



## **PLANNING BOARD AGENDA**

### ***Members:***

*Chair: Mark Lane (ETJ)*  
*Vice-Chair: Ashley Spain (ETJ)*

<i>Jamie Beasley (Town)</i>	<i>Luke Stancil (Town)</i>
<i>Nariman Jaminia (Town)</i>	<i>Alisa Bizzell (Town)</i>

### ***Staff:***

*Micah Woodard, CZO, Planner I*  
*Julie Edmonds, Administrative Support Specialist*

***Meeting Date:***    ***Thursday, February 5<sup>th</sup>, 2026***  
***Meeting Time:***   ***6:00 p.m.***  
***Meeting Place:***   ***Council Chambers, Smithfield Town Hall***



**PLANNING BOARD AGENDA  
REGULAR MEETING  
FEBRUARY 5, 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 January 8, 2026.**
- 6) **New Business.**
  - a) **SUP-25-03 Foster Home:** Applicant is requesting use of a private single-family residence to be a foster home. Applicant operates under a licensed organization permitted by NCDHHS. Property is located at Johnston County Tax ID # 15058013.
  - b) **S-26-01 Mallard Crossing Preliminary Plat:** Mallard Smithfield NC, LLC is requesting approval of the preliminary plat of 469.99 acres of land into 1,326 residential units: 872 single-family detached, 454 single-family attached (townhomes) in accordance with the R8-CZ master plan. This project covers eight (8) separate parcels located along Mallard Road. For the exact location and list of parcels please contact the Town of Smithfield Planning Department.
  - c) **S-26-06 Clarius Industrial Preliminary Plat:** Clarius Partners, LLC is requesting approval of the preliminary plat of 75.61 acres located on US Highway 70 Business, at the north edge of the Town's extra-territorial jurisdiction and with the Johnston County Tax ID 17J07032 into 4 developable light industrial lots with a private road and shared open space. This project is located at Johnston County Tax ID # 17J07032.
- 7) **Old Business.**

None.
- 8) **Adjournment.**

**Draft  
Smithfield Planning Board Minutes  
Thursday, January 8th, 2026  
6:00 P.M., Town Hall, Council Chambers**

Members Present:

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

Members Absent:

Alisa Bizzell

Staff Present:

Stephen Wensman, 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** Chairman Mark Lane amended the agenda to remove case number 6 (a) ZA-25-05 Board Composition and TC Notice. Unanimously approved. Ashley Spain approved the agenda; seconded by Jaime Beasley. Unanimously approved.

**APPROVAL OF MINUTES December 4th, 2025**

Jaime Beasley made a motion to approve the minutes, seconded by Ashley Spain. Unanimously approved.

**New Business**

**CZ-25-06 Bellamy**: Rock Tower Partners, LLC is requesting approval of a revised Bellamy R-8 conditional rezoning master plan consisting of 1,076 units of residential: 885 detached single-family residential lots and 191-townhouse lots over +/-500-acres of land. The development area is concurrently seeking annexation into the Town of Smithfield.

Planning Director Stephen Wensman stated Rock Tower Partners, LLC is requesting approval of a revised master plan for Bellamy, an R-8 conditional rezoning. The proposed development consists of 1,076 units of residential: 885 detached single-family residential lots and 191-townhouse lots over +/- 500-acres of land. Bellamy is seeking annexation into the Town of Smithfield. He continued by pointing out the Bellamy Conditional Zoning CZ-25-05 was denied by the Town Council on October 7, 2025 and this application is similar to the previous with the following changes:

1. The total lot count for Bellamy has been reduced from 1147 to 1076 (a 71-unit reduction resulting in a new overall proposed density of 2.15 DU/AC).
2. The northern townhome POD has been removed and replaced with detached SFD lots, resulting in an 86-unit reduction of the densest product type (from 277 to 191 total Townhomes).
3. Average lot sizes have been increased. The percentage of 60' and 70' wide detached SFD lots was nearly doubled (from ~22.5% to ~40% of SFD lots).
4. All lots within 500' of the existing hog farm lagoon and its associated 4 structures have been removed, resulting in significant separation between the existing hog farm and proposed residential units.
5. Bellamy's layout is no longer proposing to abandon/realign the northern section of Lee Youngblood Rd, leaving this northern access point accessible to support the existing hog farm. No proposed lots will have driveway access off Lee Youngblood Road.
6. The proposed minimum side setback for 60' and 70' wide lots have been increased to 7' minimum (was 5' minimum previously).

7. Due to the reduction in density, the proposed recreation area dedication now represents approximately 50% more land than required by code (~147 acres shown on concept plan; a minimum of 135 acres to be provided per our application; only 93 acres required by code).
8. A 20' Type B perimeter buffer has been added to the shared property boundary with NC PIN # 169600-30-1019 to the north. This parcel represents the only adjacent property with an existing home within 300' of proposed lots.
9. A proposed zoning condition has been added requiring 2 guest parking spaces per townhome building, requiring a minimum of 90 guest parking spaces to support the Townhome POD. The required guest parking spaces are now shown on the Master Plan.
10. A roadway stub has been added to NC PIN # 168600-90-9600 on the Master Plan, to support connection to a potential future phase of the Tralee Subdivision.
11. To support the future needs of a growing region, the applicant has offered ~7 acres of land along Lee Youngblood Road for donation to the Town to serve a potential future EMS/Fire facility (location identified on the Master Plan).
12. The developer has agreed to adjust the phasing plan to make the phase by the hog farm the last phase of the development.

Stephen Wensman pointed out construction is expected to begin in 2028 and last approximately ten years and consist of 5 phases. Phasing is subject to change and sub-phasing may occur. The revised phasing now shows the area by the hog farm to be the last phase of the development. He went on to explain other changes in the plan such as the 4 different lots sizes for both the townhomes and the detached single-family lots. He stated the developer is proposing to donate +/- 7.18 acres for a future Fire/EMS Facility.

David Bergmark an urban planner from McAdams came forward to answer any questions. He stated his team took all of the suggestions and concerns from the Town and the public and tried to come back with a better plan. He presented a visual presentation to the Planning Board showing the improvements made since the previous plan was presented. He stated they wouldn't have a problem providing a berm, such as fencing to buffer the homes. He did want to point out that DOT does have sight distance standards along curbs so he wanted to caveat that any berms would need to stay out of the sight distance triangles to be compliant with DOT. Mr. Bergmark stated they pulled the lots back from the previous 200' to currently 500' giving a significant separation between the existing hog farm and proposed residential units. He went on to say Bellamy's layout is no longer proposing to realign the northern section of Lee Youngblood Rd, leaving this northern access point accessible to support the existing hog farm. No proposed lots will have driveway access off Lee Youngblood Road.

Nate Bouquin, a traffic engineer with McAdams came forward to answer traffic related questions. They are anticipating turn lanes at Wilson's Mills and Lee-Youngblood Road. DOT typically wants to see 12' lanes so in this case for a center turn lane they would be 6'.

Vice Chairman Ashley Spain expressed this is a rural multi-generational farming community whether it be row crops, livestock or hay. The Youngbloods have tight rules and regulations they must abide by daily. They use fertilizer, natural waste such as chicken waste for example and they emit strong odors. When it's hot and you spray chicken waste on a field; the odor is very strong and it lingers for days. If someone with a chronic illness were to purchase one of these homes, how would they adjust to this?

Ben Mathis of Rock Tower Partners, LLC came forward. He stated they added into the restrictive covenants for the HOA that everyone has to acknowledge they're buying next to an active farming operation and will be recorded at the Register of Deeds. Mr. Mathis stated within a mile of this site there's 10 to 15 subdivisions.

Luke Stancil asked if the developers had ever developed this close to a hog farm in the past?

David Bergmark stated they have for farm operations but he isn't aware of any development beside a hog farm specifically. But they have beside active farms because that's the nature of expanding in an urban area.

Vice-Chairman Ashley Spain stated that hog farms are unique. They're a 24-hr operation, you may have feed trucks arriving at 1:00 am. There's loading and unloading and beating and banging going on all hours of the day and night.



Luke Stancil asked the reasoning behind annexing this property?

David Bergmark said mainly to gain access to municipal water and sewer.

Luke Stancil wanted it stated for the record he doesn't know any of the parties involved here. He thanked the developers for the changes they've made. He stated eventually the NC Supreme Court will flip. He said one day they will overturn the NC Farm Act 2018 that will allow these nuisance lawsuits to happen. From a Planning Board member perspective, he doesn't feel this is fair to the property owners across the street.

Chairman Mark Lane stated there's a natural gas line going through this property. Has anyone contacted the company in charge of that line to inform them of this development? Also, how about the colonel pipeline?

David Bergmark answered yes and stated they're designing their project around the lines.

Mark Lane asked whether parallel parking would be permitted on a 27-foot-wide street.

David Bergmark explained that on the 27-foot-wide street sections that are back-to-back, there will be no parallel parking, so the curb will remain in its current position. In sections where parallel parking is allowed, the curb will bump out, making the street slightly wider at those points.

Mark Lane asked if on street parking would be permitted?

Stephen Wensman stated that, unless "No Parking" signs are posted, street parking is allowed. Enforcement is difficult for an HOA, but it can discourage parking and include a prohibition in its covenants.

Mark Lane requested Fire Chief Jeremy Daughtry come forward. He asked Mr. Daughtry if, with a 27-foot-wide street and cars parked on both sides, he would be concerned about his apparatus being able to access the street.

Mr. Daughtry said it can be difficult to maneuver larger apparatus in that situation.

Ben Youngblood, the hog farm owner affected by the proposed development, came forward to express his concerns. Mr. Youngblood asked how many times the rules could change if the final phase of the project takes 8 to 10 years. He noted that both the board and town staff will change over that period and asked how such changes might affect the rules being established today. Mr. Youngblood stated that he is the Chairman of the Board of Directors for the Town of Wilson's Mills, which recently spent \$4.5 million constructing a new fire department. He noted that the 7-acre land donation by the applicant may not represent a true benefit, as the Town of Smithfield would still need to staff the station, construct facilities, and provide firefighting vehicles, apparatus, and rescue equipment. Mr. Youngblood noted a few changes in the newly proposed plan but stated that they were not significant enough to have a major impact.

Mark Lane asked Stephen Wensman to address Mr. Youngblood's concerns regarding potential changes to the plan 8 to 10 years in the future and inquired how such changes would be handled.

Stephen Wensman explained that once a property is preliminary platted, any modifications would require repeating the full approval process.

Mr. Youngblood asked whether it would be possible, if phases 1, 2, and 3 have been completed and phase 4 is ready for development, for zoning or regulation changes to allow the developer to double the number of houses.

Stephen Wensman stated that the same process would apply if a subdivision were approved but not developed, and a new developer came in years later. The new developer would need to start the approval process from the beginning and follow the regulations in place at that time.

Will Stephenson, son-in-law of Mr. Youngblood, came forward. He resides on Wilson's Mills Road and owns a farm adjacent to the subject property. He referenced NCGS §106-700, the Right to Farm Act, and explained that it provides certain legal protections while also allowing for nuisance actions under specific conditions. He stated that a plaintiff may file a nuisance action if they are the legal possessor of the affected real property and if the property is located within one-half mile (2,640 feet) of the agricultural operation. He further noted that such actions may be filed within one year of the operation being established or within one year of the operation undergoing a fundamental change.

Mr. Stephenson stated that the previously discussed HOA restrictive covenants would not provide meaningful protection for their farms and added that his attorney could elaborate further. He expressed concern that approval of the development could negatively impact the viability of a multi-generational farming community. He also noted that under old business, the board will be discussing the Comprehensive Growth Plan, which proposes placing the area in a medium-density designation.

Charles Brewer of Wilson's Mills Road stated that he would be directly impacted by the proposed development. He noted that a project of this size would affect Wilson's Mills as a whole, including the loss of wildlife habitat and a significant increase in traffic. Although he does not personally farm, he stated that much of his land is farmed by Ben Youngblood, and that the development would also impact other nearby farms. Mr. Brewer stated that if he chooses to exercise his rights to discharge firearms on his property, he intends to do so. He noted that during hunting season, future residents may hear gunfire and could contact the Johnston County Sheriff's Department with complaints, which could place additional strain on emergency services. In closing, Mr. Brewer expressed concern for the Youngblood family and the potential impacts the development may have on both their hog and non-hog farming operations.

Marvin Dodd of Gordon Road came forward. He stated that he has served with the Wilson's Mills Fire Department for 39 years. He expressed concern that residents of the proposed development could file repeated complaints with companies that partner with the Youngblood family or other nearby farms. He stated that, in an effort to avoid negative publicity, those companies could end their partnerships with the farmers, potentially putting them out of business. Mr. Dodd noted that Johnston County recently started construction on a new high school in Wilson's Mills, scheduled to begin operation in the fall, and that a new elementary school has also been discussed. He expressed concern regarding increased traffic from student drop-off and pick-up and how that traffic would be accommodated. He stated that the proposed development could significantly increase call volume for the Wilson's Mills Fire Department. Mr. Dodd also stated that he serves as Vice Chair of the Wilson's Mills Planning Board, which he said does not support additional subdivisions and instead favors industrial development and job creation. He further stated his belief that many of the proposed 1,076 residences could become rental properties in the future.

Brett Renfrow of Smithfield came forward to express his concerns. He stated that although he does not live near the proposed development, he has family ties to the area. He asked the board to explain the purpose of the Unified Development Ordinances (UDOs). Stephen Wensman responded that the purpose of the UDOs is to regulate land use. Mr. Renfrow then questioned why the UDOs were being adjusted to accommodate the request. Mr. Wensman explained that the UDO includes standards that allow flexibility through conditional zoning, which is intended to permit negotiated agreements under certain circumstances.

Mr. Renfrow stated that placing approximately three vehicles per household for 1,076 residences, based on a ten-trip-per-day ratio, onto Lee-Youngblood Road and Wilson's Mills Road would create significant traffic congestion and make it difficult for residents to exit the subdivision.

Mr. Renfrow noted that he is retired from the Smithfield Fire Department and formerly served as Director of Johnston County 911 Communications. He expressed concern that approval of the development would increase demand on fire, emergency, and law enforcement services, potentially stretching resources too thin to provide adequate response and protection. In closing, Mr. Renfrow stated that the town has three options: deny the annexation, deny the project, or move forward with the development.

Vice-Chairman Ashley Spain stated that this project is upsetting the harmony of the neighborhood. While growth is inevitable throughout the county, he emphasized that when there is a long-standing farming operation in a farming community, it should be protected. Areas like this are becoming obsolete, and they deserve to be preserved. He noted that this community is deeply rooted in heritage

and that placing a large number of houses in the area would not benefit the neighborhood. While the project might be a good fit in another community, he stated it is not appropriate for this one.

Mark Lane asked Stephen Wensman to explain how the Bellamy development would be in harmony with the surrounding areas.

Mr. Wensman responded that there are established rules governing how developments treat their edges, and he stated that the developers have gone above and beyond in providing buffers. He explained that conditional zoning offers the opportunity to address issues such as buffers and transportation, and that additional conditions can be added to ensure the development works more harmoniously with adjacent properties.

Vice-Chairman Spain stated that the board members are appointed, not elected, and that his role is to do what is right for the community as a whole—not to assist the Town of Smithfield in generating revenue. He concluded by stating that this development is not in the general welfare of the community, nor is it in the interest of public health and safety. He warned that placing a subdivision in an established farming area poses significant risks to the health of others.

Mark Lane requested a ten-minute recess and stated that the board would reconvene at 8:55 p.m. Nariman Jaminia made a motion for a ten-minute break. The meeting resumed at 8:53 p.m.

Ashley Spain made a motion to deny CZ-25-06, which was seconded by Jaime Beasley. Mark Lane requested a reason for the denial. Ashley Spain stated that the project is not in harmony with the existing neighborhood. When asked by Mark Lane whether the project meets the Comprehensive Plan, Ashley Spain responded that it does.

Nariman Jaminia opposed the motion and requested that the vote be tabled. Mark Lane then asked Administrative Support Specialist Julie Edmonds to call each board member's name for a final vote.

Luke Stancil voted to deny the request. Nariman Jaminia voted to table the item. Ashley Spain voted to deny the request. Mark Lane voted to deny the request, and Jaime Beasley voted to deny the request.

Vote Tally: 4–1 in favor of denial.

Mark Lane stated that the board has denied the project; however, the Town Council will have the final decision at its meeting on Tuesday, February 17, 2026, at 7:00 p.m.

**CZ-25-07 West Smithfield Amazon Commercial:** Applicant, Real Zeal Property Group, LLC. requests the rezoning of +/- 3 acres of land in the Light Industrial District to B-3 Conditional with a site plan for a convenience store. The convenience store is planned to have direct access to the highway with a right-in and right-out driveway and a secondary access to the future industrial road.

Micah Woodard stated applicant, Real Zeal Property Group, LLC requests the rezoning of +/- 3 acres of land in the Light Industrial District to B-3 Conditional with a site plan for a convenience store. The convenience store is planned to have direct access to the highway with a right-in and right-out driveway and a secondary access to the future industrial road. The convenience store will be approximately 6,139 square feet in size with 40 parking stalls for employees and customers. The site plans show 7 gas pumps with an overhead canopy. The convenience store includes a restaurant with drive-through service and adequate stacking space. The proposed convenience store site will require a minor subdivision from the parent parcel. The existing industrial lots were configured as part of a recombination plat, so a minor subdivision is appropriate. If approved, the zoning district will be a spot commercial zone, however, Staff considers the land use to be an accessory to the light industrial zoning that surrounds, and an appropriate land use as a result.

Staff recommends the planning board recommend approval of the rezoning, CZ-25-07, with the following conditions:

1. A minor subdivision be prepared by the applicant to separate the lot from the parent

parcel.

Jaime Beasley asked whether staff believed there should be accommodations for short-term parking for semi-tractor trailers and inquired if the applicant would be open to providing such accommodations. Micah Woodard responded that the Planning Board could make this a condition of approval.

John Featherston of Real Zeal Property Group, LLC, came forward to address questions from the board. He stated that the tenant has decided not to provide high-speed diesel at this location. As a result, there would not be the same rationale or incentive for tractor-trailer operators to find it convenient to park there.

Nariman Jaminia made a motion to approve CZ-25-07; seconded by Ashley Spain. Unanimously approved

**CZ-25-08 Grace Homemade Flex Commercial:** Dalton Engineering is requesting the rezoning of a 1.15 acres property located on the north side of East Market Street between 6th and 7th Street from B-2 to B-2 Conditional with a master plan for a flex commercial building and site development.

Micah Woodard stated that the proposed development site consists of the former Pontiac dealership building and garage, along with an adjacent residential home, totaling approximately 1.15 acres. The applicant intends to demolish the existing buildings, with the exception of the garage fronting on 7th Street, and construct a new flex commercial building fronting on East Market Street.

The request to rezone the property from B-2 to B-2 Conditional Zoning is primarily driven by the applicant's desire to develop the site in a manner that mimics the traditional downtown form, with reduced or zero front setbacks and parking located to the rear or side of the building. Additionally, the applicant is seeking relief from the parking requirements and height restrictions of the B-2 Zoning District.

The proposed parking lot will be accessible from both 6th Street and 7th Street. The applicant also intends to construct a wider sidewalk along East Market Street that reflects traditional downtown sidewalks and includes street trees.

The applicant proposes a mix of retail, restaurant/bar, and flex assembly uses totaling 13,980 square feet per floor, or 41,940 square feet in total. The Unified Development Ordinance (UDO) allows for remote parking within 400 feet of a business entrance, subject to approval by the property owner, to satisfy parking requirements. The shopping center located to the east contains a large, underutilized parking lot, and the insurance business across East Market Street also has underutilized parking. While no formal parking agreements are currently in place, there is potential for such arrangements in the future.

Conditional zoning allows for variances, or deviations from UDO requirements in exchange for other improvements that may exceed UDO standards. The developer is requesting the following deviations from the UDO:

Code /Item	Requirement	Proposed	Deviation
10.3 Parking	+/-170 spaces	60	+/- 110
8.8 Building height	40' maximum	+/- 51'	+/-11'
10.13.1.7.3 Landscape island requirement	15 spaces in a row	19	+3
10.13.1.8.1 Street Yard	10' (1/2 front setback)	4'-8' in the front, 8' corner side	2-6' in front, 2' corner side

**Enhancements:**

Street yard planters with irrigation Enlarged sidewalk on E. Market Street

Brick building materials with architectural features (see plans) Outdoor lighting of building/trees

In addition to the enhancements listed, the development will result in the removal of a

Owner/operator Kelly Griffin came forward to explain her project to the Planning Board. Mark Lane asked which floor the proposed wedding venue would occupy. Ms. Griffin responded that it would be located on

the third floor. Micah Woodard stated that the building code would determine the maximum occupancy for the wedding venue/ballroom at any given time. Ms. Griffin proposes 200-250 people at a given time in a ballroom type setting.

Heidi Gilmond, Director of Downtown Smithfield Development Corporation, came forward. She stated that there have been discussions between Ms. Griffin and the adjacent property owner regarding the creation of overflow parking for special events, though not for daily use. She noted that Johnston County currently lacks corporate event space, particularly venues with on-site catering.

Ms. Griffin added that she is seeking to bring a brewery into the space, as well as a butcher shop, seafood market, bakery, and a restaurant with outdoor seating.

Ashley Spain recommended approval the rezoning, CZ-25-08 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; seconded by Luke Stancil. Unanimously approved

### **Old Business**

Continued discussion of CA-25-01 Comp Plan Amendment: After the December 4<sup>th</sup>, 2025 Planning Board Meeting Chairman Lane requested the Planning Board and Staff re-review the Comprehensive Growth Management Plan amendments before a final recommendation is made to the Town Council.

#### **□ Motion by Nariman Jaminia:**

- **Proposal:** Change everything north of Poplar Creek in Area 2 to **Low Density**.
- **Seconded by:** Jaime Beasley
- **Outcome:** Unanimously approved

#### **□ Motion by Nariman Jaminia:**

- **Proposal:** Change Area 1 from **Medium Density** to **Low Density**.
- **Seconded by:** Jaime Beasley
- **Outcome:** Unanimously approved

Mark Lane requested to discuss amending the UDO at the next Planning Board meeting to change basing density on net acres.

### **Adjournment**

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

Next Planning Board meeting is February 5th, 2026, at 6pm.

Respectfully Submitted,



Julie Edmonds  
Administrative Support Specialist



# Request for Planning Board Review

**Agenda**  
**Item:** SUP-25-03  
**Date:** 2/05/25

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**Subject:** Foster Care Home Special Use Permit  
**Department:** Planning  
**Presented by:** Micah Woodard, Planner I, CZO  
**Presentation:** Public Meeting

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## Issue Statement

The applicant, Kisha Mae Davis is requesting a special use permit to use her residence at 1115 Chestnut Drive as a Foster Home.

## 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 developer.

## Recommendation

None.

Approved: ☐ Town Manager ☐ Town Attorney

## Attachments:

1. Staff report
3. Application
4. Finding of Fact



# Staff Report

Agenda  
Item: SUP-25-03

## OVERVIEW/REVIEW:

Mrs. Kisha Davis is requesting a special use permit to use her existing residence as a Foster Home. In the Unified Development Ordinance (UDO) Section 6.6., *Table of Uses and Activities*, "Foster Homes" are shown as requiring a special use permit. Both Kisha and her spouse Joshua are trained Foster Parents who operate under the organization "Seven Homes" which is a licensed Foster Care Agency based here in North Carolina.

## APPLICATION DATA:

Applicant/Owner:	Kisha Mae Davis
Tax Identification Number:	15058013
Town Limits/ETJ:	Town Limits
Acreage:	0.35 acres
Present Zoning:	R-10 (Single-Family Residential District)
Existing Use:	Single-Family Residence
Proposed Use:	Single-Family Residence/Foster Home
Water Service:	Town of Smithfield
Sewer Service:	Town of Smithfield
Electrical Service:	Town of Smithfield

## PROJECT LOCATION:

The property considered for approval is in the South Smithfield area at 1115 Chestnut Drive, Smithfield, NC 27577.

## ADJACENT ZONING AND LAND USES:

	Zoning	Existing Land Use
North:	R-10 (Single-Family Residential District)	Single-Family Residence
South:	R-10 (Single-Family Residential District)	Single-Family Residence
East:	R-10 (Single-Family Residential District)	Single-Family Residence
West:	R-10 (Single-Family Residential District)	Single-Family Residence

**ENVIRONMENTAL ISSUES:** There are no environmental issues.

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

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 will not be detrimental to 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. ***The project 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. The development will provide adequate utilities, drainage, parking and necessary facilities. ***The development has adequate utilities, drainage, parking and necessary facilities.***

4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas. ***The use will not create such nuisances.***

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 are provided as required.***

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.***

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. ***The proposed use will be in harmony with the area.***

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. ***The proposed project will be in conformance with the UDO requirements.***

**RECOMMENDATION FOR PLANNING BOARD:**

None.

At the Town Council hearing, Planning Staff will recommend to Town Council that the proposed Special Use Permit request be approved in accordance with the finding of fact.





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: Foster Care Home Acreage of Property: .35 acres  
Parcel ID Number: 168312-97-6460 Tax ID: 15058013  
Deed Book: 07004 Deed Page(s): 0423  
Address: 1115 Chestnut Dr, Smithfield, NC 27577  
Location: \_\_\_\_\_

Existing Use: Single Family Home Proposed Use: Single Family Home (Foster)  
Existing Zoning District: R-10

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-25-03 Date Submitted: 12/19/2025 Date Received: 12/19/2025 Amount Paid: N/A

*waived per Stephen*

### OWNER INFORMATION:

Name: Kisha Mae Davis

Mailing Address: 1115 Chestnut Dr, Smithfield, NC 27577

Phone Number: (434) 665-6624 Fax: N/A

Email Address: mrs.kisha.d@gmail.com

### APPLICANT INFORMATION:

Applicant: Kisha Mae Davis

Mailing Address: 1115 Chestnut Dr, Smithfield, NC 27577

Phone Number: (434) 665-6624 Fax: N/A

Contact Person: Kisha Mae Davis

Email Address: mrs.kisha.d@gmail.com

### STATEMENT OF JUSTIFICATION

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

The property in question is a single family residence. We are using it as such. We are trained foster parents that operate under a licensed organization permitted by NCDHHS.

There will be no noticeable difference at the residence than if it were to be occupied by any other family.

We lived in Clayton and did not have to go through this process.



## 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.  
There will be no noticeable difference between this home being occupied by us a foster family than if it were occupied by any other type of family.
- 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.  
No, fostering children at this residence will not impede the surrounding property in this district.
- 3) Adequate utilities, drainage, parking, or necessary facilities have been or are being provided  
The home has adequate utilities and parking. No changes are being made, nor are they needed.
- 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 offensive in any of these listed ways.
- 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.  
No changes made to the property. This is not relevant.
- 6) That the use will not adversely affect the use or any physical attribute of adjoining or abutting property.  
The use of this residence as a foster home will not affect the adjoining properties in any physical way.
- 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.  
This property is still being used as a home. It will be in harmony with the area.
- 8) The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located.  
Yes, the use of this property will conform to any other applicable regulations that the town has jurisdiction over.

## 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.*

\* Kisha Davis  
Print Name

Kisha Davis  
Signature of Applicant

1/2/06  
Date



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

## OWNER'S CONSENT FORM

Name of Project: foster care

Submittal Date: 12/19/25

### OWNERS AUTHORIZATION

I hereby give CONSENT to Kisha Davis (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.

Kisha Davis  
Signature of Owner

Kisha Davis  
Print Name

12/19/25  
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.

Kisha Davis  
Signature of Owner/Applicant

Kisha Davis  
Print Name

12/19/25  
Date

### FOR OFFICE USE ONLY

File Number: SUP-25-03 Date Received: 12/19/25 Parcel ID Number: 168312 - 97-6460

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

**Application Number:** SUP-25-03      **Name:** Foster Home

**Request:** The applicant seeks a special use permit to utilize property located within the R-10 (Single-Family Residential) zoning district as a Foster Home. The property considered for approval is in the South Smithfield area at 1115 Chestnut Drive, Smithfield, NC 27577.

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-25-03 with the following condition(s):*

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

**Motion to Deny:** *Based upon failure to meet all the above stated findings and for reasons stated therein, I move to deny Special Use Permit Application # SUP-25-03 for the following stated reason(s):*

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

**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-25-03 is hereby:**

\_\_\_\_\_ **approved upon acceptance and conformity with the following conditions:**

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

\_\_\_\_\_ **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**



## SUP-25-03 Foster Home

**File Number:**  
SUP-25-03

**Project Name:**  
Foster Home

**Location:**  
1115 Chestnut Drive

**Tax ID#:**  
15058013

**Existing Zoning:**  
R-10

**Property Owner:**  
DAVIS, JOSHUA  
RAMONE  
& DAVIS, KISHA MAE

**Applicant:**  
Kisha Mae Davis

**City/ETJ:**  
City



Map created by Micah Woodard,  
Planner I on 1/28/2026

Map Scale  
1" = 80'



**PLANNING DEPARTMENT**

Micah Woodard, Planner I

**ADJOINING PROPERTY OWNERS' CERTIFICATION**

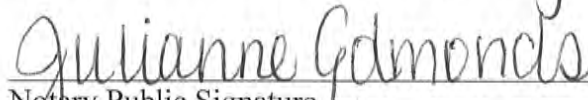
I, Micah Woodard, hereby certify that the property owner and adjacent property owners of the following petition(s); SUP-25-03, S-26-01, and S-26-02 were notified by First Class Mail on 1/22/26 of the Public Meeting on February 5<sup>th</sup>, 2026.

  
\_\_\_\_\_  
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

22nd day of January, 2026

  
\_\_\_\_\_  
Notary Public Signature

Julianne Edmonds  
\_\_\_\_\_  
Notary Public Name

My Commission expires on 1-15-2028



## SUP-25-03 Adjacent Property Owners

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15058013	DAVIS, JOSHUA RAMONE	DAVIS, KISHA MAE	1115 CHESTNUT DR		SMITHFIELD, NC 27577-3709
15058002A	DAUGHTRY, PEGGY N	POURVADY, FRANK G	1105 S WALNUT DR		SMITHFIELD, NC 27577-3735
15058003A	BULLOCK, WM LANDIS	BULLOCK, PAULA	1201 CHESTNUT DR		SMITHFIELD, NC 27577-3605
15058065H	IRREVOCABLE TRUST OF KAREN BENNETT		508 W HOOD ST		SMITHFIELD, NC 27577-3604
15058012	FASY, AMY F		1108 S WALNUT DR		SMITHFIELD, NC 27577-3736
15058014	GRUVER, LYDDA B		1117 S WALNUT DR		SMITHFIELD, NC 27577-3735
15058018	MOORE, JAMES H III	MOORE, JENNIFER S	1114 CHESTNUT DR		SMITHFIELD, NC 27577-3710
15058020	BOOKER, JOHN MCARTAN III	BOOKER, ERIN GROGAN	1110 CHESTNUT DR		SMITHFIELD, NC 27577-3710
15058024	DAVIS, RANDALL A	DAVIS, RHONDA H	1202 WALNUT DR		SMITHFIELD, NC 27577-0000
15058028A	PARRISH, JAMES T.	PARRISH, MEAGAN D.	1206 S WALNUT DR		SMITHFIELD, NC 27577-3622
15058042	BROADWELL, SIDNEY WAYNE		1203 S WALNUT DR		SMITHFIELD, NC 27577-3621
15058065W	ELMER J. WELLONS, JR. REVOCABLE TRUST	WELLONS, ALLEN H. TRUSTEE	141 E MARKET ST		SMITHFIELD, NC 27577-3915
15058190B	CREECH, CHARLES A	CREECH, PHYLLIS P	1203 BAKER ST		SMITHFIELD, NC 27577-0000
15058011	DUNCAN, BILLY RAY		1102 S WALNUT DR		SMITHFIELD, NC 27577-3736
15058022	FOGLIA, ANDREA ALICIA	FOGLIA, ROBERT LOUIS	2300 S MACARTHUR DR		TRACY, CA 95376-8183
15058065C	KONNEKER, NEAL	KONNEKER, MELISSA	1112 S WALNUT DR		SMITHFIELD, NC 27577-3736
15037199	ALLSBROOK, ERNEST R JR	ALLSBROOK, MARGO H		P O BOX 1806	SMITHFIELD, NC 27577-0000
15058002	FARNELL, LELAND E	FARNELL, TRUDY M	1103 WALNUT DR		SMITHFIELD, NC 27577-3735
15058016	EDWARDS, CHARLES D	EDWARDS, SANDRA P	1118 S WALNUT DR		SMITHFIELD, NC 27577-0000
15058019	BOERSIG, KLAUS ALFRED JOINT TENANTS (WROS)	JONES, KEVIN JOINT TENANTS (WROS)	1101 CHESTNUT DR		SMITHFIELD, NC 27577-3709
15058007	ROLLINS, GRACE G		1101 WALNUT DR		SMITHFIELD, NC 27577-0000
15058065K	STEVENS, MICHAEL SLOAN	STEVENS, PENELOPE MITCHINER	1109 BAKER ST	P O BOX 2304	SMITHFIELD, NC 27577-0000
15049014A	WILKINSON, BONNIE C.		1107 BAKER ST		SMITHFIELD, NC 27577-3745
15058017	SANDERS, ALESIA R.		1106 CHESTNUT DR		SMITHFIELD, NC 27577-3710
15058010	VARSEL, AMANDA		1114 S WALNUT DR		SMITHFIELD, NC 27577-3736
15058030	NALL, CAROLYN B. LIFE ESTATE	NALL, ANNA KATE REMAINDER	1107 CHESTNUT DR		SMITHFIELD, NC 27577-3709
15058023	BUSBY, ROBERT ANDREW	BUSBY, FRANCES	1102 CHESTNUT DR		SMITHFIELD, NC 27577-3710
15058004	CORBETT, ALBERT A. JR.		1119 CHESTNUT DR		SMITHFIELD, NC 27577-3709
15058022A	STEVENS, MICHAEL SLOAN JR.	STEVENS, KELSEY DONAHUE	1206 CHESTNUT DR		SMITHFIELD, NC 27577-3606
15058065B	RABIL, MEREDITH ASHLEY		1107 S WALNUT DR		SMITHFIELD, NC 27577-3735





**NOTICE OF  
PUBLIC HEARING**

For Information Please Contact  
The Smithfield Planning and Zoning Department  
**(919) 934-2116**

1000 MAIN STREET, SUITE 100  
SMITHFIELD, NC 27587  
www.smithfieldnc.gov

**Public Notice Sign for SUP-25-03**







# Request for Planning Board Action

**Agenda  
Item:** S-26-01  
**Date:** 2/5/26

---

**Subject:** Mallard Crossing Preliminary Plat  
**Department:** Planning  
**Presented by:** Micah Woodard, Planner  
**Presentation:** Public Meeting

---

## Issue Statement

Mallard Smithfield NC, LLC is requesting approval of the preliminary plat of a 469.99 acres of land into 1,326 residential units: 872 single-family detached, 454 single-family attached (townhomes) in accordance with the R8-CZ master plan.

## Financial Impact

The subdivision will add to the town's tax base with annexation.

## Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the preliminary plat and provide feedback to the developer.

## Recommendation

None-quasi-judicial

Approved: ☐ Town Manager ☐ Town Attorney

## Attachments:

1. Staff report
2. Finding of fact
3. Application
4. Narrative
5. Preliminary Plat



# Staff Report

Agenda  
Item: S-26-01

---

## OVERVIEW:

On June 7, 2022, the Town Council approved an R-8 Conditional rezoning for the Wood leaf Development which consisted of 2,005 residential units: 490 detached single-family lots, 691 attached single-family townhome lots, a 564-unit 3-story multifamily development and a 260-unit 4-story multifamily development.

On 7/15/25 a revised master plan was approved by the Town Council with the following changes:

- Reduction in the acreage because the solar farm has been removed from the development site.
- A reduction in the number of residential units from 2,005 to 1,327
- Eliminated all 824 apartment units from the plan
- Introducing age-targeted units (no maintenance).
- A total of 5 distinct residential product lines.
- Plans include 2 clubhouses and swimming pools
- Electric by the Town of Smithfield
- Architectural materials include premium vinyl siding.
- Proposing valley curb in front of all lots that are less than 50' wide
- Overflow parking in the townhouse areas.

This preliminary plat application is the next step of the development approval process. To approve the preliminary plat, the council must significantly match the approved conditional zoning master plan, and the plat must meet the finding fact for preliminary plat.

## PROPERTY LOCATION:

The property is on both sides of Mallard Road from Old Mallard Road extending about 2-miles east.

## APPLICATION DATA:

Owner/Applicant:	Mallard Johnston NC, LLC
Proposed Use:	Medium density residential
Fire District:	Town of Smithfield
School Impacts:	Additional students
Parks and Recreation:	Park Dedication Fee in Lieu
Water and Sewer Provider:	Town of Smithfield

Electric Provider: Town of Smithfield  
 Site acres: 469.99 acres  
 Active/Managed Open Space: 25 acres  
 Passive/Unmanaged Open Space: 231.47 acres  
 Public R/W: +/-54 acres, 45,727 lin. ft.  
 Development Density: 2.83 dwelling units/acre  
 Parcel PIN, Tax ID, Address, Location, Acreage, Use, Zoning:

PIN	Tax ID	Site Address	Nearby Location	Acreage	Existing Use	Existing Zoning	Book/Page
169202-79-9657	15K11019F	1980 Mallard Rd	West side of Mallard Rd near Marshall Dr	44.08 ac	Agriculture	R-8 CZ	
169300-70-7509	15K11019S		West side of Mallard Rd near Marshall Dr	35.14 ac	Agriculture	R-8 CZ	5452/599
169300-91-8831	15K11017	1820 Mallard Rd	West side of Mallard Rd near Marshall Dr	124.42 ac	Agriculture	R-8 CZ	4374/903
260300-00-3877	15K11047C		West side of Mallard Rd near Marshall Dr	5.28 ac	Agriculture	R-8 CZ	4343/849
260300-13-6423	15L11043	780 Mallard Rd	West side of Mallard Rd near US 70	109.25 ac	Agriculture	R-8 CZ	4373/141
260300-23-8022	15L11042B	1071 Mallard Rd	East side of Mallard Rd near US 70	81.29 ac	Agriculture	R-8 CZ	4865/421
260200-09-2086	15K11047		East side of Mallard Rd near Brogden Rd	30.56 ac	Agriculture	R-8 CZ	4374/903
169202-98-6620	15K11047F		East side of Mallard Rd near Brogden Rd	39.97 ac	Agriculture	R-8 CZ	4342/849

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

	Zoning	Existing Land Uses
North	R-20A	Rural Residential/Agricultural.
South	R-20A	Rural Residential/Agricultural.
East	R-20A	Rural Residential/Agricultural.
West	R-20A	Rural Residential/Agricultural.



## **EXISTING CONDITIONS/ENVIRONMENTAL:**

The property considered for approval is a mix of residential and agricultural land with woodlands, wetlands and fields. There are also blueline streams present throughout the south side of Mallard Road. A Duke powerline bi-sects the development from east-to-west.

## **ANALYSIS:**

- **Comprehensive Land Use Plan.** The plat is consistent with the comprehensive plan which supports medium density residential. The comprehensive plan was amended with the rezoning.
- **Voluntary Annexation.** The developer has indicated he will be submitting a voluntary annexation petition with the development of the site. The annexation petition has not been submitted.
- **Development Phasing.** The project will be constructed in five phases, starting in late 2026 or early 2027, with completion anticipated by 2032. Infrastructure improvements will be concurrent with each phase.
- **Utilities.** The utilities will be Town of Smithfield. The water system will be expanded with 8", 12", and 16" PVC mains as needed per phase. The extension of the sanitary sewer system, including gravity sewers and force mains, will be designed to meet full build-out demands. Two pump stations (North and South) are planned with detailed design and capacity to serve the development.
- **Site Access and Traffic.**
  - The access to the development will be off of 7 intersections with Mallard Road.
  - A traffic impact study was prepared and NCDOT will requiring turn lanes on Mallard Road with the development.
- **Streets.**
  - The developer is proposing 27' wide b/b streets in 50' wide public right-of-way throughout the development. The Town's standard right-of-way width is 60' wide.
  - The development shows lateral access to adjacent properties that might develop in the future.
  - There are numerous cul-de-sacs shown on the plans and several appear to be elongated. Cul-de-sacs such as these often become used as parking lots and should be discouraged.
  - There is no lateral connection to Mallard Road as this was deleted with the approval of the Wood leaf zoning.
- **Curb and gutter.** The developer is proposing valley curb rather than standard B6-12 curb and gutter in the townhouse areas and in in front of all lots with less than 50' of frontage.
- **Trails and Sidewalks.**

- The developer is proposing 5' sidewalks on both sides of each residential street and along the north side of Mallard Road.
  - A multi-use trail is proposed along the south side of Mallard Road consistent with the Town's Pedestrian Plan.
  - A multi-use trail is proposed in the Duke powerline easement with boardwalks over wetland areas. An easement should be provided south of the solar farm and along the Duke powerline easement for the trail.
- **Open Space and Site Amenities.**
    - Mallard Crossing dedicates approximately 256 acres (more than 50% of the site) to parks, trails, and preserved natural areas.
    - Active open space of about 24 acres includes pocket parks, community gathering spaces, and two amenity areas with clubhouses and swimming pools.
    - All open space and parks will be owned and maintained by the Mallard Crossing HOA, ensuring long-term stewardship and accessibility for residents.
  - **Landscaping and Buffering.** A landscaped berm with a decorative fence along Mallard Road is proposed where there are double fronted lots and the berm be a minimum of 3' high on average to screen rear yards. Elsewhere the required street yard will be provided.
  - **Stormwater Management.** The developer has shown conceptual stormwater control measures (SCMs) throughout the development with maintenance access considered. The SCMs are being used as a buffer from Mallard Road.
  - **Trash and Recycling.** The HOA declarations will be requiring trash and recycling roll-offs be screened from the public right-of-way or stored in garages or rear yards.
  - **Subdivision Signs.** Ground mounted subdivisions signs are required features of subdivisions and will require a separate sign permit.
  - **Homeowner's Association.** An HOA will own and maintain the recreation and open space areas and amenities, stormwater facilities, walking trails, and landscaping.
    - The HOA will manage no parking on streets.
    - The HOA declarations need to be submitted for review by the Town Attorney prior to final plat.
  - **Residential Housing.** The applicant is proposing 5 different project lines with the application that differ from the former Wood leaf master plan.

The Mallard Crossing master plan includes (1,326 units):

- 267 - 20' x 100' townhouses lots with 20' building separations.
- 333 - 42' x 120' (5,040 sq. ft.) detached single-family lots.
- 302 - 51' x 120' (6,120 sq. ft.) detached single-family lots.
- 237 - 51' x 120' (6,120 sq. ft.) age targeted detached single-family lots.
- 187 - 24' x 100' ( 2,400 sq. ft. ) age targeted townhouse lots with 20' building separations.

\*age targeted lots to be maintained by the HOA.

- **Architectural Standards.**

- A variation in exterior finishes including premium vinyl siding with cottage style elements including a mix of siding styles, including horizontal lap siding, shake shingle accent siding and board and batten style siding.
- Each of the products will also have garages, with each garage door having either carriage style adornments or windows.
- The age targeted products contain some stone/brick accents in addition to the vinyl siding.
- Corner side yard homes will have windows facing the public right of way or extra trees to break up blank walls.
- All single-family homes and townhomes have rear decks or patios of at least 100 sq. ft. in size.

- **Setbacks.**

- The proposed minimum setbacks for single-family detached homes are:
  - 25' front
  - 5' side
  - 15' rear
- The proposed minimum setbacks for townhouses are:
  - 25' front
  - 5' side
  - 15' rear
  - 30' Perimeter Yard - (Section 8.13.1.4 requires the townhouse development to maintain a 40' wide perimeter yard. This buffer is applicable on the north edge of the age-targeted townhomes and the east edge of the traditional townhomes. In both instances the perimeter yard appears to be approximately 30 feet.

- **Parking.** The required parking of 2 spaces per unit will be met. Auxiliary parking has been added in townhouse areas. The HOA will enforce no parking on public streets.

**CONDITIONAL ZONING:**

- A conditional zoning master plan was approved by the Town Council on 7/15/25 with the following deviations from the R-8 zoning:

<b>Item</b>	<b>Proposed R-8 CZ</b>
Single family minimum lot area (UDO Section 8.3.1)	5,000 sq. ft.
Single family minimum lot frontage (UDO Section 8.3.1)	42'
Min. front setback for TH and SF (UDO Section 8.3.1):	25'
Min. side setback SF (UDO Section 8.3.1):	5'
Townhome perimeter yard (8.13.1.4)	30' applicable in 2 locations: Northern age targeted TH; and east edge of trad TH.
Min. rear setback for TH and SF (UDO Section 8.3.1):	15'
Max. building Height for TH and Apartments (UDO Section	>35' for TH and not to exceed 4-stories for apartments.
Building separation for TH and Apartments (UDO Section)	20'
Corner lot side setback (UDO Section 8.13.3.1)	15'
Min buffer yard requirements (UDO Section 10.14)	Meets code requirements
Min. local street right-of-way width (10.110.9)	50'
Local street width	27' back-to-back
Curb and Gutter (Standard Detail 3.02 D)	Valley curb on lots that are less than 50' in width.

	Valley curb in front of townhouses and within 10' of the end unit.
Architectural Standards	Premium vinyl

- The conditional zoning master plan included the following standards exceeding UDO requirements.
  - Sidewalks on both sides of subdivision streets.
  - 2 clubhouses.
  - 2 swimming pools.
  - Other listed recreational amenities.
  - Class A building materials exceed UDO requirements including vinyl siding.
  - A landscaped berm of a minimum average height of 3' and with a decorative fence will be provided between Mallard Road and double fronted lots.
  - Multi-use trail in the Duke powerline easement.
  - Age Targeted properties will be maintained by the HOA.
  - Fountains will be added to the stormwater ponds as an amenity.

#### **FINDING OF FACT (Staff Opinion):**

To approve a preliminary plat, the Town Council shall make the following finding (staff's opinion in Bold/Italic)::

1. The plan is consistent with the adopted plans and policies of the town; **The plan is consistent with the approved rezoning master plan and the comprehensive plan.**
2. The plan complies with all applicable requirements of this ordinance; **The plan will be developed in accordance with the UDO requirements.**
3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed. **The development will extend public utilities as needed to support the development.**
4. The plan will not be detrimental to the use or development of adjacent properties or another neighborhood uses. **The pump station will be signed such that it can be expanded to meet adjacent development needs in the sewershed. Road will be improved in accordance with NCDOT's requirements and TIA findings.**

#### **RECOMMENDATION:**

None

Proposed conditions of approval:

1. The elongated cul-de-sacs be redesigned to meet town standards.
2. A public trail easement be provided for the trail within the Duke Power Line easement.
3. The stormwater ponds shall have fountains for aeration and as an amenity.
4. That the trash and recycling roll-off containers in the single family and townhouses units be screened from the public right-of-way or stored within a garage or the rear yards and enforced by the HOA.
5. That an HOA be responsible for the ownership and maintenance of all common amenities including landscaping and property maintenance for the entire development, the stormwater SCM, parking lots, recreational amenities, and open space.
6. The HOA enforce no parking on Town streets.
7. The architectural standards shall be incorporated into the declarations and enforced by the HOA.
8. The HOA declarations be submitted for review by the Town Attorney prior to Final Plat.



## S-26-01 Mallard Crossing

**File Number:**  
S-26-01

**Project Name:**  
Mallard Crossing

**Location:**  
Mallard Road

**Tax ID#s:**  
15L11042B, 15L11043,  
15K11017, 15K11019S,  
15K11047C, 15K11047,  
15K11019F, 15K11047F

**Existing Zoning:**  
R-8CZ

**Property Owner:**  
Mallard Johnston NC, LLC

**Applicant:**  
Mallard Johnston NC, LLC



Map created by Micah Woodard,  
Planner I on 6/13/2025

Map Scale  
1" = 873'



**Town of Smithfield  
Preliminary Plat  
Finding of Fact / Approval Criteria**

**Application Number:** S-26-01 **Project Name:** Mallard Crossing Preliminary Plat

**Request:** Mallard Johnston NC, LLC is requesting approval of the preliminary plat of a 469.99 acres of land into 1,326 residential units: 872 single-family detached, 454 single-family attached (townhomes) in accordance with the R8-CZ master plan. The proposed development is located at The property is on both sides of Mallard Road from Old Mallard Road extending about 2-miles east. identified by the Johnston County Tax ID#s 15L11043, 15L11042B, 15K11017, 15K11019F, 15K11047E, 15K11047F, 15K11047C, and 15K11019S.

In approving an application for a preliminary plat 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 preliminary plat if it has evaluated an application through a quasi-judicial process and determined that:

1. The plan is consistent with the adopted plans and policies of the town;
2. The plan complies with all applicable requirements of this ordinance;
3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed; and
4. The plan will not be detrimental to the use or development of adjacent properties or another neighborhood uses

**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 Preliminary Plat Application # S-26-01 with conditions:*

1. The elongated cul-de-sacs be redesigned to meet town standards.
2. A public trail easement be provided for the trail within the Duke Power Line easement.
3. The stormwater ponds shall have fountains for aeration and as an amenity.
4. That the trash and recycling roll-off containers in the single family and townhouses units be screened from the public right-of-way or stored within a garage or the rear yards and enforced by the HOA.
5. That an HOA be responsible for the ownership and maintenance of all common amenities including landscaping and property maintenance for the entire



- development, the stormwater SCM, parking lots, recreational amenities, and open space.
6. The HOA shall enforce no parking on Town streets.
  7. The architectural standards shall be incorporated into the declarations and enforced by the HOA.
  8. The HOA declarations be submitted for review by the Town Attorney prior to Final Plat.

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

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**Record of Decision:**

**Based on a motion and majority vote of the Town of Smithfield Town Council for the Preliminary Plat Application # S-26-01 is hereby:**

\_\_\_\_\_ **approved upon acceptance and conformity with the following conditions:**

1. The elongated cul-de-sacs be redesigned to meet town standards.
2. A public trail easement be provided for the trail within the Duke Power Line easement.
3. The stormwater ponds shall have fountains for aeration and as an amenity.
4. That the trash and recycling roll-off containers in the single family and townhouses units be screened from the public right-of-way or stored within a garage or the rear yards and enforced by the HOA.
5. That an HOA be responsible for the ownership and maintenance of all common amenities including landscaping and property maintenance for the entire development, the stormwater SCM, parking lots, recreational amenities, and open space.
6. The HOA shall enforce no parking on Town streets.
7. The architectural standards shall be incorporated into the declarations and enforced by the HOA.
8. The HOA declarations be submitted for review by the Town Attorney prior to Final Plat.

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

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

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

**ATTEST:**

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



## 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

## Preliminary Subdivision Application

Development Name **Mallard Crossing**

Proposed Use **Residential**

Property Address(es) **Mallard Rd, Smithfield, NC**

Johnston County Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN# **260300-13-6423, 260300-23-8022, 260200-09-2086** TAX ID# **15L11043, 15L11042B, 15K11047**

Project type? ☒ Single Family ☒ Townhouse ☐ Multi-Family ☐ Non-Residential ☐ Planned Unit Development (PUD)

## OWNER/DEVELOPER INFORMATION

Company Name **Mallard Johnston NC, LLC**

Owner/Developer Name

Address **200 Smith Hines Rd Greenville, SC 29607-5520**

Phone **919-521-3590**

Email **anthony.catalano@contenderamerica.com** Fax

## CONSULTANT/CONTACT PERSON FOR PLANS

Company Name **Timmons Group**

Contact Name **Beth Blackmon**

Address **5410 Trinity Road, Suite 102 Raleigh, NC 26707**

Phone **919-859-4509**

Email **beth.blackmon@timmons.com** Fax **919-859-5663**

## DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

### ZONING INFORMATION

Zoning District(s) **R-8 Conditional**

If more than one district, provide the acreage of each:

Overlay District? ☐ Yes ☒ No

Inside City Limits? ☐ Yes ☒ No

## FOR OFFICE USE ONLY

File Number: \_\_\_\_\_ Date Submitted: \_\_\_\_\_ Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_

## Project Narrative

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

a) A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;

b) A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);

c) A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;

d) A narrative explaining the intent of the project and/or your original or revised vision for the finished product;

e) A statement showing the proposed density of the project with the method of calculating said density shown;

f) Discuss proposed infrastructure improvements and phasing thereof (i.e., proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision;

g) A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);

h) A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;

i) Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;

j) A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;

k) A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).

**STORMWATER INFORMATION (Separate Stormwater Application Required)**

Existing Impervious Surface 0.04ac/1,694sf acres/sf	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 133.59ac/5,819,234sf	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Watershed protection Area Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

If in a Flood Hazard Area, provide the FEMA Map Panel # and Base Flood Elevation 3720260200K, 2602, 129.2' & 3720168200L, 1682, 121.3'

**NUMBER OF LOTS AND DENSITY**

Total # of Single-Family Lots 872	Overall Unit(s)/Acre Densities Per Zoning Districts 2.83
Total # of Townhouse Lots 454	Acreage in active open space 24.57 AC
Total # of All Lots 1,326	Acreage in passive open space 231.47 AC

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the Town.

I hereby designate Timmons Group, Beth Blackmon to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project conforms to all application requirements applicable with the proposed development use.

Signed by:

Signature  Date 12/15/2025

Signature \_\_\_\_\_ Date \_\_\_\_\_

**REVIEW FEES**

- ☒ Major Preliminary Subdivision (submit paper copies - 1 application and 2 sets of plans & **1 Digital copy off all**) \$500.00 + \$5.00 a lot
- ☐ Stormwater Management Application + Plan + fees as applicable (**Digital copy off all**) \$100/disturbed acres (\$850 min.) or \$300 if exempt

**FOR OFFICE USE ONLY**

File Number: \_\_\_\_\_ Date Submitted: \_\_\_\_\_ Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_

### INFORMATION TO BE PROVIDED ON PRELIMINARY AND FINAL PLATS.

The preliminary plats shall depict or contain the information indicated in the following table. An "X" indicates that the information is required.

Information	Preliminary Plat
Vicinity map (6" W x 4" H) showing location of subdivision in relation to neighboring tracts, subdivision, roads, and waterways (to include streets and lots of adjacent developed or platted properties). Also include corporate limits, Town boundaries, county lines if on or near subdivision tract.	X
Boundaries of tract and portion to be subdivided, including total acreage to be subdivided, distinctly and accurately represented with all bearings and distances shown.	X
Proposed street layout and right-of-way width, lot layout and size of each lot. Number lots consecutively throughout the subdivision.	X
Name of proposed subdivision.	X
Statement from the Johnston County Health Department that a copy of the sketch plan has been submitted to them, if septic tanks or other onsite water or wastewater systems are to be used in the subdivision, AND/OR statement from the County Public Utilities that application has been made for public water and/or sewer permits.	X
Graphic scale.	X
North arrow and orientation.	X
Concurrent with submission of the Preliminary Plat to the Town, the subdivider or planner shall submit copies of the Preliminary Plat and any accompanying material to any other applicable agencies concerned with new development, including, but not limited to: District Highway Engineer, County Board of Education, U.S. Army Corps of Engineers, State Department of Natural Resources and Community Development, for review and recommendation.	X
List the proposed construction sequence.	X
Storm water plan – see Article 10, Part VI.	X
Show existing contour lines with no larger than five-foot contour intervals.	X
New contour lines resulting from earth movement (shown as solid lines) with no larger than five-foot contour intervals (existing lines should be shown as dotted lines).	X
Survey plat, date(s) survey was conducted and plat prepared, the name, address, phone number, registration number and seal of the Registered Land Surveyor.	X
Names, addresses, and telephone numbers of all owners, mortgagees, land planners, architects, landscape architects and professional engineers responsible for the subdivision (include registration numbers and seals, where applicable).	X
Date of the drawing(s) and latest revision date(s).	X

<b>Information</b>	<b>Preliminary Plat</b>
The owner's name(s) of adjoining properties and Zoning District of each parcel within 100' of the proposed sites.	X
State on plans any variance request(s).	X
Show existing buildings or other structures, water courses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining. Show wooded areas, marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site.	X
The exact location of the flood hazard, floodway and floodway fringe areas from the community's FHBM or FIRM maps (FEMA). State the base flood elevation data for subdivision.	X
Show the minimum building setback lines for each lot.	X
Provide grading and landscape plans. Proposed plantings or construction of other devices to comply with the screening requirements of Article 10, Part II.	X
Show location of all proposed entrance or subdivision signage (see Section 10.23.1).	X
Show pump station detail including any tower, if applicable.	X
Show area which will not be disturbed of natural vegetation (percentage of total site).	X
Label all buffer areas, if any, and provide percentage of total site.	X
Show all riparian buffer areas.	X
Show all watershed protection and management areas per Article 10, Part VI.	X
Soil erosion plan.	X
Show temporary construction access pad.	X
Outdoor illumination with lighting fixtures and name of electricity provider.	X
<b>The following data concerning proposed streets:</b>	
Streets, labeled by classification (see Town of Smithfield construction standards) and street name showing linear feet, whether curb and gutter or shoulders and swales are to be provided and indicating street paving widths, approximate grades and typical street cross-sections. Private roads in subdivisions shall also be shown and clearly labeled as such.	X
Traffic signage location and detail.	X
Design engineering data for all corners and curves.	X
For office review; a complete site layout, including any future expansion anticipated; horizontal alignment indicating general curve data on site layout plan; vertical alignment indicated by percent grade, PI station and vertical curve length on site plan layout; the District Engineer may require the plotting of the ground profile and grade line for roads where special conditions or problems exist; typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed; drainage facilities and drainage.	X

<b>Information</b>	<b>Preliminary Plat</b>
Type of street dedication; all streets must be designated public. (Where public streets are involved which will be dedicated to the Town, the subdivider must submit all street plans to the UDO Administrator for approval prior to preliminary plat approval).	X
When streets have been accepted into the municipal or the state system before lots are sold, a statement explaining the status of the street in accordance with the Town of Smithfield construction standards.	X
If any street is proposed to intersect with a state-maintained road, a copy of the application for driveway approval as required by the Department of Transportation, Division of Highways Manual on Driveway Regulations. (1) Evidence that the subdivider has applied for such approval. (2) Evidence that the subdivider has obtained such approval.	X X X
<b>The location and dimensions of all:</b>	
Utility and other easements.	X
Pedestrian and bicycle paths.	X
Areas to be dedicated to or reserved for public use.	X
The future ownership (dedication or reservation for public use to governmental body or for owners to duly constituted homeowners' association) of recreation and open space lands.	X
Required riparian and stream buffer per Article 10, Part VI.	X
<b>The site/civil plans for utility layouts including:</b>	
Sanitary sewers, invert elevations at manhole (include profiles).	X
Storm sewers, invert elevations at manhole (include profiles).	X
Best management practices (BMPs)	X
Stormwater control structures	X
Other drainage facilities, if any.	X
Impervious surface ratios	X
Water distribution lines, including line sizes, the location of fire hydrants, blow offs, manholes, force mains, and gate valves.	X
Gas lines.	X
Telephone lines.	X
Electric lines.	X
Plans for individual water supply and sewage disposal systems, if any.	X
<b>Provide site calculations including:</b>	
Acreage in buffering/recreation/open space requirements.	X
Linear feet in streets and acreage.	X
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the US Department of Interior's National Register of Historic Places.	X

<b>Information</b>	<b>Preliminary Plat</b>
Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings, or deflection angles, radii, central angles and tangent distance for the center line of curved property lines that is not the boundary line of curved streets. All dimensions shall be measured to the nearest one-tenth of a foot and all angles to the nearest minute.	X
The accurate locations and descriptions of all monuments, markers, and control points.	X
Proposed deed restrictions or covenants to be imposed upon newly created lots. Such restrictions are mandatory when private recreation areas are established. Must include statement of compliance with state, local, and federal regulations.	X
A copy of the erosion control plan submitted to the Regional Office of NC- DNRCD, when land disturbing activity amounts to one acre or more.	X
All certifications required in Section 10.117.	X
Any other information considered by either the subdivider, UDO Administrator, Planning Board, or Town Council to be pertinent to the review of the plat.	X
Improvements guarantees (see Section 5.8.2.6).	

### FOR OFFICE USE ONLY

File Number: \_\_\_\_\_ Date Submitted: \_\_\_\_\_ Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_



REQUIRED FINDING OF FACT

*Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a preliminary subdivision plat approval 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 grant preliminary subdivision approval if it has evaluated an application through a quasi-judicial process and determined that:*

- 1) The plan is consistent with the adopted plans and policies of the town;

The Mallard Crossing Subdivision is located within a residential development area in the Town's Comprehensive Plan. The proposed layout supports the Town's objectives for managed growth, housing diversity and neighborhood connectivity.
- 2) The plan complies with all applicable requirements of this ordinance;

The proposed subdivision meets all applicable standards of the Town's Unified Development Ordinance and the approved conditional zoning for the property including minimum lot dimensions, street design criteria and required open space provisions.
- 3) There exists adequate infrastructure (transportation and utilities) to support the plan as proposed; and

The site will be served by extensions of public water and sewer systems with sufficient capacity. Transportation access is provided via Mallard Road, an NCDOT road which connects to the NCDOT street network. Road improvements and turn lanes will be provided at subdivision accesses as specified by NCDOT and the Traffic Impact Analysis. This will allow adequate service to the proposed lots.
- 4) The plan will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The subdivision is compatibale with adjacent residential and agricultural uses and includes appropriate buffering and open space to ensure a smooth transition. The development is expected to complement existing uses and will not negatively impact adjacent properties.

# Mallard Crossing Preliminary Plat Project Narrative

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*Smithfield, Johnston County, North Carolina*

## **a) Contact Information**

### **Owner of Record/Applicant:**

Mallard Johnston NC, LLC  
200 Smith Hines Rd, Greenville, SC 29607-5520  
Phone: 919-521-3590  
Email: anthony.catalano@contenderamerica.com

### **Engineering Firm:**

Timmons Group  
5410 Trinity Rd, Suite 102, Raleigh, NC 27607  
Attn: Beth Blackmon, PE  
Phone: 919-866-4509  
Email: beth.blackmon@timmons.com

### **Surveyor:**

Stokes Surveying & Mapping, PLLC  
1425-102 B Rock Quarry Rd., Raleigh, NC 27610  
Attn: Mike Stokes  
Phone: 919-971-7897  
Email: mike@stokes-surveying.com

## **b) Site Data**

**Site Address:** 780 & 1071 Mallard Road, Smithfield, NC

**Current Zoning:** R-8 Conditional

**Parcel Size:** 469.99 acres

**Property Identification Numbers (PINs):** 260300-13-6423, 260300-23-8022, 260200-09-2086

**Legal Descriptions:** Provided in survey documents

### c) General Information

**Proposed Subdivision Name:** Mallard Crossing

**Number of Proposed Lots:** 1,326 total

- Single-Family Detached: 872 lots
- Single-Family Attached (Townhomes): 454 lots

**Open Space:** 256.04 acres dedicated to open space (passive & active)

**Active Open Space:** 24.57 acres

**Rights of Way:** Approximately 54 acres, 45,727 LF of streets

### d) Project Intent and Vision

Mallard Crossing is envisioned as a vibrant, thoughtfully planned extension of Smithfield, designed to provide a diverse range of housing options that meet the needs of a multigenerational community. The development will replace the existing allowance for multifamily apartments with a mix of single-family detached homes and townhomes, emphasizing quality design, walkability, and community amenities. The project aims to enhance the Town's tax base and provide critical public infrastructure, including sewer and water extensions, while preserving significant open space and natural areas. The community will feature parks, trails, and gathering spaces to foster a strong sense of place and livability.

### e) Density Calculation

**Proposed Density:**

$$\text{Density} = \frac{1,326 \text{ dwelling units}}{469.99 \text{ acres}} = 2.83 \text{ dwelling units per acre (DU/A)}$$

### f) Infrastructure Improvements and Phasing

**Water:** Extension of Town of Smithfield water system with 8", 12", and 16" PVC mains as needed per phase.

**Sanitary Sewer:** Extension of Town of Smithfield sanitary sewer system, including gravity sewers and force mains, designed to meet full build-out demands. Two pump stations (North and South) are planned with detailed design and capacity to serve the development.

**Stormwater Management:** Compliance with all stormwater regulations using wet ponds and other Stormwater Control Measures (SCMs) located within open space and maintained by the HOA.

**Roadways:** Approximately 54 acres of public rights-of-way with 50-foot ROW and 27-foot back-to-back pavement widths, designed with traffic calming features and pedestrian safety in mind. Total of 45,727 linear feet of streets proposed.

**Pedestrian Connectivity:** Sidewalks or multi-use paths on both sides of all streets, including a 5-foot sidewalk on the west side and an 8-foot multi-use trail on the east side of Mallard Road. Internal trails with boardwalks will connect active open space areas utilizing the overhead power easement.

**Phasing:** The project will be constructed in five phases, starting in late 2026 or early 2027, with completion anticipated by 2032. Infrastructure improvements will be concurrent with each phase.

### **g) Neighboring Property Concerns**

The design includes ample buffers and landscaping to minimize impacts on adjacent properties. The project aligns with the Town's Comprehensive Plan and growth strategy, ensuring compatibility with surrounding land uses.

### **h) Mitigation of Conflicts and Environmental Considerations**

Mallard Crossing incorporates significant open space preservation to protect wetlands and natural areas. Pedestrian boardwalks will minimize disturbance to wetlands. Buffers and berms with decorative fencing along the south side of Mallard Road provide visual buffers and noise mitigation. The project complies with all environmental regulations and includes measures to avoid or mitigate impacts on livability, property values, and future development potential.

### **i) Public Facilities and Services Impact**

The development will not place an excessive burden on public facilities. Infrastructure improvements for water, sewer, roads, and emergency services are designed to accommodate the full build-out. Traffic Impact Analysis (TIA) updates and coordination with NCDOT ensure roadways will support increased traffic. The HOA will maintain common areas and infrastructure components such as stormwater facilities. The project supports the Town's tax base and service capacity through annexation and phased development.

### **j) Parks and Open Space**

Mallard Crossing dedicates approximately 256 acres (more than 50% of the site) to parks, trails, and preserved natural areas. Active open space of about 24 acres includes pocket parks, community gathering spaces, and two amenity areas with clubhouses and swimming pools. All open space and parks will be owned and maintained by the Mallard Crossing HOA, ensuring long-term stewardship and accessibility for residents.

## k) Development Schedule and Phasing

**Phase 1:** Begin late 2026/early 2027, including initial infrastructure and housing lots.

**Subsequent Phases:** Phased construction through 2032, with infrastructure and housing development progressing concurrently.

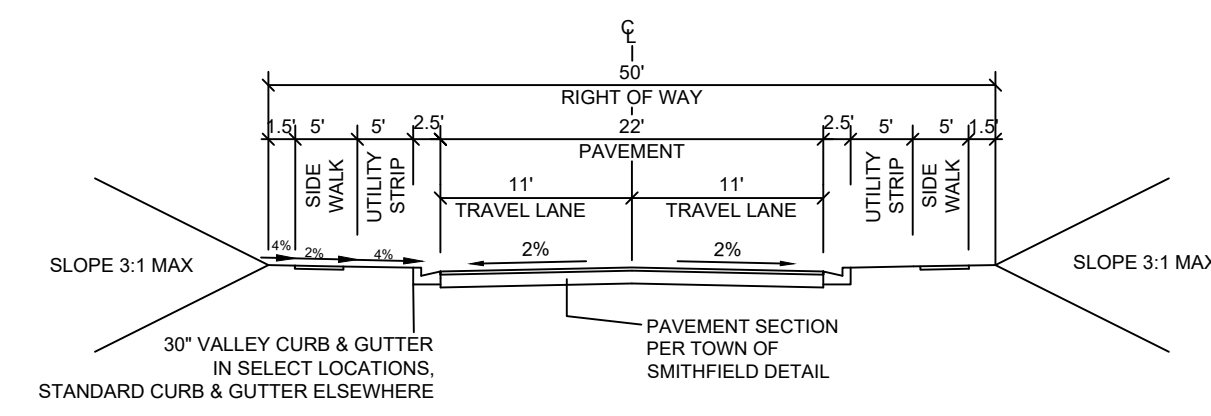
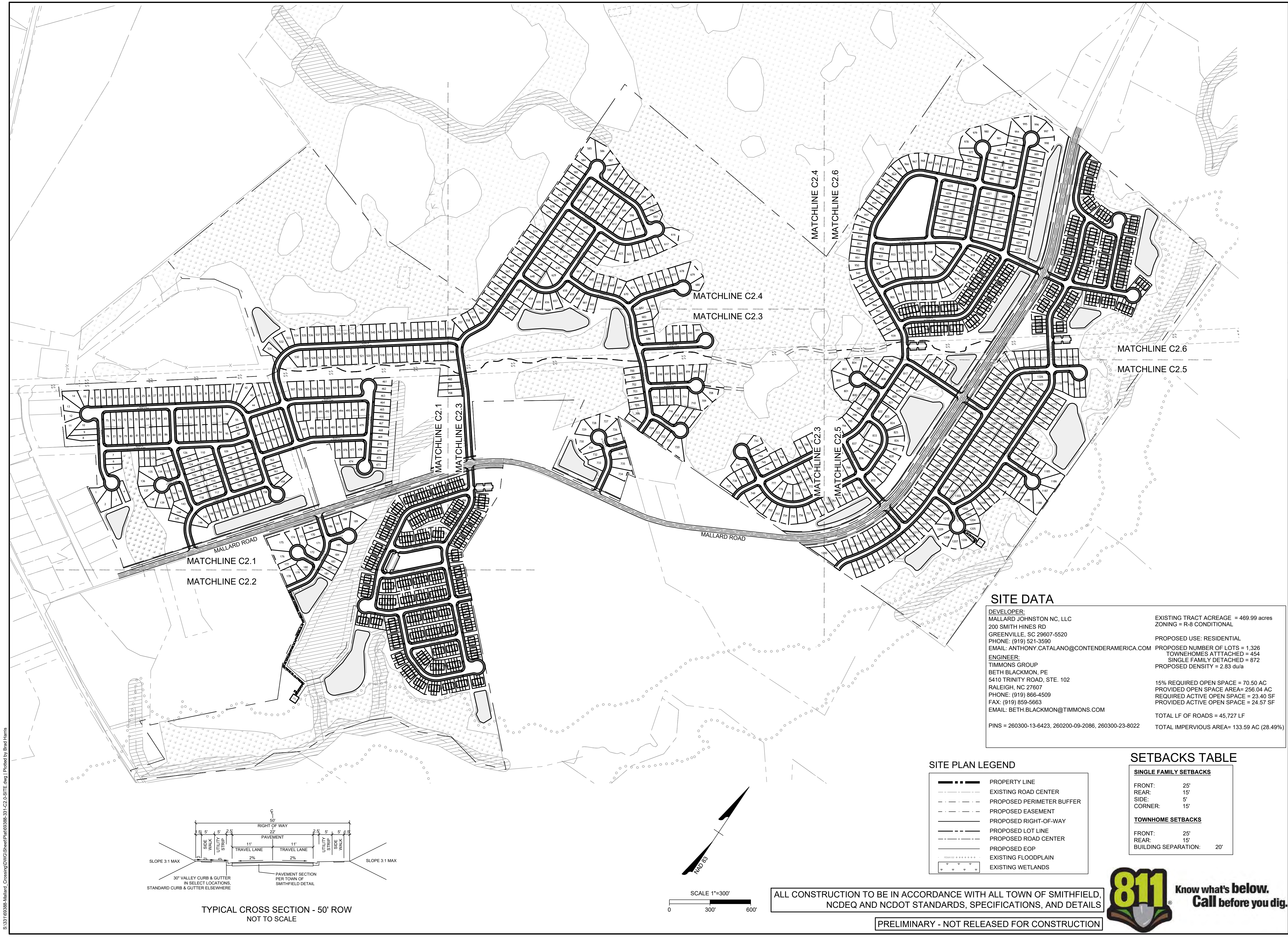
**Public Improvements:** Roadways, utilities, and recreational spaces will be constructed in phases aligned with housing development to ensure full service and amenity availability.

**Completion:** Full build-out expected by 2032.



S:\31169388-Mallard\_Crossing\DWG\Sheet\Plan\69388-311-C2.0-SITE.dwg | Printed by Brad Harris

Docusign Envelope ID: EC9C5F55-733C-4951-B503-DB7A5B661C7F



SITE PLAN LEGEND	
	PROPERTY LINE
	EXISTING ROAD CENTER
	PROPOSED PERIMETER BUFFER
	PROPOSED EASEMENT
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PROPOSED ROAD CENTER
	PROPOSED EOP
	EXISTING FLOODPLAIN
	EXISTING WETLANDS

**SITE DATA**

DEVELOPER: MALLARD JOHNSTON NC, LLC 200 SMITH HINES RD GREENVILLE, SC 29607-5520 PHONE: (919) 521-3590 EMAIL: ANTHONY.CATALANO@CONTENDERAMERICA.COM	EXISTING TRACT ACREAGE = 469.99 acres ZONING = R-8 CONDITIONAL
ENGINEER: TIMMONS GROUP BETH BLACKMON, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: (919) 866-4509 FAX: (919) 859-5663 EMAIL: BETH.BLACKMON@TIMMONS.COM	PROPOSED USE: RESIDENTIAL PROPOSED NUMBER OF LOTS = 1,326 TOWNHOMES ATTACHED = 454 SINGLE FAMILY DETACHED = 872 PROPOSED DENSITY = 2.63 du/a
PINS = 260300-13-6423, 260200-09-2086, 260300-23-8022	15% REQUIRED OPEN SPACE = 70.50 AC PROVIDED OPEN SPACE AREA= 256.04 AC REQUIRED ACTIVE OPEN SPACE = 23.40 SF PROVIDED ACTIVE OPEN SPACE = 24.57 SF TOTAL LF OF ROADS = 45,727 LF TOTAL IMPERVIOUS AREA= 133.59 AC (28.49%)

**SETBACKS TABLE**

SINGLE FAMILY SETBACKS	
FRONT:	25'
REAR:	15'
SIDE:	5'
CORNER:	15'
TOWNHOME SETBACKS	
FRONT:	25'
REAR:	15'
BUILDING SEPARATION:	20'

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF SMITHFIELD, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION



PRELIMINARY DRAWINGS, DO NOT USE FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866-4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.	
DATE	12/30/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	B.BLACKMON
SCALE	1" = 300'

REVISION DESCRIPTION	

**MALLARD CROSSING**  
NORTH CAROLINA LICENSE NO. C-1652  
SMITHFIELD, JOHNSTON COUNTY, NORTH CAROLINA

**OVERALL SITE PLAN**

JOB NO.	69388
SHEET NO.	C2.0

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**PLANNING DEPARTMENT**

Micah Woodard, Planner I

**ADJOINING PROPERTY OWNERS' CERTIFICATION**

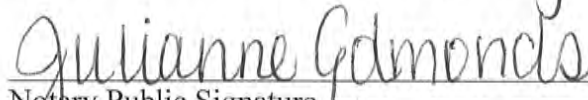
I, Micah Woodard, hereby certify that the property owner and adjacent property owners of the following petition(s); SUP-25-03, S-26-01, and S-26-02 were notified by First Class Mail on 1/22/26 of the Public Meeting on February 5<sup>th</sup>, 2026.

  
\_\_\_\_\_  
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

22nd day of January, 2026

  
\_\_\_\_\_  
Notary Public Signature

Julianne Edmonds  
\_\_\_\_\_  
Notary Public Name

My Commission expires on 1-15-2028



# S-26-01 Mallard Crossing Adjacent Property Owners

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15L11043	MALLARD JOHNSTON NC, LLC		200 SMITH HINES RD		GREENVILLE, SC 29607-5520
15L11042B	MALLARD JOHNSTON NC, LLC		200 SMITH HINES RD		GREENVILLE, SC 29607-5520
15L11043B	WHITLEY, HILDA		647 MALLARD RD		SMITHFIELD, NC 27577-7127
15L11043K	PIERCE, JOSEPH THOMAS		1312 BUFFALOE RD		GARNER, NC 27529-5017
15L10043A	BOESE, SUVIMAL S		654 MALLARD RD		SMITHFIELD, NC 27577-7127
15K11018J	POLLARD, BETSY S		67 OLD MALLARD RD		SMITHFIELD, NC 27577-9451
15K11018K	BROCK, OTIS RAY LIFE ESTATE	BROCK, ELIZABETH LEIGH LIFE ESTATE	129 OLD MALLARD RD		SMITHFIELD, NC 27577-9454
15K11018I	CHRISMON, FRANK T	CHRISMON, DOROTHY	28 OLD MALLARD RD		SMITHFIELD, NC 27577-0000
15K11018F	LOPEZ, MELANIE NATALI PEREYRA		90 OLD MALLARD RD		SMITHFIELD, NC 27577
15K11019I	RODGERS, BENJAMIN JOHN	RODGERS, KATELYN ELIZABETH	2203 BROGDEN RD		SMITHFIELD, NC 27577
15K11029B	TWIN STATES FARMING INC			P O BOX 1352	SMITHFIELD, NC 27577-1377
15K11018Y	CROCKER, PAMELA F		72 OLD MALLARD RD		SMITHFIELD, NC 27577-0000
15K11018X	BROCK, OTIS RAY LIFE ESTATE	BROCK, ELIZABETH LEIGH LIFE ESTATE	129 OLD MALLARD RD		SMITHFIELD, NC 27577-9454
15K11018Z	GUTIERREZ, JESUS VALLE	GOMEZ, JACQUELINE BLANCO	213 OLD MALLARD RD		SMITHFIELD, NC 27577-9456
15K11019Q	BROCK, OTIS RAY LIFE ESTATE	BROCK, ELIZABETH LEIGH LIFE ESTATE	129 OLD MALLARD RD		SMITHFIELD, NC 27577-9454
15K11019O	CAROLINA POWER & LIGHT			P O BOX 1551	RALEIGH, NC 27602-0000
15K11019M	POLLARD, BETSY S		67 OLD MALLARD RD		SMITHFIELD, NC 27577-9451
15K11019H	CHRISMON, FRANK T	CHRISMON, DOROTHY	28 OLD MALLARD RD		SMITHFIELD, NC 27577-0000
15K11047H	MITCHELL, JAMES NELSON	MITCHELL, BRENDA C	1225 OLD SANDERS ROD		SMITHFIELD, NC 27577-0000
15L11044	LESTER, JASON		1500 MALLARD RD		SMITHFIELD, NC 27577-7136
15L11044A	MASSENGILL, DALTON LOUIS	MASSENGILL, MARY	1472 MALLARD RD		SMITHFIELD, NC 27577-7135
15K11017C	REALTAL, LLC		1130 COUNTRY CLUB RD		SMITHFIELD, NC 27577-8323
15L11044B	COOR, CLYDA HILL	COOR, LAWRENCE B	130 CROW TRL		HERTFORD, NC 27944-9170
15K11047B	TALTON, WILLIAM MICHAEL	TALTON, DEBRA E	1666 MALLARD RD		SMITHFIELD, NC 27577-0000
15L11044D	LESTER, JASON		1500 MALLARD RD		SMITHFIELD, NC 27577-7136
15L11047	FRANCO-ROBLES, SERGIO	VASQUEZ, OSIRIS MARIA BELLEZA	1532 MALLARD RD		SMITHFIELD, NC 27577-7136
15K11047	MALLARD JOHNSTON NC, LLC		200 SMITH HINES RD		GREENVILLE, SC 29607-5520
15L11043D	RUTH HILL PETERSON REVOCABLE TRUST	PETERSON, RUTH HILL TRUSTEE	3433 BENHAM AVE		NASHVILLE, TN 37215-1503
15L11043F	BURKENS, WALTER J		1500 EVANS ROAD		PRINCETON, NC 27569-0000
15K11014D	OLD BROGDEN FARMS, LLC		6317 BAYSWATER TRL		RALEIGH, NC 27612-6608
15K11017A	TRUCK TERMINALS INC		1901 N NAN AVE		MARBLEHEAD, OH 43440-9799
15K11020	BTTW PROPERTIES LLC		100 QUAIL RUN		SMITHFIELD, NC 27577-9406
15K11018L	KEEN, HAROLD T	KEEN, BARBARA A	1121 BOYETTE ROAD		FOUR OAKS, NC 27524-8479
15K11047G	TALTON, PATRICIA S		1995 HOODS CREEK DRIVE		NEW BERN, NC 28562-0000
15L11043A	TEACHEY, MARIE K LIFE ESTATE	MCDANIELS, CHRISTOPHER PAUL REMAINDER	646 MALLARD RD		SMITHFIELD, NC 27577-7127
15L11043H	WHITLEY, HILDA		647 MALLARD RD		SMITHFIELD, NC 27577-7127
15K11018C	ROBOL, MARY F ASTERITA		128 OLD MALLARD RD		SMITHFIELD, NC 27577-9453
15K11019	OEHLER, PHILIP GEORGE		119 HORSESHOE RD		DAVIS, NC 28524-7020
15K11019D	MARSHALL, JULIAN BRIAN	MARSHALL, WILLIAM CORBETT	PO BOX 1482		SMITHFIELD, NC 27577-4385
15K11019K	MONTOYA, ARCADIO		120 LEEWAY CT		CLAYTON, NC 27520-9417
15K11019L	HENDERSON, MURRAY CHRISTOPHER		15 OLD MALLARD RD		SMITHFIELD, NC 27577-9451
15K11020A	TOWN OF SMITHFIELD A NC MUNICI		111 S 4TH ST		SMITHFIELD, NC 27577-0000
15K11047I	ADKINS, IRIS T	ADKINS, STEPHEN T	2125 MALLARD RD	PO BOX 328	SMITHFIELD, NC 27577-0000
15K11018	FARMER, TATIANA AALIYAH		216 OLD MALLARD RD		SMITHFIELD, NC 27577-9455
15K11047E	GIBSON, JOYCE TALTON		4215 BROGDEN RD		SMITHFIELD, NC 27577-0000
15L11047A	GIBSON, JOYCE TALTON		4215 BROGDEN RD		SMITHFIELD, NC 27577-0000
15K11018H	ROOKS, GENE ALTON		52 OLD MALLARD RD		SMITHFIELD, NC 27577-9452
15K11019P	WALKER, STEPHEN	WALKER, KRISTINA M.	2225 BROGDEN RD		SMITHFIELD, NC 27577
15K11033	HOGTOWN HOLDINGS, LLC		3511 MEADOWRUN DR		DURHAM, NC 27707-6626
15K11047D	KENNETH A. TALTON TRUST	TALTON, KENNETH A. TRUSTEE	2750 NC HIGHWAY 96 N		SELMA, NC 27576-6161
15L11049	HOGTOWN HOLDINGS, LLC		3511 MEADOWRUN DR		DURHAM, NC 27707-6626
15K11032	WILLIAMS, J. MARK	WILLIAMS, LANETTE M.	2466 BROGDEN RD		SMITHFIELD, NC 27577-9263
15L12001A	RICH, LYNN M. LIFE ESTATE	JOHNSTON, KELSIE MARIE REMAINDER	2457 BROGDEN RD		SMITHFIELD, NC 27577-9264
15L11034A	SPAIN, ASHLEY LEE		19 BRITISH CT		SMITHFIELD, NC 27577-9422
15L11038	CREECH, AUDREY BARNES LIFE ESTATE	PARKER, TERESA CREECH REMAINDER	1363 STILL BLUFF LN		LELAND, NC 28451-6200
15L11041A	CROCKER, ZACHARY SCOTT		2430 YELVERTON GROVE RD		SMITHFIELD, NC 27577-7565
15J11010E	JIMMY RAY WHITLEY REVOCABLE TRUST	SYLVIA N. WHITLEY REVOCABLE TRUST	1586 YELVERTON GROVE RD		SMITHFIELD, NC 27577-7583
15L11036	POWELL, CLARA H LIFE ESTATE	POWELL, SPENCER E III REMAINDER	1610 YELVERTON GROVE RD		SMITHFIELD, NC 27577-7581



# Public Notice Signs for S-26-01



01/21/2026 11:01





01/21/2026 11:09





NOTICE OF  
PUBLIC HEARING  
FOR THE  
PROPOSED  
CONVERSION OF  
LAND TO  
RESIDENTIAL  
USE  
(918) 934-2110

01/21/2026 11:13





NOTICE OF  
PUBLIC HEARING  
The Information Project  
(919) 934-2116

01/21/2026 11:17





NOTICE OF  
PUBLIC HEARING  
010) 034-2116

01/21/2026 11:22









# Request for Planning Board Action

**Agenda**  
**Item:** S-26-02  
**Date:** 2/5/26

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**Subject:** Clarius Park Preliminary Plat  
**Department:** Planning  
**Presented by:** Micah Woodard, Planner  
**Presentation:** Public Meeting

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## Issue Statement

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

## Financial Impact

No direct financial impact, but will provide good paying jobs.

## Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the preliminary plat and provide feedback to the developer.

## Recommendation

None-quasi-judicial

Approved: ☐ Town Manager ☐ Town Attorney

## Attachments:

1. Staff report
2. Finding of fact
3. Application
4. Narrative
5. Preliminary Plat
6. Traffic Impact Analysis



# Staff Report

Agenda  
Item: S-26-02

## OVERVIEW:

The proposed Clarius Park subdivision will consist of 4 developable light industrial lots accessed by a shared private cul-de-sac (built to Town standards) with common lot area with shared stormwater management facilities and open space.

## PROPERTY LOCATION:

located on US Highway 70 Business, at the north edge of the Town's extra-territorial jurisdiction and with the Johnston County Tax ID 17J07032, roughly located across the highway from St. Ann's Catholic Church on the north side of US Highway 70 Business.

## APPLICATION DATA:

Property Owner:	WALKER, NOVA C
Applicant:	Clarius Partners, LLC
Proposed Use:	Light Industrial
Fire District:	Wilson Mills
School Impacts:	None
Parks and Recreation:	None
Water and Sewer Provider:	Johnston County
Electric Provider:	Duke
Site acres:	75.61 acres
Private R/W:	1,585 lin. ft.

## ADJACENT ZONING AND LAND USES: (see attached map)

	Zoning	Existing Land Uses
North	General Business/Commercial/Agriculture-Residential (County Zoning Designations)	Vacant – Farmland and Woodland
South	R-20A/B-e	Vacant – Farmland and Woodland
East	R-20A and RMST (Residential Main Street Transition) a Wilson's Mills Zoning District	Single-family Residential
West	B-3	Vacant – Farmland and Woodland

## ANALYSIS:

- **Existing Conditions/Environmental.**
  - The parcel is comprised of a residential structure with agricultural fields and mixed forest. A blue line stream crosses the northern portion of the property. A gas line easement crosses the south-western corner of the property.
  - The property is also within the WA-IV-PA – protected area watershed overlay district which requires more restrictive stormwater management.
  - The site will be developed without impacting the wetlands or buffers except for a driveway access for Lot 4 (Building D). Appropriate permits will need to be submitted for the disturbance with the lot development.
- **Comprehensive Land Use Plan.** The plat is consistent with the comprehensive plan which supports light industrial.
- **Development Phasing.** The project will be constructed in a single phase.
- **Utilities.** The utilities will be provided by Johnston County.
- **Traffic Impact Analysis.** A traffic impact analysis has been completed, and the required improvements will be installed with the private road.
- **Site Access.**
  - The industrial lots will have access onto a private cul-de-sac from US 70 Business West that is owned by all lots in common.
  - Lot A will have a right-in/right-out access onto US 70 Business West. This access will served a a secondary Fire access for the development (approved by the Fire Marshal).
  - The developer obtained a variance for the 1,585 feet long cul-de-sac. The Town's standard is 750 lin. ft.
  - Share access easements are required where proposed lots will share access.
- **Private Cul-de-sac.** The private cul-de-sac will be constructed to Town standards and will be 35 feet wide, back of curb to back of curb with a standard curb and gutter.
- **Sidewalks.** A 5' wide public sidewalk is required along the US 70 Business frontage.
- **Stormwater Management.** The developer is proposing 4 stormwater facilities to manage the stormwater for the entire plat, to be maintained in common. The development is within the WS-IV-PA zoning overlay which will require a higher level of stormwater management. The proposed overall impervious for the development will be 40.5%.

- **Landscaping and Buffering.** A standard street yard is required along the US 70 frontage and along the private cul-de-sac frontage. The north boundary of the development will be buffered by a 100' wide undisturbed area that is heavily wooded.
- **Trash and Recycling.** Trash collection will be privately contracted and there are dumpster enclosures for each developable lot.
- **Subdivision Signs.** Ground mounted subdivisions signs are required features of subdivisions and will require a separate sign permit.
- **Property Owners Association.** An POA will own and maintain the private road, entry signs, common landscaping and stormwater facilities. The POA declarations should be submitted to the Town Attorney prior to final plat.
- **Developable lots.** Each of the 4 developable lots meet the light industrial standards. Lot 4 (building D) will be a flag lot that meets town standards.
- **Setbacks. The light industrial building setbacks are:**
  - Front: 50 feet
  - Side: 25 feet
  - Rear: 40 feet

#### **FINDING OF FACT (Staff Opinion):**

To approve a preliminary plat, the Town Council shall make the following finding (staff's opinion in Bold/Italic)::

1. The plan is consistent with the adopted plans and policies of the town; **The plan is consistent with the zoning and comprehensive plan.**
2. The plan complies with all applicable requirements of this ordinance; **The plan will be developed in accordance with the UDO requirements.**
3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed. **The development will extend Johnston County public utilities as needed to support the development. A privately owned cul-de-sac construed to Town standards will provide access to the lots.**
4. The plan will not be detrimental to the use or development of adjacent properties or another neighborhood uses. **The site will be well buffered to the north and east by existing vegetation. The area to the south will be light industrial in the future.**

#### **RECOMMENDATION:**

None

Proposed conditions of approval:

1. A property owners association declarations be submitted to the Town Attorney for review prior to final plat for the operations and maintenance of the private cul-de-sac, stormwater management facilities, shared signs and other shared amenities.

2. The property owners declarations shall protect the 100' wide buffer on the north edge of the plat from future development/disturbance.
3. Shared access easements shall be provided over shared driveways on the industrial lots.
4. A stormwater operations and maintenance agreement be executed for the stormwater management facilities.
5. There shall be a 5' wide public sidewalk along the US 70 Business West frontage.



# S-26-02 Clarius Industrial

**File Number:**  
S-26-02

**Project Name:**  
Clarius Industrial

**Location:**  
West side of US Highway  
70 Business , South of  
Dasu Dr

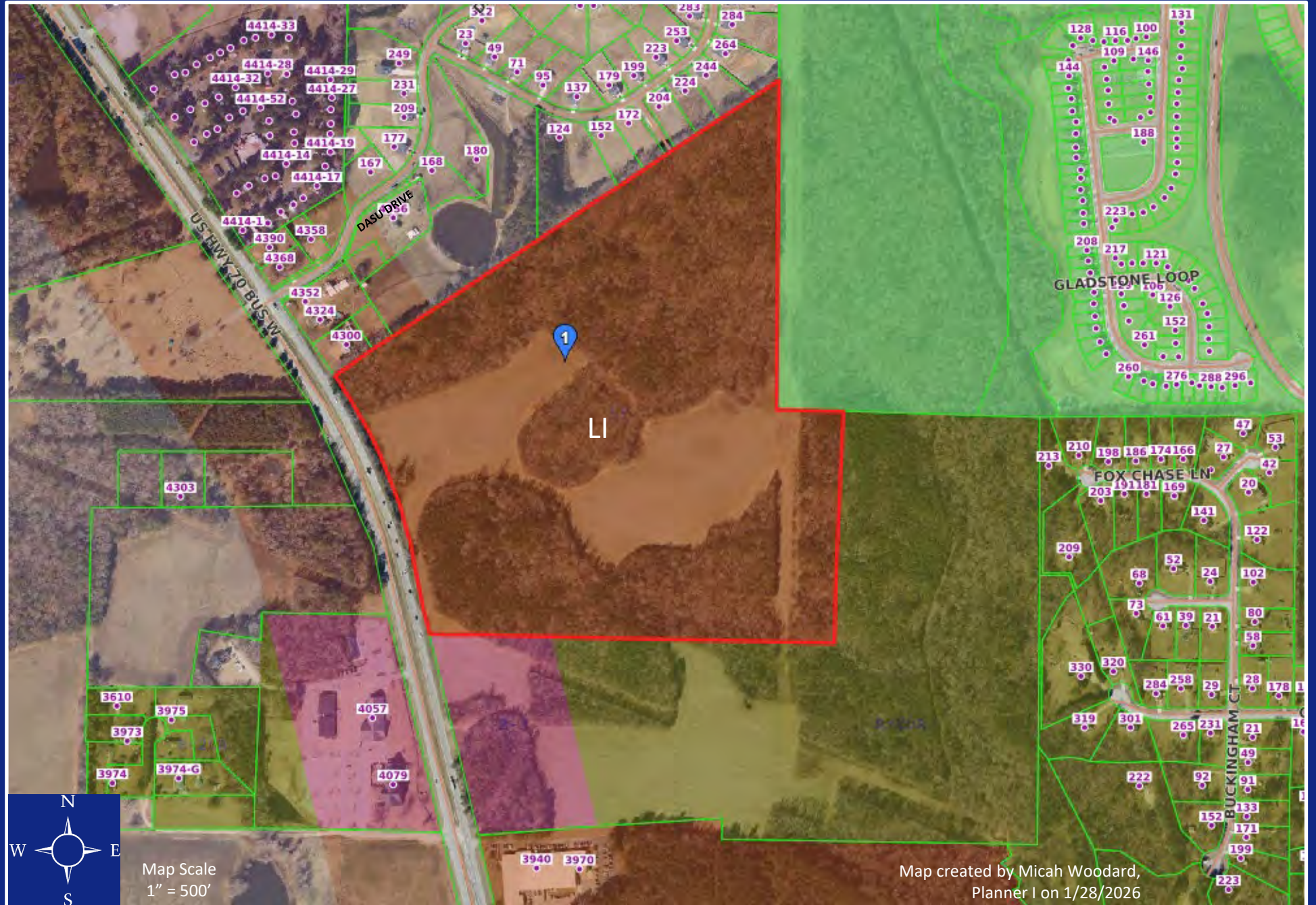
**Tax ID#:**  
17J07032

**Existing Zoning:**  
LI (Light Industrial)

**Property Owner:**  
WALKER, NOVA C

**Applicant:**  
Clarius Partners, LLC

**City or ETJ:**  
ETJ





**Town of Smithfield  
Preliminary Plat  
Finding of Fact / Approval Criteria**

**Application Number:** S-26-02 **Project Name:** Clarius Park Preliminary Plat

**Request:** Clarius Partners, LLC is requesting approval of the preliminary plat of 75.61 acres located on US Highway 70 Business, at the north edge of the Town's extra-territorial jurisdiction and with the Johnston County Tax ID 17J07032 into 4 developable light industrial lots with a private road and shared open space. located on US Highway 70 Business, at the north edge of the Town's extra-territorial jurisdiction and with the Johnston County Tax ID 17J07032, roughly located across the highway from St. Ann's Catholic Church on the north side of US Highway 70 Business.

In approving an application for a preliminary plat 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 preliminary plat if it has evaluated an application through a quasi-judicial process and determined that:

1. The plan is consistent with the adopted plans and policies of the town;
2. The plan complies with all applicable requirements of this ordinance;
3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed; and
4. The plan will not be detrimental to the use or development of adjacent properties or another neighborhood uses

**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 Preliminary Plat Application # S-26-02 with conditions:*

1. A property owners association declarations be submitted to the Town Attorney for review prior to final plat for the operations and maintenance of the private cul-de-sac, stormwater management facilities, shared signs and other shared amenities.
2. The property owners declarations shall protect the 100' wide buffer on the north edge of the plat from future development/disturbance.
3. Shared access easements shall be provided over shared driveways on the industrial lots.
4. A stormwater operations and maintenance agreement be executed for the stormwater management facilities.
5. There shall be a 5' wide public sidewalk along the US 70 Business West frontage.

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

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**Record of Decision:**

**Based on a motion and majority vote of the Town of Smithfield Town Council for the Preliminary Plat Application # S-26-02 is hereby:**

\_\_\_\_\_ **approved upon acceptance and conformity with the following conditions:**

1. 1. A property owners association declarations be submitted to the Town Attorney for review prior to final plat for the operations and maintenance of the private cul-de-sac, stormwater management facilities, shared signs and other shared amenities.
2. The property owners declarations shall protect the 100' wide buffer on the north edge of the plat from future development/disturbance.
3. Shared access easements shall be provided over shared driveways on the industrial lots.
4. A stormwater operations and maintenance agreement be executed for the stormwater management facilities.
5. There shall be a 5' wide public sidewalk along the US 70 Business West frontage.

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

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

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

**ATTEST:**

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



## 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

### Preliminary Subdivision Application

Development Name **Clarius Park**

Proposed Use **Light Industrial**

Property Address(es) **4100 US 70 Hwy Bus W**

Johnston County Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN# **168600-13-3158**

TAX ID# **17J07032**

Project type? ☐ Single Family ☐ Townhouse ☐ Multi-Family ☐ Non-Residential ☐ Planned Unit Development (PUD)

### OWNER/DEVELOPER INFORMATION

Company Name **Clarius Partners, LLC**

Owner/Developer Name **Craig Dannegger**

Address **200 W. Madison St., Suite 1625, Chicago, IL 60606**

Phone **312-386-7150**

Email **cdannegger@clariuspartners.com** Fax

### CONSULTANT/CONTACT PERSON FOR PLANS

Company Name **Kimley Horn and Associates, Inc.**

Contact Name **Nick Haerens**

Address **421 Fayetteville St, Suite 600, Raleigh, NC 27601**

Phone **984-275-3578**

Email **nicholas.haerens@kimley-horn.com** Fax **N/A**

### DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

#### ZONING INFORMATION

Zoning District(s) **LI**

If more than one district, provide the acreage of each:

Overlay District? ☒ Yes ☐ No **WS-IV-NSW**

Inside City Limits? ☐ Yes ☒ No

Within Smithfield ETJ

### FOR OFFICE USE ONLY

File Number: \_\_\_\_\_ Date Submitted: \_\_\_\_\_ Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_

## Project Narrative

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

a) A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;

b) A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);

c) A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;

d) A narrative explaining the intent of the project and/or your original or revised vision for the finished product;

e) A statement showing the proposed density of the project with the method of calculating said density shown;

f) Discuss proposed infrastructure improvements and phasing thereof (i.e., proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision;

g) A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);

h) A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;

i) Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;

j) A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;

k) A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).

**STORMWATER INFORMATION (Separate Stormwater Application Required)**

Existing Impervious Surface	0	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Proposed Impervious Surface	70482	acres/sf	Neuse River Buffer	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Watershed protection Area	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Wetlands	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

If in a Flood Hazard Area, provide the FEMA Map Panel # and Base Flood Elevation

**NUMBER OF LOTS AND DENSITY**

Total # of Single-Family Lots	0	Overall Unit(s)/Acre Densities Per Zoning Districts
Total # of Townhouse Lots	0	Acreage in active open space N/A
Total # of All Lots	7 total, 1 private street, 2 common area, 4 developable	Acreage in passive open space N/A

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the Town.

I hereby designate Clarius Partners, LLC to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project conforms to all application requirements applicable with the proposed development use.

Signature Kathryn Mareski Date 12/27/25

Signature \_\_\_\_\_ Date \_\_\_\_\_

**REVIEW FEES**

- ☐ Major Preliminary Subdivision (submit paper copies - 1 application and 2 sets of plans & **1 Digital copy off all**) \$500.00 + \$5.00 a lot
- ☐ Stormwater Management Application + Plan + fees as applicable (**Digital copy off all**) \$100/disturbed acres (\$850 min.) or \$300 if exempt

4 Developable Lots - \$520

~48 acres disturbed area - \$4,800

**FOR OFFICE USE ONLY**

File Number: \_\_\_\_\_ Date Submitted: \_\_\_\_\_ Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_

## INFORMATION TO BE PROVIDED ON PRELIMINARY AND FINAL PLATS.

The preliminary plats shall depict or contain the information indicated in the following table. An "X" indicates that the information is required.

Information	Preliminary Plat
Vicinity map (6" W x 4" H) showing location of subdivision in relation to neighboring tracts, subdivision, roads, and waterways (to include streets and lots of adjacent developed or platted properties). Also include corporate limits, Town boundaries, county lines if on or near subdivision tract.	X
Boundaries of tract and portion to be subdivided, including total acreage to be subdivided, distinctly and accurately represented with all bearings and distances shown.	X
Proposed street layout and right-of-way width, lot layout and size of each lot. Number lots consecutively throughout the subdivision.	X
Name of proposed subdivision.	X
Statement from the Johnston County Health Department that a copy of the sketch plan has been submitted to them, if septic tanks or other onsite water or wastewater systems are to be used in the subdivision, AND/OR statement from the County Public Utilities that application has been made for public water and/or sewer permits.	X
Graphic scale.	X
North arrow and orientation.	X
Concurrent with submission of the Preliminary Plat to the Town, the subdivider or planner shall submit copies of the Preliminary Plat and any accompanying material to any other applicable agencies concerned with new development, including, but not limited to: District Highway Engineer, County Board of Education, U.S. Army Corps of Engineers, State Department of Natural Resources and Community Development, for review and recommendation.	X
List the proposed construction sequence.	X
Storm water plan – see Article 10, Part VI.	X
Show existing contour lines with no larger than five-foot contour intervals.	X
New contour lines resulting from earth movement (shown as solid lines) with no larger than five-foot contour intervals (existing lines should be shown as dotted lines).	X
Survey plat, date(s) survey was conducted and plat prepared, the name, address, phone number, registration number and seal of the Registered Land Surveyor.	X
Names, addresses, and telephone numbers of all owners, mortgagees, land planners, architects, landscape architects and professional engineers responsible for the subdivision (include registration numbers and seals, where applicable).	X
Date of the drawing(s) and latest revision date(s).	X



<b>Information</b>	<b>Preliminary Plat</b>
The owner's name(s) of adjoining properties and Zoning District of each parcel within 100' of the proposed sites.	X
State on plans any variance request(s).	X
Show existing buildings or other structures, water courses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining. Show wooded areas, marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site.	X
The exact location of the flood hazard, floodway and floodway fringe areas from the community's FHBM or FIRM maps (FEMA). State the base flood elevation data for subdivision.	X
Show the minimum building setback lines for each lot.	X
Provide grading and landscape plans. Proposed plantings or construction of other devices to comply with the screening requirements of Article 10, Part II.	X
Show location of all proposed entrance or subdivision signage (see Section 10.23.1).	X
Show pump station detail including any tower, if applicable.	X
Show area which will not be disturbed of natural vegetation (percentage of total site).	X
Label all buffer areas, if any, and provide percentage of total site.	X
Show all riparian buffer areas.	X
Show all watershed protection and management areas per Article 10, Part VI.	X
Soil erosion plan.	X
Show temporary construction access pad.	X
Outdoor illumination with lighting fixtures and name of electricity provider.	X
<b>The following data concerning proposed streets:</b>	
Streets, labeled by classification (see Town of Smithfield construction standards) and street name showing linear feet, whether curb and gutter or shoulders and swales are to be provided and indicating street paving widths, approximate grades and typical street cross-sections. Private roads in subdivisions shall also be shown and clearly labeled as such.	X
Traffic signage location and detail.	X
Design engineering data for all corners and curves.	X
For office review; a complete site layout, including any future expansion anticipated; horizontal alignment indicating general curve data on site layout plan; vertical alignment indicated by percent grade, PI station and vertical curve length on site plan layout; the District Engineer may require the plotting of the ground profile and grade line for roads where special conditions or problems exist; typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed; drainage facilities and drainage.	X

<b>Information</b>	<b>Preliminary Plat</b>
Type of street dedication; all streets must be designated public. (Where public streets are involved which will be dedicated to the Town, the subdivider must submit all street plans to the UDO Administrator for approval prior to preliminary plat approval).	X
When streets have been accepted into the municipal or the state system before lots are sold, a statement explaining the status of the street in accordance with the Town of Smithfield construction standards.	X
If any street is proposed to intersect with a state-maintained road, a copy of the application for driveway approval as required by the Department of Transportation, Division of Highways Manual on Driveway Regulations. (1) Evidence that the subdivider has applied for such approval. (2) Evidence that the subdivider has obtained such approval.	X X X
<b>The location and dimensions of all:</b>	
Utility and other easements.	X
Pedestrian and bicycle paths.	X
Areas to be dedicated to or reserved for public use.	X
The future ownership (dedication or reservation for public use to governmental body or for owners to duly constituted homeowners' association) of recreation and open space lands.	X
Required riparian and stream buffer per Article 10, Part VI.	X
<b>The site/civil plans for utility layouts including:</b>	
Sanitary sewers, invert elevations at manhole (include profiles).	X
Storm sewers, invert elevations at manhole (include profiles).	X
Best management practices (BMPs)	X
Stormwater control structures	X
Other drainage facilities, if any.	X
Impervious surface ratios	X
Water distribution lines, including line sizes, the location of fire hydrants, blow offs, manholes, force mains, and gate valves.	X
Gas lines.	X
Telephone lines.	X
Electric lines.	X
Plans for individual water supply and sewage disposal systems, if any.	X
<b>Provide site calculations including:</b>	
Acreage in buffering/recreation/open space requirements.	X
Linear feet in streets and acreage.	X
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the US Department of Interior's National Register of Historic Places.	X

<b>Information</b>	<b>Preliminary Plat</b>
Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings, or deflection angles, radii, central angles and tangent distance for the center line of curved property lines that is not the boundary line of curved streets. All dimensions shall be measured to the nearest one-tenth of a foot and all angles to the nearest minute.	X
The accurate locations and descriptions of all monuments, markers, and control points.	X
Proposed deed restrictions or covenants to be imposed upon newly created lots. Such restrictions are mandatory when private recreation areas are established. Must include statement of compliance with state, local, and federal regulations.	X
A copy of the erosion control plan submitted to the Regional Office of NC- DNRCD, when land disturbing activity amounts to one acre or more.	X
All certifications required in Section 10.117.	X
Any other information considered by either the subdivider, UDO Administrator, Planning Board, or Town Council to be pertinent to the review of the plat.	X
Improvements guarantees (see Section 5.8.2.6).	

### FOR OFFICE USE ONLY

File Number: \_\_\_\_\_ Date Submitted: \_\_\_\_\_ Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_

## REQUIRED FINDING OF FACT

*Article 4 of the Town of Smithfield Unified Development Ordinance requires applications for a preliminary subdivision plat approval 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 grant preliminary subdivision approval if it has evaluated an application through a quasi-judicial process and determined that:*

- 1) The plan is consistent with the adopted plans and policies of the town;

The plan is consistent with the adopted plans and policies of the Town of Smithfield.

- 2) The plan complies with all applicable requirements of this ordinance;

The plan complies with all applicable requirements of this ordinance, except for the approved variance BA-25-06 granting an 853' variance from UDO Section 10.111.18, "Maximum Length of Cul-De-Sac".

- 3) There exists adequate infrastructure (transportation and utilities) to support the plan as proposed; and

The plan proposes to provide adequate infrastructure for the project. This includes a public pump station to be designed to Johnston County Utility Standards, and offsite roadway improvements along US-70 frontage that include turn lanes and a traffic signal to be designed to NCDOT standards.

- 4) The plan will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The plan will not be detrimental to the use or development of adjacent properties or other uses. The project does not present conflicts with nearby land uses as it is self-contained (does not cross connect) to other properties with unlike uses, and is proposing required buffers at standard quantities, or in excess of standard quantities.



SCHEDULE B, PART II EXCEPTIONS

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET.  
-NOT A MATTER OF SURVEY
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.  
-NOT A MATTER OF SURVEY
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOW SHOWN BY THE PUBLIC RECORDS.  
-SHOWN HEREON IF FOUND DURING COURSE OF SURVEY
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS, WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.  
-SHOWN HEREON IF FOUND DURING COURSE OF SURVEY
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (CAN BE DELETED UPON SATISFACTION OF ITEM 9 OF SCHEDULE B-PART I)  
-NOT A MATTER OF SURVEY
- RIGHTS OF TENANTS IN POSSESSION AND/OR UNDER UNRECORDED LEASE AGREEMENTS.  
-NOT A MATTER OF SURVEY
- ALL TAXES FOR THE YEAR 2025, LIENS NOT YET DUE AND PAYABLE, AND ANY ADDITIONAL TAXES WHICH RESULT FROM A REBILLING OR REASSESSMENT OF THE SUBJECT PREMISES.  
-NOT A MATTER OF SURVEY
- TITLE TO THAT PORTION OF THE LAND LYING WITHIN THE BOUNDS OF THE RIGHT OF WAY OF US HWY 70 BUSINESS.  
-SUBJECT PARCEL IS CONTIGUOUS TO THE R/W OF US HWY 70 BUSINESS AND DOES NOT EXTEND INTO PER DB 651 PG 483 AND HIGHWAY PLANS FOR NCDOT PROJECT #8.1237202
- EASEMENT(S), RIGHT(S) OF WAY, AND/OR PERMIT(S) TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED AT BOOK 432, PAGE 307, JOHNSTON COUNTY REGISTRY.  
-EASEMENT LOCATION DEFINED BY BURIED WIRES NOT LOCATED DURING COURSE OF SURVEY
- EASEMENT(S), RIGHT(S) OF WAY, AND/OR PERMIT(S) TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 1863, PAGE 149 AND BOOK 1992, PAGE 364, JOHNSTON COUNTY REGISTRY.  
-SHOWN HEREON
- GRANT OF EASEMENT TRANSMISSION IN FAVOR OF PIEDMONT NATURAL GAS COMPANY, INC. RECORDED AT BOOK 3949, PAGE 675, JOHNSTON COUNTY REGISTRY.  
-SHOWN HEREON

PROPERTY DESCRIPTION (PER TITLE COMMITMENT)

THE LAND IS DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND KNOWN AS LOT # 2, MIDDLE PIECE IN THE BIG ROCK TRACT OF PROPERTY OF MRS. NOVA K. WILSON, DECEASED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE CORNER OF LOT # 3 RUNS AS SAID LOT NORTH 70° EAST 2425 FEET TO A STAKE IN W. G. WILSON'S LINE; THENCE AS HIS LINE, SOUTH 04° 15' WEST 1391 FEET TO A STAKE, HIS CORNER IN A FIELD; THENCE AS HIS LINE, SOUTH 84° 15' EAST 300 FEET TO A STAKE CORNER OF LOT # 1; THENCE AS SAID LOT SOUTH 04° 30' WEST 976 FEET TO A STAKE; THENCE NORTH 86° 15' WEST 1840 FEET TO THE CENTER OF THE CENTRAL HIGHWAY; THENCE AS HIGHWAY, NORTH 09° 40' WEST 204 FEET TO A STAKE; THENCE NORTH 16° 20' WEST 786 FEET TO A STAKE; THENCE NORTH 30° WEST 170 FEET TO A STAKE TO THE BEGINNING; AND CONTAINING 78.5 ACRES, MORE OR LESS.

NOTE: DESCRIPTION DOES NOT MATHEMATICALLY CLOSE BY 400'±

SURVEYOR'S NOTES

A PARCEL OF LAND LOCATED IN WILSON MILLS TOWNSHIP, JOHNSTON COUNTY, NORTH CAROLINA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE MONUMENT (DISTURBED) ON THE EASTERLY LINE OF US HWY 70 BUSINESS (160' PUBLIC R/W; NC DOT PROJECT 8.1237202); HAVING NORTH CAROLINA STATE PLANE COORDINATES (NAD 83/2011) OF N: 663,365.30 AND E: 2,180,153.47;

THENCE N 55° 48' 08" E ON THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OWNED BY VERNON BARBOUR (DB 2738 PG 963), A DISTANCE OF 299.54 FEET TO A FOUND 1" IRON PIPE;

THENCE N 56° 27' 33" E A DISTANCE OF 1965.04 FEET TO A FOUND 1/2" IRON PIPE AT AN EASTERLY CORNER OF LANDS NOW OR FORMERLY OWNED BY MIKAILA WINAKOR (DB 6720 PG 254) AND ALSO BEING ON THE WEST LINE OF LANDS NOW OR FORMERLY OWNED BY GC CRESCENT MILLS LP (DB 6538 PG 482);

THENCE S 00° 27' 23" W ON THE SAID WEST LINE OF GC CRESCENT MILLS LP, A DISTANCE OF 1399.09 FEET TO A FOUND 5/8" IRON BAR;

THENCE S 88° 11' 11" E ON THE SOUTH LINE OF GC CRESCENT MILLS LP, A DISTANCE OF 285.82 FEET TO A FOUND 5/8" IRON BAR AT THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY MULECO, LLC (DB 5039 PG 859);

THENCE S 00° 28' 07" W ON THE WEST LINE OF SAID LANDS OWNED BY MULECO, LLC A DISTANCE OF 964.03 FEET TO A FOUND 5/8" IRON BAR;

THENCE S 89° 12' 07" W ON A NORTHERLY LINE OF SAID LANDS OWNED BY MULECO, LLC A DISTANCE OF 1729.79 FEET TO A FOUND 5/8" IRON BAR ON THE EASTERLY LINE OF SAID US HIGHWAY 70 BUSINESS;

THENCE N 13° 19' 49" W ON THE EASTERLY LINE OF US HIGHWAY 70 BUSINESS A DISTANCE OF 240.56 FEET TO A POINT;

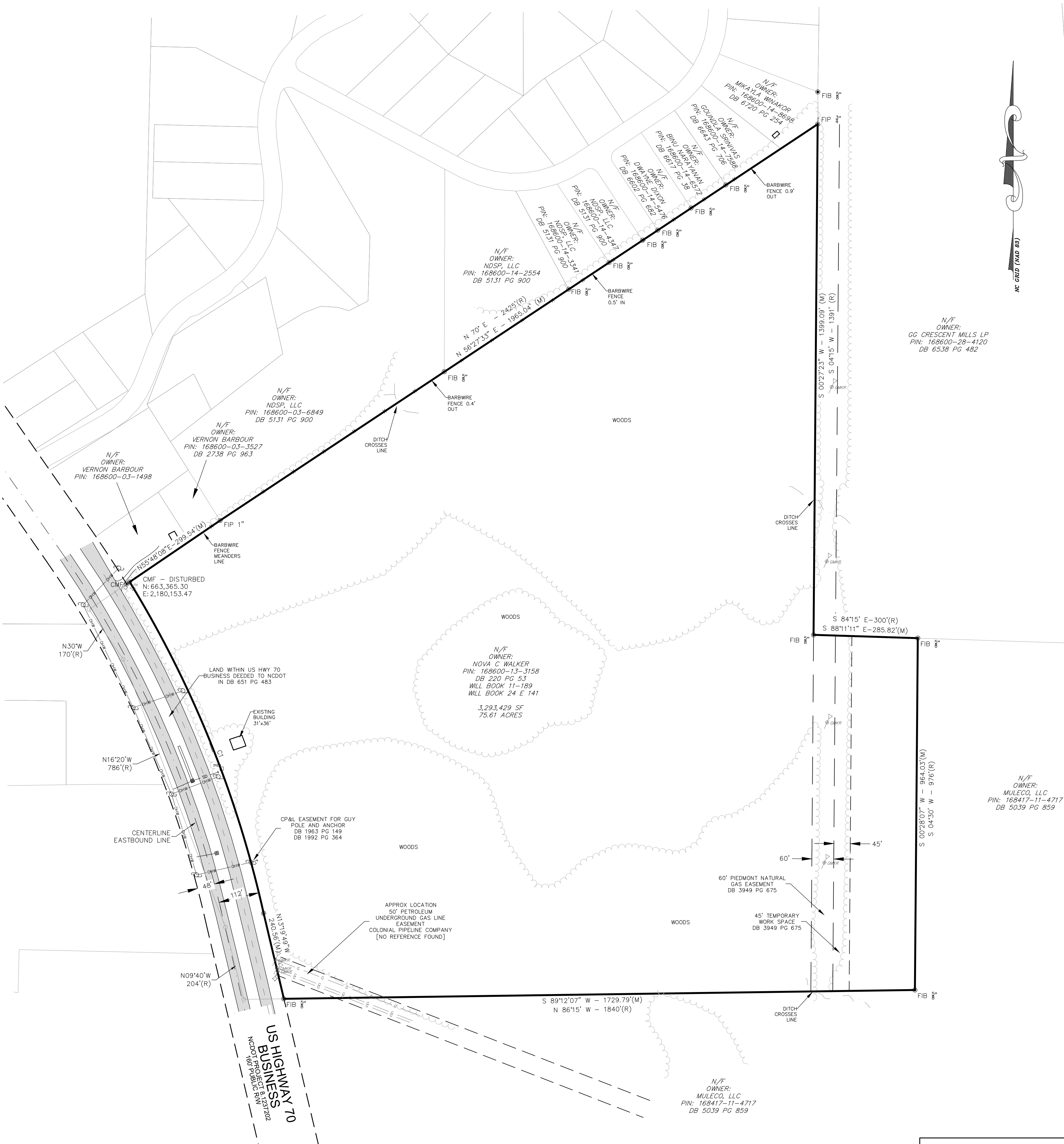
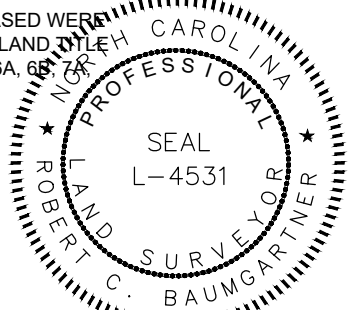
THENCE CONTINUING ON THE EASTERLY LINE OF US HIGHWAY 70 BUSINESS ON A CURVE TO THE LEFT A DISTANCE OF 983.90 FEET TO THE POINT OF BEGINNING; SAID CURVE HAVING A RADIUS OF 2976.79 FEET, AND A CHORD BEARING N 22° 00' 59" W FOR A DISTANCE OF 979.43 FEET.

SUBJECT PARCEL CONTAINING 3,293,429 SF (75.61 AC), MORE OR LESS

SURVEYOR'S CERTIFICATION  
TO:

I, ROBERT C. BAUMGARTNER, CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLES SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 8, 7B, 7C, 8, 9, 11(OBSERVED), 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF.

ROBERT C. BAUMGARTNER, NC PLS No. L-4531



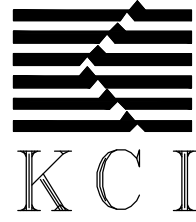
SURVEYOR'S NOTES

- THIS PLAN HAS BEEN PREPARED WITH THE BENEFIT OF FOLLOWING REPORT OF TITLE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY; COMMITMENT # 5215635-F-NC-CP-MK, DATED OCTOBER 25, 2024;
- AREA SHOWN HEREON COMPUTED BY COORDINATE METHOD.
- THE BASIS OF THE BEARING SHOWN HEREON ARE BASED ON NORTH CAROLINA GRID BEARING.
- SUBJECT PROPERTIES KNOWN AS PARCEL NUMBERS: AS SHOWN
- THIS SURVEY DOES NOT VERIFY THE EXISTENCE OF, NOR CERTIFY THE LOCATION OF, ANY JURISDICTIONAL WETLANDS THAT MAY EXIST ON THIS PROPERTY.
- THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X AS SHOWN ON FIRM 372016800K EFFECTIVE 6/20/18.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- SUBJECT PARCEL HAS ACCESS TO US HWY 70 BUSINESS; A DEDICATED PUBLIC RIGHT OF WAY.
- NO VISIBLE EVIDENCE OF A CEMETERY OR BURIAL GROUND WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ON THE SUBJECT PARCEL.

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2976.79'	983.90'	979.43'	N22°00'59"W

LEGEND

RECORD	(R)
MEASURED	(M)
CONCRETE MONUMENT FOUND	CMF
FOUND IRON BAR	FIB
FOUND IRON PIPE	FIP
BOUNDARY MONUMENT	●
STORM INLETS	⊕
LIGHT POLE	☆
UTILITY POLE	⊙
SIGN	⊙
SEWER MANHOLE	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙
WOODS LINE	— x — x —
FENCE	— OHW —
OVERHEAD UTILITY LINES	— SD —
STORM DRAIN PIPE	— W —
WATER LINE	— G —
GAS LINE	— G —
GAS LINE MARKER	⊙



KCI ASSOCIATES OF NC  
ENGINEERS, SURVEYORS AND PLANNERS

4800 FALLS OF NEUSE ROAD, SUITE 200  
RALEIGH, NC 27607  
PHONE (919) 783-9214 \* FAX (919) 783-9266

ALTA/NSPS LAND TITLE SURVEY

LANDS OWNED BY

NOVA C WALKER  
WILSON MILLS TOWNSHIP,  
JOHNSTON COUNTY, NC

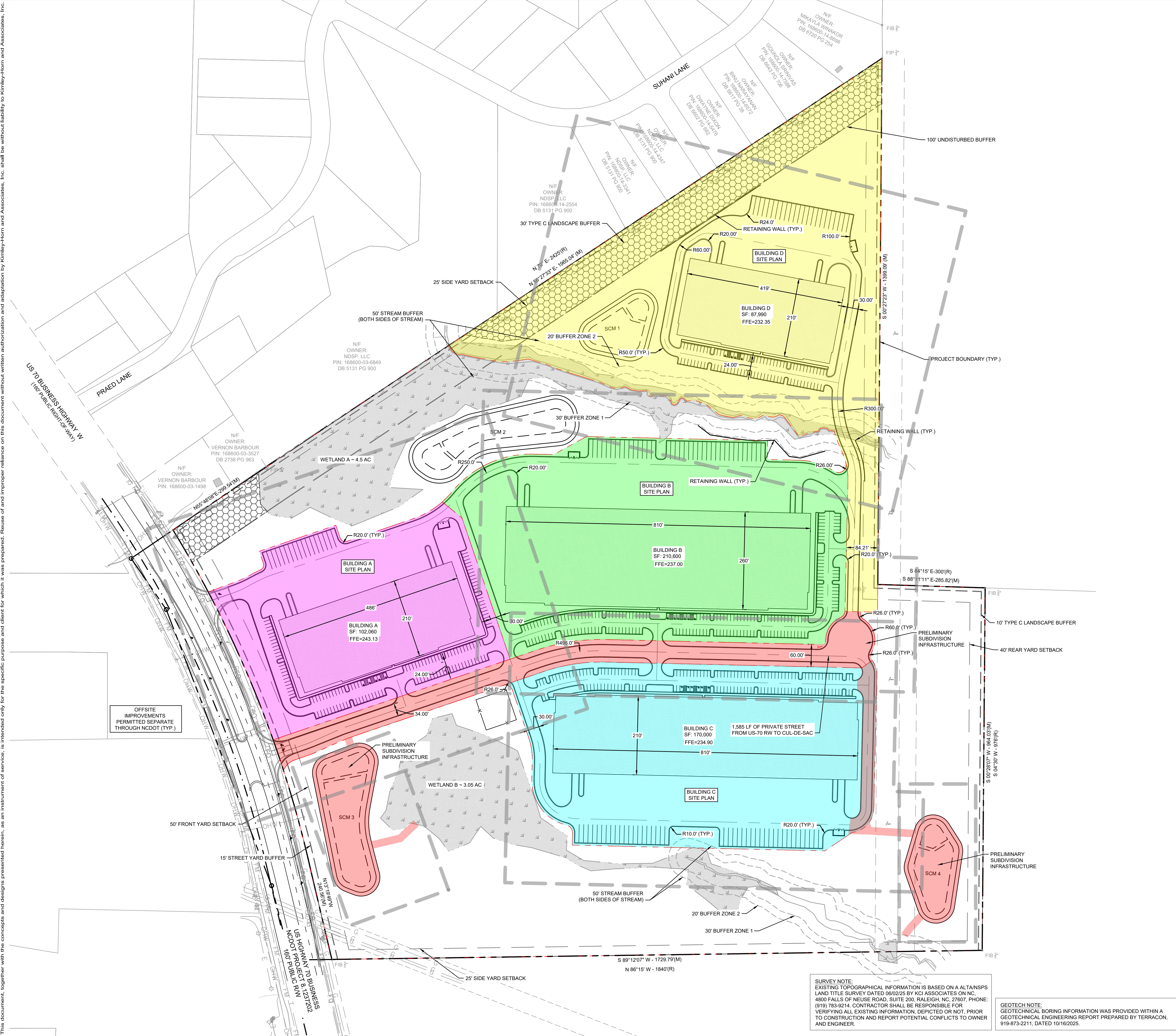
REV: 6/3/25  
DATE: 6/2/25

SCALE:  
1" = 150'

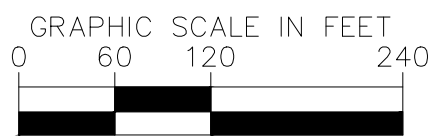
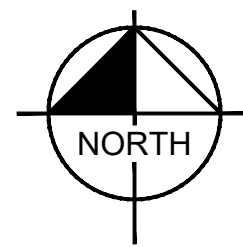
SHEET:  
1 OF 1



Plotted By: Vincent, Brennan, Sheet Set: Smithfield Industrial Layout (C-008) SITE PLAN KEY January 02, 2026 01:55:19pm K:\RAL\_LDEV\016920001\_Smithfield Industrial Planning Phase\10 CAD Files\PlanSheets\C-008 SITE PLAN KEY.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Know what's below.  
Call before you dig.



CLARIUS PARK PREPARED FOR CLARIUS PARTNERS, LLC		SHEET NUMBER C-008	
SMITHFIELD		NC	
SITE PLAN KEY		KHA PROJECT 016920001	
		DATE 01/02/2026	
		SCALE AS SHOWN	
		DESIGNED BY NDH	
		DRAWN BY DAW	
		CHECKED BY NDH	
Kimley»Horn		© 2026 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-877-2000 FAX: 919-877-2050 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601	
		REVISIONS	
		BY	
		DATE	
		No.	
		1	
		2	
		3	
		4	
		5	
		6	
		7	





**PLANNING DEPARTMENT**

Micah Woodard, Planner I

**ADJOINING PROPERTY OWNERS' CERTIFICATION**

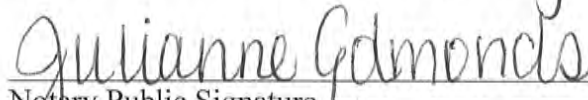
I, Micah Woodard, hereby certify that the property owner and adjacent property owners of the following petition(s); SUP-25-03, S-26-01, and S-26-02 were notified by First Class Mail on 1/22/26 of the Public Meeting on February 5<sup>th</sup>, 2026.

  
\_\_\_\_\_  
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

22nd day of January, 2026

  
\_\_\_\_\_  
Notary Public Signature

Julianne Edmonds  
\_\_\_\_\_  
Notary Public Name

My Commission expires on 1-15-2028



# S-26-02 Clarius Industrial: Adjacent Property Owners

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
17J07032	WALKER, NOVA C		PO BOX 38		VALPARAISO, NE 68065-0038
17J07033B	MITCHELL, RODNEY	MITCHELL, JACQUELINE	4324 US 70 BUS HWY W		CLAYTON, NC 27520-6882
17J07041C	NARAYANAN, BINU	SOMARAJ, KOLLAMPARAMBIL SRUTI	2718 FORT FISHER TRCE		APEX, NC 27502-8522
17J07041E	NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
17J07041M	PALACIOS, JESUS ALBERTO GUERRA	DOSAGUES, HECTOR GUSTAVO RODRIGUEZ	402 RAVENSWORTH DR		GARNER, NC 27529-5374
17J07040Z	LEE, JANICE HALL	LEE, ROLAND DEVON SR.	306 SUHANI LN		CLAYTON, NC 27520-6326
17J07041B	SRINIVAS, GOUNDLA	RANGA, SRILATHA	244 SUHANI LN		CLAYTON, NC 27520-6325
17J07041N	HAWKESWORTH, RACHEL CLAIRE JOINT TENANTS (WROS)	BROWN, SHELBY RAYE JOINT TENANTS (WROS)	179 SUHANI LN		CLAYTON, NC 27520-6324
17J07041R	ZBINDEN, CALVIN JEFFREY	ZBINDEN, HANNAH MARIE	283 SUHANI LN		CLAYTON, NC 27520-6325
17J07033J	NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
17J07033F	BARBOUR, VERNON C	BARBOUR, PATRICIA FULGHUM	4300 US 70 BUS HWY W		CLAYTON, NC 27520-6882
17J07041P	FOLKLORE HOMES, LLC		169 ALAMO CT		CLAYTON, NC 27527-8003
17J07041A	WINAKOR, MIKAYLA	WINAKOR, COLBY	264 SUHANI LN		CLAYTON, NC 27520-6325
17J07041F	NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
17J07041H	NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
17J07041O	NATARAJAN, SREEKUMAR	SAROJINI, PRIYA	1705 WHISPERING WILLOW PL		SAN JOSE, CA 95125-4568
17J0704I	ANREDDY LIVING TRUST	ANREDDY, NAGARAJU CO TRUSTEE	300 ANTON WAY		GARNER, NC 27529-6283
17J07041G	NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
17J06041F	KEITH, TIMOTHY H	KEITH, LARUE	4356 US 70 BUS HWY W		CLAYTON, NC 27520-6882
17J07041Q	JOSEPH, SUZZANE MARIE JOINT TENANTS (WROS)	JOSEPH, MELISSA LYNN JOINT TENANTS (WROS)	253 SUHANI LN		CLAYTON, NC 27520-6325
17J06043B	SAINT ANN CATHOLIC PARISH OF CLAYTON		4057 US 70 BUS HWY W		CLAYTON, NC 27520-4310
17J06041C	KEITH, TIMOTHY H	KEITH, LARUE	4356 US 70 BUS HWY W		CLAYTON, NC 27520-6882
17J07033A	BARBOUR, VERNON CLIFTON		4300 US 70 BUS HWY W		CLAYTON, NC 27520-6882
17J07041D	NDSP, LLC		5018 FLINT RIDGE PL		RALEIGH, NC 27609-4648
17J06041B	MCLAURIN FUNERAL HOME INC			PO BOX 130548	HOUSTON, TX 77219-0548
17J07026	MULECO, LLC			PO BOX 2346	SMITHFIELD, NC 27577-2346
17J07042G	DIXON, DWAYNE	MINSLEY, CLIFTON	7640 FALLS CREEK LN		RALEIGH, NC 27614-5101
17Q99003	SAINT ANN CATHOLIC PARISH OF CLAYTON		4057 US 70 BUS HWY W		CLAYTON, NC 27520-4310
17J06043D	EAST WAKE AUTO SALES LLC		1533 OLD US HIGHWAY 264		ZEBULON, NC 27597-6922
17J07029Y	GG CRESCENT MILLS LIMITED PARTNERSHIP		351 KING ST E - 13TH FLOOR	TORONTO, ON, CANADA M5A 0L6	
17J07003	NELL MATTHEWS HOWELL REVOCABLE TRUST	HOWELL GRANTOR TRUSTS	14216 WYNDFIELD CIR		RALEIGH, NC 27615-1317



# Public Notice Sign S-26-02

NOTICE OF  
PUBLIC HEARING  
For Informational Public Hearing  
The Informational Public Hearing  
(919) 934-2116

01/21/2026 12:54