

**Town of Smithfield
Planning Board Minutes
Thursday, May 1st, 2025
Council Chambers
6:00 PM**

Members Present:

Chairman Mark Lane
Vice-Chairman Debbie Howard
Doris Wallace
Ashley Spain

Members Absent:

Tara Meyer
Alisa Bizzell
Wiley Narron
Bryan Stanley

Staff Present:

Micah Woodard, Planner I
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

PLEDGE OF ALLEGIANCE

IDENTIFY VOTING MEMBERS

APPROVAL OF AGENDA Debbie Howard made a motion to approve the agenda; seconded by Ashley Spain. Unanimously approved.

APPROVAL OF MINUTES April 3rd, 2025

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

NEW BUSINESS

S-25-04 Village on the Neuse Preliminary Plat:

Village on the Neuse, LLC is requesting the approval of a preliminary plat of the Village on the Neuse Subdivision, a 117-lot Single-Family Residential development on 42.26 acres of land zoned R-8 Conditional.

Micah Woodard stated Village on the Neuse, LLC is seeking approval of a preliminary plat for Village on the Neuse Subdivision. The development will consist of 117 Single-Family Residential homes on 42.26 acres of land zoned R-8 Conditional. The proposed development is adjacent to Holland Drive to the south and Smithfield Middle School/Everett Lane to the north, fronting on Buffalo Road.

Dan Simmons of Everett Lane stated this proposed development butts up to his property. He has a pond on his property and he stated there are two roads entering into his property. He'd like to see a barricade at the end of those stubbed roads so no one can drive onto his property especially there at his house.

Mark Lane suggested the Planning Board recommend to the Town Council that a fence to be installed along the Simmons property line to prevent others from crossing over onto his property. He said he isn't going to require vinyl, wood or cattle fence but some sort of barricade to keep others walking along there from entering Mr. Simmons property. He added a barricade needed to be at Riverside Drive and East Neuse Drive.

Staff recommends approval of the Village on the Neuse preliminary plat, S-25-04, with the following conditions:

1. That the preliminary plat be contingent on approval of construction plans by staff meeting all applicable regulations/standards.

2. That flood plain development permits be obtained for the development of the lots within the 100-year flood plain.
3. The homeowner's association shall maintain all common amenities such as the Mailbox Kiosk and open space.
4. The stormwater management plan be designed to accommodate a minimum of 4,000 sq. ft. per lot.
5. The construction plans shall include an 8' multi-use trail along Buffalo Road frontage.
6. The construction plans shall include an 8' wide multi-use trail connecting from the proposed trail in Buffalo Ridge development to the northern extent of the Village of the Neuse development in the open space.
7. The riparian buffer shall be removed from Lots 49 and 50.
8. The mail kiosk parking shall be bound by curb and gutter and the driveway apron shall be in accordance with the Town's Standard Apron Detail.
9. The kiosk parking lot shall be setback 10' from the lot line in accordance with UDO Section 10.6.4.6.
10. Verify that the stormwater management plan will not create flooding off-site.

Old Business

None

Adjournment

Doris Wallace made a motion to adjourn; seconded by Ashley Spain. Unanimously approved.

Next Planning Board meeting is July 10th, 2025, at 6pm.

Respectfully Submitted,

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

Julie Edmonds
Administrative Support Specialist