinance (UDO) and potential future amendments. This item has been postponed for the past four meetings. Staff is prepared to research any topics or inquiries identified by the Planning Board.

Nariman Jaminia distributed a typed handout outlining his thoughts for the Unified Development Ordinance (UDO) discussion. He stated that he would like the discussion to focus on strengthening the downtown area, planning for potential annexation of targeted areas and leveraging the Town's existing assets to encourage and incentivize future growth and development.

Chairman Mark Lane stated that he had two Unified Development Ordinance (UDO) items he would like the Planning Board to discuss at a future meeting. The first concerned residential density and the process used to evaluate development projects. are evaluated and determined. The second was establishing a time limit for filling vacancies on the Planning Board after a position becomes vacant.

Old Business
None

Adjournment

Alisa Bizzell made a motion to adjourn; seconded by Nariman Jaminia. Unanimously approved

The next Planning Board meeting is scheduled for August 6, 2026, at 6:00 p.m.

Respectfully Submitted,

A handwritten signature in black ink that reads "Julie Edmonds". The signature is written in a cursive, flowing style.

Julie Edmonds
Administrative Support Specialist

DRAFT



Request for Planning Board Action

**Agenda
Item:** RZ-26-05
Date: 8/6/2026

Subject: Zoning Map Amendment
Department: Planning
Presented by: Micah Woodard
Presentation: Public Meeting

Issue Statement

Rock Tower Partners, LLC is requesting approval of a general rezoning of two (2) parcels totaling $\pm$ 498.2 acres, to be rezoned from R-20A (Residential Agricultural) to LI (Light Industrial).

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.

Approved: ☐ Town Manager ☐ Town Attorney

Attachments:

1. Staff Report
2. Consistency Statement
3. Application
4. Map
5. Adjacent Properties Info



Staff Report

Agenda
Item: RZ-26-05

REQUEST:

Rock Tower Partners, LLC is requesting approval of a general rezoning of two (2) parcels totaling $\pm$ 498.2 acres, to be rezoned from R-20A (Residential Agricultural) to LI (Light Industrial). The parcels are identified by Johnston County Tax IDs 17K08039A and 17K08032.

PROPERTY LOCATION:

The property is located on Wilson Mills Road and Lee-Youngblood Road, north and east of Poplar Creek.

APPLICATION AND CURRENT SITE DATA:

Applicant/Developer:	Rock Tower Partners, LLC
Owner:	E&F Properties Inc.
Tax ID#s	17K08039A and 17K08032
Acreage:	$\pm$ 498.2 acres
Present Zoning:	R-20A and AG (Wilsons Mill zoning designation)
Proposed Zoning:	LI (Light Industrial)
Existing Use:	Agriculture/Farmland
Proposed Use	Light Industrial uses/office center
Town/ETJ:	ETJ
Fire District:	Wilsons Mills
School Impacts:	None
Parks and Rec. Impacts:	N/A
Water Provider:	Town of Smithfield (with annexation)
Sewer Provider:	Town of Smithfield (with annexation)
Electric Provider:	Duke

EXISTING CONDITIONS/ENVIRONMENTAL:

The property considered for approval is agricultural land with woodlands, wetlands and fields. There are several blueline streams and floodplain present on the site. A gasoline easement bi-sects the development from west to east. The property is within the WS-IV Protected Area Overlay.

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

	Zoning	Existing Land Uses
North	AG/SFR (Wilsons Mills)	Agriculture/Single Family Residential
South	R-20A	Rural Residential/Agricultural.
East	R-20A	Rural Residential/Agricultural.
West	R-20A/SFR-2	Residential/Agricultural.

CASE OVERVIEW:

These parcels were brought before the Smithfield Planning Board and Town Council on two separate occasions in the past year under the project name *Bellamy*.

Bellamy was a proposed residential subdivision that was going to consist of around 1,000 dwelling units. It was originally applied for as a *Conditional Rezoning* and was denied both times by the Town Council, initially on October 7th, 2025 and then again on February 17th, 2026.

Now the applicant/developer is seeking a *General Rezoning* to go from R-20A and AG to LI (Light Industrial).

The following statement comes directly from their rezoning application under the Statement of Justification section:

"This tract of land is conveniently located between downtown Smithfield and recently constructed Interstate 42 (US 70). With the ease of access to the interstate and access to utility infrastructure it is ideal for development. Since residential development has proved to be undesirable in this area the next most suitable use is light industrial office center to promote job growth and economic stimulus to the Town and County."

ROLE OF PLANNING BOARD:

When discussing text amendments or map amendments (rezonings) the Planning Boards primary role/function is to;

1. Advise and comment on whether the proposed text amendment or map amendment is consistent with the adopted comprehensive plan and any other applicable officially adopted plans.
2. Advise and comments on compatibility with surrounding land uses and zoning
3. Address any other issues it deems important, as long as those issues are in the realm of pertaining to public health, safety, and welfare.

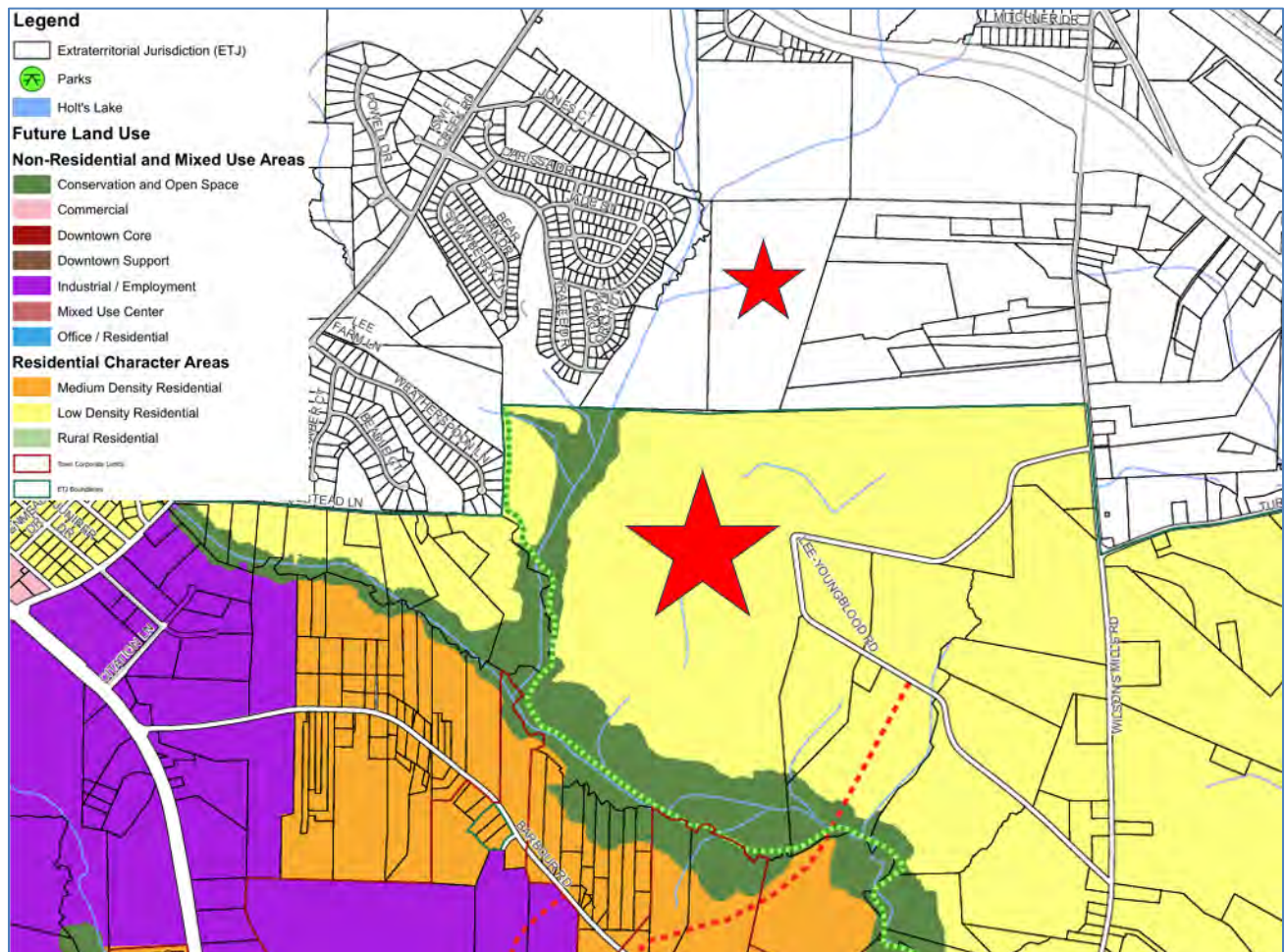
COMPREHENSIVE PLAN:

As it stands now, this proposal is not consistent with the *Smithfield Town Plan - Future Land Use Map*. The map has this area guided primarily for 'Low Density Residential' and partly for 'Conservation and Open Space'.

Low Density Residential is defined as follows:

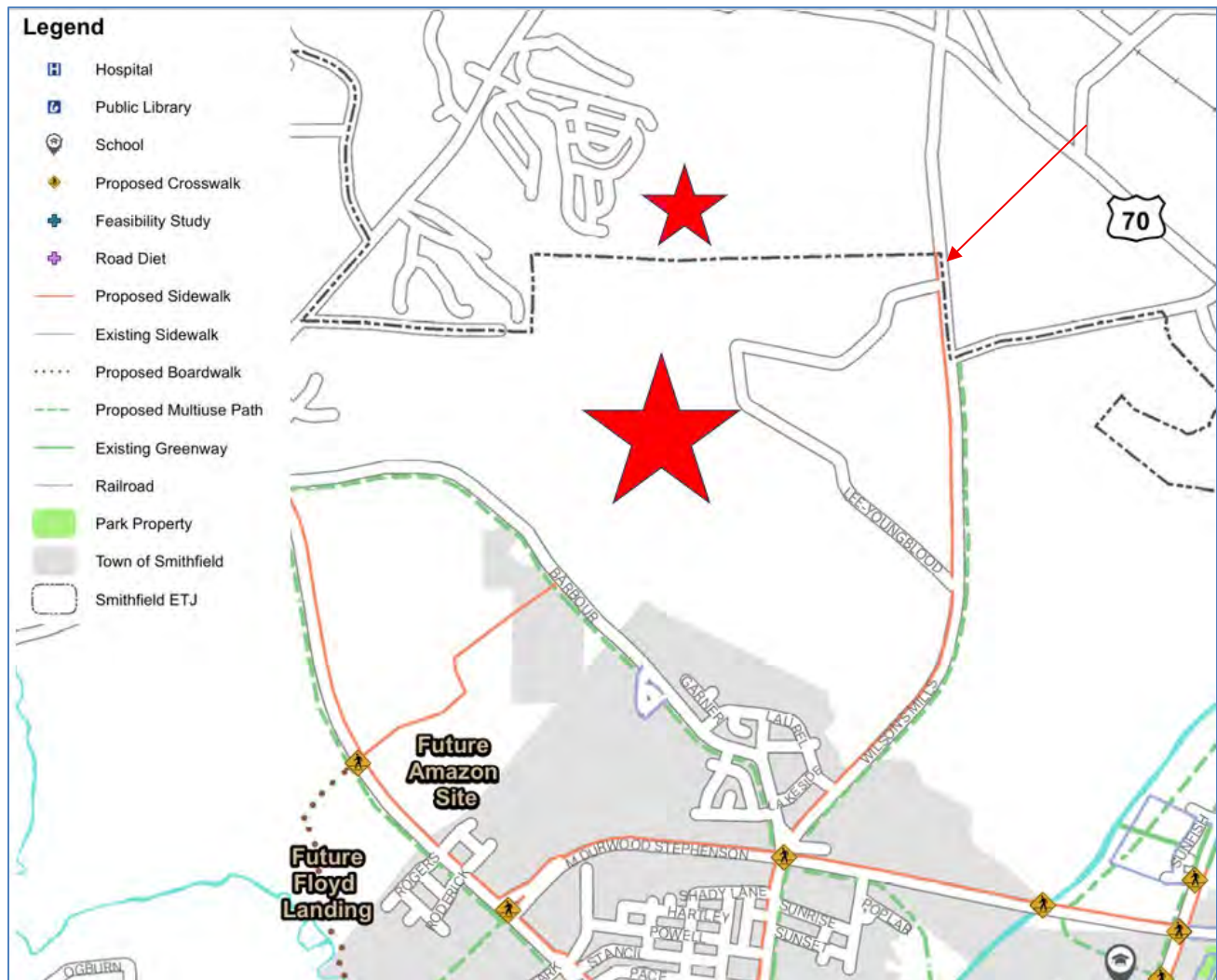
“Primarily single family detached residential, with low gross density. Generally, 1-4 dwellings per acre, and may be with or without sewer service. Some civic and institutional allowed at select locations.”

Should the rezoning occur the Future Land Use Map is to be amended to reflect the new land use per (G.S. 160D-605(a)).



PEDESTRIAN PLAN:

The Town of Smithfield Pedestrian Plan shows a “proposed sidewalk” on the western edge of Wilsons Mills Road. Should this project receive zoning approval this sidewalk improvement would need to be addressed.



CONSISTENCY STATEMENT:

With approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action **is or is not** consistent with adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest.

- o **Consistency with the Comprehensive Growth Management Plan** - *The rezoning request is not consistent with the town's comprehensive plan. The current Future Land Use Map has this area guided for Low Density Residential and partly for Conservation and Open Space*

- o **Consistency with the Unified Development Code** – *If rezoned, the site will be required to be developed in accordance the LI zoning district standards and all other relevant UDO standards.*
- o **Compatibility with Surrounding Land Uses** – *The character of this area is predominately residential and agricultural. Potentially with proper buffering and good site development, the property considered for rezoning could be compatible with surrounding land uses.*

RECOMMENDATION:

Staff is advising the Planning Board should consider the consistency of the request with the Comprehensive Plan, surrounding land uses, and the public interest when making their decision.

PREPARED RECOMMENDED MOTION:

Staff has prepared the following motions; one for approval and one for denial.

Recommendation for Approval:

“Motion to recommend approval of zoning map amendment, RZ-26-05, 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.”

Recommendation for Denial:

“Motion to recommend denial of zoning map amendment, RZ-26-05, finding it inconsistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is not reasonable and not in the public interest.”

**THE TOWN OF SMITHFIELD
PLANNING BOARD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
RZ-26-05**

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-26-05 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-26-05 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.

RZ-26-05 North Smithfield Office & Industrial Center

File Number:
RZ-26-05

Project Name:
North Smithfield Office
& Industrial Center

Location:
West of Wilson's Mills
Rd. and along Lee-
Youngblood Rd.

Tax ID#:
17K08039A, 17K08032

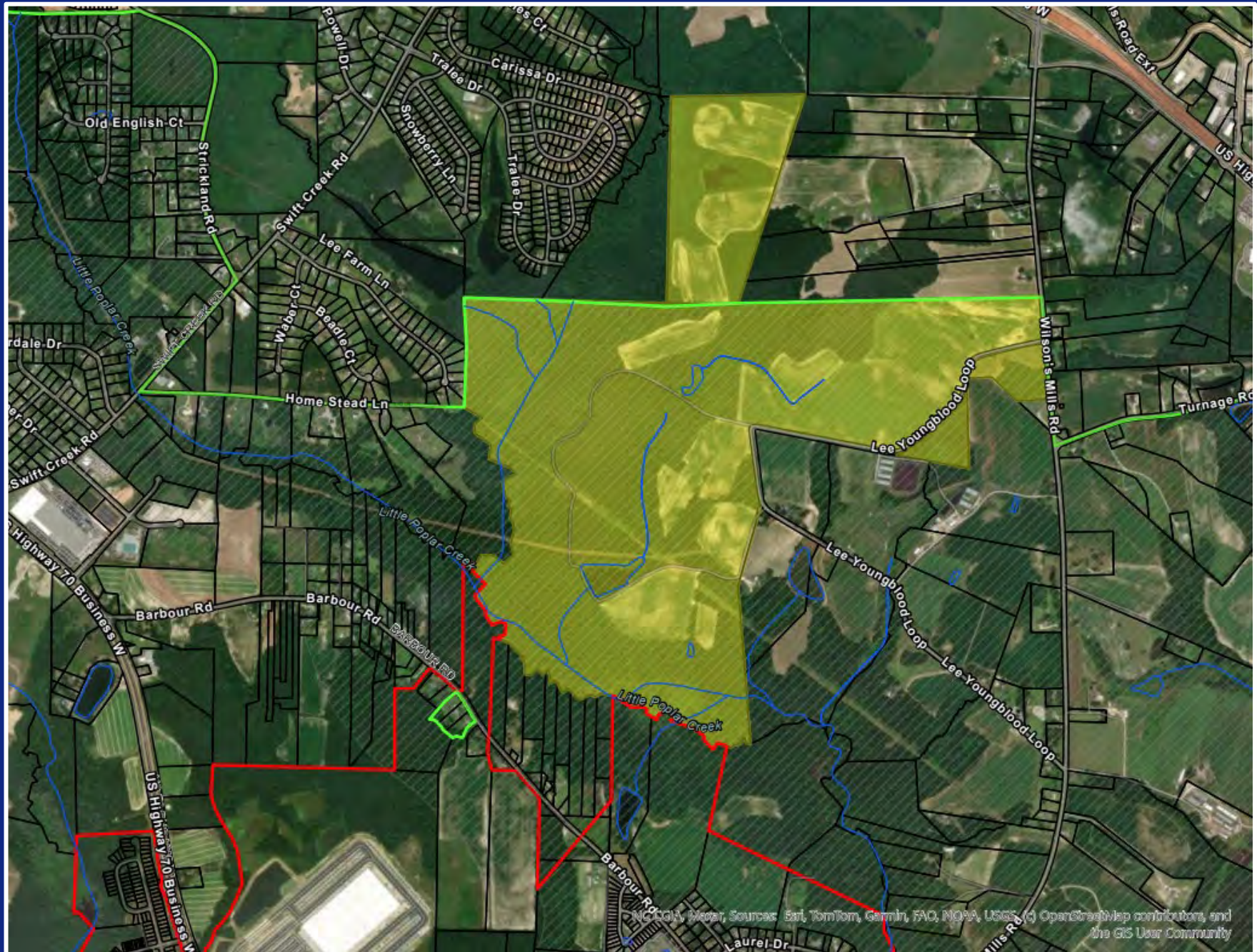
Existing Zoning:
R-20A/AG

Property Owner:
E&F Properties Inc.

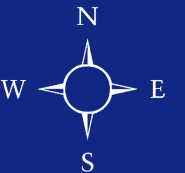
Applicant:
Rock Tower Partners,
LLC

City or ETJ:
ETJ

Map created by Micah Woodard,
Planner I on 7/30/2026



Map Scale
1:16,055



Map Data Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



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: North Smithfield Office and Industrial Center Acreage of Property: 498.2 acres
Parcel ID Number: 168500-97-7612 & 169600-11-0117 Tax ID: 17K08039A & 17K08032
Deed Book: Tract #1 DB 04390, PG 0928 Deed Page(s): Tract #2 DB 4377, PG 0880
Address: 2817 Wilsons Mills Rd
Location: This site fronts along Wilsons Mills Road only .5 miles south of I-42 (U 70) near the vicinity of Lee Youngblood Loop

Existing Use: Agricultural Proposed Use: Office and Industrial Park
Existing Zoning District: R-20A - Residential-Agricultural District (Smithfield ETJ) & AG - Agricultural (Wilson's Mills ETJ)
Requested Zoning District LI - Light Industrial
Is project within a Planned Development: ☐ Yes ☒ No
Planned Development District (if applicable): N/A
Is project within an Overlay District: ☒ Yes ☐ No
Overlay District (if applicable): Floodplain and Watershed

FOR OFFICE USE ONLY

File Number: _____ Date Received: _____ Amount Paid: _____

OWNER INFORMATION:

Name: E & F Properties Inc
Mailing Address: PO Box 1352 Smithfield NC 27577-1352
Phone Number: _____ Fax: _____
Email Address: _____

APPLICANT INFORMATION:

Applicant: Rock Tower Partners, LLC
Mailing Address: PO Box 1797 Clayton, NC 27528
Phone Number: 919-421-4495 Fax: _____
Contact Person: Ben Mathis
Email Address: bmathis@rocktowerpartners.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a rezoning application. This information is required to be present on all plans, except where otherwise noted:

- ☒ A map with metes and bounds description of the property proposed for reclassification.
- ☒ A list of adjacent property owners.
- ☒ A statement of justification.
- ☐ Other applicable documentation: _____

STATEMENT OF JUSTIFICATION

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

This tract of land is conveniently located between downtown Smithfield and recently constructed Interstate 42 (US 70). With the ease of access to the interstate and access to utility infrastructure it is ideal for development. Since residential development has proved to be undesirable in this area the next most suitable use is light industrial office center to promote job growth and economic stimulus to the Town and County.

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.

Ben Mathis

Print Name



Signature of Applicant

7/2/26

Date

OWNER AUTHORIZATION

I hereby give CONSENT to Rock Tower Partners, LLC (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 Olivia B. Holding Printed Name of Owner Olivia Holding

North Carolina

(State)

Johnston

(County)

I, Anita C. Mitchell, a Notary Public in and for said County and State, do hereby certify that Olivia B. Holding personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 28th day of July 2025.

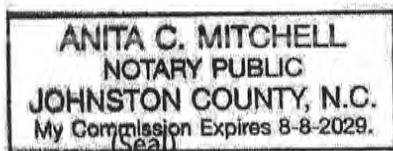
Notary Public:

Anita C. Mitchell

(Printed Name)

Anita C. Mitchell

(Signature)



County of Commission:

Johnston

Commission Expires:

8-8-2029



PLANNING DEPARTMENT
Micah Woodard, Senior Planner

ADJOINING PROPERTY OWNERS' CERTIFICATION

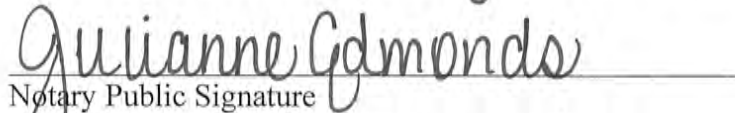
I, Micah Woodard, hereby certify that the property owner and adjacent property owners of the following petition(s); RZ-26-05 were notified by First Class Mail on 7/24/26 of the Public Meeting on August 6th, 2026.


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

27th day of July, 2026


Notary Public Signature

Julianne Edmonds
Notary Public Name

My Commission expires on 1-15-2028
(Seal)



RZ-26-05 North Smithfield Office & Industrial Center (Adjacent Property Owners List)

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
17K08039A	E & F PROPERTIES INC			PO BOX 1352	SMITHFIELD, NC 27577-0000
17J08024R	CAJAHUARINGA, ROSA ELVIRA		647 WEATHERSPOON LN		SMITHFIELD, NC 27577-9641
17J08025B	ABR PROJECTS, LLC		240 HOMESTEAD LN		SMITHFIELD, NC 27577-9395
17J08025C	VELASQUEZ, ELMER	VELASQUEZ, NERY L	684 WEATHERSPOON LN		SMITHFIELD, NC 27577-9640
17J08024P	SOTO, LENIN SALVADOR		599 WEATHERSPOON LN		SMITHFIELD, NC 27577-9660
17J08026Y	JONES, GARRY LEE	JONES, BEVERLY M	254 HOMESTEAD LN		SMITHFIELD, NC 27577-9395
15078008	TOMAS, ROGELIO FABIAN		117 JUNIPER DR		CLAYTON, NC 27520-9756
15078002A	TRUJILLO, CELINA JAIMES	TRUJILLO, EVER	404 DAVID RD		WENDELL, NC 27591-7304
15078009	SANDERS, LAQUADA D.		3761 HORSESHOE FARM ST		RALEIGH, NC 27610-6425
15078006D	SANDERS, CORNELL	CHANDLER, MARY SANDERS HEIRS	1212 HILLBRIDGE DR		HAINES CITY, FL 33844-7606
17K08051P	BROWN, KAYLA MESSER	BROWN, TIMOTHY JAMES	2735 WILSONS MILLS RD		SMITHFIELD, NC 27577-8965
17K09016I	FOUNDATION OF CHRIST HOLINESS		806 S 3RD ST		SMITHFIELD, NC 27577-4300
17K08041A	YOUNGBLOOD, DWIGHT B JR		301 LEE YOUNGBLOOD LOOP RD		SMITHFIELD, NC 27577-0000
17K09016G	YOUNGBLOOD, DWIGHT B JR		301 LEE YOUNGBLOOD LOOP RD		SMITHFIELD, NC 27577-0000
17K09016J	TOWN OF SMITHFIELD			PO BOX 761	SMITHFIELD, NC 27577-0000
17K09016E	YOUNGBLOOD, DWIGHT B JR		301 LEE YOUNGBLOOD LOOP RD		SMITHFIELD, NC 27577-0000
17J08024X	NIETO, MARTA ALICIA PANIAQUA		750 WEATHERSPOON LN		SMITHFIELD, NC 27577-9651
15078001E	MOORE, DENNIS L		3324 FOX STREET		PHILADELPHIA, PA 19129-0000
15078009K	HEATH STREET #215 LMTD PRTRSH		258 MEADOWBROOK DR		FOUR OAKS, NC 27524-8550
15078011H	HEATH STREET #215 LMTD PRTRSH		258 MEADOWBROOK DR		FOUR OAKS, NC 27524-8550
17K08034B	BEASLEY, KENDALL L		376 PEELE RD		CLAYTON, NC 27520-6869
15078009J	HEATH STREET #215 LMTD PRTRSH		258 MEADOWBROOK DR		FOUR OAKS, NC 27524-8550
17K08049B	LEE, KAREN REBECCA		2892 WILSONS MILLS RD		SMITHFIELD, NC 27577-7653
17K08050	LEE, KAREN REBECCA		2892 WILSONS MILLS RD		SMITHFIELD, NC 27577-7653
17K08049A	WOOD, JOYCE J			P O BOX 1861	SMITHFIELD, NC 27577-0000
17K08049C	LEE, KAREN REBECCA		2892 WILSONS MILLS RD		SMITHFIELD, NC 27577-7653
17K08051L	TYNER, JEAN BARNES		559 TURNAGE RD		SMITHFIELD, NC 27577-0000
17K08049E	LANGDON, LORI WOOD		613 S VERMONT ST		SMITHFIELD, NC 27577-3825
17K08049D	LEE, KAREN REBECCA		2892 WILSONS MILLS RD		SMITHFIELD, NC 27577-7653
17K08044H	LEE, KAREN REBECCA		2892 WILSONS MILLS RD		SMITHFIELD, NC 27577-7653
17J07016D	SWIFT CREEK ROAD LLC		114 W MAIN ST		CLAYTON, NC 27520-2321
17K08040A	YOUNGBLOOD, DWIGHT B JR		301 LEE YOUNGBLOOD LOOP RD		SMITHFIELD, NC 27577-0000
17K08032	E&F PROPERTIES INC			PO BOX 1352	SMITHFIELD, NC 27577-1352
17K08034F	BEASLEY, KENDALL LEON	BEASLEY, WENDY L	376 PEELE ROAD		CLAYTON, NC 27520-0000
17K08039C	YOUNGBLOOD, DWIGHT BENJAMIN JR		301 LEE YOUNGBLOOD LOOP		SMITHFIELD, NC 27577-5577
17K08051M	CEMETERY				
17J08024T	WEEKS, ISAAC	WEEKS, ALICE	691 WEATHERSPOON LN		SMITHFIELD, NC 27577-0000
17J08024V	CHAGOLLA, RAFAEL HURTADO	JUAREZ, BERTHA	743 WEATHERSPOON LN		SMITHFIELD, NC 27577-9652
17J08024	HERSHEY, ZACHARY LYNN	HERSHEY, LAURA ELIZABETH	410 BEECHWOOD DR		SMITHFIELD, NC 27577-3702
17J08024S	SAYLOR, SHANTA	SAYLOR, BRANDON	665 WEATHERSPOON LANE		SMITHFIELD, NC 27577
17J08024Y	VELASQUEZ, ELMER	VELASQUEZ, NERY L	684 WEATHERSPOON LN		SMITHFIELD, NC 27577-9640
17J08024Q	SOTO, LENIN S		627 WEATHERSPOON LANE		SMITHFIELD, NC 27577-0000
17J08024W	URREGO, EDISON D		749 WEATHERSPOON LANE		SMITHFIELD, NC 27577-0000
17J08024Z	PHIPPS, RAYMOND T		734 WEATHERSPOON LANE		SMITHFIELD, NC 27577-0000
17J08025D	DAVIS, CALEB WAYNE	DAVIS, JESSICA HOPE	638 WEATHERSPOON LN		SMITHFIELD, NC 27577-9640
17J08024U	DUARTE, NAZAREO		717 WEATHERSPOON LN		SMITHFIELD, NC 27577-9652
15078003	GOMEZ, JENNIFER TOMAS	GOMEZ, MARCELINO MUNOZ	405 HUNTING DR		SELMA, NC 27576-3666
15078004	WHITE, EDWARD D			P O BOX 831	SMITHFIELD, NC 27577-0000
17J07017O	HOLLEY, KEVIN	HOLLEY, VALERIE RICHARDSON	612 TRALEE DR		SMITHFIELD, NC 27577-9663
17J07023E	SWIFT CREEK ROAD LLC		114 W MAIN ST		CLAYTON, NC 27520-2321
17J07017N	BLIZZARD, WANDA E		624 TRALEE DR		SMITHFIELD, NC 27577-9663
17J07017M	CBAR ASSET COMPANY LLC		5001 PLAZA ON THE LK STE 200		AUSTIN, TX 78746-1053
15078007	TOMLINSON, CARL	TOMLINSON, ANTHONY	2320 N GRATZ ST		PHILADELPHIA, PA 19132-4337
17J08024O	WATSON, AKHIRA CHAUNTY		565 WEATHERSPOON LN		SMITHFIELD, NC 27577-9660
17J08023B	LEE, NELL WOOD		233 LEE FARM LN		SMITHFIELD, NC 27577-9317
17J07015Y	JONES, KENNETH RAY			PO BOX 208	WILSONS MILLS, NC 27593-0208
17J07039I	FIELDS, LATESHA		126 CARISSA DR		SMITHFIELD, NC 27577-9582
17K08030A	PARRISH, BENJAMIN L. JR.		3467 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17K08031	LOIS I. DAUGHTRY REVOCABLE LIVING TRU		4407 STONEY HILL CHURCH RD		BAILEY, NC 27807-8761
17K08005	JONES, KENNETH R			PO BOX 208	WILSONS MILLS, NC 27593-0208
17J07039L	ZUNIGA, FRANCISCO MORENO	MORENO, ELIZABETH	123 CARISSA DR		SMITHFIELD, NC 27577-9581
17J07040P	SWIFT CREEK ROAD LLC		114 W MAIN ST		CLAYTON, NC 27520-2321
17K08033D	GARNER, EDWARD M. JR.		3409 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17J07039J	KENNEY, CATHERINE LEE		124 CARISSA DR		SMITHFIELD, NC 27577-9582
17J07039K	SFR JV-2 2024-2 BORROWER LLC			PO BOX 4900	SCOTTSDALE, AZ 85261-4900
17K08035	GURKIN, CHARLES RANDALL	GURKIN, CYNTHIA L.	3187 WILSONS MILLS RD		SMITHFIELD, NC 27577-7648
17K08034A	STRICKLAND, HAROLD WATSON		3275 WILSONS MILLS RD		SMITHFIELD, NC 27577-7642
17K09007	KEEN, PAMELA R.		1853 WILSONS MILLS RD		SMITHFIELD, NC 27577-7668
17K09007A	KEEN, TERRY M	KEEN, PAMELA R		PO BOX 943	SELMA, NC 27576-0943
17K08033V	BREWER, CHARLES & TRACEY		3411 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17K08033D	GARNER, EDWARD M. JR.		3409 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17K08033V	BREWER, TRACEY LEIGH GARNER		3411 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17K08033	DERASMO LIVING TRUST		3405 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17K08033C	BREWER, TRACEY LEIGH GARNER		3411 WILSONS MILLS RD		SMITHFIELD, NC 27577-7646
17K08033I	BREWER, CHARLES ERIC	BREWER, TRACEY GARNER	3411 WILSONS MILLS ROAD		SMITHFIELD, NC 27577-0000

17K08033A	MARTIN, SHELIA A.		3353 WILSONS MILLS RD		SMITHFIELD, NC 27577-7644
17K08034J	STRICKLAND, HAROLD W	STRICKLAND, GENDA B	3275 WILSONS MILLS RD		SMITHFIELD, NC 27577-0000
17K08034A	STRICKLAND, HAROLD WATSON		3275 WILSONS MILLS RD		SMITHFIELD, NC 27577-7642
17K08035	ROMERO, JOSE JUAN MONTALVO	MONTALVO, NARCISA	109 BALD DR		CLAYTON, NC 27520-5403
17K08034F	BEASLEY, KENDALL LEON	BEASLEY, WENDY L	376 PEELE ROAD		CLAYTON, NC 27520-0000
17K08034H	BEASLEY, MARK T.		800 OLD EASON RD		ZEBULON, NC 27597-7450
17K08034D	STRICKLAND LIVING TRUST	STRICKLAND, DONALD BENNETT TRUST	3185 WILSONS MILLS RD		SMITHFIELD, NC 27577-7648
17K08034C	BEASLEY, MARK T.		800 OLD EASON RD		ZEBULON, NC 27597-7450
17K08034E	BEASLEY, TONY EUGENE			PO BOX 1127	SMITHFIELD, NC 27577-1127
17K08034S	BEASLEY, KENDALL LEON	BEASLEY, WENDY L	376 PEELE ROAD		CLAYTON, NC 27520-0000
17K08034G	BEASLEY, HOWARD ELTON	BEASLEY, ALICE B	3085 WILSON'S MILLS RD		SMITHFIELD, NC 27577-0000
17K08034R	BEASLEY, HOWARD ELTON	BEASLEY, ALICE B	3085 WILSON'S MILLS RD		SMITHFIELD, NC 27577-0000
17K08034B	BEASLEY, KENDALL L		376 PEELE RD		CLAYTON, NC 27520-6869
17K08012X	TOWN OF WILSON'S MILLS			PO BOX 448	WILSONS MILLS, NC 27593-0000



**PUBLIC NOTICE SIGN:
Posted on Lee-Youngblood Road.**

07/24/2026 15:24



**NOTICE OF
PUBLIC HEARING**
For information please contact
The Smithfield Planning and Zoning Department
(919) 934-2116
THIS EAST MARKET STREET

07/24/2026 15:26

**PUBLIC NOTICE SIGN
Posted on Wilsons Mills Road.**



Request for Planning Board Action

**Agenda
Item:** ZA-26-01
Date: 8/6/2026

Subject: Zoning Text Amendment
Department: Planning
Presented by: Brent Reck, Planning Director
Presentation: Business Item

Issue Statement

Public meeting for a request by Michael Johnson to amend the Unified Development Ordinance Section 10.25. in matters pertaining to Pole Signs, specially LED outdoor advertising (billboards).

Financial Impact

None.

Action Needed

The Planning Board is respectfully requested to review the zoning text amendment and to decide whether to recommend approval, approval with changes, or to recommend denial of the request.

Recommendation

Planning Staff recommend the Planning Board to recommend approval of the zoning text amendment ZA-26-01 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public's interest.

Approved: ☐ Town Manager ☐ Town Attorney

Attachments:

1. Staff Report
2. Draft Zoning Text Amendment
2. Consistency Statement
3. Application



Staff Report

Agenda
Item: ZA-26-01

OVERVIEW:

Michael Johnson submitted a petition to amend the Unified Development Ordinance (UDO). The proposed amendment is intended to allow LED (Light Emitting Diodes) Pole Signs along West Market Street/US 70 Business West on properties zoned B-3.

The proposed text amendment consists of eight (8) specific subsections within 10.25. being amended. The proposed additions are red and double underlined. they are as follows;

10.25.2. Pole Signs (Outdoor Advertising).

10.25.2.2. Pole Sign, LED (Light Emitting Diodes). The use of LED or other similar technologies on pole signs shall be a permitted use by right in all zoning districts when adjacent to I-95. This provision shall also apply to properties located along West Market Street and US Hwy 70 Business West, strictly within the B-3 zoning district. A zoning permit may be granted provided the following minimum standards are met.

10.25.2.2.1. The property on which the sign is to be located must be adjacent to I-95 or along West Market Street and US Hwy 70 Business West strictly within the B-3 zoning district.

10.25.2.2.2. The sign cannot be located within six hundred sixty (660) feet of the edge of the right-of-way of I-95. Signs located along West Market Street and US Hwy 70 Business West can only be placed on properties abutting the right-of-way.

10.25.2.2.5. The sign shall be of monopole or dual pole design and placed on the site so as to be viewed only from the corridor in which it is permitted.

10.25.4. Pole Sign, LED (Light Emitting Diodes).

Pole signs utilizing LED or other similar technologies shall be a permitted use by right in all zoning districts when adjacent to I-95. This provision shall also apply to properties located along West Market Street and US Hwy 70 Business West, strictly within the B-3 zoning district. A zoning permit may be granted provided the following minimum standards are met.

10.25.4.1. The property on which the sign is to be located must be adjacent to I-95 or along West Market Street and US Hwy 70 Business West strictly within the B-3 zoning district.

10.25.4.2. The sign cannot be located within six hundred sixty (660) feet of the edge of the right-of-way of I-95. Signs located along West Market Street and US Hwy 70 Business West can only be placed on properties abutting the right-of-way.

10.25.2.2.5. The sign shall be of monopole or dual pole design and placed on the site so as to be viewed only from the corridor in which it is permitted.

APPLICANTS JUSTIFICATION FOR CHANGE: In the applications original petition and narrative he included the following reasons to justify this proposed amendment.

1. Economic Development: Digital signage provides local businesses a modern platform to compete and grow.
2. Public Communication: These signs can serve the Town during emergencies by displaying public service announcements or Amber Alerts.
3. Consistency: An amendment would bring the UDO into alignment with the technology already being utilized by various county and private entities throughout Smithfield.
4. Aesthetic Control: By updating the code now, the Town can set high quality standards for how these signs look, rather than relying on outdated 2017 prohibitions.
5. Support for Downtown Smithfield (DSDC): We are pledging a dedicated slot in the digital rotation for the Smithfield Downtown Development. This space will be provided at no cost to the town to promote annual festivals, downtown functions and public announcements. (We have spoken to Heidi and Helen and they seem excited)

COMPREHENSIVE PLAN:

The Town of Smithfield Comprehensive Growth Management Plan identifies revising and improving the gateways into town. By allowing strategic placement of LED signage along the West Market Street and 70 Business West corridor local business and town events can be promoted and spread to the masses.

CONSISTENCY STATEMENT (STAFF OPINION):

Staff find the zoning text amendment 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.

RECOMMENDATION:

Planning Staff recommend the Planning Board recommend approval of the zoning text amendment ZA-26-01, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

STAFF RECOMMENDED MOTION:

“Move to recommend approval of zoning text amendment, ZA-26-01, finding the amendment 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.”

UPDATE ADDRESSING CONCERNS FROM LAST MEETING:

- Concerns regarding luminance control, lighting, and or illumination are already addressed in the UDO; that information can be found in Section **10.23**. “Sign Illumination and Signs Containing Lights”. That section refers back to Part IV, Lighting Ordinance, subsection **10.34.3.1**.
- Concerns regarding display intervals, flashing concerns, and sign animation are already addressed in the UDO; that information can be found in Subsection **10.25.4.6**.
- Concerns regarding spacing between signs and buffering is already addressed in the UDO; that information can be found in Subsection **10.25.2.3.4**.
- Concerns regarding safety and State/Federal compliance is already addressed in the UDO; that information can be found in Subsection **10.25.2.1**. which states “pole signs shall not be erected, or maintained in any zoning district except in compliance with the provisions set forth in this section and with *G.S. art. 11, Outdoor Advertising Act.*”

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD TOWN COUNCIL
ZA-26-01**

Whereas the Smithfield Town Council, upon acting on a zoning ordinance 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 Town Council, upon acting on a zoning ordinance 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 TOWN COUNCIL AS APPROPRIATE:

- **IN THE EVENT THAT THE MOTION TO RECOMMEND APPROVAL OF THE ORDINANCE AMENDMENT,**

That the final action regarding zoning ordinance amendment ZA-26-01 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 Town Council and information provided at the regularly scheduled meeting of Town Council; and

It is the objective of the Town of Smithfield Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning ordinance 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 Town Council at their regularly scheduled meeting. Therefore, the ordinance amendment is reasonable and in the public interest.

- **IN THE EVENT THAT THE MOTION TO RECOMMEND APPROVAL OF THE ORDINANCE FAILS,**

That the final action regarding zoning ordinance amendment ZA-26-01 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 Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning ordinance amendment does not promote this and therefore is neither reasonable nor in the public interest.

ORDINANCE # ZA-26-01
AN ORDINANCE TO AMEND THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ARTICLE 10, SECTIONS 10.25.2. & 10.25.4.

WHEREAS, the Smithfield Town Council wishes to amend certain provisions in the Town of Smithfield Unified Development Ordinance by making changes to Unified Development Ordinance Article 10, Section 10.25. to allow LED (Light Emitting Diodes) Pole Signs along West Market Street/US 70 Business West on properties zoned B-3.

WHEREAS, it is the objective of the Smithfield Town Council to have the UDO promote regulatory efficiency and consistency and the health, safety, and general welfare of the community;

NOW, THEREFORE, be it ordained that the following Articles are amended to make the following changes set forth in the deletions (strikethroughs) and additions (double underlining) below:

PART 1

[Revise Article 10 Section(s) 10.25.2. and 10.25.4. to allow LED (Light Emitting Diodes) Pole Signs along West Market Street/US 70 Business West on properties zoned B-3]

10.25.2. Pole Signs (Outdoor Advertising).

10.25.2.2. Pole Sign, LED (Light Emitting Diodes). The use of LED or other similar technologies on pole signs shall be a permitted use by right in all zoning districts when adjacent to I-95. This provision shall also apply to properties located along West Market Street and US Hwy 70 Business West, strictly within the B-3 zoning district. A zoning permit may be granted provided the following minimum standards are met.

10.25.2.2.1. The property on which the sign is to be located must be adjacent to I-95 or along West Market Street and US Hwy 70 Business West strictly within the B-3 zoning district.

10.25.2.2.2. The sign cannot be located within six hundred sixty (660) feet of the edge of the right-of-way of I-95. Signs located along West Market Street and US Hwy 70 Business West can only be placed on properties abutting the right-of-way.

10.25.2.2.5. The sign shall be of monopole or dual pole design and placed on the site so as to be viewed only from the corridor in which it is permitted.

10.25.4. Pole Sign, LED (Light Emitting Diodes).

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10.25.2.2.5. The sign shall be of monopole or dual pole design and placed on the site so as to be viewed only from the corridor in which it is permitted.

...

PART 2

That the Unified Development Ordinance shall be page numbered and revision dated as necessary to accommodate these changes.

PART 3

That these amendments of the Unified Development Ordinance shall become effective upon adoption. Duly adopted this the ____ of _____, 2026.

M. Andy Moore, Mayor

ATTEST

Elaine Andrews, Town Clerk