



PLANNING BOARD AGENDA

Members:

Chair: Mark Lane (ETJ)

Vice-Chair: Ashley Spain (ETJ)

Jaime Beasley (Town)

Luke Stancil (Town)

Nariman Jaminia (Town)

Alisa Bizzell (Town)

John Keeley (Town)

Staff:

Brent Reck, AICP, CZO, Planning Director

Micah Woodard, CZO, Planner I

Julie Edmonds, Administrative Support Specialist

Meeting Date: Thursday, June 4th, 2026

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall



PLANNING BOARD AGENDA
REGULAR MEETING
JUNE 4, 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 May 7, 2026.**
- 6) **New Business.**
 - a) **RZ-26-03 Peedin Road Rezoning:** Maria Dawod is requesting a general rezoning of a ± 0.5 acre tract from the existing B-3 zoning district to the R-6 zoning district. This property is located at 14 Peedin Rd, Smithfield, NC 27577, further identified by Johnston County Tax ID 15007027.
 - b) **RZ-26-04 Continued Parks Rezoning:** Town of Smithfield Staff is requesting a general rezoning of two (2) tracts totaling ± 90.39 acres from the existing R-8 and R-20 zoning districts to the O&I zoning district. These properties are identified by Johnston County Tax ID #'s 14A03005A and 15004020A.
 - c) **CZ-26-01 Grace Mills Jackson Family Trust Conditional Rezoning:** The Grace Mills Jackson Family Trust is requesting a conditional rezoning of a ± 13.883 acre tract from the existing R-20A zoning district to the B-3 zoning district. This property is located at 3063 Buffalo Rd, Smithfield, NC 27577, further identified by Johnston County Tax ID 14L09028.
 - d) **UDO Discussion:** At the Feb. 5th Planning Board meeting interest was expressed from board members to discuss the UDO and potential future amendments. At the April 2nd meeting it was proposed that the board research specific UDO sections/items they want discussed. Three board members were absent at the May 7th meeting so the discussion was postponed until June 4th. Staff is prepared to research any inquiry.
- 7) **Old Business.**

None.
- 8) **Adjournment.**

DRAFT
Town of Smithfield Planning Board
Meeting Minutes
May 7, 2026
6:00 P.M., Town Hall, Council Chambers

Members Present:

Chairman Mark Lane
Alisa Bizzell
Luke Stancil
Nariman Jaminia
John Keeley

Members Absent:

Jaime Beasley
Nariman Jaminia
Vice-Chairman Ashley Spain

Staff Present:

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

Staff Absent:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

IDENTIFY VOTING MEMBERS

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

APPROVAL OF MINUTES April 2nd, 2026

Luke Stancil made a motion to approve the minutes, seconded by Alisa Bizzell. Unanimously approved.

New Business

ZA-25-05 Text Amendment: Public meeting for a revised request by the Town of Smithfield Planning Department to amend Articles 3 and 4 of the Unified Development Ordinance in matters pertaining to quorum definitions, as well as other minor updates.

Planner Micah Woodard stated Town Staff has been directed by the Town Council to amend the Unified Development Ordinance Article(s) 3 and 4, in matters pertaining to quorum definition as well as other minor updates.

The proposed text amendment consists of six (6) total amended sections broken into three (3) parts;

1. Revise Sections 3.3.3.3. and 3.3.3.5.4. – To redefine quorum.
2. Revise Sections 3.4.2.6.1. and 3.4.2.6.3. – To define the ‘secretary role’, and correct some general language.
3. Revised Sections 4.6.4.1. and 4.10.4. – To amend language for Town Council notice requirements and Board of Adjustments Voting.

PROPOSED AMENDED SECTIONS SUMMARY:

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

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

Section 3.4.2.6.1. This section is being updated to replace gender-specific language with gender neutral terminology.

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

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

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

Mark Lane asked if contracting out the building inspector job would remain in place indefinitely?

Micah Woodard said yes, he felt like it had been in place for so long that will would remain the way it is.

Luke Stancil made a motion to approve zoning text amendment, ZA-25-05, finding the amendment consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest; seconded by Alisa Bizzell. Unanimously approved.

UDO Discussion: At the Feb. 5th Planning Board meeting interest was expressed from board members to discuss the UDO and potential future amendments. At the April 2nd meeting it was proposed that the board research specific UDO sections/items they want discussed. Staff is prepared to research any inquiry.

This agenda has been postponed until the June 4th, 2026 Planning Board meeting.

Adjournment

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

Next Planning Board meeting is on June 4th 2026, at 6pm.

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist



Request for Planning Board Action

Agenda
Item: RZ-26-03
Date: 6/4/2026

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

Issue Statement

Maria Dawod is requesting a general rezoning of a ±0.5-acre tract from the existing B-3 zoning district to the R-6 zoning district.

Financial Impact

None.

Action Needed

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

Recommendation

Planning Staff recommends approval of the rezoning, RZ-26-03, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

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



Staff Report

Agenda Item: RZ-26-03

REQUEST:

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

PROPERTY LOCATION:

This property is located at 14 Peedin Rd, Smithfield, NC 27577 on the west side of Peedin Road across from Wolfpack Lane.

CURRENT SITE DATA:

Tax ID#	15007027
Acreage:	±0.497 acres
Present Zoning:	B-3 (Highway Entranceway Business District)
Proposed Zoning:	R-6 (High Density - Single, Two, & Multi-Family Residential District)
Existing Use:	Vacant Lot
Proposed Use	Build a single-family residence
Town/ETJ:	Town Limits
Fire District:	Smithfield
School Impacts:	None
Parks and Recreation:	None
Water Provider:	Town of Smithfield
Sewer Provider:	Town of Smithfield
Electric Provider:	Town of Smithfield

EXISTING CONDITIONS/ENVIRONMENTAL:

There are no structures on the property it is entirely cleared, vacant, and flat. The property is not in a flood zone and there are no streams, creeks or other water features onsite.

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

	Zoning	Existing Land Uses
North	B-3	Gas Station/Convenience Store
South	R-6	Residential
East	B-3	Vacant Lot
West	B-3	North Smithfield Bapt. Church

ANALYSIS:

The parcel contains what was originally lots 27-30 of the *Edgerton Park Subdivision* (originally platted in 1950). Looking at the original plat compared to modern satellite imagery you'll see a majority of the lots did end up being developed into residences while the lots fronting Brightleaf Blvd. (US 301) were consolidated and turned into commercial properties.

Using older satellite imagery and older Google Street View images, you can see that there were formerly two (2) homes on this property. One was demolished sometime between 2005 and 2008 and the other between 2010 and 2013.

If rezoned the applicant has stated their plan is to build a single-family residence on this property.

PEDESTRIAN PLAN:

The Smithfield Pedestrian Plan shows this section along Peedin Road as needing a "Proposed Sidewalk". Staff will ask that at the time of re-development a Town standard driveway and sidewalk be installed.

COMPREHENSIVE PLAN:

The *Smithfield Town Plan - Future Land Use Map* has this area guided for 'Commercial'. Should the rezoning occur the Future Land Use Map is to be amended to reflect the new land use per (G.S. 160D-605(a)).

If the property is rezoned and the Future Land Use Map is amended the property would then be considered consistent with the Town Plan.

CONSISTENCY STATEMENT:

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

- **Consistency with the Comprehensive Growth Management Plan - *The rezoning request is not currently consistent with the town's comprehensive plan.***

- **Consistency with the Unified Development Code** – *The site will be required to develop in accordance the R-6 zoning district standards and all other relevant UDO standards.*

- **Compatibility with Surrounding Land Uses** – *There is a small pocket of residential properties along Peedin Road, with proper buffering and good site development, the property considered for rezoning will be compatible with surrounding land uses.*

RECOMMENDATION:

Planning Staff recommends approval of RZ-26-03 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the amendment is reasonable and in the public interest.

RECOMMENDED MOTION:

Staff recommends the following motion:

“Motion to recommend approval of zoning map amendment, RZ-26-03, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”

**THE TOWN OF SMITHFIELD
PLANNING BOARD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
RZ-26-03**

Whereas the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

Whereas the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD PLANNING BOARD AS APPROPRIATE:

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

That the Planning Board recommendation regarding map amendment RZ-26-03 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Planning Board and information provided at the public hearing; and

It is the objective of the Town of Smithfield Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Planning Board and information provided at the public hearing. Therefore, the amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE FAILS,

That the final recommendation regarding zoning map amendment RZ-26-03 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

It is the objective of the Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment does not promote this and therefore is neither reasonable nor in the public interest.

RZ-26-03 Peedin Road Rezoning

File Number:
RZ-26-03

Project Name:
Peedin Rd. Rezoning

Location:
14 Peedin Rd, Smithfield,
NC 27577

Tax ID#:
15007027

Existing Zoning:
B-3

Property Owner:
Maria Dawod
& Antonyous Bibawi

Applicant:
Maria Dawod & Antonyous
Bibawi

Town/ETJ:
Town



Map created by Micah Woodard,
Planner I on 5/20/2026



Map Scale
1" = 135'

RZ-26-03 Peedin Road Rezoning

File Number:
RZ-26-03

Project Name:
Peedin Rd. Rezoning

Location:
14 Peedin Rd, Smithfield,
NC 27577

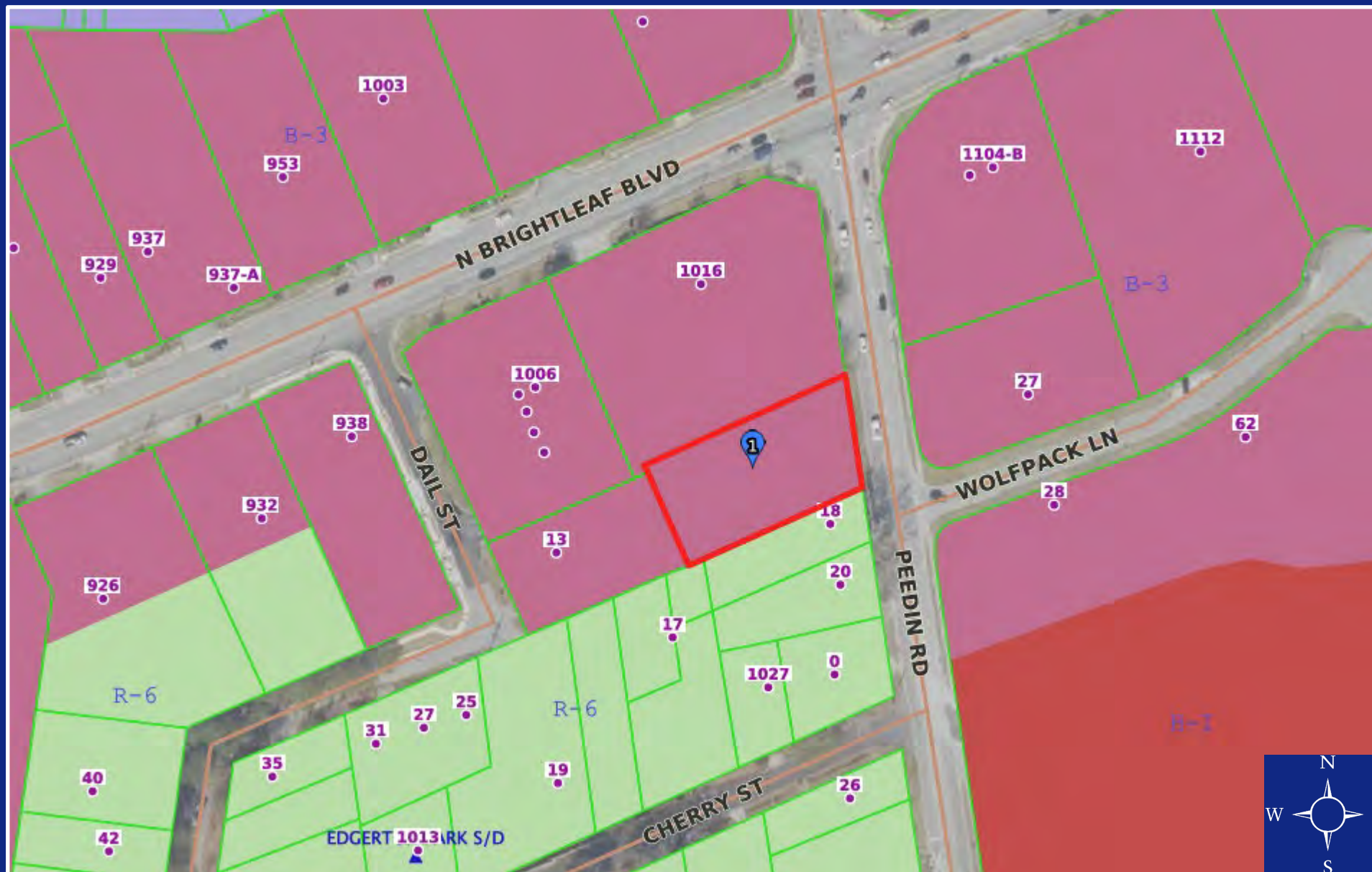
Tax ID#:
15007027

Existing Zoning:
B-3

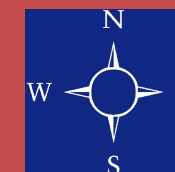
Property Owner:
Maria Dawod
& Antonyous Bibawi

Applicant:
Maria Dawod & Antonyous
Bibawi

Town/ETJ:
Town



Map created by Micah Woodard,
Planner I on 5/20/2026



Map Scale
1" = 135'

WILCOHESS, LLC

DB 2614, PG 557
PARCEL ID NO. 15007025
ZONED B-3

E=2,302,074.1268
SEE GRID NOTE

TE LINE)
65°32'30"W
14.77'

EPB
(2000)

EPB

EPB

FIELD
IRCH

D22

(THE LINE)
565°42'43"W
9.89'

END WITH
WITNESS

0.039 AC of 1,683 SF
FORMER 388198°03"W 213.87' LINE
DB 5803, PG 238
PARCEL ID NO. 15007027A

0.236 AC of 10,276 SF
DB 5803, PG 338
PARCEL ID NO. 15007027
ZONED B-3

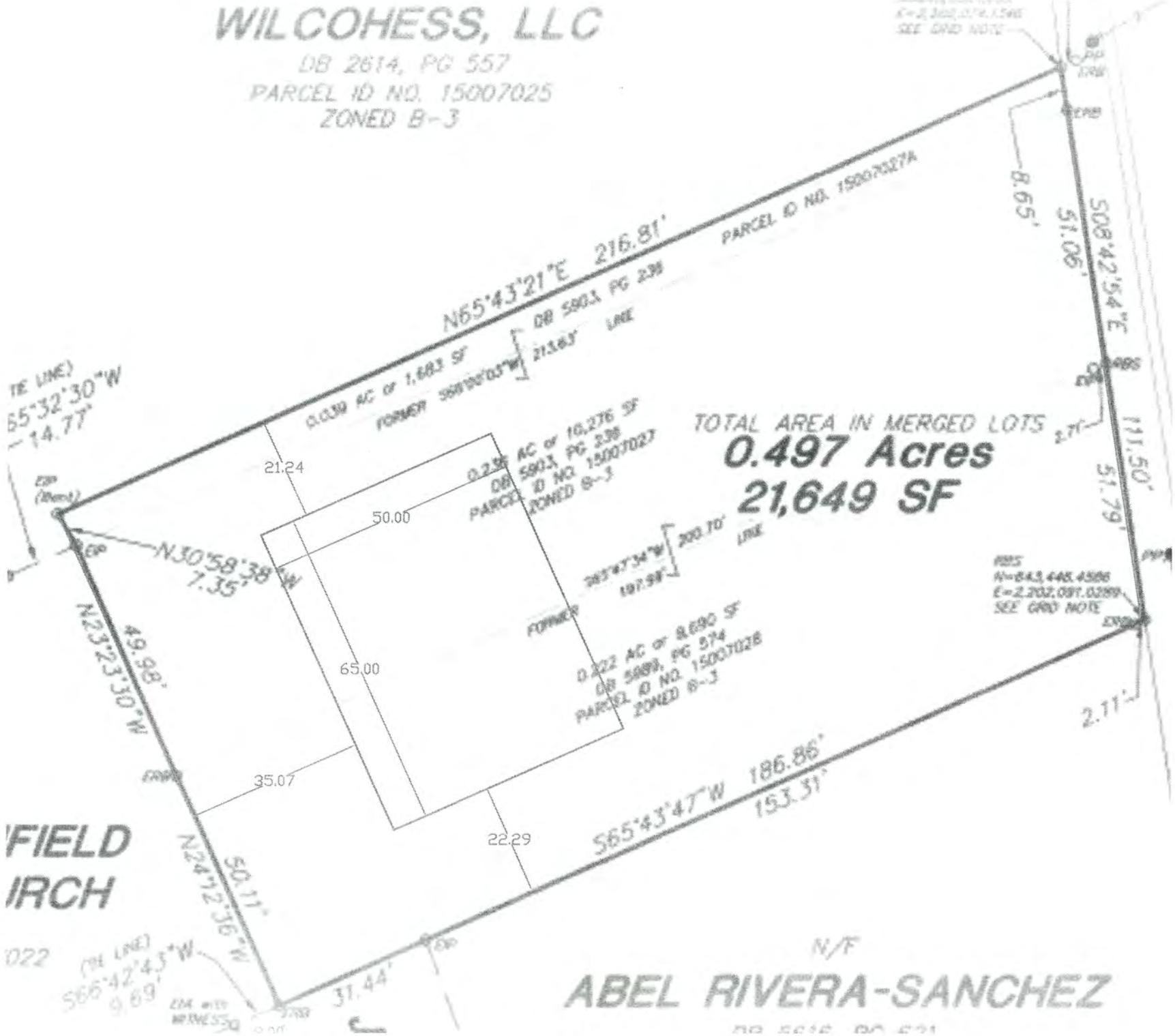
0.222 AC of 9,690 SF
DB 5889, PG 574
PARCEL ID NO. 15007028
ZONED B-3

TOTAL AREA IN MERGED LOTS
0.497 Acres
21,649 SF

RES
N=843,445.4586
E=2,302,097.0289
SEE GRID NOTE

N/F
ABEL RIVERA-SANCHEZ

NO 5616 00 571





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

REZONING APPLICATION

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

Name of Project: Single Family home Acreage of Property: Lot is 0.5 Acre
 Parcel ID Number: 15007027 Tax ID: 06004013
 Deed Book: 7094 Deed Page(s): 962-964
 Address: 14 Peedin Rd. smithfield (NC) 27577
 Location: _____

Existing Use: Commercial Proposed Use: Residincial
 Existing Zoning District: _____
 Requested Zoning District _____
 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

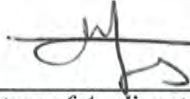
File Number: RZ-26-03 Date Received: 4-24-2026 Amount Paid: _____

APPLICANT AFFIDAVIT

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

Antonyous Bibawi

Print Name



Signature of Applicant

04-22-2026

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: Single family home Submittal Date: 04-22-2026

OWNERS AUTHORIZATION

I hereby give CONSENT to _____ (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

 Antonyous Bibawi 04-22-2026
Signature of Owner *Print Name* *Date*

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

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

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

FOR OFFICE USE ONLY

File Number: RZ-26-03 Date Received: 4-24-2026 Parcel ID Number: _____



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); RZ-26-03, RZ-26-04, and CZ-26-01 were notified by First Class Mail on 5/22/26 of the Public Meeting on June 4th, 2026.

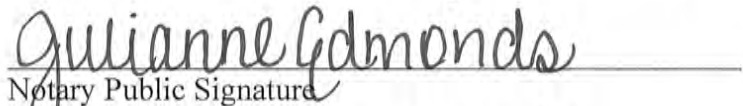


Signature

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 May, 2026



Notary Public Signature

Julianne Edmonds

Notary Public Name

My commission expires on 1-15-2028



RZ-26-03 Peedin Road - Adjacent Properties List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
15007027	DAWOD, MARIA	BIBAWI, ANTONYOUS	68 KENILWORTH ST		CLAYTON, NC 27527-9061
15007038	STOVER, JAMES MICHAEL		219 CHAPIN ST		GREENVILLE, SC 29605-3805
15007031	MARQUEZ, LUIS TOLENTINO	TOLENTINO, SINTIA APARICIO	258 W CHURCH ST		ANGIER, NC 27501-8206
15007030A	BRASWELL, BRENDA W.		17 DAIL ST		SMITHFIELD, NC 27577-4703
15007006	TWIFORD PONY FARM LLC		3993 ARROW DR		RALEIGH, NC 27612
15007030C	BRITO, VANESA GUADALUPE AGUILERA		1538 CAIN RD		FAYETTEVILLE, NC 28303-4021
15007029	ABRI PROPERTY INVESTMENTS, LLC		18 E PEEDIN RD		SMITHFIELD, NC 27577-4710
15007022	NORTH SMITHFIELD BAPT CHURCH				
15L10023F	VESTA ENTERPRISES, INC			PO BOX 1457	SMITHFIELD, NC 27577-1457
15007029A	BRASWELL, BRENDA W.		17 DAIL ST		SMITHFIELD, NC 27577-4703
15007030B	BRITO, VANESA GUADALUPE AGUILERA		1538 CAIN RD		FAYETTEVILLE, NC 28303-4021
15007002	DUFF, ALEXANDER	DUFF, LYNDA	4 ROOSEVELT AVE		CLAYTON, NC 27520-6522
15007019	NORTH SMITHFIELD BAPTIST CHURCH		19 DAIL ST		SMITHFIELD, NC 27577-4703
15004022C	KS BANK INC			PO BOX 661	SMITHFIELD, NC 27577-0661
15007018	MASSENGILL, W C	MASSENGILL, GRACE S		PO BOX 208	FOUR OAKS, NC 27524-0208
15007023	BALAJI VENTURE LLC		1909 OLD PRESERVE CT		RALEIGH, NC 27615-1260
15007030	BRITO, VANESA GUADALUPE AGUILERA		1538 CAIN RD		FAYETTEVILLE, NC 28303-4021
15007037	WEEKS, LINDA DIANE		1020 CHERRY ST		SMITHFIELD, NC 27577-4702
15007005	MEDLIN, THOMAS E. JR.	LAWRENCE, JENNIFER M.		PO BOX 2624	BLOWING ROCK, NC 28605-2624
15007003	KS BANK INC			PO BOX 661	SMITHFIELD, NC 27577-0000
15007003A	AUTO DEALERS INVESTMENTS, INC.	SALVATORE ENTERPRISES INC	6100 CRESCENT KNOLL DR		RALEIGH, NC 27614-8954
15007032	LAMPE & MALPHRUS LUMBER COMPANY			PO BOX 150	SMITHFIELD, NC 27577-0150
15007047	MARIA OMAIRA REYES GARZON REVOCABLE LIVING TRUST		1013 CHERRY ST		SMITHFIELD, NC 27577-4701
15007020	NORTH SMITHFIELD BAPT CHURCH				
15007021	BRASWELL, BRENDA W.		17 DAIL ST		SMITHFIELD, NC 27577-4703
15004001A	CM INVESTMENTS LLC		5841 DAHLBERG DR		RALEIGH, NC 27603-7804
15007025	WILCOHESS LLC			539 S MAIN ST	FINDLAY, OH 45840
15007036	GIBBS, DEBORAH S			PO BOX 1775	SMITHFIELD, NC 27577-0000
15L10023E	BRANCH BANKING & TRUST CO			PO BOX 167	WINSTON SALEM, NC 27102-0167
15004013S	LL HOLDINGS, LLC		930 N BOYLAN AVE		RALEIGH, NC 27605-1406

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

RZ-26-03 Peedin Road
Public Notice Sign

05/22/2026 07:43



Request for Planning Board Action

Agenda
Item: RZ-26-04
Date: 6/4/2026

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

Issue Statement

Town of Smithfield Staff is requesting a general rezoning of two (2) tracts totaling ± 90.39 acres from the existing R-10 and R-20A zoning districts to the O&I zoning district.

Financial Impact

None.

Action Needed

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

Recommendation

Planning Staff recommends approval of the rezoning, RZ-26-04, with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

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



Staff Report

Agenda Item: RZ-26-04

REQUEST:

Town of Smithfield Staff is requesting a general rezoning of two (2) tracts totaling ± 90.39 acres from the existing R-10 and R-20 zoning districts to the O&I zoning district. These properties are identified by Johnston County Tax ID #'s 14A03005A and 15004020A.

PROPERTY LOCATION:

These parcels are almost entirely landlocked, they are located south of the Smithfield Community Park, east of Buffalo Road and west of the Eden Woods and Fairfield Subdivisions.

CURRENT SITE DATA:

Tax ID#	14A03005A and 15004020A
Acreage:	± 90.39 acres
Present Zoning:	R-10 and R-20A
Proposed Zoning:	O&I
Existing Use:	Recreation (Buffalo Creek Greenway)
Proposed Use	Recreation (Future Parks and Rec Expansion)
Town/ETJ:	Town Limits
Fire District:	Smithfield
School Impacts:	None
Parks and Recreation:	Increased visitation
Water Provider:	Town of Smithfield
Sewer Provider:	Town of Smithfield
Electric Provider:	Town of Smithfield

EXISTING CONDITIONS/ENVIRONMENTAL:

There are no structures on either parcel and they both are entirely wooded and marshy. Buffalo Creek flows through both parcels and therefore a large portion of both parcels is within in a flood hazard area. Buffalo Creek is a labeled *blue line* or *intermittent stream* and therefore a 50' riparian buffer would be required to remain on either side of the stream.

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

	Zoning	Existing Land Uses
North	O&I	Smithfield Community Park
South	O&I	Office Uses some vacant lots
East	R-10	Residential
West	R-20A, R-10, R-8,	Residential, more wooded land

ANALYSIS:

While 'Parks and Recreation areas' are allowed in *almost* every zone; our anchor park 'Smithfield Community Park' is zoned O&I.

Both parcels abut one another and are adjacent to Community Park. By rezoning these parcels, it ensures consistency and continuity with all the other Town owned Parks and Rec sites/town facilities (Smith Collins Park, Talton Park, Civitan Field, etc.)

PEDESTRIAN PLAN:

The Smithfield Pedestrian Plan shows a "Proposed Multiuse Path" spurring off of the existing Greenway and connecting to the dead end/intersection of Canterbury Road and Runneymede Place. There currently aren't funds or grants lined up to create this Multiuse Path, but it still slated as integral per our plan.

COMPREHENSIVE PLAN:

The *Smithfield Town Plan - Future Land Use Map* has this area guided partly for 'Medium Density Residential' and the other being 'Conservation and Open Space'. Should the rezoning occur the Future Land Use Map is to be amended to reflect the new land use per (G.S. 160D-605(a)).

If the property is rezoned and the Future Land Use Map is amended the property would then be considered consistent with the Town Plan.

CONSISTENCY STATEMENT:

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

- **Consistency with the Comprehensive Growth Management Plan -** *The rezoning request is partly consistent with the town's comprehensive plan. If rezoned the area will still serve as public recreation and open space.*
- **Consistency with the Unified Development Code –** *The site will be required to develop in accordance the O&I zoning district standards and all other relevant UDO standards.*

- **Compatibility with Surrounding Land Uses** – *Both parcels are densely forested which grants the benefit of already having a natural buffer. Any future development for the purposes of expanding our Town Parks and Rec facilities will be buffered well and compatible to surrounding areas/neighborhoods.*

RECOMMENDATION:

Planning Staff recommends approval of RZ-26-04 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the amendment is reasonable and in the public interest.

RECOMMENDED MOTION:

Staff recommends the following motion:

“Motion to recommend approval of zoning map amendment, RZ-26-04, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”

**THE TOWN OF SMITHFIELD
PLANNING BOARD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
RZ-26-04**

Whereas the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

Whereas the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160D-605, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD PLANNING BOARD AS APPROPRIATE:

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

That the Planning Board recommendation regarding map amendment RZ-26-04 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Planning Board and information provided at the public hearing; and

It is the objective of the Town of Smithfield Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Planning Board and information provided at the public hearing. Therefore, the amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE FAILS,

That the final recommendation regarding zoning map amendment RZ-26-04 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

It is the objective of the Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment does not promote this and therefore is neither reasonable nor in the public interest.

RZ-26-04 Continued Parks Rezoning

File Number:
RZ-26-04

Project Name:
Continued Parks Rezoning

Location:
South of Smithfield
Community Park, east of
Buffalo Road and west of
Eden Woods and Fairfield
Subdivisions.

Tax ID#:
14A03005A // 15004020A

Existing Zoning:
R-10 and R-20A

Property Owner:
Town of
Smithfield

Applicant:
Town of Smithfield

Town/ETJ:
Town



Map created by Micah Woodard,
Planner I on 5/20/2026

Map Scale
1" = 1,333'

RZ-26-04 Continued Parks Rezoning

File Number:
RZ-26-04

Project Name:
Continued Parks Rezoning

Location:
South of Smithfield
Community Park, east of
Buffalo Road and west of
Eden Woods and Fairfield
Subdivisions.

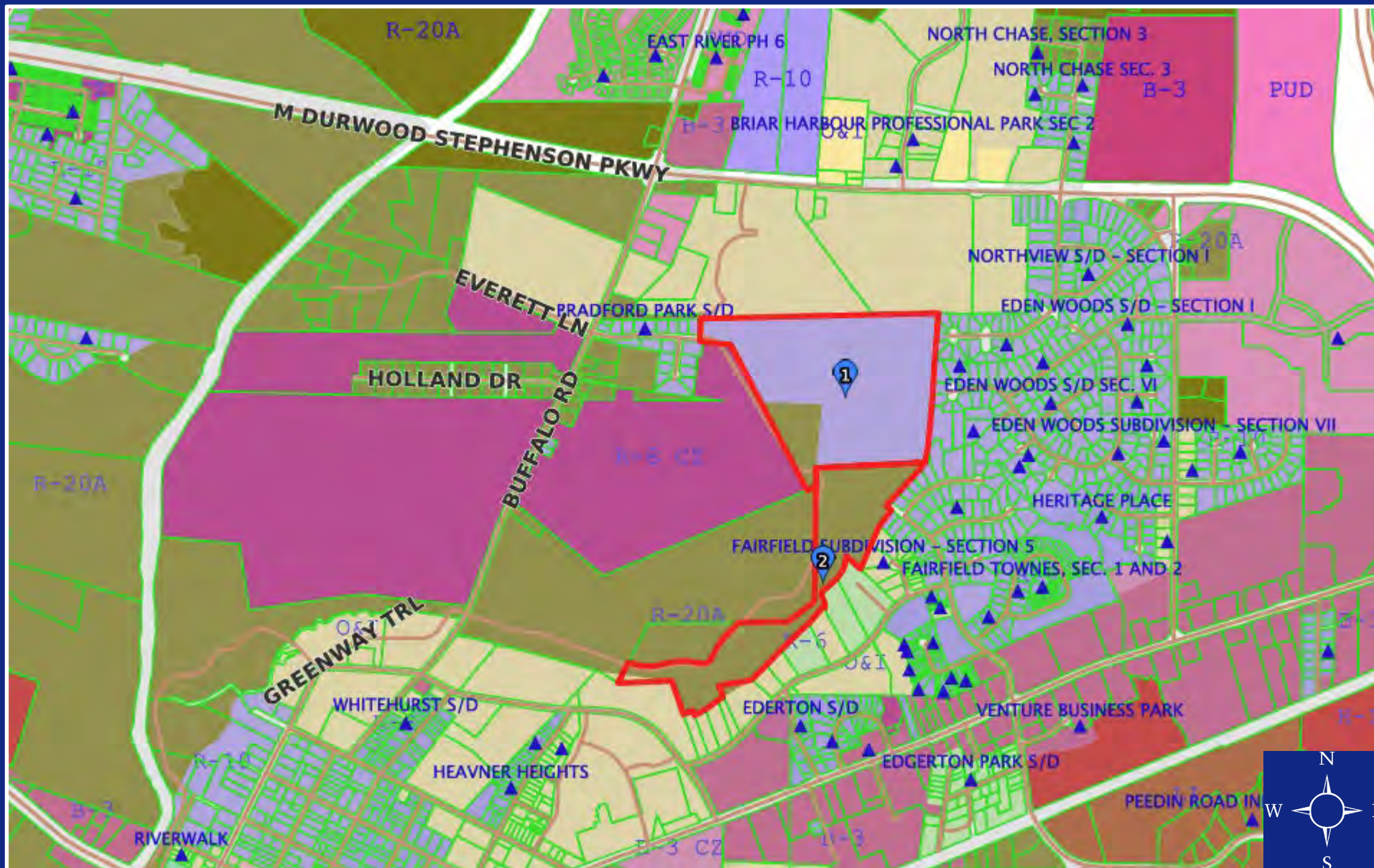
Tax ID#:
14A03005A // 15004020A

Existing Zoning:
R-10 and R-20A

Property Owner:
Town of
Smithfield

Applicant:
Town of Smithfield

Town/ETJ:
Town



Map created by Micah Woodard,
Planner I on 5/20/2026

Map Scale
1" = 1,333'



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

REZONING APPLICATION

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

Name of Project: Continued Parks Acreage of Property: 90.39

Parcel ID Number: 14A03005A + 15004020A Tax ID: _____

Deed Book: 6978 / 2935 Deed Page(s): 440 / 77

Address: no site address

Location: Backside of community park

Existing Use: N/A Proposed Use: Parks + Recreation

Existing Zoning District: R-10 | R-20A

Requested Zoning District: O+I Both

Is project within a Planned Development: Yes No

Planned Development District (if applicable): _____

Is project within an Overlay District: Yes No

Overlay District (if applicable): _____

FOR OFFICE USE ONLY

File Number: <u>RZ-26-04</u>	Date Received: <u>4-22-2026</u>	Amount Paid: _____
------------------------------	---------------------------------	--------------------

OWNER INFORMATION:

Name: Town of Smithfield
Mailing Address: 350 E Market St Smithfield 27577
Phone Number: 919-934-2116 Fax: 919-989-8937
Email Address: Kimberly.Pickett@Smithfield-nc.com

APPLICANT INFORMATION:

Applicant: Town of Smithfield - Kimberly Pickett
Mailing Address: 350 E Market St Smithfield 27577
Phone Number: 919-934-2116 Fax: 919-989-8937
Contact Person: Kimberly Pickett
Email Address: Kimberly.Pickett@Smithfield-nc.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

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

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

STATEMENT OF JUSTIFICATION

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

Please see attached

APPLICANT AFFIDAVIT

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

Kimberly T Pickett
Print Name

Kimberly T Pickett
Signature of Applicant

4/22/24
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: Continued Parks

Submittal Date: 4/22/20

OWNERS AUTHORIZATION

I hereby give CONSENT to _____ (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Kimberly T Pickett
Signature of Owner

Kimberly TPickett
Print Name

4/22/20
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.

Kimberly T Pickett
Signature of Owner/Applicant

Kimberly T Pickett
Print Name

4/22/20
Date

FOR OFFICE USE ONLY

File Number: RZ-26-04 Date Received: 4-22-2026 Parcel ID Number: _____

Statement of Justification for Rezoning

Parcels: 14A03005A and 15004020A

The Town of Smithfield respectfully submits this request to rezone Parcel 14A03005A from R-10 (Residential) and Parcel 15004020A from R-20A (Residential-Agricultural) to O&I (Office and Institutional).

On October 14, 2025, the Town acquired Parcel 14A03005A through donation. This parcel is adjacent to and contiguous with the existing Community Park property. Rezoning this parcel to O&I will ensure consistency with the zoning designation of surrounding Town-owned park properties and will allow for its incorporation into the broader Community Park for public recreational use. This action aligns with the Town's long-term vision of expanding and enhancing public amenities and open space for residents.

Parcel 15004020A is also contiguous to the Community Park and the aforementioned parcel. A significant portion of this property lies within a designated floodway, which substantially limits its development potential for residential or commercial purposes. Given these constraints, rezoning the parcel to O&I is appropriate to facilitate its use for passive recreational purposes and park expansion. This classification supports the preservation of environmentally sensitive areas while allowing the Town to utilize the property in a manner that benefits the public.

The proposed rezoning of both parcels to O&I is consistent with the surrounding land uses, promotes logical and orderly development patterns, and advances the Town of Smithfield's commitment to enhancing public recreational facilities and preserving open space.

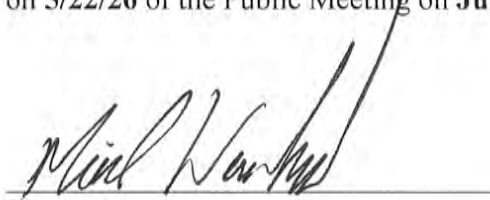
For these reasons, the Town respectfully requests approval of this rezoning application



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); RZ-26-03, RZ-26-04, and CZ-26-01 were notified by First Class Mail on 5/22/26 of the Public Meeting on June 4th, 2026.

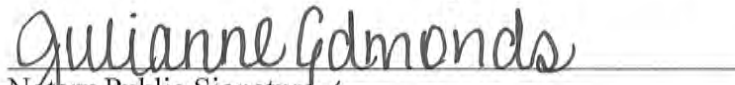


Signature

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 May, 2026



Notary Public Signature

Julianne Edmonds

Notary Public Name

My commission expires on 1-15-2028



RZ-26-04 Continued Parks Rezoning - Adjacent Properties List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
14A03005A	TOWN OF SMITHFIELD			PO BOX 761	SMITHFIELD, NC 27577-0761
14057010X	BAILEY-KHALIL, LORRAINE	KHALIL, SAMIR	78 BROOKWOOD DR		SMITHFIELD, NC 27577-4863
14057013B	VESTA ENTERPRISES, INC.			PO BOX 1457	SMITHFIELD, NC 27577-1457
14057010M	LOYE, TONY M	LOYE, JOYCE B	84 BROOKWOOD DR		SMITHFIELD, NC 27577-0000
15004019A	LEARY, DAVID FOY	SOSA, HECTOR MANUEL ANDRADE	10 RUNNEYMEDE PL		SMITHFIELD, NC 27577-4811
15004017F	ARGUETA, BETSY M		6 RUNNEYMEDE PLACE		SMITHFIELD, NC 27577-0000
15004016B	GALLEUR, CHRISTIAN TYLER	GALLEUR, MARISSA LYNN	8 RUNNEYMEDE PL		SMITHFIELD, NC 27577-4811
15004018V	CALLES, JAVIER OMAR LOPEZ	CALDERON, CLAUDIA PATRICIA CRUZ	214 W CAROLINE AVE APT A		SMITHFIELD, NC 27577-5138
14075038M	SAPP, BERNARD		104 COBBLESTONE CT		SMITHFIELD, NC 27577-7102
14075038O	BRUTON, SHEILA H		105 COBBLESTONE CT		SMITHFIELD, NC 27577-7102
14075031C	GRUBBS, JAMES FRANKLIN	GRUBBS, KAREN M	101 COBBLESTONE CT		SMITHFIELD, NC 27577-7102
14A03005	MATTAMY HOMES LLC		11000 REGENCY PKWY STE 110		CARY, NC 27518-8518
14075030A	TOWN OF SMITHFIELD			PO BOX 761	SMITHFIELD, NC 27577-0761
14057154N	BEGEAL, JEFFREY PAUL		62 WHITE OAK DR		SMITHFIELD, NC 27577-0000
14057154S	PETRY, MAHLEN D	PETRY, BRENDA W	63 WHITE OAK DR		SMITHFIELD, NC 27577-4806
14057154V	SANDERS, TRACY L	SANDERS, NATASHIA	55 WHITE OAK DRIVE		SMITHFIELD, NC 27577-0000
14075021A	JOHNSTON COUNTY BOARD OF	EDUCATION		P O BOX 1336	SMITHFIELD, NC 27577-1336
14057154K	SHEEHAN, KEVIN M.		65 GLEN RD STE 132		GARNER, NC 27529-7943
14057154M	SMITH, DECORRIS L.		60 WHITE OAK DR		SMITHFIELD, NC 27577-4807
14057154L	ARMM ASSET COMPANY 1 LLC		3903 S CONGRESS AVE	#40298	AUSTIN, TX 78704-0201
14057154P	ACACIA PROPERTIES BY SYDNEY SMITH, LLC		1993 EARPSBORO RD		ZEBULON, NC 27597-7473
14056199	AVID HOMEBUYERS, LLC			PO BOX 531	SMITHFIELD, NC 27577-0531
14057154Q	ACACIA PROPERTIES BY SYDNEY SMITH, LLC		1993 EARPSBORO RD		ZEBULON, NC 27597-7473
14075033	JOHNSTON COUNTY BOARD OF	EDUCATION		PO BOX 1336	SMITHFIELD, NC 27577-0000
14057010R	AUBER, SYLVESTER FREDRICK	AUBER, LINA LEMUELLA	83 BROOKWOOD DRIVE		SMITHFIELD, NC 27577-0000
14057010S	WASHINGTON, BRIAN		79 BROOKWOOD DR		SMITHFIELD, NC 27577-4864
14057010Y	HOLLOMAN, ZEBBIE SCOTT	HOLLOMAN, ANGELA	82 BROOKWOOD DR		SMITHFIELD, NC 27577-4863
14057010C	STRICKLAND, TAMMY SUE		8 HEATHER COURT		SMITHFIELD, NC 27577-0000
14057154R	G2 PROPERTIES I, LLC		149 BAYHILL DR		SMITHFIELD, NC 27577-8937
14057010O	DIMSDALE, B KEITH	DIMSDALE, ANGELA W	92 BROOKWOOD DRIVE		SMITHFIELD, NC 27577-4863
14057010P	MORGAN, GARNELL A.	MORGAN, LISA	91 BROOKWOOD DR		SMITHFIELD, NC 27577-4864
14057155A	MARTINEZ, JOSE A	MARTINEZ, JULIANNA P	53 WHITE OAK DR		SMITHFIELD, NC 27577-4806
14057154T	STELZNER, DAVID R.		1305 LYNNWOOD RD		KNIGHTDALE, NC 27545-9705
14057154U	RACKLEY, SYLVIA W. JOINT TENANTS (WROS)	RACKLEY, SHERRY JOINT TENANTS (WROS)	59 WHITE OAK DR		SMITHFIELD, NC 27577-4806
15004198	EVANS, BOBBY WAYNE	EVANS, JEANNE MOORE	12 RUNNEYMEDE PLACE		SMITHFIELD, NC 27577-0000
15004021M	M.T. MURPHY CONSTRUCTION CO., INC		9220 FAIRBANKS DR STE 210		RALEIGH, NC 27613-1406
14057010N	ASC REALTY LLC		PO BOX 883		CLAYTON, NC 27528-0883
14075038N	GODWIN, DEBRA WINDHAM		201 PARKWAY DR		SMITHFIELD, NC 27577-8334
14075029B	CAREY, JORDAN	CAREY, ASHLEY	105 PARKWAY DR		SMITHFIELD, NC 27577-8332
14075038S	BUCKNER, RICHARD	BUCKNER, SHANDA	106 COBBLESTONE CT		SMITHFIELD, NC 27577-7102
14057009I	AUBER, SYLVESTER F	AUBER, LINA L	83 BROOKWOOD DRIVE		SMITHFIELD, NC 27577-0000
15004021J	DAVIDSON, SAMANTHA		5287 MOONLIGHT TRL SW		CONCORD, NC 28025-8801
15004009D	DAVIDSON, SAMANTHA		5287 MOONLIGHT TRL SW		CONCORD, NC 28025-8801
14075030E	TOWN OF SMITHFIELD			PO BOX 761	SMITHFIELD, NC 27577-0761
14075031D	HERBERT, LORY JOCASTA-RICHBURG		104 PARKWAY DR		SMITHFIELD, NC 27577-8331
14A03007	MAC 2008 LLC		2790 MARRIOTTSVILLE RD		MARRIOTTSVL, MD 21104-1626
14075031B	SCOTT, TRAVIS		109 PARKWAY DRIVE		SMITHFIELD, NC 27577-0000
14075038F	GANDOLPH, SCOTT S	GANDOLPH, LISA	111 PARKWAY DR		SMITHFIELD, NC 27577-0000
14075038G	LAUDIE, RICHARD L	LAUDIE, PATSY E.	203 PARKWAY DR		SMITHFIELD, NC 27577-8334
14K09007	WORLEY, RONALD GLENN	WORLEY, MICHAEL LYNN	108 QUAIL RUN		SMITHFIELD, NC 27577-0000
14075038I	BRYANT, WANDA B.		103 COBBLESTONE CT		SMITHFIELD, NC 27577-7102
15004021L	M.T. MURPHY CONSTRUCTION CO., INC		9220 FAIRBANKS DR STE 210		RALEIGH, NC 27613-1406
15004020A	TOWN OF SMITHFIELD			P O BOX 761	SMITHFIELD, NC 27577-0000
14057010D	HERRMANN, SHAWN L	HERRMANN, LEANNE M	10 HEATHER COURT		SMITHFIELD, NC 27577-0000
14057010Q	GRANADOS, RICARDO		87 BROOKWOOD DR		SMITHFIELD, NC 27577-4864
15004009	BRENNAN, THOMAS	BRENNAN, ROSEANNE	11 RUNNEYMEDE PL		SMITHFIELD, NC 27577
15004021K	M.T. MURPHY CONSTRUCTION CO., INC		9220 FAIRBANKS DR STE 210		RALEIGH, NC 27613-1406
15004009E	DAVIDSON, SAMANTHA		5287 MOONLIGHT TRL SW		CONCORD, NC 28025-8801
15004009A	MURPHY, RAEFORD KENNETH	MURPHY, SUSAN L	15 RUNNEYMEDE PLACE		SMITHFIELD, NC 27577-0000
15004018J	RAMOS, SOLIMAR		120 HENLEY PL		SMITHFIELD, NC 27577-4358
15004059	PALMER, SHARON		104 CANTERBURY RD		SMITHFIELD, NC 27577-4825
15004019B	FANG, GUANG CHEN	TSAI, TSUI MEI	202 CANTERBURY RD		SMITHFIELD, NC 27577-4823
15004019N	ABDALLA BUILDING PARTNERSHIP			PO BOX 248	BENSON, NC 27504-0248
15099030U	TOWN OF SMITHFIELD			PO BOX 761	SMITHFIELD, NC 27577-0761
15004013T	PRICE, W RAY	PRICE, ROSE E	6033 NC HWY 39		SELMA, NC 27576-0000
15004199J	RICHARDSON PROPERTIES OF SMITHFIELD, LLC			PO BOX 1807	SMITHFIELD, NC 27577-1807
15004018M	CAMBRIDGE SMITHFIELD PROPERTIES LLC		1 GLENWOOD AVE # 5		RALEIGH, NC 27603-2578
15004021F	LAMPE, GUY L.	LAMPE, ROSS W.		PO BOX 608	SMITHFIELD, NC 27577-0608
15004018N	CAMBRIDGE SMITHFIELD PROPERTIES LLC		1 GLENWOOD AVE # 5		RALEIGH, NC 27603-2578
15004020	7 BERKSHIRE ASSOCIATES, LLC		101 S RAIFORD ST STE 200		SELMA, NC 27576-3154
15004024E	HCRI NORTH CAROLINA PROPERTIES III		550 HERITAGE DR STE 200		JUPITER, FL 33458-3030
15004021H	NEW MINISTRY CHURCH		891 HYDE PARK AVE STE 3		HYDE PARK, MA 02136-3267
15004200Z	SMITHFIELD SNF REALTY LLC		1777 AVENUE OF THE STATES STE 204		LAKEWOOD, NJ 08701-6206
15004016J	CTHF, LLC		368 E GORDON RD		SELMA, NC 27576-6857
15004021I	CAMBRIDGE SMITHFIELD PROPERTIES LLC		1 GLENWOOD AVE # 5		RALEIGH, NC 27603-2578
15004019G	VELASQUEZ, YENI CECILIA REYES		509 S 6TH ST		SMITHFIELD, NC 27577-4459
15004018O	CAMBRIDGE SMITHFIELD PROPERTIES LLC		1 GLENWOOD AVE # 5		RALEIGH, NC 27603-2578
15004016G	CAMBRIDGE SMITHFIELD PROPERTIES LLC		1 GLENWOOD AVE # 5		RALEIGH, NC 27603-2578
15004018F	TRANSITIONAL HOUSING CORP		26 NOBLE STREET		SMITHFIELD, NC 27577-0000
15004199E	BERKSHIRE ROAD I LLC			P O BOX 1187	SMITHFIELD, NC 27577-1187
15004018Q	EARP, HEATHER		4 RUNNEYMEDE PLACE		SMITHFIELD, NC 27577-0000
15004019C	PALMER, SHARON		104 CANTERBURY RD		SMITHFIELD, NC 27577-4825
15004018R	TRAN, NGUON THI THU	HUYNH, JULIE	201 CANTERBURY RD		SMITHFIELD, NC 27577-4822
15004017L	NORRIS, WADE	NORRIS, LORI	2 RUNNEYMEDE PL		SMITHFIELD, NC 27577-4811
15004062	FANG, GUANG CHEN	TSAI, TSUI MEI	202 CANTERBURY RD		SMITHFIELD, NC 27577-4823
15004018C	CTHF, LLC		368 E GORDON RD		SELMA, NC 27576-6857

15004019I TOWN OF SMITHFIELD
15004021G SMITHFIELD MEDICAL PROPERTIES, LLC
15010058 JOHNSTON COUNTY MEMORIAL HOSPT
15004021 11 BERKSHIRE, LLC
15004018K CAMBRIDGE SMITHFIELD PROPERTIES LLC
15004018P CAMBRIDGE SMITHFIELD PROPERTIES LLC

910 BERKSHIRE RD

412 E CHURCH ST
1 GLENWOOD AVE # 5
1 GLENWOOD AVE # 5

PO BOX 761 SMITHFIELD, NC 27577-0000
SMITHFIELD, NC 27577-4731
PO BOX 1376 SMITHFIELD, NC 27577-1376
SMITHFIELD, NC 27577-4508
RALEIGH, NC 27603-2578
RALEIGH, NC 27603-2578

NOTICE OF
PUBLIC HEARING
For Information Please Contact
The Planning and Zoning Department
(919) 934-2116

RZ-26-04 Continued Park Rezoning
Public Notice Sign

05/22/2026 07:53



PARKING ORDINANCE
TOWN OF HUNTERDON
ART. 14.00 - UNLAWFUL PARKING IN PUBLIC PARKS
It is unlawful to park a vehicle not licensed or registered in a public park for any reason other than the lawful use of the vehicle and other equipment and using such facilities or equipment in accordance with the rules and regulations established by the Board of Hunterdon Township Park, Recreation or Amenity Services or the Board of Hunterdon Township Park, Recreation or Amenity Services or the Board of Hunterdon Township Park, Recreation or Amenity Services after notice is given to the violator.

NOTICE OF PUBLIC HEARING
For Information Please Contact
The Township Planning and Zoning Department
(919) 934-2116
MAY 22, 2026

RZ-26-04 Continued Park Rezoning
Public Notice Sign

05/22/2026 07:57

RZ-26-04 Continued Park Rezoning
Public Notice Sign

**NOTICE OF
PUBLIC HEARING**

For information please contact
The Landmark Planning and Zoning Department
(919) 934-2116

05/22/2026 07:47



Request for Planning Board Action

Agenda
Item: CZ-26-01
Date: 6/4/26

Subject: Conditional Rezoning
Department: Planning & Zoning
Presented by: Micah Woodard
Presentation: Public Meeting

Issue Statement

The Grace Mills Jackson Family Trust is requesting a conditional rezoning of a ±13.883-acre tract from the existing R-20A zoning district to B-3CZ.

Financial Impact

The commercial development will contribute to the Town's tax base.

Action Needed

The Planning Board is respectfully requested to hold a public meeting to review the application and to provide a recommendation of approval or denial of the request.

The Planning Board is also asked to recommend any conditions that are fair and reasonable.

Recommendation

Planning Staff recommend approval of CZ-26-01 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan, and other adopted plans, and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Consistency Statement
3. Application
3. Site Plan
4. Statement of Justification



Staff Report

OVERVIEW:

David Boon on behalf of the Grace Mills Jackson Family Trust has requested a conditional rezoning of their parcel from R-20A (Residential-Agricultural) to B-3CZ (Highway Entranceway Business Conditional District). If this conditional rezoning is approved the applicant is seeking to develop the property into a commercial storage facility built out in phases. Initially the site would be used for RV and Boat storage, then expanded to have more 'traditional' mini-storage buildings, and then lastly a fully enclosed climate-controlled storage facility.

PROPERTY LOCATION:

This property is located at 3063 Buffalo Rd, Smithfield, NC 27577, further identified by Johnston County Tax ID 14L09028.

APPLICATION DATA:

Owner:	Grace Mills Jackson Family Trust
Applicant:	David Boon
Project Name:	Grace Mills Jackson Family Trust Corridor Property
Parcel ID	14L09028
Acreage	13.883 acres
Present Zoning:	R-20A
Proposed Zoning	B-3CZ
Town/ETJ:	ETJ
Existing Use:	Vacant buildings/woodland
Proposed Use:	Commercial storage facility
Fire District:	Selma
School Impacts:	N/A
Parks and Recreation:	N/A
Water Provider:	Town of Smithfield
Sewer Provider:	Septic / Johnston County
Electric Provider:	Duke

ADJACENT ZONING AND LAND USES:

(see attached map)

	Zoning	Existing Land Uses
North	R-20 (Selma ETJ)	Woodland
South	R-20A	Residential
East	R-20A	Residential/Farmland
West	R-20A	Residential

--	--	--

COMPREHENSIVE PLAN ANALYSIS:

The comprehensive plan (*Town Plan*) guides the property for 'Mixed Use'. The Town Plan defines Mixed Use areas as "Context-appropriate commercial, office, multi-family and single-family residential uses, located near major intersections with connected streets with short block lengths and pedestrian facilities"

Generally, when a developer considers investing into a Mixed Use Area, they create a master plan and rezone the parcel to a 'PUD' (Planned Unit Development); normally, PUDs contain a *mix* of residential and commercial.

While a PUD is not being proposed at this location the takeaway from the definition stated above is "context appropriate commercial...near major intersections...".

With the number of residences slated to be built in and around Smithfield, and this sites close proximity to the 70/42 interchange, a commercial storage facility with varying options (like proposed) could greatly benefit the area both currently and in the future if more land along the Buffalo Road corridor is developed.

Other relevant citations from the Town Plan include:

Goal: Balanced Growth

Objective 1: Encourage the efficient use of land

Policy 1A: Encourage a diverse tax base (residential, commercial and industrial development)

Strategy 1: Support rezonings to appropriate non-residential and mixed-use districts in these areas identified on the Future Land Use Map.

- Non-residential and mixed-use areas include the Downtown Core & Support, Commercial Areas, Mixed Use Centers, Office / Residential Areas and Industrial / Employment Areas shown on the Future Land Use Map

Figure 3: Northern Gateway Opportunities: The area just west of Hwy 70 in North Smithfield presents a near-term opportunity for growth and development. A mix of uses could be centered near the Buffalo Road interchange transitioning to residential uses to the west and office, light industrial or multi-family uses to the south.

CONCEPT PLAN ANALYSIS:

The submitted Project Narrative from the applicant states that "The attached conceptual development exhibit is intended to illustrate the phased development strategy, circulation concept, and land-use organization. Final engineering, dimensional refinement, stormwater design, utility placement, and detailed site alignment shall occur during subsequent site plan and permitting review processes."

Site Access: The concept plan shows a singular entrance off of Buffalo Road. The driveway through the property will need to be a minimum of 24' wide. The driveway will need to conform to our Standard Detail and Spec Manual (Detail # 03.14 - Standard Non-Residential Driveway Apron Without Curb & Gutter).

Sidewalks: The Town Pedestrian Plan **does not** call for any future side walk improvements to this side of Buffalo Road.

Trails: The Town Pedestrian Plan **does** call for a Proposed Multiuse Path along Buffalo Road through this property. Should this plan proceed the town will ask that a 10' wide trail easement be recorded on the property.

Parking: The concept plan shows a paved parking area at the front of the site. The exact number of spaces is not indicated yet. Storage facilities do not have a specific max/min parking requirement in the UDO. Generally, in situations like this the number of spaces is determined by the UDO Administrator in consideration of an approved study prepared by a registered engineer.

Dumpster Enclosure: A trash enclosure is not shown on the concept plan. In all zoning districts, dumpsters must be located on a concrete pad with a six (6) foot high solid enclosure with solid gates. All dumpsters or other trash holding areas shall be accessed internally to the site.

Stormwater Management: The applicant has shown on the concept plan an SCM located at the rear of the site. The UDO states that any commercial development that disturbs less than one-half ($\frac{1}{2}$) acre or expands existing structures on a parcel but does not result in a cumulative built-upon area for the parcel exceeding twenty-four (24) percent *is exempt* from the Stormwater Management section of the UDO.

Until final impervious surface amounts are calculated, the specific requirements pertaining to Stormwater Management cannot be determined.

Commercial Signs: No signs have been proposed. Signs are approved by a separate sign permit application process.

Building Height: The concept plan does not indicate the height of any structures. The max building height for B-3 is 50'.

Building Setbacks: The building setbacks in the B-3 Zoning District are:

Required B-3 Minimum Setbacks	
Front	30 feet
Corner side	N/A
Side	8 feet
Rear	25 feet

Landscaping. The concept plan does show some landscaping bordering the site on all sides, exact numbers of plants are not yet specified. This site will be required to have a Type-B landscaped bufferyard which is defined as following:
"Minimum width of 20 feet, for every 1,000 square feet, or fraction thereof, the screen shall consist of a combination of a minimum of 1 Canopy Tree and 8 Shrubs. (Shrubs shall be 3' minimum at planting and 6' minimum at maturity)."

The site is currently wooded; the UDO does allow for the use of existing vegetation to be used as part of the required buffers.

Future Site Plan Submittal.

After zoning approval, the next step in the development process is the submittal of a site plan. A site plan submittal will require the following meeting Town UDO standards:

- Lighting plan
- Landscape plan
- Phasing plan
- Grading and erosion control
- Driveway apron/Street standards
- Stormwater management

CONDITIONAL ZONING:

The Conditional Zoning process allows for *variances*, or deviations from UDO requirements in exchange for other improvements that may exceed UDO standards. While the applicant has not requested any deviations from the UDO, the Planning Board may recommend and the Town Council (with mutual approval of the applicant) may attach fair, reasonable and appropriate conditions including, but not limited to, the location, nature, hours of operation, and extent of the proposed use(s).

CONSISTENCY STATEMENT (Staff Opinion):

With approval of the rezoning, the Planning Board/Town Council is required to adopt a statement describing whether the action is consistent with adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest. Planning Staff considers the action to be consistent and reasonable:

- **Consistency with the Comprehensive Growth Management Plan** – *The development is consistent with the comprehensive plan.*
- **Consistency with the Unified Development Code** – *The property will be developed in conformance with the UDO conditional zoning provisions that allows a good faith negotiation of development standards.*
- **Compatibility with Surrounding Land Uses** – *With adequate buffering and site development the property considered for rezoning will be compatible with the surrounding land uses.*

RECOMMENDATION:

Staff recommend the planning board recommend approval of the rezoning, CZ-26-01, with the following conditions:

- None (at this moment)

RECOMMENDED MOTION:

“Move to recommend approval the rezoning, CZ-26-01 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans and that the request is reasonable and in the public interest.”

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ZONING MAP AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD PLANNING BOARD
CZ-26-01**

Whereas the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160A-383, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

Whereas the Smithfield Planning Board, upon acting on a zoning map amendment to the *Unified Development Ordinance* and pursuant to NCGS §160A-383, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD PLANNING BOARD AS APPROPRIATE:

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

That the Planning Board recommendation regarding zoning map amendment CZ-26-01 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Planning Board and information provided at the public hearing; and

It is the objective of the Town of Smithfield Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Planning Board and information provided at the public hearing. Therefore, the amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO RECOMMEND THE ORDINANCE FAILS,

That the final recommendation regarding zoning map amendment CZ-26-01 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

It is the objective of the Planning Board to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning map amendment does not promote this and therefore is neither reasonable nor in the public interest.

CZ-26-01 Grace Mills Jackson Family Trust

File Number:
CZ-26-01

Project Name:
Grace Mills Jackson Family
Trust Corridor Property

Location:
3063 Buffalo Rd, Smithfield,
NC 27577

Tax ID#:
14L09028

Existing Zoning:
R-20A

Property Owner:
Grace Mills Jackson Family
Trust

Applicant:
David Boon

Town or ETJ:
ETJ



CZ-26-01 Grace Mills Jackson Family Trust

File Number:
CZ-26-01

Project Name:
Grace Mills Jackson Family
Trust Corridor Property

Location:
3063 Buffalo Rd, Smithfield,
NC 27577

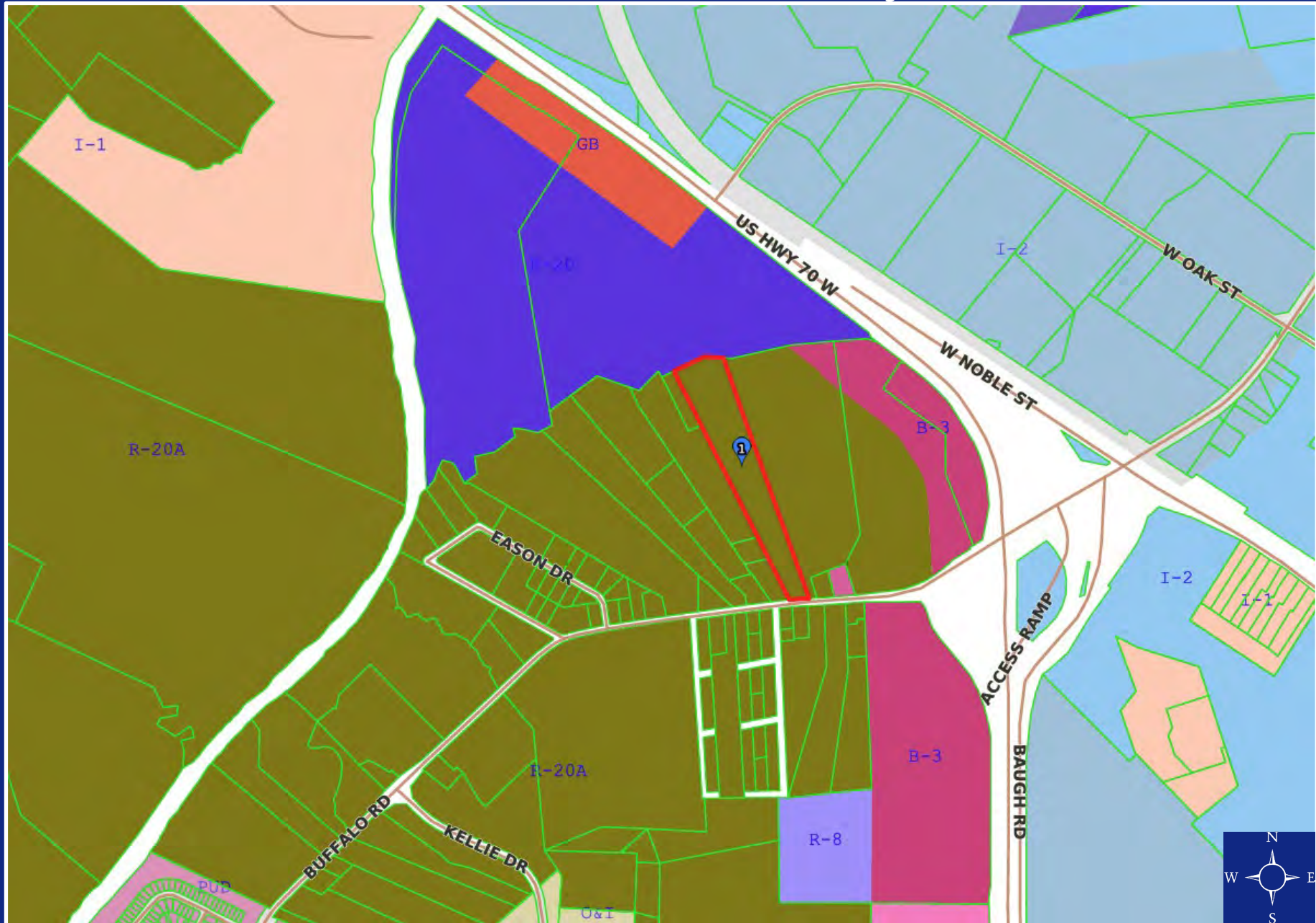
Tax ID#:
14L09028

Existing Zoning:
R-20A

Property Owner:
Grace Mills Jackson Family
Trust

Applicant:
David Boon

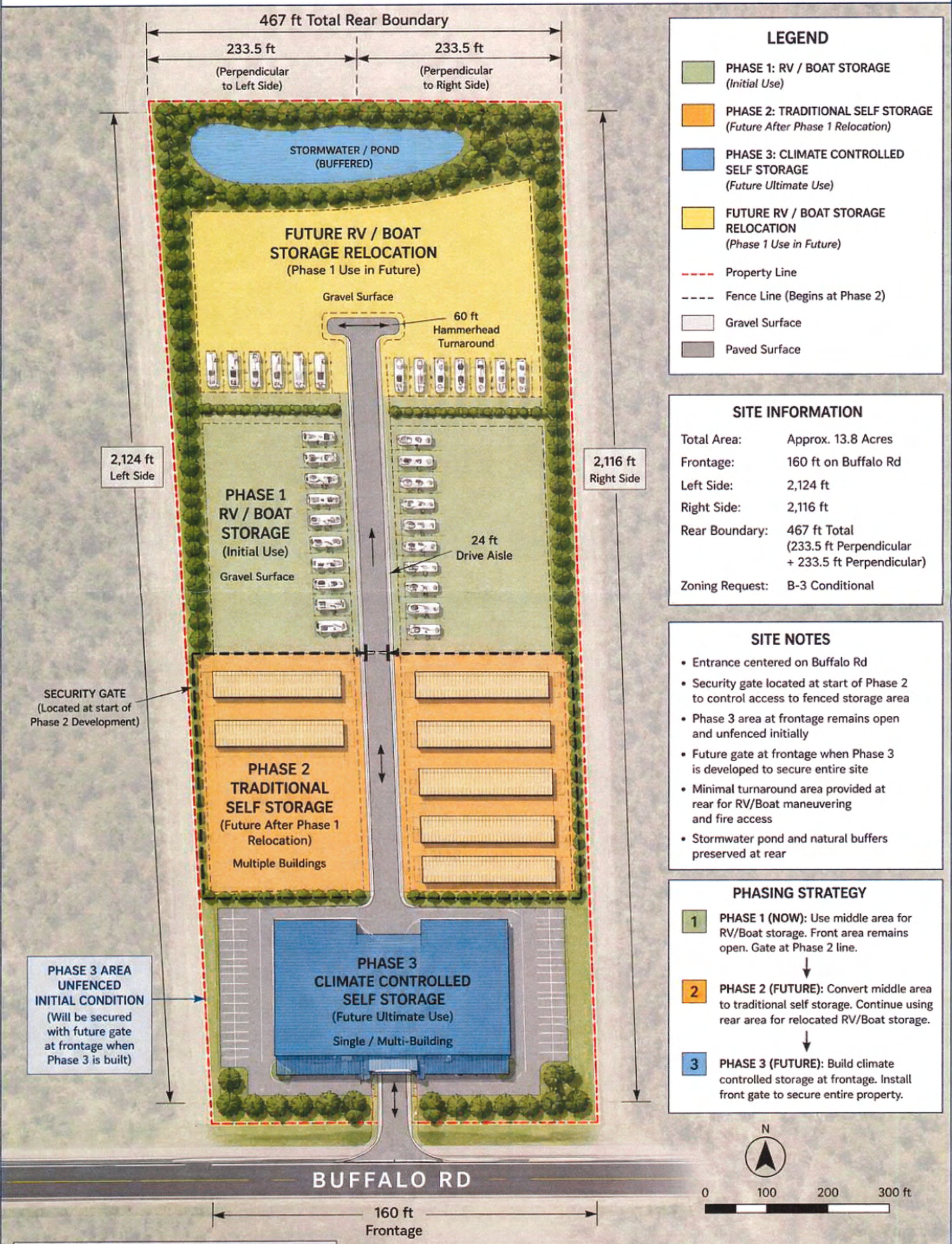
Town or ETJ:
ETJ



GRACE MILLS JACKSON FAMILY TRUST CORRIDOR PROPERTY

CONCEPTUAL PHASED DEVELOPMENT – REZONING EXHIBIT

Approx. 13.8 Acres | 160 ft Frontage on Buffalo Rd (Entrance Centered)



LEGEND

- PHASE 1: RV / BOAT STORAGE (Initial Use)
- PHASE 2: TRADITIONAL SELF STORAGE (Future After Phase 1 Relocation)
- PHASE 3: CLIMATE CONTROLLED SELF STORAGE (Future Ultimate Use)
- FUTURE RV / BOAT STORAGE RELOCATION (Phase 1 Use in Future)
- Property Line
- Fence Line (Begins at Phase 2)
- Gravel Surface
- Paved Surface

SITE INFORMATION

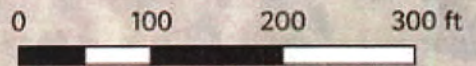
Total Area:	Approx. 13.8 Acres
Frontage:	160 ft on Buffalo Rd
Left Side:	2,124 ft
Right Side:	2,116 ft
Rear Boundary:	467 ft Total (233.5 ft Perpendicular + 233.5 ft Perpendicular)
Zoning Request:	B-3 Conditional

SITE NOTES

- Entrance centered on Buffalo Rd
- Security gate located at start of Phase 2 to control access to fenced storage area
- Phase 3 area at frontage remains open and unfenced initially
- Future gate at frontage when Phase 3 is developed to secure entire site
- Minimal turnaround area provided at rear for RV/Boat maneuvering and fire access
- Stormwater pond and natural buffers preserved at rear

PHASING STRATEGY

- 1** PHASE 1 (NOW): Use middle area for RV/Boat storage. Front area remains open. Gate at Phase 2 line.
- 2** PHASE 2 (FUTURE): Convert middle area to traditional self storage. Continue using rear area for relocated RV/Boat storage.
- 3** PHASE 3 (FUTURE): Build climate controlled storage at frontage. Install front gate to secure entire property.



BUFFALO RD

160 ft Frontage

NOTE: This plan is conceptual. Final engineering, stormwater, utilities, and compliance with all applicable codes will be required at site plan review.

----- Fence Line (Begins at Phase 2) + Security Gate (Current Location)



**Town of Smithfield
Planning Department**
350 E. Market St Smithfield, NC 27577
Smithfield-NC.com
919-934-2116

CONDITIONAL ZONING APPLICATION

Development Name
Grace Mills Jackson Family Trust Corridor Property

Proposed Use
Phased Commercial Storage and Corridor Service Development

Project location or address
3063 Buffalo Road Smithfield, NC 27577

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

PIN#	TAX ID#
260503-34-1289	14L09028

Project type? Single Family Townhouse Multi-Family Non-Residential PUD/Mixed Use

PROPERTY OWNER INFORMATION

Name
Grace Mills Jackson Family Trust

Address 1867 Mousebird Ave NW Salem, Oregon 97304

Phone 971-600-7573	Email 503parrishllc@gmail.com
--------------------	-------------------------------

OWNER/DEVELOPER INFORMATION

Company Name David Boon	Contact Name David Boon
----------------------------	----------------------------

Address
3033 Buffalo Road Smithfield, NC 27577

Phone 919-207-7595	Email boonman171@gmail.com
--------------------	----------------------------

CONSULTANT/ENGINEERING FIRM

Company Name TBD	Contact Name
---------------------	--------------

Address

Phone	Email
-------	-------

ZONING INFORMATION

Existing Zoning District R20A	Proposed Zoning District B3
----------------------------------	--------------------------------

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

Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Inside City Limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------

ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf Minimal	Flood Hazard Area	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Impervious Surface acres/sf TBD	Neuse River Buffer	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Watershed Protection Area TBD	Wetlands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
FEMA Map Panel TBD	Base Flood Elevation TBD		

SITE DATA

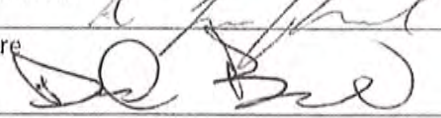
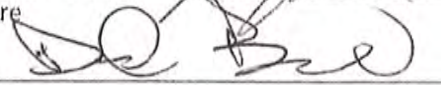
Total # of single-family lots`	Total densities per zoning district
Total # of townhouse lots	Acreage in active open space
Total # of all lots	Acreage in passive open space
Linear feet of new roadways	Linear feet of new sewer mains
Linear feet of new water mains	Linear feet of new sidewalks
Proposed sewer allocation	Linear feet in new trails

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 plan as approved by the Town.

I hereby designate _____ 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 is conforming to all application requirements applicable with the proposed development use.

Signature 	Date 5-13-26
Signature 	Date 5/13/26

APPLICATION FEES

Conditional Zoning (1 paper copy of the application, 2 paper copies of plan set & 1 Digital copy of all documents on USB flash drive)
\$ 400.00 + \$10 per acre

<i>Application Date</i>	<i>Application Number</i>	<i>Application Fee</i>
5-14-2026	CZ-26-01	\$538.00

OWNER AUTHORIZATION

I hereby give CONSENT to David Boon (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Smithfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Signature of Owner [Signature] Printed Name of Owner Alvin Lee Parrish

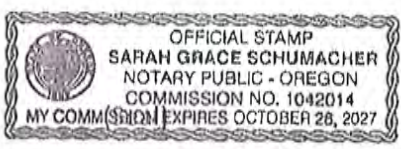
Oregon
(State)
Polk
(County)

I, Sarah Grace Schumacher, a Notary Public in and for said County and State, do hereby certify that Alvin Lee Parrish personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

David Boon

Witness my hand and notarial seal this the 13th day of May 20 26.

Notary Public: Sarah Grace Schumacher
(Printed Name)
[Signature]
(Signature)



County of Commission: Polk
Commission Expires: October 26, 2027

PROJECT NARRATIVE

Grace Mills Jackson Family Trust Corridor Property Conditional Rezoning Request – B-3 Conditional District Town of Smithfield, North Carolina

PROJECT OVERVIEW

This application requests conditional rezoning of Parcel 14L09028 from its current residential classification to a B-3 Conditional Zoning District to allow phased commercial storage and corridor-oriented commercial development on approximately 13.14 acres located along Buffalo Road near the Highway 70 corridor in Smithfield, North Carolina. The proposed project is designed as a low-impact phased commercial development intended to preserve long-term corridor value while activating a limited portion of the property through controlled phased growth.

PROPERTY INFORMATION

- Parcel Number: 14L09028
- PIN: 260503-34-1289
- Map Sheet: 260503
- Ownership: Grace Mills Jackson Family Trust
- Developer: David Boon
- Location: Buffalo Road, Smithfield, NC
- Approximate Acreage: 13.14 acres

DEVELOPMENT CONCEPT

The proposed development is organized into multiple phases intended to minimize immediate infrastructure impacts while preserving flexibility for future corridor-oriented commercial growth. The site is configured around a centralized internal access drive extending from Buffalo Road into the property.

PHASED DEVELOPMENT APPROACH

Phase 1 – RV / Boat Storage

Low-impact activation through outdoor RV and boat storage uses.

Phase 2 – Traditional Storage Expansion

Expansion into additional traditional storage uses and circulation improvements.

Phase 3 – Future Enclosed Commercial Storage

Preservation of Buffalo Road frontage for future enclosed commercial storage and corridor-oriented commercial development.

ACCESS AND CIRCULATION

The development is organized around a centralized entrance from Buffalo Road with internal spine-drive circulation and phased gate progression supporting organized traffic flow and operational flexibility.

BUFFERING AND SITE CHARACTER

Existing natural features, including the pond area and surrounding buffers, are intended to remain integrated into the overall development approach where feasible.

CONCEPTUAL EXHIBIT DISCLAIMER

The attached conceptual development exhibit is intended to illustrate phased development strategy, circulation concept, and land-use organization. Final engineering, dimensional refinement, stormwater design, utility placement, and detailed site alignment shall occur during subsequent site plan and permitting review processes.

SUMMARY

The proposed rezoning presents a balanced phased commercial development strategy designed to preserve corridor value, minimize immediate impacts, support future economic investment, and provide organized long-term development flexibility.



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); RZ-26-03, RZ-26-04, and CZ-26-01 were notified by First Class Mail on 5/22/26 of the Public Meeting on June 4th, 2026.

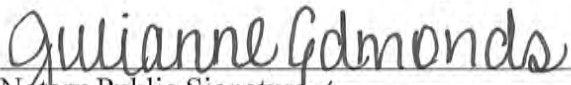


Signature

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 May, 2026



Notary Public Signature

Julianne Edmonds

Notary Public Name

Commission expires on 1-15-2028



CZ-26-01 Grace Mills Jackson - Adjacent Properties List

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
14L09028	GRACE MILLS JACKSON FAMILY TRUST			PO BOX 785	SMITHFIELD, NC 27577-0000
14L09042A	MILLER, HELEN JEAN		3164 BUFFALO RD		SMITHFIELD, NC 27577-7409
14L09031A	JOHNSON, DAVID R		501 N SHARPE STREET		SELMA, NC 27576-0000
14054010B	DEPARTMENT OF TRANSPORTATION		1505 MAIL SERVICE CTR		RALEIGH, NC 27699-1500
14L09028D	PARRISH, ALVIN LEE JUNIOR II		1867 MOUSEBIRD AVE NW		SALEM, OR 97304-2013
14L09034K	PARTIDA, EDITH MARLEN OLIVEROS		3032 BUFFALO RD		SMITHFIELD, NC 27577
14N99005N	LANWOOD CHAPEL CHURCH TRUSTEE		307 E WADDELL ST		SELMA, NC 27576-0000
14L09032G	BLACKWELL, SHELVE KIRKS		1399 LANDOVER DR SW		OCEAN ISL BCH, NC 28469-2500
14N99009	WORLEY, KATHIE L		405 BAILEY AVE		KENLY, NC 27542-0000
14L09042D	LANWOOD CHAPEL FWB CHURCH				
14054042	ROBERTS & WELLONS, INC.		141 E MARKET ST		SMITHFIELD, NC 27577-3915
14054042A	ROBERTS & WELLONS INC			PO BOX 1046A	SMITHFIELD, NC 27577
14054042B	MORALES, MARIA LILIAN		3115 BUFFALO RD		SMITHFIELD, NC 27577-7409
14L09029	LARRY B. HILL REVOCABLE TRUST	HILL, LARRY B. TRUSTEE	2899 BUFFALO RD		SMITHFIELD, NC 27577-7416
14L09028C	PARRISH, ELIZABETH		77 TRILLIUM WAY		CLAYTON, NC 27527-5349
14L09029A	JOHNSON, DAVID R		501 N SHARPE STREET		SELMA, NC 27576-0000
14L09042C	FORD, MICHAEL A.	FORD, JENNIFER		PO BOX 9	CLAYTON, NC 27528-0009
14L09028A	MILLS, ROBIN	JACKSON, GRACE T TRUSTEE	3031 BUFFALO RD #A		SMITHFIELD, NC 27577-0000
14L09028B	LAWHON, CRAIG		3031 BUFFALO RD #A		SMITHFIELD, NC 27577-7412
14L09029C	LOPEZ, MARCELINO			PO BOX 938	FOUR OAKS, NC 27524-0938
14L09031	LARRY B HILL REVOCABLE TRUST	HILL, LARRY B TRUSTEE	2899 BUFFALO RD		SMITHFIELD, NC 27577-7416
14N99005J	KIRKS, DENNIS L.	KIRKS, JOANNE S.	303 ANDOVER RD		BILLERICA, MA 01821-1417



NOTICE OF
PUBLIC HEARING
05/22/2026 08:07

CZ-26-01 Grace Mills Jackson Family Trust
Public Notice Sign

05/22/2026 08:07

UDO Discussion: Page intentionally left blank for notes.