

**Town of Smithfield
Planning Board Minutes
Thursday, March 6th, 2025
Town Hall
Council Chambers
6:00 PM**

Members Present:

Chairman Mark Lane
Vice-Chairman Debbie Howard
Doris Wallace
Ashley Spain
Alisa Bizzell
Bryan Stanley
Wiley Narron

Members Absent:

Tara Meyer

Staff Present:

Stephen Wensman, Planning Director
Julie Edmonds, Administrative Support Specialist
Micah Woodard

Staff Absent:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

IDENTIFY VOTING MEMBERS

APPROVAL OF AGENDA Doris Wallace requested to swap the order of the agenda allowing S-25-02 to be heard first and CZ-25-01 to be last; seconded by Ashley Spain. Unanimously approved by all.

APPROVAL OF MINUTES January 2nd, 2025

Ashley Spain made a motion to approve the minutes, seconded by Doris Wallace. Unanimously approved.

NEW BUSINESS

S-25-02 Powell Tract Preliminary Plat:

***This agenda item was quasi-judicial so the minutes aren't available. ***

CZ-25-01 Finley Landing Phase 5 Alternate Plan: Triangle Land Partners, LLC, is requesting an amendment to the Finley Landing Conditional Zoning master plan, amending 48.65 acres with an alternate plan replacing the 360-unit apartment development with a proposal for 160 lot development consisting of 141 townhome and 19-detached single-family lots.

Micah Woodard gave an overview of what the applicant has proposed. He stated Finley Landing Development Master Plan was approved with the R-8 Conditional Zoning on 9/7/21. The master plan included 89 detached single-family homes, 220 attached single-family townhomes, and 360 apartment units (669 total number of dwelling units). Since then, the market for apartment development has changed and the developer is now requesting approval of an alternative plan to replace the apartment development with 78 (19' x 50') townhomes, 63 (20'x60') townhomes and 19 detached single-family lots with a swimming pool, tot lot playground, and dog park amenities.

Ashley Spain made a motion to approve CZ-25-01; seconded by Debbie Howard. Unanimously approved.

Old Business

Review Unified Development Ordinance Section 10.9 – Tree Resource Management

Stephen Wensman briefly asked the board for feedback on whether to rewrite the tree ordinance or to remove it completely. The current ordinance states if the site can't handle the replacement trees the planning director can waive them. He feels the current ordinance doesn't have weight.

The board discussed the tree ordinance and decided to remove it from the UDO.

Adjournment

Ashley Spain made a motion to adjourn; seconded by Debbie Howard. Unanimously approved.

Next Planning Board meeting is April 3rd, 2025, at 6pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Julie Edmonds".

Julie Edmonds
Administrative Support Specialist