



PLANNING BOARD AGENDA

Members:

Chairman: Mark Lane (ETJ)

Vice-Chairman: Debbie Howard (Town)

Doris Wallace (Town)

Ashley Spain (ETJ)

Bryan Stanley (Town)

Alisa Bizzell (Town)

Wiley Narron (Alternate)

Tara Meyer (Alternate)

Stephen Wensman, AICP, ALA, Planning Director

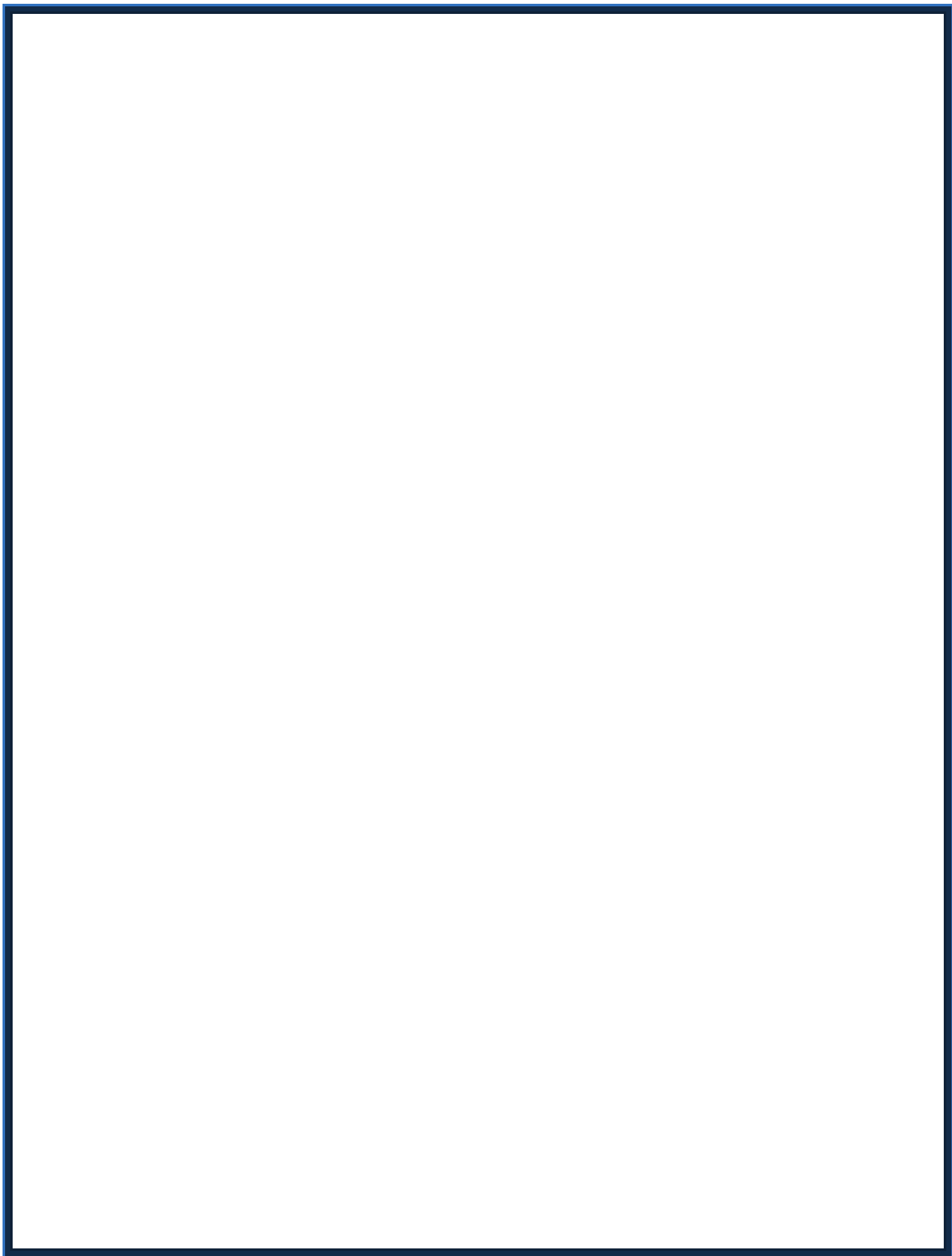
Micah Woodard, CZO, Planner I

Julie Edmonds, Administrative Support Specialist

Meeting Date: Thursday, May 1st, 2025

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall





PLANNING BOARD AGENDA

FOR REGULAR MEETING

MAY 1, 2025

MEETING TIME: 6:00 PM

TOWN HALL COUNCIL CHAMBERS

Call to Order.

Pledge of Allegiance.

Identify voting members.

Approval of the agenda.

Approval of the minutes for April 3, 2025.

New Business.

S-25-04 Village on the Neuse Preliminary Plat: Public meeting to review a request by Village on the Neuse, LLC for a preliminary plat of 32.9 acres of land in the R-8 CZ (Single, Two, and Multi-family Residential) Conditional Zone, located on Buffalo Road near Holland Drive and Evertt Lane. Also identified by the Johnston County Tax ID 14075011A, and 14001001 into 117 single family lots.

Old Business.

Adjournment.

**Draft
Town of Smithfield
Planning Board Minutes
Thursday, April 3rd, 2025
Town Hall
Council Chambers
6:00 PM**

Members Present:

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

Members Absent:

Tara Meyer
Ashley Spain

Staff Present:

Micah Woodard
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

PLEDGE OF ALLEGIANCE

IDENTIFY VOTING MEMBERS

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

APPROVAL OF MINUTES March 6th, 2025

Doris Wallace made a motion to approve the minutes, seconded by Debbie Howard. Unanimously approved.

NEW BUSINESS

S-25-03 Heritage Townes Preliminary Plat:

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

CZ-25-02 Johnston Hotel Multi-Family Renovation: Noviomagus, LLC is requesting a conditional rezoning of .063 acres of land from O/I (Office-Institutional) to O/I CZ (Office-Institutional Conditional Zone) with a plan to reuse the old Gabriel Johnston Hotel for multi-family residential (9-apartments). The property is located at the corner of S. Fourth Street and East Johnston Street.

Micah Woodard stated the applicant has plans to renovate the old Gabriel Johnston Hotel into (9) 2-bedroom apartments with improvements to the parking lot, including curb and gutter, sidewalks, landscaping and lighting. In the Office-Institutional District, multi-family residential requires a special use permit or can be approved by conditional zoning. Micah also stated The Historic Preservation Commission is scheduled to review a request for Certificate of Appropriateness for the exterior improvements to the building including windows, doors, awnings, and the stairwell addition.

Staff recommended the planning board recommend approval of the rezoning, CZ-25-02, with the following conditions:

1. The two properties be combined into a single tax parcel.
2. Dilapidated public sidewalk, curb and gutter and driveway aprons be replaced with new in accordance with Town standards.
3. The existing/future disused driveway apron be removed and replaced with new curb and gutter.

Debbie Howard recommended approval of CZ-25-02 with 3 conditions 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 Doris Wallace. Unanimously approved.

Old Business

None

Adjournment

Alisa Bizzell made a motion to adjourn; seconded by Debbie Howard. Unanimously approved.

Next Planning Board meeting is May 1st, 2025, at 6pm.

Respectfully Submitted,

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

Julie Edmonds
Administrative Support Specialist

DRAFT



Request for Planning Board Action

**Agenda
Item:** S-25-04
Date: 5/1/25

Subject: Village on the Neuse Preliminary Plat
Department: Planning
Presented by: Micah Woodard, Planner I
Presentation: Public Meeting

Issue Statement

Village on the Neuse, LLC is requesting the approval of a preliminary plat of the Village on the Neuse, located in the R-8-CZ Zoning District.

Financial Impact

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

Action Needed

The Planning Board is respectfully requested review the subdivision plat and provide comments to staff and the developer.

Recommendation

None.

Approved: ☐ Town Manager ☐ Town Attorney

Attachments:

1. Staff report
2. Draft Finding of Fact
3. Application
4. Preliminary Plat



Staff Report

Agenda
Item: S-25-04

REQUEST:

Village on the Neuse, LLC is requesting the approval of a preliminary plat of the Village on the Neuse, a 119-lot Single-Family Residential development on 42.26 acres of land zoned R-8 Conditional.

PROPERTY LOCATION:

The proposed development is adjacent to Holland Drive to the south and Smithfield Middle School/Everett Lane to the north, fronting on Buffalo Road.

APPLICATION DATA:

Applicant:	Eric Villeneuve, Village on the Neuse, LLC
Property Owners:	Village on the Neuse, LLC
Subdivision Name:	Village on the Neuse
Tax IDs:	15049017 and 15049014
Acreage:	42.26 acres
Present Zoning:	R-8 Conditional
Existing Use:	Vacant Land, Vacant Residence
Proposed Use:	Single-Family Residential
Fire District:	Town of Smithfield
School Impacts:	Potential students
Parks and Recreation:	Park Dedication Fee in Lieu
Water/Sewer Provider:	Town of Smithfield
Electric Provider:	Town of Smithfield
New Public R/W:	4,286 LF
Proposed Density:	2.82 D.U.A
Proposed New Street:	4,286 LF

ENVIRONMENTAL:

The 100-year flood plain touches the back of the parcel and lots 48-55 but have ample room for development outside the flood plain.

PRELIMINARY PLAT/ANALYSIS:

The proposed subdivision proposes an extension of Holland Drive and a new "Road B," both of which will become public right of way. All proposed lots meet or exceed the minimum R-8 District Regulations.

R-8 District Regulations.

(A) Minimum Lot Area <ul style="list-style-type: none">• Single-family dwelling• Two-family dwelling• Multi-family dwelling*• Other allowable building	8,000 sq ft 10,000 sq ft 9,000 sq ft 10,000 sq ft
(B) Minimum Lot Frontage	70 lin ft
(C) Front Yard Setback	30 ft
(D) Side Yard Setback	10 ft
(E) Rear Yard Setback	25 ft
(F) Maximum Building Height	35 ft
(G) Accessory Buildings Setback	10 ft (see Note 8.13.2)

Trail Route. A trail is shown along Buffalo Road in accordance with the Town's Pedestrian Plan. The development will connect to the trail coming from the Buffalo Ridge development and the trail will extend to the northern boundary of the development.

Public Utilities. The water, sewer and electric utilities will be provided by the Town of Smithfield. The developer is extending the gravity water and sewer infrastructure to serve the new lots. A pump station

Stormwater Management. As proposed, the subdivision will be exempt from stormwater management with under 24% impervious. A fee for Nitrogen will be paid to a wetland bank in accordance with the Stormwater Ordinance. A portion of the undeveloped site will be held in common by a homeowner's association to maintain the less than 24% impervious with a maximum ____ sq. ft per lot impervious area (for house, garage, sheds, patios, decks, etc.).

Cluster mailbox and parking. A cluster mailbox and parking area will be owned and maintained by a homeowner's association to be located _____.

Streets. The Streets are proposed as a 27' wide B/B street with sidewalk located on one side of the street in a sixty foot wide public right of way in accordance with the town's standards.

FINDING OF FACT (STAFF OPINION):

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

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

DRAFT TOWN COUNCIL RECOMMENDATION:

Staff recommend 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 HOA shall maintain all common amenities such as the Mailbox Kiosk and open space.

RECOMMENDED MOTION:

None.

Village on the Neuse

File Number:
S-25-04

Project Name:
Village on the Neuse

Location:
Frontage on Buffalo Rd
Adj. to Everett Lane
& Holland Dr

Tax ID#:
14001001
14075011A

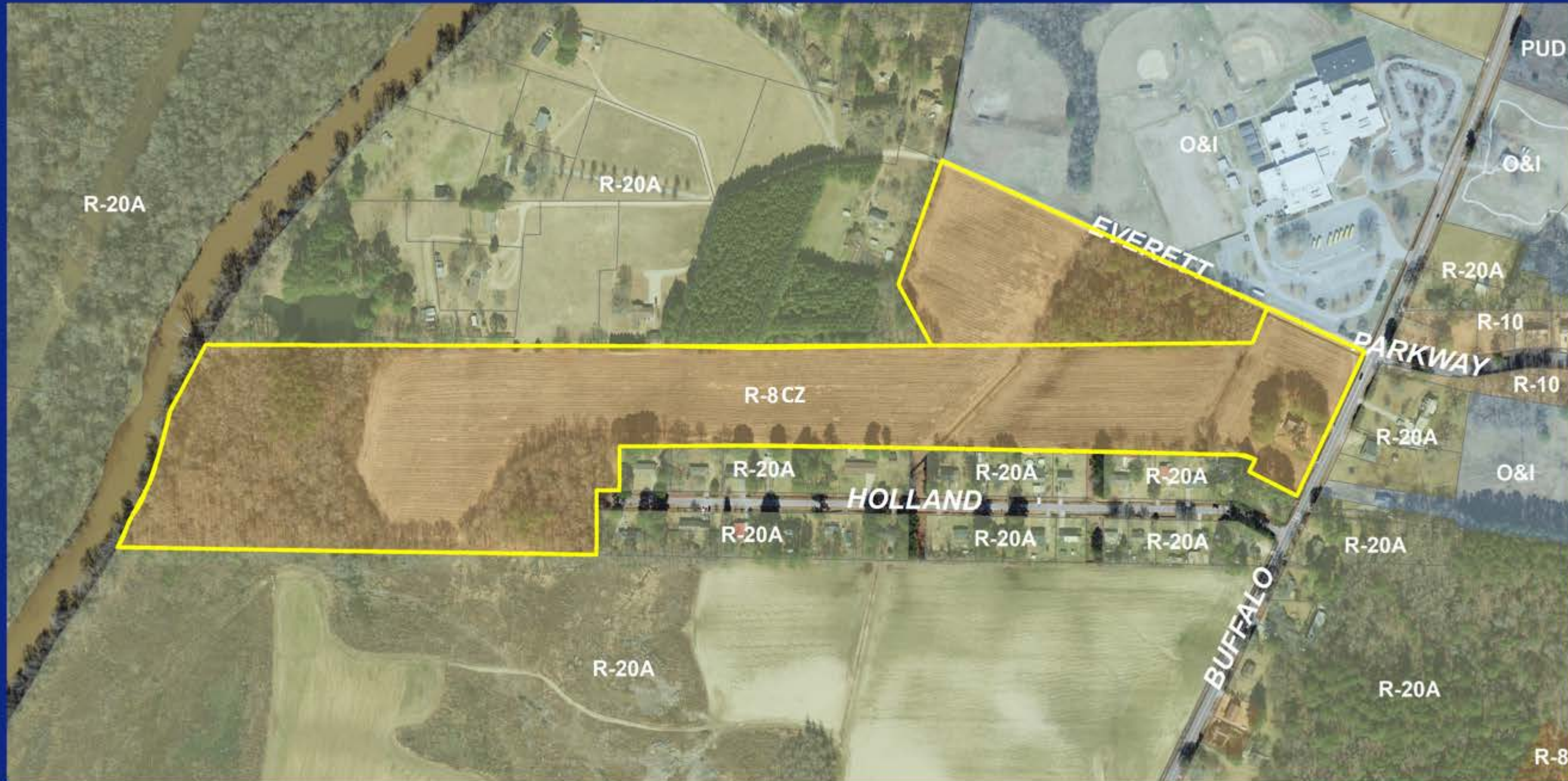
Existing Zoning:
R-8
CZ

Owner/Applicant:
Village on the
Neuse, LLC



1 in = 423 ft

Map created by Chloe Allen
Planner I on 9/16/2024



DRAWING NAME: C:\Users\Jenny Mccall\OneDrive - Mccall Engineering Group\Documents\Projects\240026 Smithfield sub\240026 Village on the Neuse CD.dwg - C2.0 Overall Site Plan 10/2024 Apr 04, 2025 - 4:35pm

REVIEW INFORMATION

TYPE OF REVIEW:

SPECIAL USE REZONING

SITE PLAN

SPECIAL USE PERMIT

FINAL DEVELOPMENT PLAN

PRELIMINARY SUBDIVISION

PLANNING BOARD REVIEW

JURISDICTION

JOHNSTON COUNTY

NCEQ

PROPERTY INFORMATION

PIN #'S

169411-67-2119

ADDRESSES:

BUFFALO ROAD

ZONING

EXISTING ZONING: R-8

PROPOSED ZONING: R-8

TYPE OF REVIEW: SUBDIVISION

PROPOSED USES:
PLANNED RESIDENTIAL DEVELOPMENT

INFRASTRUCTURE

WATER:

4.220± PUBLIC

N/A PRIVATE

SEWER:

N/A PUBLIC

N/A PRIVATE

STREETS:

4.286± PUBLIC

N/A PRIVATE

BUFFER YARDS

ADJOINING ZONING:

RA

TYPE REQUIRED:

N/A

WIDTH PROVIDED:

N/A

OFF STREET PARKING

PROPOSED USE:

SFR

PARKING CALCULATION:

N/A

REQUIRED PARKING:

N/A SPACES

PARKING PROVIDED:

N/A SPACES

SITE SIZE AND COVERAGES

TOTAL ACREAGE:

32.998± ACRES

SITE COVERAGES:

BUILDING TO LAND 13.02 %

PAVEMENT TO LAND 10.83 %

OPEN SPACE 76.05 %

TOTAL (100%)

BUILDING SQUARE FOOTAGE:

2800 SQ. FT.

(W/PERKINS PER LOT, INCLUDES DRIVES, WALKS, & PATIOS)

FUTURE BUA:

0.00 SQ. FT.

FUTURE BUA: 0.00 %

TOTAL BUA: 0.00 %

BUILDING HEIGHT:

40 FT. MAXIMUM

DENSITY:117 LOTS/ 32.998±Ac. = 3.54± LOTS/AC.

WATERSHED CALCULATIONS

THIS PROPERTY IS LOCATED WITHIN THE CMAA PROTECTION AREA.

SITE IS LOW DENSITY.

OWNER:
VILLAGE OF THE NEUSE, LLC
ERIC VILLENEUVE
1122 VICK CHARLES DRIVE
RALEIGH, NC 27606
919-795-0354
Eric.Villeneuve@homevestors.com
PROPERTY ADDRESS: BUFFALO ROAD

North

0 100' 200'

SCALE 1"=100' - HORZ.

FORMA MAP # 3720169400K

EFFECTIVE DATE: JUNE 20, 2018

15' NEAR SETBACK

30' FRONT SETBACK

30' SIDE SETBACK

30' REAR SETBACK

ROLLED CURB

NOTE:

1. BUILDING ENVELOPE DIMENSIONS WILL VARY WITH RESIDENCE AND LOT WIDTH.

2. FRONT SETBACK MAY EXTEND BEYOND THE MINIMUM REQUIREMENTS, DEPENDING ON LOT GRADE AND BUILDER/OWNER PREFERENCE.

3. MOST LOTS WILL HAVE FRONT-LOADING GARAGES. SOME LOTS MAY HAVE SIDE-LOADING GARAGES WHERE PHYSICAL CONSTRAINTS ALLOW.

4. A MINIMUM OF 2 PARKING SPACES PER DWELLING UNIT PROVIDED IN DRIVEWAYS) AND/OR GARAGE.

5. MAXIMUM IMPERVIOUS SURFACE AREA (ISA) PER LOT: 4,000 SF INCLUDING BUILDING FOOTPRINT, PATIOS, PRIVATE WALKWAYS, OUTBUILDINGS, DRIVEWAYS, ETC.

RA TYPICAL LOT LAYOUT N.T.S

GENERAL SITE PLAN NOTES:

1. IDENTIFICATION AND LOCATION OF ALL EXISTING UTILITIES IN AND NEAR THE AREAS OF PROPOSED WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE TO UTILITIES EITHER SHOWN OR NOT SHOWN ON THIS PLAN IS THE CONTRACTOR'S RESPONSIBILITY.
2. CONTRACTOR MUST CONTACT NC ONE-CALL, PUBLIC WORKS DEPARTMENT, AND OTHER SERVICE PROVIDERS TO LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY CANTHORNE MOSS & PANDORA PROFESSIONAL LAND SURVEYORS.
4. NO SUB-SURFACE INVESTIGATION WAS PROVIDED BY MCCALL ENGINEERING, PLLC.
5. CONTRACTOR TO SEED AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH SEEDING SPECIFICATIONS OF THE JOHNSTON COUNTY.
6. ALL UTILITY & ROADWAY CONSTRUCTION SHALL COMPLY WITH STANDARDS AND SPECIFICATIONS OF NC DOT.
7. WORK WITHIN PUBLIC RIGHT OF WAY SHALL COMPLY WITH NC DOT AND JOHNSTON COUNTY TRAFFIC CONTROL REQUIREMENTS. A SAFE CONDITION MUST BE PROVIDED AT ALL TIMES.
8. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED UTILITY RELOCATION. CONTRACTOR SHALL COORDINATE RELOCATION AND INSTALLATION OF ALL UTILITY SERVICES WITH THE APPROPRIATE UTILITY SERVICE PROVIDERS.
9. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED PER THE LATEST STANDARDS OF THE LAND QUALITY SECTION OF NC DOT AND JOHNSTON COUNTY.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER SO THAT WORKERS AND THE PUBLIC ARE PROTECTED FROM INJURY.
11. WETLANDS WERE NOT FOUND ON SITE.
12. WATER AND SEWER PERMITS WILL BE OBTAINED.

MINIMUM VERTICAL SEPARATION

SANITARY & STORM SEWER: 24"

*SANITARY SEWER & WATER: 18"

STORM SEWER & WATER: 24"

MINIMUM HORIZONTAL SEPARATION

SANITARY & STORM SEWER: 5'

*SANITARY SEWER & WATER: 10'

STORM SEWER & WATER: 5'

*THERE SHOULD BE EITHER 10' HORIZONTAL OR AN 18" VERTICAL SEPARATION BETWEEN WATER & SEWER.

VICINITY MAP
SCALE: 1" = 2000'

MCCALL ENGINEERING GROUP, PLLC

5867 GROOMTOWN ROAD
HIGH POINT, NC 27263
(336) 870-0940
JEREMY.MCCALLPE@GMAIL.COM

REV	DATE	DESCRIPTION	BY	PROJECT	240026
1					
2	3/28/2025	DESIGNED			
3		DRAWN			
4		CHECKED			
5		SCALE			
6		AS NOTED			

VILLAGE OF THE NEUSE
OVERALL SITE PLAN EAST
JOHNSTON COUNTY
NORTH CAROLINA

SHEET NO.
C-2.2

OF



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 General Information

Development Name The Village on the Neuse

Proposed Use Single Family Residential

Property Address(es) Buffalo Road

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

PIN# 169411-67-2119 & 169407-67-8642 TAX ID# 14001001

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

117 Lot Single Family Residential

OWNER/DEVELOPER INFORMATION

Company Name Village on the Neuse, LLC

Owner/Developer Name Eric Villeneuve

Address 1122 Vick Charles Drive, Raleigh, NC 27606

Phone 919-795-0354

Email Eric.Villeneuve@homevestors.com

Fax

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name McCall Engineering Group, PLLC

Contact Name Jeremy McCall

Address 5867 Groometown Road, High Point, NC 27263

Phone 336-870-0940

Email jeremymccallpe@gmail.com

Fax

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

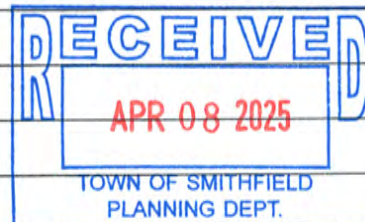
ZONING INFORMATION

Zoning District(s) R-8

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

Existing Impervious Surface	0.00	acres/sf	Flood Hazard Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Impervious Surface	7.90	acres/sf	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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

If in a Flood Hazard Area, provide the FEMA Map Panel # and Base Flood Elevation 3720169400K/127.4'

NUMBER OF LOTS AND DENSITY

Total # of Single Family Lots	117	Overall Unit(s)/Acre Densities Per Zoning Districts
Total # of Townhouse Lots		Acreage in active open space
Total # of All Lots	117	1.00
		Acreage in passive open space
		6.58

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 _____ 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 4/4/2025

Signature _____ Date _____

REVIEW FEES

☒ Major Subdivision (Submit 7 paper copies & 1 Digital copy on CD) \$500.00 + \$5.00 a lot

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

<i>Information</i>	<i>Preliminary Plat</i>
The owner's name(s) of adjoining properties and Zoning District of each parcel within 100' of the proposed site.	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
The following data concerning proposed streets:	
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

Information	Preliminary Plat
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
The location and dimensions of all:	
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
The site/civil plans for utility layouts including:	
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
Provide site calculations including:	
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

<i>Information</i>	<i>Preliminary Plat</i>
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;

- 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 other neighborhood uses.

Village on the Neuse
Preliminary Subdivision Application
Project Narrative

- 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;

Eric Villeneuve (Developer)-1122 Vick Charles Drive Raleigh, NC 27606, 919-795-0354

Jeremy McCall (Engineer)-5867 Groometown Road, High Point, NC 27263, 336-870-0940

- 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);
Buffalo Road just north of Holland Drive. 32.998 Acres, PIN 169411-67-2119, See attached deed for legal descriptions.
- 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;
The Village on the Neuse, 117 Single Family Lots with 7.58 Acres of open space. 0.00 acres of dedicated right of way.
- d) A narrative explaining the intent of the project and/or your original or revised vision for the finished product;
The project will develop the existing vacant land into a 177 lot single family residential subdivision.
- e) A statement showing the proposed density of the project with the method of calculating said density shown;
The proposed density will be 4.296 acres of buildings and 3.606 acres of roads and driveways. A total of 7.902 acres of impervious area or 23.95%.
 $7.902/32.998=23.94\%$.
- 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;
The subdivision will be constructed in one phase and include gravity sewer, public water, 5' sidewalk on one side of the street and 20' wide paved road.
- 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);
At the rezoning meeting concerns of the management of the stormwater that crosses the property was mentioned. The Engineer will be sure that that the stormwater that crosses the property will be properly conveyed and that the discharge will be in a manner to not harm downstream properties.

- 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;

There are 7.58 acres being dedicated as open space along the Neuse River to provide areas for a walking trail. This area is being dedicated as open space to protect the existing floodplain and stream buffers.

- 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;

A traffic study was developed and roadway improvements required by NCDOT will be addressed. The City's Utilities are adequate for the additional 117 lots.

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

The Open Space area will include an access easement for a future Greenway along the Neuse River.

- 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).

Construction is scheduled to start in August of 2025 and the roads, utilities and open space will be constructed in one phase with an anticipated completion date of December 2027.



PLANNING DEPARTMENT

Micah Woodard, Planner I

ADJOINING PROPERTY OWNERS CERTIFICATION

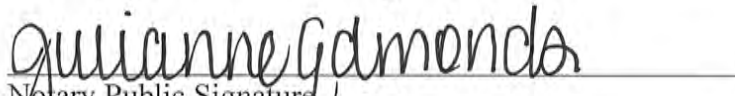
I, Micah Woodard, hereby certify that the property owner and adjacent property owners of the following petition, S-25-04 were notified by First Class Mail on 4/17/25 of the Public Meeting on May 1st, 2025.


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

17th day of April, 2025


Notary Public Signature

Julianne Edmonds
Notary Public Name



Commission expires on 1-15-2028

VILLAGE ON THE NEUSE LLC
1122 VICK CHARLES DR
RALEIGH, NC 27606-3338

SIMMONS, ALEXANDER L.
110 EVERETTE LN
SMITHFIELD, NC 27577-5570

SIMMONS, ALEXANDER L.
110 EVERETTE LN
SMITHFIELD, NC 27577-5570

SIMMONS, ALEXANDER L.
110 EVERETTE LN
SMITHFIELD, NC 27577-5570

WHITEGATE INVESTMENT PROPERTIES
PO BOX 1203
SMITHFIELD, NC 27577-0000

SIMMONS, ALEXANDER L
SIMMONS, HELEN L
110 EVERETT LANE
SMITHFIELD, NC 27577-5570

VILLAGE ON THE NEUSE LLC
1122 VICK CHARLES DR
RALEIGH, NC 27606-3338

BALAGOT, VINTON ANCHETA
KROEPLIN, MICHAEL JOHN
260 HOLLAND DR
SMITHFIELD, NC 27577-7217

FULLER, CECIL RAY
100 HOLLAND DR
SMITHFIELD, NC 27577-7257

JOHNSTON CO BOARD OF EDUCATION
2320 BUS US 70 E
PO BOX 1336
SMITHFIELD, NC 27577-0000

FIRST CAROLINA TRUST, LLC
2200 SHADY BIRCH LN
GARNER, NC 27529-5049

TORRES, MANUEL DE JESUS GARCIA
120 HOLLAND DR
SMITHFIELD, NC 27577-7257

JACKSON, KIMBERLY C
140 HOLLAND DR
SMITHFIELD, NC 27577-0000

DE LA CRUZ, REYNALDO
180 HOLLAND DRIVE
SMITHFIELD, NC 27577-7257

ROSE, ZENA ELANIE HAMILTON
PO BOX 2054
SMITHFIELD, NC 27577-0000

SANTACRUZ, HATCIRI YARENNI LOPEZ
42 HOLLAND DR
SMITHFIELD, NC 27577-7216

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VILLAGE ON THE NEUSE LLC
1122 VICK CHARLES DR
RALEIGH, NC 27606-3338

DAUGHTRY, BARRY CLIFTON
ATKINSON, AMY DAUGHTRY
600 WILSONS MILLS RD
SMITHFIELD, NC 27577-3254

SIMMONS, AMOS D. JR. LIFE ESTATE
SIMMONS, BETTY E. LIFE ESTATE
125 EVERETTE LN
SMITHFIELD, NC 27577-5570

SIMMONS, JASON BLAIR
250 EVERETTE LN
SMITHFIELD, NC 27577-5571

HOBBY, RICKY W.
HOBBY, LEANAVIA S.
302 EVERETTE LN
SMITHFIELD, NC 27577-5574

SMITH, WILLIAM FREDERICK
SMITH, DEBRA CORE
301 HOLLAND DRIVE
SMITHFIELD, NC 27577-7258

SMITHFIELD LAND GROUP, LLC
2075 JUNIPER LAKE RD
WEST END, NC 27376-8919

HOBBY, LEANAVIA S.
HOBBY, RICKY W.
302 EVERETTE LN
SMITHFIELD, NC 27577-5574

SIMMONS, ALEXANDER L.
110 EVERETTE LN
SMITHFIELD, NC 27577-5570

VILLAGE ON THE NEUSE LLC
1122 VICK CHARLES DR
RALEIGH, NC 27606-3338

KINSLEY GROUP, LLC
9220 FAIRBANKS DR STE 220
RALEIGH, NC 27613-1406

VELA, JACINTO ARCEO
AGUSTIN, MARIA D
327 HOLLAND DRIVE
SMITHFIELD, NC 27577-0000

WHITEGATE INVESTMENT PROPERTIES
PO BOX 1203
SMITHFIELD, NC 27577-0000

MASSENGILL, JO ANN LIFE ESTATE
EASON, JOSEPH RICHARD REMAINDER
306 HOLLAND DR
SMITHFIELD, NC 27577-7258

ZAMARRIPA, KARLA ESTEFANI GAMEZ
189 HOLLAND DR
SMITHFIELD, NC 27577-7257

DEVERS, DARRELL
243 HOLLAND DR
SMITHFIELD, NC 27577-7217

NAVAROLI, KRISTEN JEAN
356 HOLLAND DR
SMITHFIELD, NC 27577-7258

SIMMONS, ALEXANDER L
SIMMONS, HELEN L
110 EVERETT LANE
SMITHFIELD, NC 27577-5570

SANDERS, CHARLES
SANDERS, IDA MAE
334 HOLLAND DR
SMITHFIELD, NC 27577-7258

SMITH, WILLIAM KEVIN
SMITH, TERESA R
389 HOLLAND DR
SMITHFIELD, NC 27577-0000

YANELLO, ROBERT W. JOINT TENANTS (WROS)
YANELLO, JOHN E. JOINT TENANTS (WROS)
388 HOLLAND DR
SMITHFIELD, NC 27577-7258

BRYAN, KATHY M.
905 OCEAN PINES CT
N MYRTLE BCH, SC 29582-4498

BALAGOT, VINTON ANCHETA
KROEPLIN, MICHAEL JOHN
260 HOLLAND DR
SMITHFIELD, NC 27577-7217

PIPKIN, JOAN GODWIN
239 HOLLAND DR
SMITHFIELD, NC 27577-0000

AE&E PROPERTIES, LLC
5529 NC HIGHWAY 39
SELMA, NC 27576-8529

SIMMONS, DANIEL C.
SIMMONS, MARCELLA K.
1325 FOUR WINDS DR
RALEIGH, NC 27615-4424

FULLER, CECIL RAY
100 HOLLAND DR
SMITHFIELD, NC 27577-7257

PALESTINA, EDUARDO PEREZ
GARCIA, LAURA AGUILAR
169 HOLLAND DR
SMITHFIELD, NC 27577-7257

JAMS PROPERTIES LLC
849 PARKRIDGE DR
CLAYTON, NC 27527-5309

STEPHENSON, DOROTHY W
STEPHENSON, MICHAEL PAUL
67 HOLLAND DR
SMITHFIELD, NC 27577-7216

GATES GROUP OF JOHNSTON COUNTY, LLC
300 CITATION LN
SMITHFIELD, NC 27577-8738

ROW OF SELMA
SELMA, NC 27576-0000

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61 label(s) printed

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PINE LEVEL, NC 27568

SIEGEL, STEPHANIE LEIGH JOINT TENANTS
(WROS)
KIP, CHAD CHRISTOPHER JOINT TENANTS
(WROS)
205 LAKESHORE DR
PLEASANT VLY, NY 12569-5603

JOHNSTON CO BOARD OF EDUCATION
2320 BUS US 70 E
PO BOX 1336
SMITHFIELD, NC 27577-0000

ANDINO, JHONNY VENTURA JOINT TENANTS
(WROS)
ZAVALA, RITA ANDINO JOINT TENANTS (WROS)
3 WOODSDALE DR
SMITHFIELD, NC 27577-8369

CAREY, JORDAN
CAREY, ASHLEY
105 PARKWAY DR
SMITHFIELD, NC 27577-8332

CRESCENT INVESTMENTS, llc
PO BOX 1457
SMITHFIELD, NC 27577-1457

L M R RENTAL
201 S BRIGHTLEAF BLVD SUITE 1
SMITHFIELD, NC 27577-0000

CAREY, JORDAN
CAREY, ASHLEY
105 PARKWAY DR
SMITHFIELD, NC 27577-8332

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905 OCEAN PINES CT
N MYRTLE BCH, SC 29582-4498

CAREY, JORDAN
CAREY, ASHLEY
105 PARKWAY DR
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LAMPE, GUY L.
LAMPE, ROSS W.
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TERCHERIA, JOHN C. JR.
TERCHERIA, FARZANEH M.
108 BEXLEY WAY
CLAYTON, NC 27527-3345

HART, STEPHEN J
HART, REBECCA A
1374 BUFFALO RD
SMITHFIELD, NC 27577-0000

TERCHERIA, JOHN C. JR.
TERCHERIA, FARZANEH M.
108 BEXLEY WAY
CLAYTON, NC 27527-3345

FIRST CAROLINA TRUST, LLC
2200 SHADY BIRCH LN
GARNER, NC 27529-5049

TORRES, MANUEL DE JESUS GARCIA
120 HOLLAND DR
SMITHFIELD, NC 27577-7257

JACKSON, KIMBERLY C
140 HOLLAND DR
SMITHFIELD, NC 27577-0000

DE LA CRUZ, REYNALDO
180 HOLLAND DRIVE
SMITHFIELD, NC 27577-7257

TART, MARTHA LYNN LIFE ESTATE
CARTAGENA, YANETT REMAINDER
131 HOLLAND DR
SMITHFIELD, NC 27577-7257

COX, LARRY E. DBA
C & S PROPERTIES
110 WILSONS MILLS RD
SMITHFIELD, NC 27577-3244

ROSE, ZENA ELANIE HAMILTON
PO BOX 2054
SMITHFIELD, NC 27577-0000

VEYMA PROPERTIES, LLC
2121 SOARING EAGLE CT
WENDELL, NC 27591-7669

BARBOUR, B LINCOLN
1222 BUFFALO RD
SMITHFIELD, NC 27577-7443

SANTACRUZ, HATCIRI YARENNI LOPEZ
42 HOLLAND DR
SMITHFIELD, NC 27577-7216

ULLOA, ROBERTO
DE JOYA, CARMEN M
1247 BUFFALO RD
SMITHFIELD, NC 27577

TERCHERIA, JOHN C. JR.
TERCHERIA, FARZANEH M.
108 BEXLEY WAY
CLAYTON, NC 27527-3345

STEVEN, JOSE JR.
GORILLA BROADCASTING NC LLC
1270 BUFFALO RD
SMITHFIELD, NC 27577-7443

BRYAN, MICHAEL D
905 OCEAN PINES CT
N MYRTLE BCH, SC 29582-4498