



TOWN OF SMITHFIELD

"The Ham Capital of the World"

April 6, 2016

TO: PLANNING COMMISSION

FROM: WILLIAM G. SAUNDERS, IV, AICP, CZA
PLANNING AND ZONING ADMINISTRATOR

RE: PLANNING COMMISSION MEETING

The Planning Commission will hold its regular meeting on Tuesday, April 12th, 2016 at 6:30 PM in Conference Rooms A & B in the Smithfield Center.

Please call me at (757) 365-4266 or email me at wsaunders@smithfieldva.gov with any questions.

Enclosures

cc: Town Council
William H. Riddick, III, Town Attorney
The Smithfield Times
The Daily Press
File

DEPT. OF PLANNING, ENGINEERING, AND PUBLIC WORKS

310 Institute Street, P.O. Box 246 • Smithfield, VA 23431 • (757) 365-4200 • Fax (757) 357-9933
www.smithfieldva.gov • Local Cable Channel 6

**SMITHFIELD PLANNING COMMISSION
MEETING AGENDA**

April 12, 2016

- 1) **Planning and Zoning Administrator Activity Report**
 - Clontz Park Public Boat Ramp Facility

- 2) **Upcoming Meetings and Activities**
 - April 19th - 6:30 p.m. -- Board of Historic & Architectural Review
 - April 19th - 7:30 p.m. -- Board of Zoning Appeals – Cancelled
 - April 25th - 4:00 p.m. -- Town Council Committee Meetings
 - April 26th - 4:00 p.m. -- Town Council Committee Meetings
 - May 3rd - 7:30 p.m. -- Town Council Meeting
 - May 10th - 6:30 p.m. -- Planning Commission Meeting

- 3) **Public Comments**

The public is invited to speak to Planning Commission on any matters, except scheduled public hearing(s). Please use the sign-up sheet. Comments are limited to five (5) minutes per person. Any required response(s) from the Town will be provided in writing following the meeting.

- 4) **Planning Commission Comments**

- 5) *****Public Hearing*** Special Use Permit – Indoor Commercial Recreation Facility – 13490 Bennis Church Boulevard – Rev. George Boomer, Robert W. Neal for Hope Presbyterian Church, applicants.** (Staff report, SUP application, public notice and site plan enclosed.)
 - a) Public Hearing Opened
 - b) Public Hearing Closed
 - c) Consideration

- 6) *****Public Hearing*** Future Land Use Designation Change - Comprehensive Plan Future Land Use Map – Little Farm, North of Intersection of Waterworks Road & Courthouse Highway - Town of Smithfield, applicant.** (Staff report, public notice and Future Land Use Map Exhibit enclosed.)
 - a) Public Hearing Opened
 - b) Public Hearing Closed
 - c) Consideration

- 7) **Approval of the March 8, 2016 meeting minutes** (Enclosed)

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NOTICE OF INTENT TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.
Reasonable efforts will be made to provide assistance or special arrangements to qualified individuals with disabilities in order to participate in or attend Planning Commission Meetings. ADA compliant hearing devices are available for use upon request. Please call (757) 365-4200 at least 24 hours prior to the meeting date so that proper arrangements may be made.
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**STAFF REPORT
TO THE PLANNING COMMISSION**

SPECIAL USE PERMIT

*****PUBLIC HEARING*****

April 12, 2016

Special Use Permit For:	Commercial Recreation Facility (Indoor) (As per Article 3.I: C.6 & Article 6)
Applicant Name & Address	Rev. George Boomer and Robert W. Neal for Hope Presbyterian Church 13490 Benns Church Boulevard Smithfield, VA 23430
Property Owner Name & Address	TRS Hope Presbyterian Church 13490 Benns Church Boulevard Smithfield, VA 23430
Property Location & Description	500 ft. south of the intersection of Cypress Run Dr. and Benns Church Blvd. - Parcel ID # 32-10-001
Statistical Data (See Plat)	
Current Zoning	HR-C, Highway Retail Commercial
Parking Required	50 spaces
Parking Provided	72 spaces, including 7 handicap spaces
Existing Use	Church
Proposed Use	Church & Commercial Recreation (33,270 sq. ft. of indoor space to be leased for commercial recreation)
Surrounding Land Uses/Zoning	HR-C, Highway Retail Commercial; C-C, Community Conservation
Conformity with Comprehensive Plan	Future Land Use is Retail Commercial.

Staff Comments

The applicant is seeking Special Use Permit approval to expand the use of their facility beyond its by-right use as a Church facility. The proposed expansion of use is to allow for an Indoor Commercial Recreation Facility; specifically, to partner with Hampton Roads Pro Am youth basketball league in providing a basketball complex. The applicants propose to lease out 33,270 sq. ft. of their facility for this use. A Commercial Recreation Facility requires the granting of a Special Use Permit in the HR-C, Highway Retail Commercial zoning district.

Recommended condition: Recreation activities are not to be held concurrently with Church activities. (The two uses exceed the limited parking available on site, if undertaken simultaneously.)

Strengths:

1. Would provide a new type of recreational facility in the Town of Smithfield.
2. Would generate property tax revenue for that area leased for commercial recreation.

Weaknesses:

1. None identified at this time.

Contact William Saunders at 365-4266 or wsaunders@smithfieldva.gov with questions on this item.



TOWN OF SMITHFIELD

310 Institute Street, P. O. Box 246 Smithfield, VA 23431
(757) 365-4200 Fax (757)357-9933

APPLICATION FOR:

- Special Use Permit Variance Special Yard Exception
 Special Sign Exception Other

Applicant(s) Name: Hope Presbyterian Church
Address: 13490 Benns Church Blvd
City, State, Zip: Smithfield, VA 23430
Phone Number(s): 757 542 3733 757 771 2243

Property Owner(s) Name: Hope Presbyterian Church
Address: 13490 Benns Church Blvd
City, State, Zip: Smithfield, VA 23430
Phone Number(s): 757 542 3733 757 771 2243

Property Address: 13490 Benns Church Blvd
Tax Map Number(s): 32-10-001
Property Description: Hope Presbyterian Church, formerly Hearn Furniture

Zoning: HR-C Acreage: 2.83 Application Fee: \$400.00
Legal Reference: _____ Deed Book#: _____ Page#: _____

Proposed Use/Exception: We would like to receive a special use permit to use approximately 33,270 square feet of warehouse space for indoor recreation. We will be partnering with Hampton Roads ProAm (SOICs) to put basketball courts in the warehouse portion of our building. These courts would be utilized by the youth of our community.

INDOOR COMMERCIAL RECREATION FACILITY AS PER ARTICLES 3.I.C.6 & 6.

Robert W. Neel
Applicant(s) Signature

3-17-16
Date

[Signature]
Applicant(s) Signature

3-17-16
Date

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION OF THE TOWN OF SMITHFIELD
SPECIAL USE PERMIT

Notice is hereby given that the Planning Commission of the Town of Smithfield, Virginia, will hold a public hearing at the regular meeting of the Planning Commission in the council chambers in The Smithfield Center, 220 N. Church Street, meeting room A, Smithfield, Virginia, on Tuesday, April 12, 2016 at 6:30 p.m. to consider the application of the trustees of Hope Presbyterian Church, owners, for a special use permit under the provisions of Article 3.I., Sections C., and Article 6 of the Zoning Ordinance of the Town of Smithfield, Virginia, adopted September 1, 1998, and as amended thereafter, in order to approve the use of a portion of the church facility as an indoor commercial recreation facility. The property which is the subject of this special use permit is located at 13490 Benn's Church Boulevard. The property in question is zoned HR-C, Highway Retail Commercial District.

Any person affected by or interested in the aforesaid application may appear at the hearing and be heard. Copies of the Zoning Ordinance of the Town of Smithfield and application for this special use permit are available for inspection in the town offices, 310 Institute Street, Smithfield, Virginia 23430.

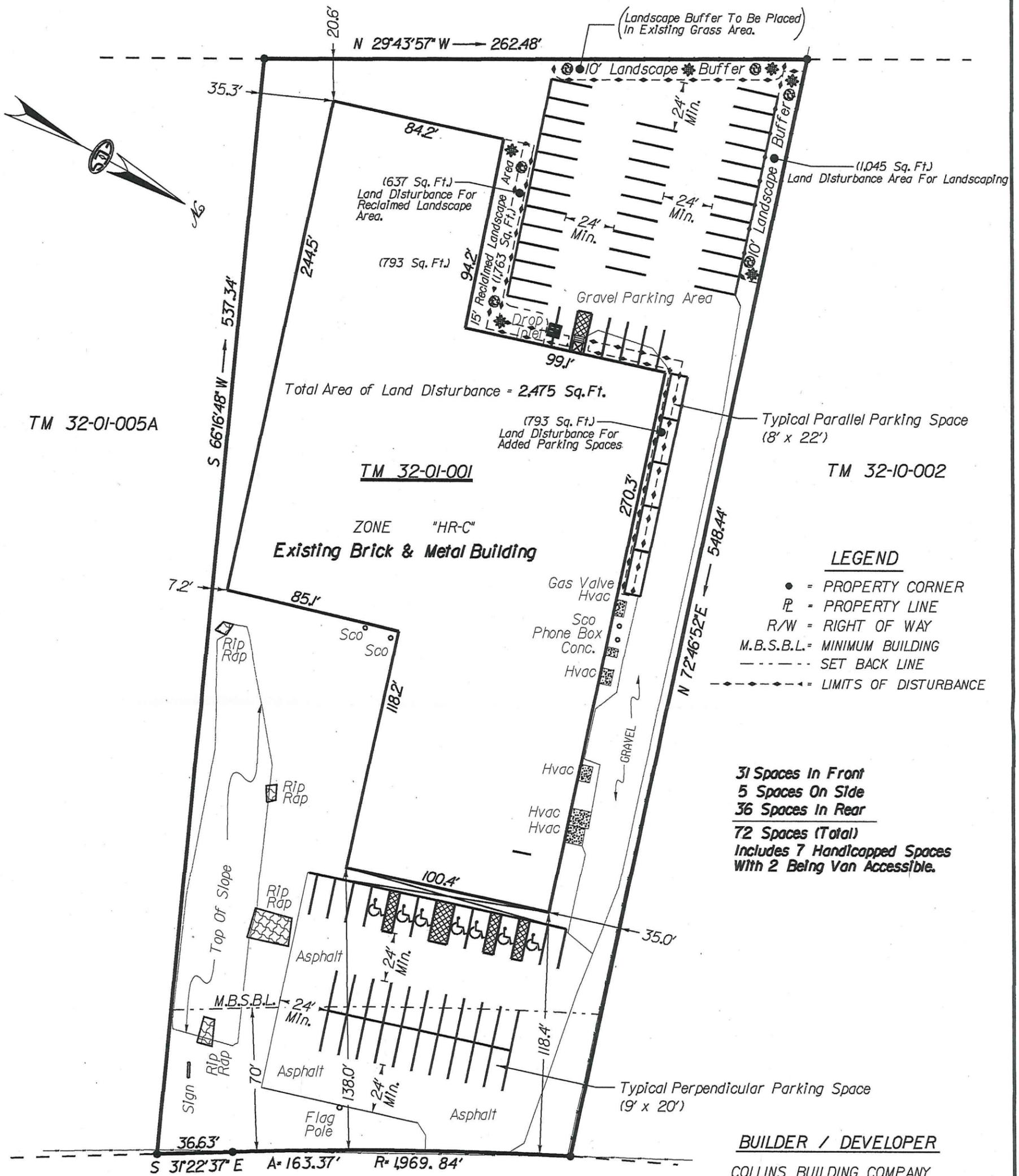
TOWN OF SMITHFIELD, VIRGINIA

BY: Lesley G. King, Clerk

Publish: March 30 and April 6, 2016

THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD HAZARD AREA
 ZONE X AS SHOWN ON COMMUNITY PANEL NO. 51093C0154 F
 FLOOD INSURANCE RATE MAP FOR ISLE OF WIGHT COUNTY, VIRGINIA
 EFFECTIVE DECEMBER 02, 2015.

TM 32-01-005



TM 32-01-005A

TM 32-01-001

TM 32-10-002

ZONE "HR-C"
 Existing Brick & Metal Building

- LEGEND**
- = PROPERTY CORNER
 - ⊃ = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - M.B.S.B.L. = MINIMUM BUILDING SET BACK LINE
 - = SET BACK LINE
 - --- = LIMITS OF DISTURBANCE

31 Spaces In Front
5 Spaces On Side
36 Spaces In Rear
72 Spaces (Total)
 Includes 7 Handicapped Spaces
 With 2 Being Van Accessible.

BUILDER / DEVELOPER

COLLINS BUILDING COMPANY
 225 BATTERY PARK ROAD
 SMITHFIELD, VA. 23430
 PHONE: (757) 357-4713
 EMAIL: COLLINSBUILDING@YAHOO.COM

OWNER(S) OF RECORD

TRUSTEES OF THE
 HOPE PRESBYTERIAN CHURCH
 225A BATTERY PARK ROAD
 SMITHFIELD, VA. 23430

SOURCE OF TITLE

INSTR* 15 0003923

BENNS CHURCH BLVD. RTE. 10
 VARIABLE WIDTH R/W

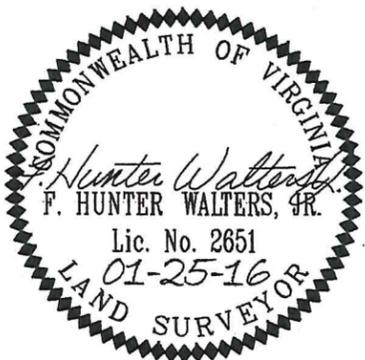
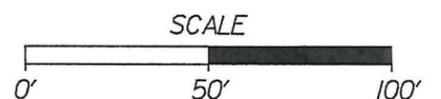


EXHIBIT
 SHOWING PROPOSED PARKING LAYOUT
 FOR
HOPE PRESBYTERIAN CHURCH
 13490 BENNS CHURCH BOULEVARD, SMITHFIELD, VA 23430
 TOWN OF SMITHFIELD
 ISLE OF WIGHT COUNTY, VIRGINIA
 SCALE 1" = 50' JANUARY 25, 2016
 F. HUNTER WALTERS, JR.
 LAND SURVEYOR *2651
 306 COLLINS RD.
 SUFFOLK, VIRGINIA
 HUNTERWALTERS@HUGHES.NET



**STAFF REPORT TO THE
PLANNING COMMISSION**

**COMPREHENSIVE PLAN -
FUTURE LAND USE MAP CHANGE REVIEW**

*****PUBLIC HEARING*****

April 12, 2016

Applicant Name & Address	Town of Smithfield P. O. Box 246 Smithfield, VA 23431
Project Location	That portion of land west of Westside Elementary School and north of the intersection of Courthouse Highway and Waterworks Road, including ± 97.50 acres (Tax ID #s 21-01-051, 21-01-051A & 21-01-051B)
Proposed Use	Youth sports complex and commercial frontage
Statistical Data - Parcel 21-01-051A (See Future Land Use Exhibit)	
Proposed FLU Designation	Retail Commercial (±0.76 acres)
Current FLU Designation	Low Density Residential (±0.76 acres)
Surrounding FLU Designations	Low Density Residential
Total Acreage	±0.76 acres
Statistical Data - Parcel 21-01-051B (See Future Land Use Exhibit)	
Proposed FLU Designation	Parks & Recreation (±8.46 acres)
Current FLU Designation	Low Density Residential (±8.46 acres)
Surrounding FLU Designations	Light Industry; Low Density Residential; Public and Semi-Public; Retail Commercial
Total Acreage	±8.46 acres
Statistical Data - Parcel 21-01-051 (See Future Land Use Exhibit)	
Proposed FLU Designation	Parks & Recreation (±63.50 acres); Retail Commercial (±24.50 acres)
Current FLU Designation	Low Density Residential (±66 acres); Retail Commercial (±22 acres)
Surrounding FLU Designations	Light Industry; Low Density Residential; Public and Semi-Public; Retail Commercial
Total Acreage	±88.2 acres

Project Overview

The applicant is proposing the amendment of the Comprehensive Plan's Future Land Use Map, to change the designation of the property known as the Little farm from a mix of Low Density Residential and Retail Commercial to a mix of Parks & Recreation and Retail Commercial. This proposed action would allow for the future development of a youth sports complex and increase the commercial corridors on W. Main Street and Waterworks Road.

Currently, the Comprehensive Plan Future Land Use Map shows the area in question (±97.50 acres) designated as: ±75.25 acres Low Density Residential and ±22 acres Retail Commercial. The proposed action would result in the area being designated as: ±72 acres Parks & Recreation and ±25.25 acres Retail Commercial.

Staff Comments

Strengths:

1. The proposal would allow for a sports complex for the community's youth.
2. The proposal would increase the size of the commercial corridor on Courthouse Highway.

Weaknesses:

1. None identified at this time.

Please contact William Saunders at 365-4266 or wsaunders@smithfieldva.gov with any questions.

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION OF THE TOWN OF SMITHFIELD
AMENDMENT OF COMPREHENSIVE PLAN

Notice is hereby given pursuant to Sections 15.2-2204 of the Code of Virginia, (1950), as amended, that the Planning Commission of the Town of Smithfield, Virginia will hold a public hearing at the regular meeting of the Planning Commission on Tuesday, April 12, 2016 at 6:30 o'clock P.M., in the council chambers in The Smithfield Center, 220 N. Church Street, meeting room A, Smithfield, Virginia, to consider the application of the Town of Smithfield, owner, for an amendment to Chapter VI - Future Land Use Plan of the Comprehensive Plan of the Town of Smithfield pursuant to the provisions of Section 15.2-2229 of the Code of Virginia, (1950), as amended.

The proposed amendment of the Comprehensive Plan proposes a change in the future land use designations on the map attachment to the Future Land Use Plan. The property which is the object of this application is the Little Farm located on West Main Street at its intersection with Water Works Road. (Tax Map #21-01-051, #21-01-051A, and #21-01-051B) containing 97.50+/- acres.

The current future land use designation for these parcels is Low Density Residential as to 75.250 +/- acres and Retail Commercial as to 22+/- acres. The applicant proposes a change to the future land use designation for the tract to 72+/- acres as Parks & Recreation and 25.25+/- acres as Retail Commercial.

Copies of the current Comprehensive Plan for Smithfield, Virginia, and all amendments thereto, along with copies of the proposed amendment to the Comprehensive Plan for Smithfield, Virginia, are on file and may be examined in the of the Department of Planning, Engineering, & Public Works, 302 Main Street, Smithfield, Virginia.

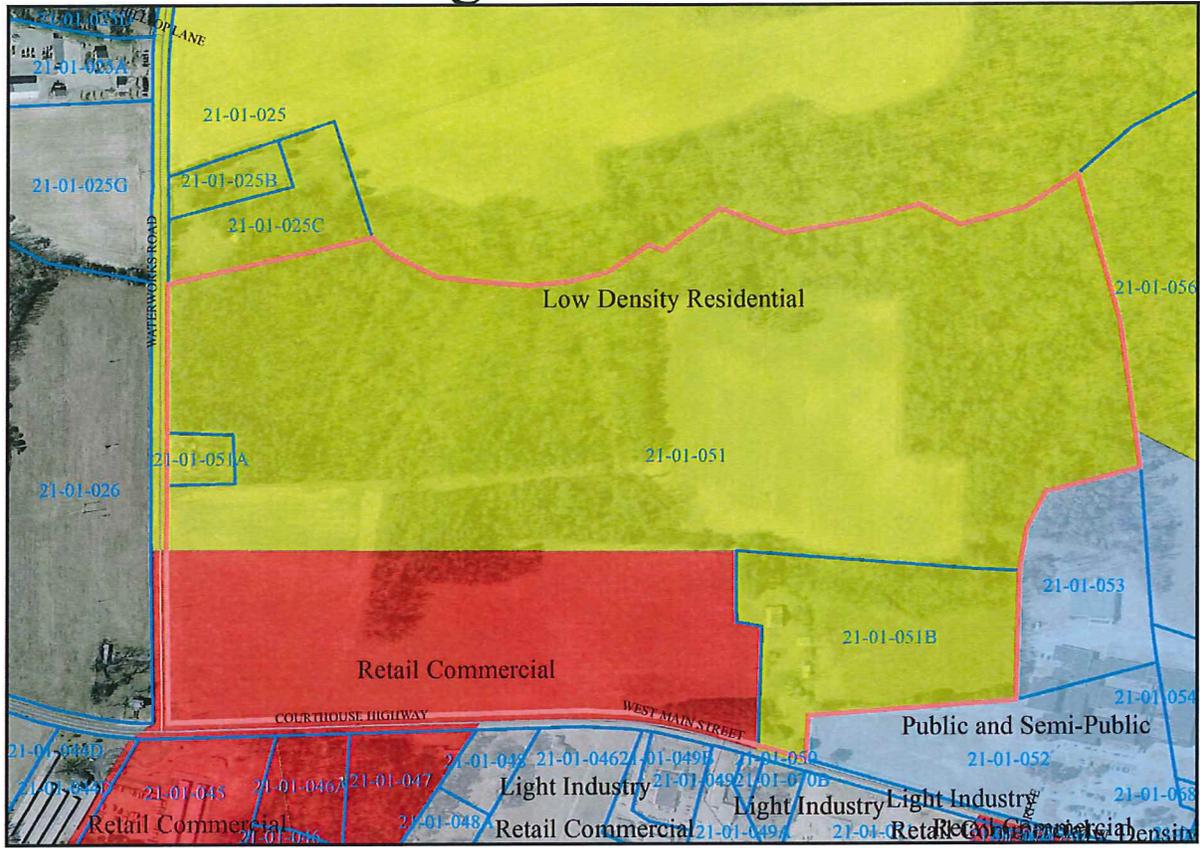
Any person desiring to be heard in favor of, in opposition to, or to express his or her views with respect to the aforesaid revisions and amendments may appear and be heard.

TOWN OF SMITHFIELD

By: Lesley G. King, Clerk

Publish: March 30 and April 6, 2016

Existing Future Land Use



Proposed Future Land Use

