

The Smithfield Town Council held its regular meeting on Wednesday, November 5, 2025.
The meeting was called to order at 6:30 PM.

Members present:

Michael Smith - Mayor
Bill Harris - Vice Mayor
Steve Bowman
Mary Ellen Bebermeyer
Valerie Bulter
Darren Cutler
Jeff Brooks

Members absent:

None

Staff present:

Michael Stallings – Town Manager
Lesley King – Town Clerk
Chris McKenzie - Sands Anderson PC, Interim Town Attorney
Tammie Clary – Community Development & Planning Director
Judy Winslow – Director of Tourism
Alonzo Howell – Chief, Smithfield Police Department
Chris Meier – Deputy Chief, Smithfield Police Department
Amy Novak – Director of Parks and Recreation
Steve Clark - Grounds Attendant
Virginia "Gigi" Smith - Vice Chair, Planning Commission

Press:

Stephen Faleski - The Smithfield Times

Citizens:

15

1. Call To Order

2. Pledge Of Allegiance

Mayor Smith reported that Scout Troop 7 would lead the Pledge of Allegiance.

3. Informational Reports

- a. Town Manager's Report
- b. Committee Summary Reports

4. Upcoming Meetings And Activities

November 4	Town Offices Closed for Election Day
November 5	6:30 p.m. - Town Council Meeting (Wednesday)
November 11	Town Offices Closed in Observance of Veteran's Day
November 12	6:30 p.m. - Planning Commission Meeting (Wednesday)
November 17	3:00 p.m. - Town Council Committees (Moved up a week)
November 18	6:30 p.m. - Board of Historic and Architectural Review
November18	7:30 p.m. - Board of Zoning Appeals
November 26	Town Offices Close at Noon for the Thanksgiving Holiday
November 27 & 28	Town Offices Closed for the Thanksgiving Holiday

5. Presentation

a. Resolution of Appreciation - Former Planning Commission Member Bill Davidson

Mayor Smith read a Resolution of Appreciation awarded to Bill Davidson for 13 1/2 years of service on the Smithfield Planning Commission.

Mr. Davidson thanked the Town Council, Mrs. Clary and the Planning Department Staff, and the Town Clerk, Lesley King.

b. Jersey Park Rehabilitation Project Update from Green Street Housing

The Town Manager reported that the Representative from Green Street Housing had to delay their presentation due to illness, and they would plan on hearing their update at December's meeting.

6. Public Comments

Robert Small - Mr. Small reported that he had passed out photographs that illustrated the status of the property at 1502 Magruder Road. He stated that during the debris removal it had been found that the fire box and chimney were so well-built that they had not been damaged in the fire. He stated that they had been left standing as it was the intention of the owner to rebuild. He said that based on his research into the Chesapeake Bay Preservation Area rules, when there was a casualty loss, such as due to fire, they shall be allowed to rebuild as long as it was within the same footprint. Mr. Small thanked the Council on behalf of the Harris's for their patience, and they apologized for the frustration caused over the last several months. He offered to answer any questions that the Council had.

Councilman Bowman attested that the pictures did accurately show the state of the property. He thanked Mr. Small for his efforts to keep the Town Council briefed on the status of property throughout the process.

Mayor Smith confirmed that there were no other members of the public that wished to speak.

7. Council Comments

Councilwoman Butler asked to recognize Katrina Johnson, President of the Isle of Wight Chamber of Commerce, who was present at the meeting along with a student who was a participant in the Leadership Institute. She commended the Town Manager, the Chief of Police and the Smithfield Police Department for their collaboration with Smithfield High School in the mapping of their Homecoming Parade. She stated that she would like for the community to look at the Town as a partner in helping them to resolve problems. Councilwoman Butler announced that the Riverside Smithfield Hospital would be hosting a Community Open House on Sunday, December 7th, from 1-4 pm. She encouraged attendance by the community and reported that there would be activities for children at the event.

Mayor Smith confirmed that there were no other Council Comments.

8. Consent Agenda Items

Councilman Brooks made a motion to approve the consent agenda items C(a) and C(b) as presented.

Councilwoman Butler seconded the motion.

Mayor Smith called for the vote, with seven members present. Councilwoman Butler voted aye, Councilwoman Bebermeyer voted aye, Councilman Brooks voted aye, Councilman Cutler voted aye, Councilman Bowman voted aye, Vice Mayor Harris voted aye, and Mayor Smith voted aye. The motion passed unanimously.

a. Invoices Over \$20,000 Requiring Council Authorization:

Finance Committee Chair, Jeff Brooks

- | | |
|---|--------------|
| i. RDA Systems, Inc. | \$ 41,750.00 |
| ii. Virginia Control & Electrical - Install Bypass Pump at Cypress Creek Pump Station | \$ 51,506.27 |

- iii. Virginia Control & Electrical - Install Pump Control Panel & VFDs for Plaza Pump Station \$ 67,322.88
- iv. Virginia Control & Electrical - SCADA Equipment for Mallory Farm Pump Station \$ 26,800.00
- v. Isle of Wight County - IT Services (July - December 2025) \$ 40,500.00

b. Motion to Approve the Town Council Summary Minutes from October 8th, 2025.

9. Action Items

- a. PUBLIC HEARING: Special Use Permit - 1812 South Church Street
Tammie Clary, Director of Community Development and Planning

Mrs. Clary reported that the applicant was seeking an SUP (Article 3.I.C.6) for a commercial recreation facility offering Jiu Jitsu. She detailed that the facility was designed as a membership-based program focused on veterans, law enforcement officers, trauma survivors (especially women), and at-risk youth. She continued that the curriculum would be therapeutic, educational, and rooted in resiliency-building, and would include structured instruction, team-based learning, and weekly peer discussions to give veterans and others a trusted environment to process trauma while developing practical skills. Mrs. Clary reported that there would be approximately 2 employees at the site, and it would be open in the evenings Monday through Thursday, early mornings Monday and Wednesday, and Saturday mornings. She added that the application had been recommended favorably by the Planning Commission previously.

Mayor Smith opened the public hearing and asked if there was anyone present who wished to speak on the matter. Hearing and seeing none, he closed the hearing.

Councilman Bowman made a motion to approve the application as presented.

Councilman Cutler seconded the motion.

Mayor Smith called for the vote, with seven members present. Councilman Bowman voted aye, Councilwoman Butler voted aye, Councilman Cutler voted aye, Councilwoman Bebermeyer voted aye, Councilman Brooks voted aye, Vice Mayor Harris voted aye, and Mayor Smith voted aye. The motion passed unanimously.

- b. PUBLIC HEARING: Special Use Permit - 1282 Smithfield Plaza
Tammie Clary, Director of Community Development and Planning

Mrs. Clary reported that the applicant was seeking an SUP (Article 3.J.C.17) for a service station within the existing parking lot of the Kroger. She noted that there would be 5 pumps and feature an 8’x22’ kiosk for the attendant, with the fuel center operating from 5am to 11pm daily.

Mayor Smith opened the public hearing and asked if there was anyone present who wished to speak on the matter. Hearing and seeing none, he closed the hearing.

Councilman Brooks made a motion to approve the application as presented. Councilwoman Bebermeyer seconded the motion.

Councilman Cutler asked to make a statement directed to the representatives from Kroger. He said that he had received a few more comments from residents in the community, and another benefit to having electric vehicle (EV) charging available at the site would be to encourage people to shop while their vehicle is charging. He reiterated his recommendation that they install EV chargers at the station.

Mayor Smith called for the vote, with seven members present. Vice Mayor Harris voted aye, Councilman Cutler voted aye, Councilman Bowman voted aye, Councilman Brooks voted aye, Councilwoman Bebermeyer voted aye, Councilwoman Butler voted aye, and Mayor Smith voted aye. The motion passed unanimously.

- c. PUBLIC HEARING: Rezoning, Comprehensive Plan Amendment & Future Land Use

Map Amendment

Fammie Clary, Director of Community Development and Planning

Mrs. Clary reported that Town Staff was requesting the rezoning of this property from Heavy Industrial to Downtown, which was in line with neighboring properties. She stated that the only proposed addition was a shed to house the Tourism Departments golf cart. She said that in order to permit the development in the configuration proposed by the applicants, a total of seven development applications were necessary. They are listed and described below:

- Conditional Official Zoning Map Amendment (Rezoning): The property is currently being used for retail sales, which is permissible in the Downtown Zoning District, by-right.
- Comprehensive Plan Amendment (Future Land Use Map Amendment): Because the lot lines making up these parcels were abandoned to create 2 parcels, the designation on the FLUM will have to also represent the new parcel shapes. The Historic District/ Downtown Mixed Use will still front on Main Street and the Historic District Residential will still front on Cedar Street.
- Comprehensive Plan Amendment (Future Land Use Map Amendment): The most essential Town publication to consult during the rezoning process is the Town's Comprehensive Plan, specifically the Future Land Use Map (FLUM). The near entirety of the property in question is designated on the FLUM as remaining "low-density residential" in the future, which accommodates a portion of the property's (TPINs 22-01-017, 22-01-026, 22-01-028, 22-01-029, 22-03-001 & 22-03-002) current zoning classification as NR. The remaining portions of the property (TPINs 22-01-033, 23-01-008 & 23-01-008A) which are currently zoned CC, if rezoned in accordance with the FLUM, would have to be rezoned NR. Consequently, the proposed rezoning is in conflict with the FLUM, and a Comprehensive Plan amendment is necessary. The applicant proposes no change in the FLUM's current classification of the portions of the property designated as future "environmental conservation."

Mrs. Clary noted that the application was favorably recommended to Town Council as one parcel with the FLUM designation of Historic District/ Downtown Mixed Use by the Planning Commission. She added that any change made to the FLUM that had not been included in what was advertised would need to be readvertised.

Mayor Smith opened the public hearing and asked if there was anyone present who wished to speak on the matter. Hearing and seeing none, he closed the hearing.

The Town Manager referred to the recommendation given by the Planning Commission to make the property in question one parcel. He noted that the Town Staff had originally had the property separated into two separate parcels, which was how it exists currently. He said that there were several reasons to keep it as two parcels: the Town currently had a lease on the building up front and if they made it one parcel the lease would then encompass the entire property. He also said that if the Council ever decided to sell off the building on the property, then the property would need to be re-subdivided.

Councilwoman Bebermeyer said that she understood why staff had recommended that the property be split into two parcels. She asked if the property was split into two, could both parcels then be zoned Historic Downtown Mixed Use instead of the parcel fronting Cedar Street being zoned Historic Downtown Residential. She acknowledged that by right the back parcel could still be used for residential purposes, and recalled that there were several concerns voiced that zoning it as such essentially advertised it for residential use.

The Town Manager stated that a key point was that it was just the FLUM designation, not the actual zoning designation. He said that the change would not affect the underlying zoning and what could or could not be on the site. He said that it had been done in that way so that it would be aligned with the properties that were adjacent. He said that as long as the Town owned the property, there was no expectation that they would ever do anything residential with the parcel.

Mrs. Clary stated that it would be up to the Town Council if they wished to engage with a developer in order to sell the property. She noted that they could insert safeguards in the

conditions of such a sale agreement.

Councilman Cutler said that all the reasons listed by the Town Manager were good ones, but the one bad point was in regard to the lease. He questioned what other negative effects there could be to keeping the property as one parcel.

The Town Manager reiterated that if they made the parcel one, then they would lease the entire parcel to the current business owner. He stated that they would have to rewrite the lease to designate where the leases property was.

Councilman Cutler clarified that there was no additional cost to writing a lease. He asked if there were any other additional costs for making the site one parcel.

The Town manager confirmed that they would need to have the lot resurveyed to reflect the plat not having a boundary line in the middle and the FLUM would need to be amended to show the lot as one parcel.

Mr. Cutler asked what the approximate cost to have the property resurveyed would be. Mrs. Clary speculated that it would cost about \$1,000.00.

The Town Manager estimated that the advertising would cost anywhere from \$400 to \$800.

Mrs. Clary added that there would be recordation fees.

Councilman Cutler acknowledged the extra cost, but added that they were low. He noted that the Planning Commission's recommendation addressed keeping the action cost low. He discussed the negative effects of asking for a Planning Commission recommendation and then going against it.

Councilman Bowman reported that he was cognizant of cost, but at the same time he did not think that cost should posed as a barrier. He stated that the Planning Commission had forwarded a unanimous recommendation, and he thought what they were suggesting was the right direction to proceed.

Vice Mayor Harris was in agreement with Councilman Bowman's statement that cost should not be a consideration in the matter. He emphasized that when someone viewed the FLUM he wanted the Town's expectations of the future of the Town to be clear.

Mayor Smith recognized that there had been some confusion about the matter.

Councilman Cutler observed that they could only vote on what had been advertised. He recommended that they request that Staff readvertise the matter and move forward.

Interim Attorney McKenzie stated that procedurally they would want to rerun the advertisement for the alternative FLUM. He clarified that the Town Council wanted to see an advertisement to include one FLUM designation, Downtown Mixed-Use, for the entire parcel. He added that they were not changing the zoning district designation, and the boundary lines were theirs to adjust administratively.

The Town Manager stated that they did want a change to the zoning from Industrial to Downtown.

The Interim Attorney advised that they could defer action to the next Town Council meeting.

Mayor Smith stated that they would move the matter to the earliest possible meeting.

Councilwoman Bebermeyer asked if the matter could be addressed at the December Town Council meeting.

The Town Manager stated that it would need to return to the Planning Commission, adding that it

may need to wait for January.

Councilwoman Bebermeyer asked if it could be advertised simultaneously.

The Interim Town Attorney stated that he would work with Town Staff to find the most expeditious way to proceed.

10. New Business

Mayor Smith confirmed that there was no New Business.

11. Old Business

a. Traffic Mitigation Discussion with VDOT

Vice Mayor Harris noted that the Cypress Creek Bridge had been reopened, and he wanted to request that the Town Manager re-engage the Virginia Department of Transportation (VDOT) in a discussion about traffic mitigation in Town. He recommended that the discussion include the possibilities of a traffic study, a closer look at speed reduction, or better signage on cross-streets in areas like Grace Street. He noted that the traffic had recently been reduced to a steady stream instead of a standstill. He said that the issue had been pushed off while the bridge had been under construction, but with its completion, it was time to revisit the issue.

Councilman Cutler observed that reducing the speed limit to 25 mph all the way up to the Royal Farms on South Church Street would be an enhancement to the community.

Councilwoman Bebermeyer stated that if they were going to make considerations for Grace Street, the same should be considered for Cedar and James Streets as well.

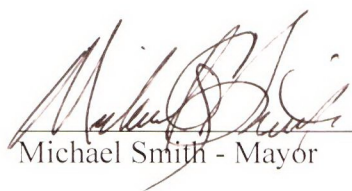
Vice Mayor Harris commended Chief Howell and Deputy Chief Meier for the Police's efforts to keep the Downtown Area safe during the Safe Trick-or-Treat events in Town.

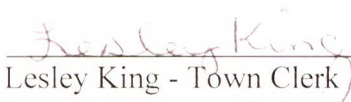
Mayor Smith added that the new lighting that had been put in place was remarkable.

12. Additional Discussion

13. Adjournment

The meeting adjourned at 9:22 pm.


Michael Smith - Mayor


Lesley King - Town Clerk

RDA Systems, Inc.

PO Box 190
Canton, GA 30169
8003384984
danica.schaefer@rdasys.com



INVOICE

BILL TO

Smithfield, Town of
P.O. Box 246
Smithfield, VA 23430

INVOICE # 101525-004**DATE** 10/15/2025**DUE DATE** 11/14/2025

DESCRIPTION

AMOUNT

Finance/Procurement, Workforce, & Revenue ERP - Contract Signing +60 Days
25%: One Time License Fee

16,500.00

Finance/Procurement, Workforce, & Revenue ERP - Contract Signing +60 Days
25%: Implementation and Conversion

25,250.00

RDA is now accepting ACH payments through our OpenRDA Vendor
Payment module. Email Danica Schaefer for setup instructions.

BALANCE DUE**\$41,750.00**

We also accept checks at our P.O. Box 190, Canton, GA 30169
Invoice Questions? Contact Danica Schaefer at
Danica.Schaefer@rdasys.com by email or 800.338.4984 ext. 4261 by
phone.

[Pay invoice](#)

Please make checks payable to RDA Systems, Inc.. | Helping people be great at what they do.

"But he who is greatest among you shall be your servant."

Matthew 23:11

Resolution of Appreciation

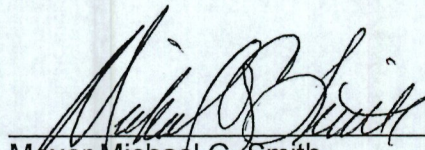
WHEREAS, Mr. Bill Davidson a resident of Smithfield proudly served the citizens of Smithfield as an appointed official for thirteen and a half (13½) years; and

WHEREAS, Mr. Davidson was appointed by Town Council to serve on the Smithfield Planning Commission on November 4th, 2008, to fill an unexpired term. When the unexpired term ended January 2012, he was reappointed and continued to serve until January 2020. Mr. Davison was then later reappointed to the Planning Commission in January 2023 and served until July 2025. Over the course of these thirteen and a half (13½) years, Mr. Davidson served four (4) years as Vice Chair and three (3) years as Chair of the Smithfield Planning Commission; and

WHEREAS, during this time Mr. Davidson demonstrated excellent leadership qualities in local government on the Smithfield Planning Commission with numerous accomplishments to benefit the Town of Smithfield; and

THEREFORE, BE IT RESOLVED that I, Michael G. Smith, Mayor of the Town of Smithfield on behalf of the Town Council wish to formally extend to Mr. Davidson on this 2nd day of September 2025 our sincere appreciation for his dedication and loyal service to the Town of Smithfield as a member of the Smithfield Planning Commission for more than 13 years; and

BE IT FURTHER, RESOLVED, that this resolution will be spread upon the permanent records of the Town of Smithfield and that a suitable copy thereof be delivered to Mr. Davidson.



Mayor Michael G. Smith
Town of Smithfield, Virginia



Virginia Control and Electrical Services LLC
804 Curtis Sanders Ct
Chesapeake, VA 23321

10/16/2025

Invoice Number
Due Date

VCES1399
11/15/2025

Town of Smithfield
310 Institute St.
Smithfield, VA 23430

Please Remit To: Virginia Control and Electrical Services, LLC
804 Curtis Saunders Court
Chesapeake, VA 23321

Payment Terms: Net 30

Purchase Order Number: SCIP-25-03
Job Number: TOS2059
Scope of Work: *** FINAL BILLING***

Install Owner Furnished Bypass Pump at Cypress Pump Station in
Smithfield, VA

Contract

51,506.27

TOTAL AMOUNT

51,506.27

Thank you for doing business with us. Payments accepted via Check or ACH.
We reserve the right to bill a monthly finance charge of 1.5% on those accounts not paid per payment terms.



Virginia Control and Electrical Services LLC
804 Curtis Sanders Ct
Chesapeake, VA 23321

10/16/2025

Invoice Number VCE1400
Due Date 11/15/2025

Town of Smithfield
310 Institute St.
Smithfield, VA 23430

Please Remit To: Virginia Control and Electrical Services, LLC
804 Curtis Saunders Court
Chesapeake, VA 23321

Payment Terms: Net 30

Purchase Order Number: SCIP-25-04
Job Number: TOS2060
Scope of Work: ***PARTIAL BILLING***

Provide and Install New Pump Control Panel and VFDs for the Plaza
Pump Station in Smithfield, VA

Contract	67,322.88
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TOTAL AMOUNT	67,322.88
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Thank you for doing business with us. Payments accepted via Check or ACH.
We reserve the right to bill a monthly finance charge of 1.5% on those accounts not paid per payment terms.



Virginia Control and Electrical Services LLC
804 Curtis Sanders Ct
Chesapeake, VA 23321

10/13/2025

Invoice Number
Due Date

VCE1390
11/12/2025

Town of Smithfield
310 Institute St.
Smithfield, VA 23430

Please Remit To:

Virginia Control and Electrical Services, LLC
804 Curtis Saunders Court
Chesapeake, VA 23321

Payment Terms:

Net 30

Purchase Order Number:

Job Number:

Scope of Work:

TOS2007

Provide SCADA Equipment for Mallory Farm Pump Station in
Smithfield, VA

Contract

26,800.00

TOTAL AMOUNT

26,800.00

Thank you for doing business with us. Payments accepted via Check or ACH.
We reserve the right to bill a monthly finance charge of 1.5% on those accounts not paid per payment terms.



Isle of Wight County
P.O. Box 80
Isle of Wight, Virginia 23397
757-357-7006

INVOICE

ORIGINAL COPY

Due upon receipt

CUSTOMER		INVOICE DATE			INVOICE NUMBER		AMOUNT PAID		DUE DATE		INVOICE TOTAL DUE					
TOWN OF SMITHFIELD		10/24/2025			3140		\$0.00		10/24/2025		\$40,500.00					
DESCRIPTION		QUANTITY			PRICE		UOM		ORIGINAL BILL		ADJUSTED		PAID		AMOUNT DUE	
IT SERVICES		1.00			\$40500.000000		EACH		\$40,500.00		\$0.00		\$0.00		\$40,500.00	
FY26 IT SERVICES (JULY-DEC 2025)																
INSTALLMENTS																
INSTALLMENT NUMBER	CHARGE CODE	START DATE	DUE DATE	INTEREST DATE	BILLED AMOUNT		ADJUSTED AMOUNT		TOTAL PAID		INTEREST DUE	PRINCIPAL UNPAID		BALANCE UNPAID		
1		10/24/2025	10/24/2025	10/24/2025	\$40,500.00		\$0.00		\$0.00		\$0.00	\$40,500.00		\$40,500.00		
											Invoice Total:		\$40,500.00			

FY26 IT SERVICES (JULY-DEC 2025)
INVOICE DUE UPON RECEIPT

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



Isle of Wight County
P.O. Box 80
Isle of Wight, Virginia 23397
757-357-7006

INVOICE

Remit Portion

Invoice Date	10/24/2025
Invoice Number	3140
Customer Number	399376
Amount Paid	
Due Date	10/24/2025
Invoice Total Due	\$40,500.00

TOWN OF SMITHFIELD
PO BOX 246
SMITHFIELD, VA 23431

This account is due and payable to: Isle of Wight County Treasurer upon receipt.
Any remaining unpaid balance will be turned over to collections after 90 days.

**ISLE OF WIGHT COUNTY
DEPARTMENT OF BUDGET AND FINANCE**

REQUEST FOR BILLING

Please Bill:

Organization Name: Town of Smithfield

Contact Person: Laura Ross, Treasurer

Address: PO Box 246

City / State: Smithfield , Va Zip: 23431

Phone Number: 757-365-4287

Fax: 757-365-4286

Email : fhyde@smithfieldva.gov
ihunemuller@smithfieldva.gov
lross@smithfieldva.gov

In the amount of: \$ 40,500.00

Total Amount DUE: \$ 40,500.00

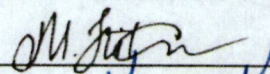
For the following: (please provide specifics)

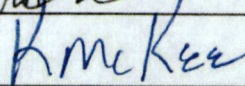
FY26 IT Services (July-Dec 2025)

Charge Code:	<u>ITSERV</u>	Invoice#	<u>3140</u>
Customer#	<u>399376</u>	Batch#	<u>704</u>

Credit to Org - Object: 6500006-417818

Requested By: Donna A Proffitt Date: 10/20/2025

Approved By:  Date: 10/23/25

Entered by:  Date: 10/24/25

**Shared Technology Use Agreement
Between the Town of Smithfield and
Isle of Wight County**

THIS AGREEMENT FOR SHARED USE OF TECHNOLOGY SERVICES AND EQUIPMENT is made this 1st day of October 2019, between the Town of Smithfield, a Virginia municipal corporation (the "Town") and Isle of Wight County, a political subdivision of the Commonwealth of Virginia (the "County"). The County and Town may hereinafter be referred to jointly as the "Parties" or individually as a "Party."

RECITALS:

The County and the Town recognize the benefit to the Parties that will result from a working relationship in the development of a joint plan for the sharing of technology services. The intent of the Parties is to provide maximum efficiency without duplication of personnel or resources while maintaining sufficient support for the County and Town operations in technology. Recent and projected growth in the County has increased the demand for new and expanded technology resources for both the County and Town. Sharing of Information Technology ("IT") services will avoid duplication of efforts reduce costs and maximize the efficiency for both the County and Town Information Technology departments.

The County and Town understand and agree that this Agreement is intended solely for the purpose of streamlining services and the efficient use of technology services.

1. TERM

The County and Town agree that this Agreement shall continue until terminated by either Party upon written notice of not less than sixty (60) days to the other Party.

2. FEES AND CHARGES

The Town agrees to pay County annually the sum of \$81,000.00 for the services provided and enumerated in this Agreement (the "Annual Fee"). County shall serve the Town with written notice of any cost adjustment to the Annual Fee for services under this Agreement no less than sixty (60) calendar days prior to the anniversary date of this Agreement. Unless the Agreement is terminated or otherwise modified as provide herein, the new Annual Fee will become effective on the anniversary date of this Agreement and shall remain in effect until further modification or adjustment.

3. TECHNOLOGY SERVICES COVERED UNDER THIS AGREEMENT

End-User and Advanced Support and Help Desk

The County Information Technology Department("IT") will be responsible to all Town end-users and help desk support. This is to include, but not limited to, telephone support and on-site computer support.

Active Directory Account Creation & Deactivation

The County IT shall be responsible for all Town Active Directory account creation and deactivation.

Electronic Mail

The County IT shall be responsible for all Town Electronic Mail System Account Creation & Modification. The County IT shall be responsible for all County Electronic Mail system backups. The County IT shall be responsible for maintaining and updates to all Town Electronic Mail distribution lists.

Network Administration and Advanced Active Directory Support

The County IT shall be responsible for Network Administration and Advanced Active Directory support issues. Network security for the Town network shall be managed by the County IT.

Server Hardware Support

The County IT shall be responsible for Server Hardware Support. All costs for repairs or replacement of Town servers will be the responsibility of the Town based on County IT recommendations.

Server Replacement

The County IT will be responsible for server replacement recommendations. The County IT will make arrangements to replace or retire server hardware with equipment as needed in coordination with the Town.

Desktop Computer Replacement

The County IT shall maintain a five (5) year replacement cycle for Town owned desktop computers. The County IT shall maintain an inventory and give annual budget projections for replacement cycle Town owned desktop computer replacements.

Network Infrastructure

The County IT shall be responsible for maintaining the Town Network Infrastructure. All changes in configuration and equipment replacement have the

potential for impacting the operations of the Town IT Network infrastructure so such additions, replacements or changes in configuration shall be subject to approval by the Town. All service impacting changes must be communicated prior to implementation. In the case of emergency repairs the notification should occur as soon as is reasonably possible.

Advanced Network Troubleshooting

The County IT shall be responsible for Advanced Network troubleshooting and configuration issues.

Town Telephone Systems

The County IT shall be responsible for all Telephone Systems.

Electronic Work Order System

The County IT shall be responsible for providing the Town access to an Electronic Work Order system. Administration of this system shall be the responsibility of County IT. The County IT shall be responsible for monitoring, use and work order creation.

Wireless Network Infrastructure

The County IT shall be responsible for all Town wireless network infrastructure.

Virtual Private Network (VPN) Connections for External Town Offices

The County IT shall be responsible for all existing Virtual Private Network connections to external Town offices. The County IT shall be responsible for all end-user support issues at these locations.

Internet Access

The County IT shall be responsible maintaining the ISP (Internet Service Provider) for the Town operations. The County IT shall be responsible for providing, maintaining and configuration of an Internet Firewall.

Internet Web Pages

The County IT shall support and assist in maintaining configuration and content of the Town's web site and Internet presence.

SCALA

The County IT shall be responsible for maintaining and configuring the PEG channel provided by Charter Spectrum Cable. This system will be available for use by the Town for communication to the community via the PEG channel.

4. TECHNOLOGY SUPPORT PRIORITIES

The first priority of the County IT will be the maintenance and successful operation of the technology systems in use by the County. There will be times when resources and personnel are assigned to critical duties and will be limited in availability for Town IT issues.

5. COOPERATIVE DEVELOPMENT OF TECHNOLOGY FACILITIES

The Parties hereto, recognize the possible mutual benefit for the employees and citizens of the County and agree to consider the joint development of Technology facilities whenever possible. Should such joint or cooperative development be feasible, the Parties may enter into separate written agreements to provide details as to rights and obligations of the Parties with respect the development of said joint facilities. This cooperative development may include consideration of possible Technology facilities in the design of future County and Town facilities.

6. MAINTENANCE OF FACILITIES

Maintaining Town property and facilities shall be the responsibility of the Town. Maintaining County properties and facilities shall be the responsibility of the County.

7. AMENDMENTS AND MODIFICATIONS OF THIS AGREEMENT

This Agreement forms the entire agreement among the Parties and supersedes any and all understandings, agreements, letters of intent and negotiations between the Parties relative to the subject matter. This Agreement may not be modified or amended except in writing signed by all Parties.

8. LIABILITY AND COMPLIANCE WITH RULES AND REGULATIONS

Each Party will be responsible for maintaining technology operations in compliance with all rules and regulations required. Nothing herein however shall be deemed to waive any limitations upon liability through sovereign immunity that exists for both Parties as to third parties.

9. ASSIGNMENT

Neither Party shall assign its use of the other's technology services as hereinabove provided; however, either Party may enter into agreements with other parties or agencies to permit the use of technology services under the said Party's supervision and control.

10. NON-DISCRIMINATION

The Parties agree that while in or upon the facilities of the other, that at no

time it shall discriminate against any person on the grounds of race, religious affiliation, color, national origin, disability, age, or gender.

11. COUNTERPARTS

This Agreement may be executed in counterparts, and any number of counterparts signed in the aggregate by the Parties will constitute a single, original instrument.

12. WAIVER

The failure of either to insist upon strict performance of any obligation in this Agreement shall not constitute a waiver of said Party's right to demand strict compliance therewith in the future.

13. GOVERNING LAW AND SEVERABILITY

This Agreement shall be deemed to be a Virginia contract and shall be governed as to all matters whether of validity, interpretations, obligations, performance or otherwise exclusively by the laws of the Commonwealth of Virginia, and all questions arising with respect thereto shall be determined in accordance with such laws. Regardless of where actually delivered and accepted, this Agreement shall be determined to have been delivered and accepted by the Parties in the Commonwealth of Virginia. The Parties further agree that any legal action or proceeding arising out of this Lease shall be commenced and tried in the Circuit Court of Isle of Wight County, Virginia to the express exclusion of any otherwise permissible forum.

If any portion of this Agreement shall be adjudged invalid, illegal or unenforceable, no other provision shall be affected in any way.

14. CONFIDENTIALITY

Each Party (the "Receiving Party") understands that the other party (the "Disclosing Party") may disclose Confidential Information to the Receiving Party as defined in this Section in connection with the negotiation of and performance under this MOU. "Confidential Information" means (a) all information disclosed in tangible form by the Disclosing Party and marked "confidential" or "proprietary", and (b) all information disclosed orally or otherwise in intangible form by the Disclosing Party and designated as confidential or proprietary at the time of disclosure.

The Receiving Party agrees to protect Confidential Information (whether disclosed before or after the Effective Date) from unauthorized use, dissemination or publication by using the same degree of care, but not less than a reasonable degree of care, as the Receiving Party uses to protect its own confidential or proprietary information of a similar nature. The Receiving Party will limit the use of and

access to the Disclosing Party's Confidential Information to the Receiving Party's employees or independent contractors who have a demonstrable need to know, who have been notified that such information is Confidential Information and who are under binding obligations of confidentiality no less restrictive than those of this Agreement.

The Receiving Party's obligation to protect Confidential Information under this Agreement will expire two (2) years from the date of expiration or termination of this MOU.

The restrictions of nondisclosure set forth in this Section will not apply to any Confidential Information: (a) after it has become generally available to the public through no fault of the Receiving Party or its consultants, agents or subcontractors; (b) that is rightfully in the Receiving Party's possession before disclosure to the Receiving Party by the Disclosing Party; (c) is independently developed by the Receiving Party without the developing person(s) having access to the Disclosing Party's Confidential Information; or (d) is received by the Receiving Party in good faith from a third party not subject to an obligation of confidentiality. In addition, the Receiving Party may disclose Confidential Information if required to do so by statute, administrative process or court order, provided that (i) the Receiving Party gives the Disclosing Party sufficient advance notice of such disclosure requirement; (ii) the Receiving Party cooperates with the Disclosing Party, at the expense of the Disclosing Party, in trying to seek a protective order in connection therewith; and (iii) the scope of such disclosure is limited to the extent possible.

15. RESOLUTION (to be adopted by each Party)

WHEREAS, there is increased demand on technology services; and

WHEREAS, the employees, Town, County and citizens may benefit by the efficient sharing of technology resources and staff; and

WHEREAS, cooperative use of technology services may be a more efficient use of public funds; and

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors and Town Council, that the County and Town support the establishment of a memorandum of understanding for Shared Technology Use between the County and Town to encourage maximum efficiency in the Technology operations for Town and County IT on the part of the public employees and citizens of Isle of Wight County.

16. EXECUTION

The foregoing agreement was duly adopted, accepted and approved by the Board of Supervisors and Town Council at regular meetings held on the 19 day of September 2019 by the Board of Supervisors of Isle of Wight County and on the 1st day of October 2019 by the Town Council of the Town of Smithfield.

Town of Smithfield

By

[Signature]
Mayor

10-1-19
Date

Attest:

[Signature]
Clerk

Approved as to form:

[Signature]
Town Attorney

Isle of Wight County

By

[Signature]
Chairman

9-19-19

Date

Attest:

[Signature]
Clerk

Approved as to form:

[Signature]
County Attorney

NOTICE OF PUBLIC HEARING

TOWN COUNCIL OF THE TOWN OF SMITHFIELD

SPECIAL USE PERMIT

Notice is hereby given that the Town Council of the Town of Smithfield, Virginia will hold a public hearing at the special meeting of the Town Council at the Smithfield Center, 220 N Church St, Smithfield, VA 23430, on Wednesday, November 5th, 2025 at 6:30 PM to consider the application of George Vancil, applicant on behalf of Cristoforo Russo & Natale Carollo, owners, for Special Use Permit (SUP) application under the provisions of Article 3.I.C.6, of the Zoning Ordinance of the Town of Smithfield, Virginia, adopted Tuesday, September 1st, 1998, and as amended thereafter, to allow a commercial recreation facility.

The property which is the subject of this SUP application is located at 1812 Benns Church Blvd., TPIN 22-01-005F, which is zoned Highway Retail Commercial (HRC) & Entrance Corridor Overlay (ECO).

Copies of the current Zoning Ordinance of the Town of Smithfield, Virginia, adopted Tuesday, September 1st, 1998, and all amendments thereto, along with copies of the SUP application, are on file and may be examined in the Community Development & Planning Department, 310 Institute St, Smithfield, VA 23430.

TOWN OF SMITHFIELD, VIRGINIA

Lesley G. King, Clerk

Publish: Wednesday, October 22nd, 2025, and Wednesday, October 29th, 2025.

**TOWN COUNCIL STAFF REPORT:
SPECIAL USE PERMIT
Public Hearing
Wednesday, November 5th, 2025, 6:30 PM**

Applicant	George Vancil 772 Ledford Lane Smithfield, VA 23430
Owner	Cristoforo Russo & Natale Carollo
Property	1812 S Church Street TPIN 22-01-005F 0.66 ac W side S Church St. Corner of Benns Church Blvd. & S Church St.
Zoning	Highway Retail Commercial (HRC), Entrance Corridor Overlay (ECO)
Adjacent Zoning	HRC, ECO
Project Description	The applicant is seeking an SUP (Article 3.I.C.6) for a commercial recreation facility offering Jiu Jitsu. The facility is designed as a membership-based program focused on veterans, law enforcement officers, trauma survivors (especially women), and at-risk youth. The curriculum is therapeutic, educational, and rooted in resiliency-building. They will provide structured instruction, team-based learning, and weekly peer discussions to give veterans and others a trusted environment to process trauma while developing practical skills. They will have approximately 2 employees and will be open in the evenings Monday through Thursday, early mornings Monday and Wednesday, and Saturday mornings.
Zoning Recommendation	Positives: This would bring additional business in Town. Negatives: It is not a by-right use and does require an SUP.

Planning Commission favorably recommended this application to Town Council.

Please direct inquiries to Tammie Clary at 1-(757)-365-4200 or tclary@smithfieldva.gov.

From: George Vancil
To: Tammie Clary
Cc: Mark Kluck
Subject: Re: New Business - 1812 South Church Street
Date: Tuesday, August 26, 2025 11:22:31 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the email. Absolutely; and, I apologize for failing to be more detailed.

Number of employees: 2. Me and a front desk person who'd work Monday-Thursday 5-7pm and some Friday evenings for special events and invite only classes. Typically this would be a high school student responsible for opening the academy and providing minimal customer service duties. Guest instructors would be paid by the class.

Hours of operations: Monday-Thursday 5pm - 8:30pm and some Friday evenings for special events such as seminars or invite only classes geared towards the special needs of police officers and active duty military. Also, Monday and Wednesday 6am-7am for morning classes. Saturday 8:30am - 10am.

Additionally, I plan to cap classes at 15 students p/class; down from my initial plan of 20 p/class preferring a more personal training environment. There will always be at least two evening classes that will run consecutively, Monday - Thursday. Evening throughput should not exceed 30 students p/night Monday-Thursday.

SUMMARY:

Number of employees: Two (2) employees and guest instructors as needed

Hours of Operation: Monday-Thursday: 5pm-8:30pm; Friday, by appointment, Monday / Wednesday, 6am-7am, Saturday, 8:30am-10:00am

I hope this is sufficient and thank you again for allowing me the opportunity to take another shot at it.

Btw, and pls don't take this the wrong way, however, my largest disagreement is in the classification of this being a "recreational" endeavor. There's nothing recreational about teaching hard skills that have been pressure tested under the most stressful conditions and designed to keep someone alive at the worst moment of their life. But, I've come to accept it and place my trust in the fairness of the process.

Very best and thank you again for allowing my petition to be considered at the upcoming PC.

George

On Aug 26, 2025, at 2:29 PM, Tammie Clary <tcclary@smithfieldva.gov> wrote:

Good Afternoon,

Attached please find a draft staff report. If you would like to provide any information on hours of operation, employees, etc. I would be happy to include it.

Please let me know if you have any questions or concerns.

Thank you.

Best,

TAMMIE CLARY

Community Development & Planning Director

Town of Smithfield, Virginia

310 Institute St, Smithfield, VA 23430

1-(757)-365-4200

tcclary@smithfieldva.gov

<image001.png>

From: George Vancil <gvancil@icloud.com>
Sent: Thursday, August 21, 2025 3:54 PM
To: Mark Kluck <mkluck@smithfieldva.gov>
Cc: Tammie Clary <tcclary@smithfieldva.gov>
Subject: Re: New Business - 1812 South Church Street

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mark, thx. Disappointed but not surprised. I anticipated your position and prepared my statement in advance. I just need to know to whom I cut the check and how to file my request for a SUP. Totally understand the demands of your schedule and time but I'd appreciate a rapid response so I can get this moving and not further delay a service that will bring real value to our community.

Best

George

On Aug 20, 2025, at 2:35 PM, Mark Kluck <mkluck@smithfieldva.gov> wrote:

Good afternoon, Mr. Vancil.

We completely understand your perspective; however, we do not have another available use besides a commercial recreation facility.

The SUP process is a \$400 application fee, along with the submission of the following:

- Please include a description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
- Please include a written statement of proposed project compatibility with the following:
 - (1) The [Comprehensive Plan](#).
 - (2) The applicable zoning district ([H-B-C](#)).
 - (3) The surrounding properties.
 - (4) Current and future neighborhood conditions.
 - (5) Pedestrian and vehicular traffic patterns, on-site and off-site.
 - (6) Adequate public facilities.

Please keep in mind, this application will need to be advertised as a Public Hearing for the Planning Commission, for review and recommendation, as well as advertised as a Public Hearing for the Town Council for review and decision.

Alternatively, you can appeal my decision to the Board of Zoning Appeals. That process is a \$250 application fee and a public hearing before the Board of Zoning Appeals. Please be advised that staff will support the classification of your proposed use as a commercial recreation facility.

You do have 30 days for the appeal, after which the decision becomes final and unappealable.

If the BZA agrees that your proposed use is a commercial recreation facility, you would then need to apply for the SUP and pay the \$400 application fee.

Please let me know if you have any questions or concerns.

Thank you.

21 August 2025

Written Statement for Special Use Permit Application
Proposed Use: End State Jiu Jitsu Academy
George Vancil, 772 Ledford Ln, Smithfield, VA 23430
Location: 1812 S. Church Street, Smithfield, VA 23430

References:

- a) Email from Mark Kluck dtd 14 Aug 2025; 20 Aug 2025
- b) Smithfield Comprehensive Plan
- c) Smithfield Zoning Ordinance for HR-C

Submitted for approval is my application and written statement for a Special Use Permit per ref (a). The required elements are addressed below.

1. Compatibility with the Comprehensive Plan

Reference (b), The Smithfield Comprehensive Plan, emphasizes strong, resilient communities built on health, education, and safety. End State Jiu Jitsu directly supports this vision by providing structured instruction and a therapeutic environment where veterans, law enforcement officers, trauma survivors, and—later—at-risk youth can heal, grow, and regain confidence.

I've lived in this community for over a decade. In that time, I've watched questionable businesses, like vape and cigarette shops (a mistake thankfully corrected) set up shop with apparently little up-front scrutiny despite offering no real benefit to the public. To now be told that an academy devoted to service, discipline, and healing requires special justification feels less like planning oversight and more like misplaced priorities. If resilience and public health are truly part of Smithfield's Comprehensive Plan, then this academy is exactly the kind of institution that should be welcomed and not obstructed.

2. Compatibility with the Applicable Zoning District (HR-C)

Reference (c) The HR-C District, is intended to support service-oriented, educational, and community-focused uses. End State Jiu Jitsu fits squarely within this framework. While it has been classified as a "Commercial Recreational Facility," its function mirrors permitted uses like private schools, medical offices, and personal service establishments. Unlike true recreation, this academy is structured, curriculum-driven, mission-focused, and community oriented, a concept much closer to an educational institution than a place of diversion.

3. Compatibility with Surrounding Properties

The academy will occupy a modest commercial space within an existing retail and restaurant cluster. A boutique self-defense and personal protection academy, with limited hours and capped attendance, is entirely compatible with these neighboring businesses. In fact, its presence will provide positive, community-minded activity that complements surrounding establishments. Compared with businesses that generate higher traffic or questionable community value, this academy stands out as a stabilizing, uplifting addition.

4. Pedestrian and Vehicular Traffic Patterns

With no more than 20 students per class, operating primarily evenings and weekends, traffic impact is

negligible. Parking demand will be light and well within existing capacity. Unlike fast-food or convenience retail already permitted by-right, this academy will see predictable, controlled comings and goings more akin to a small professional office than a high-turnover retail outlet.

5. Current and Future Neighborhood Conditions

Smithfield takes pride in being a close-knit, historic community. The future of that identity depends on institutions that build—not erode—resilience. End State Jiu Jitsu contributes to that future by empowering those who serve, protecting those who are vulnerable, and mentoring those who need direction. As a combat veteran with nearly 30 years of service, I know what sacrifice and service look like. I've lived leadership, endured failure, and fought through challenges, all hard lessons I now pass on to strengthen others through this Academy.

When placed beside smoke shops and other enterprises that offer no public benefit, the value of this academy to the neighborhood becomes obvious. This isn't just compatible with Smithfield's character, rather it's EXACTLY the kind of business that helps preserve it.

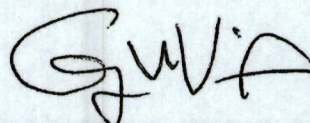
6. Adequate Public Facilities

The facility is fully up to code in every respect; fire protection, utilities, accessibility, and safety. It meets all occupancy standards, requires no additional public investment, and imposes no burden on local infrastructure.

Finally, and most importantly, End State Jiu Jitsu is not "recreation." It is structured education, therapeutic instruction, and community service under one roof. It is a mission-driven academy that empowers our residents, strengthens families, and fosters individual and community resilience.

The irony is not lost on me that businesses offering far less—vape shops, cigarette outlets, fast food restaurants—received approval seemingly without this kind of gauntlet. As someone who served this nation for nearly three decades in combat and peace, I find it disappointing to have to justify an endeavor so clearly dedicated to service, healing, and the betterment of this community I've called home for more than 10 years.

Approving this Special Use Permit isn't just reasonable, it's overdue. My hope is that the Town Council sees this for what it is: not a request for special treatment, but a correction of a misplaced classification. At this point, the only thing I should be receiving is your approval and your full support in accelerating what is clearly a benefit long overdue for Smithfield.



George Vancil, Commander, USN (Ret)
772 Ledford Ln
Smithfield, VA 23430
757-371-5761



3 November 2025

From: George Vancil
To: Smithfield Town Council
Subject: Special Use Permit for End State Jiu Jitsu

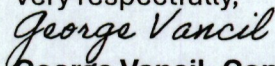
Dear Members of the Smithfield Town Council,

I want to thank the Planning Commission and the Town Council for your time and thoughtful consideration of my Special Use Permit for End State Jiu Jitsu. Unfortunately, I will be unable to attend the meeting where my permit will be voted on, as I will be in California meeting with a Navy client in my professional capacity. Please accept my sincere apology for not being present in person.

End State Jiu Jitsu is more than a business. Rather, it is a mission of service and resilience. As a 29-year combat veteran who has lived in Smithfield for over a decade, my goal is to build resiliency within our community through the art of Jiu Jitsu, especially among veterans, law enforcement officers, those who have faced trauma, and others seeking an effective system of personal defense. The academy provides a structured and purposeful environment centered on discipline, healing, and camaraderie, with special programs dedicated to supporting the community's first responders.

This academy will serve as a quiet anchor for resilience and mentorship within our town. I am deeply grateful for the Planning Commission's recommendation for approval and respectfully ask for the Council's support to help bring this mission to life for Smithfield.

Very respectfully,



George Vancil, Commander, U.S. Navy (Ret.)

End State Jiu Jitsu
772 Ledford Lane
Smithfield, VA 23430
(757) 371-5761

NOTICE OF PUBLIC HEARING

TOWN COUNCIL OF THE TOWN OF SMITHFIELD

SPECIAL USE PERMIT

Notice is hereby given that the Town Council of the Town of Smithfield, Virginia will hold a public hearing at the special meeting of the Town Council at the Smithfield Center, 220 N Church St, Smithfield, VA 23430, on **Wednesday, November 5th, 2025 at 6:30 PM** to consider the application of The Kroger Company C/O Jason Sandzimier, applicant on behalf of SUSO 4 Smithfield FF LP C/O Super Value, owner, for Special Use Permit (SUP) application under the provisions of Article 3.J.C.17, of the Zoning Ordinance of the Town of Smithfield, Virginia, adopted Tuesday, September 1st, 1998, and as amended thereafter, **to allow a service station.**

The property which is the subject of this **SUP application is located at 1282 Smithfield Plaza,** TPIN 32-09-001, which is zoned Planning Shopping Center (PSC) & Entrance Corridor Overlay (ECO).

Copies of the current Zoning Ordinance of the Town of Smithfield, Virginia, adopted Tuesday, September 1st, 1998, and all amendments thereto, along with copies of the SUP application, are on file and may be examined in the Community Development & Planning Department, 310 Institute St, Smithfield, VA 23430.

TOWN OF SMITHFIELD, VIRGINIA

Lesley G. King, Clerk

Publish: Wednesday, October 22nd, 2025, and Wednesday, October 29th, 2025.

**TOWN COUNCIL STAFF REPORT:
SPECIAL USE PERMIT
Public Hearing
Wednesday, November 5th, 2025, 6:30 PM**

Applicant	The Kroger Company c/o Jason Sandzimier 1282 Smithfield Plaza Smithfield, VA 23430
Owner	SUSO 4 Smithfield LLC
Property	1282 Smithfield Plaza TPIN 32-09-001 3 ac W side Benn's Church Blvd. Corner of Benns Church Blvd. & Canteberry Lane
Zoning	Planned Shopping Center (PSC), Entrance Corridor Overlay (ECO)
Adjacent Zoning	PSC, ECO, Community Conservation (CC)
Project Description	The applicant is seeking an SUP (Article 3.J.C.17) for a service station within the existing parking lot of the Kroger. There will be 5 pumps and feature an 8'x22' kiosk for the attendant. The fuel center will operate from 5am to 11pm daily.
Zoning Recommendation	The applicant will need a zoning permit and fee payment for the structure.
Planning Commission favorably recommended this application to Town Council.	

Please direct inquiries to Tammie Clary at 1-(757)-365-4200 or tclary@smithfieldva.gov.

SPECIAL USE PERMIT APPLICATION for a proposed Kroger Fuel Center at store R-575

Project location: The Kroger Fuel Center is being proposed within the existing parking lot of Kroger Store R-575, located at 1282 Smithfield Plaza, Smithfield, VA 23430.

General project description: Kroger is proposing a fuel center with 5 pumps (mpd's or multi-pump dispensers) in the location of a former gas station that was demolished, as shown circled in red below. The fuel center has an 8'x22' kiosk for one (1) Kroger attendant. The kiosk has a restroom, but the restroom is for the kiosk attendant's use only, and is not open to the public.

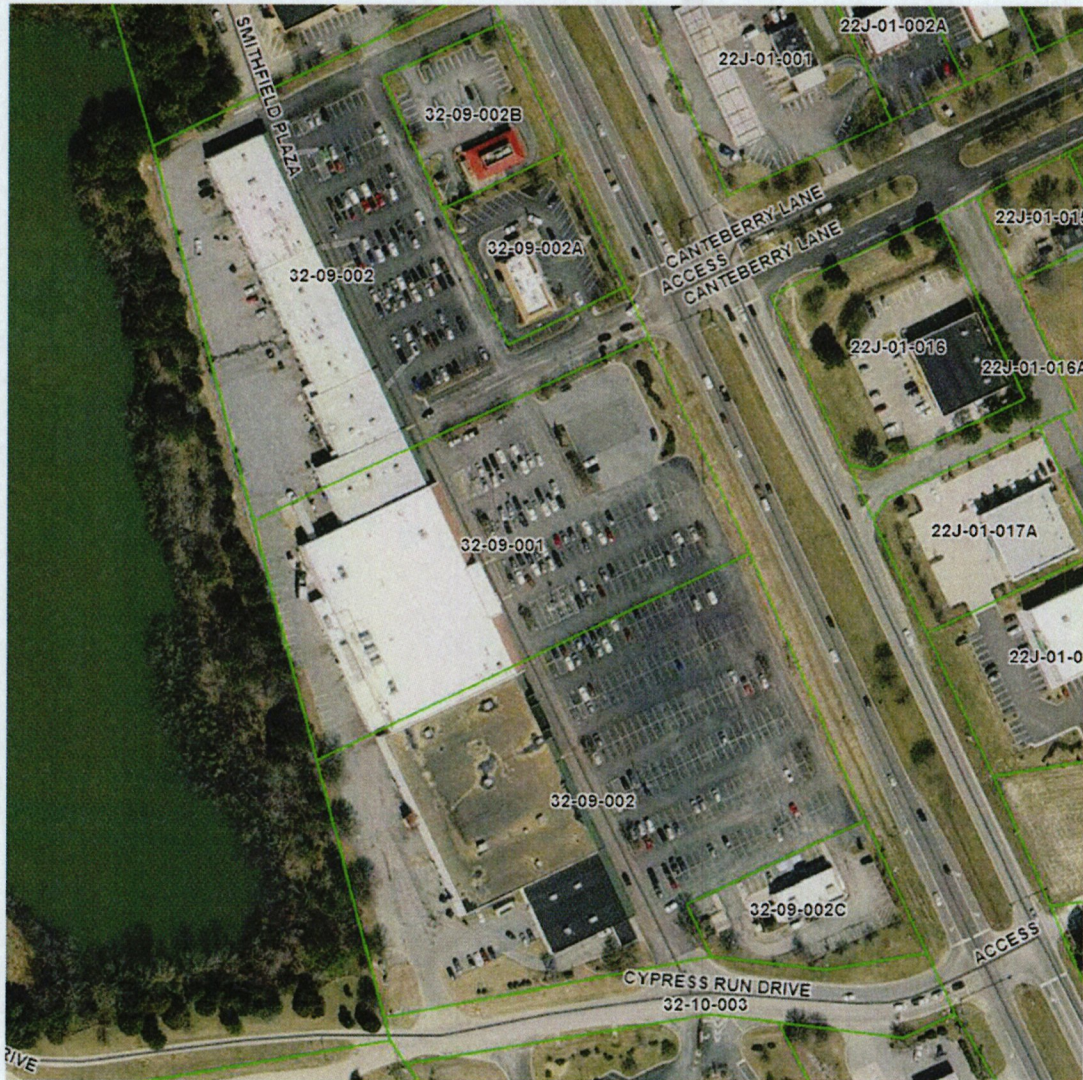


Hours of operation: Kroger standard hours of operation for a fuel center are 5am to 11pm daily.

Number of employees: The Kroger Fuel Center kiosk will have one (1) employee during all hours of operation.

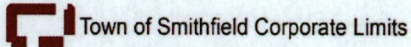
Project compatibility:

The proposed Kroger Fuel Center at store R-575 in the parking lot of the Smithfield Shopping Plaza is compatible with its current surrounding uses. The current zoning as well as all surrounding zonings are PS-C (Planned Shopping Center District)—see aerial parcel map below.



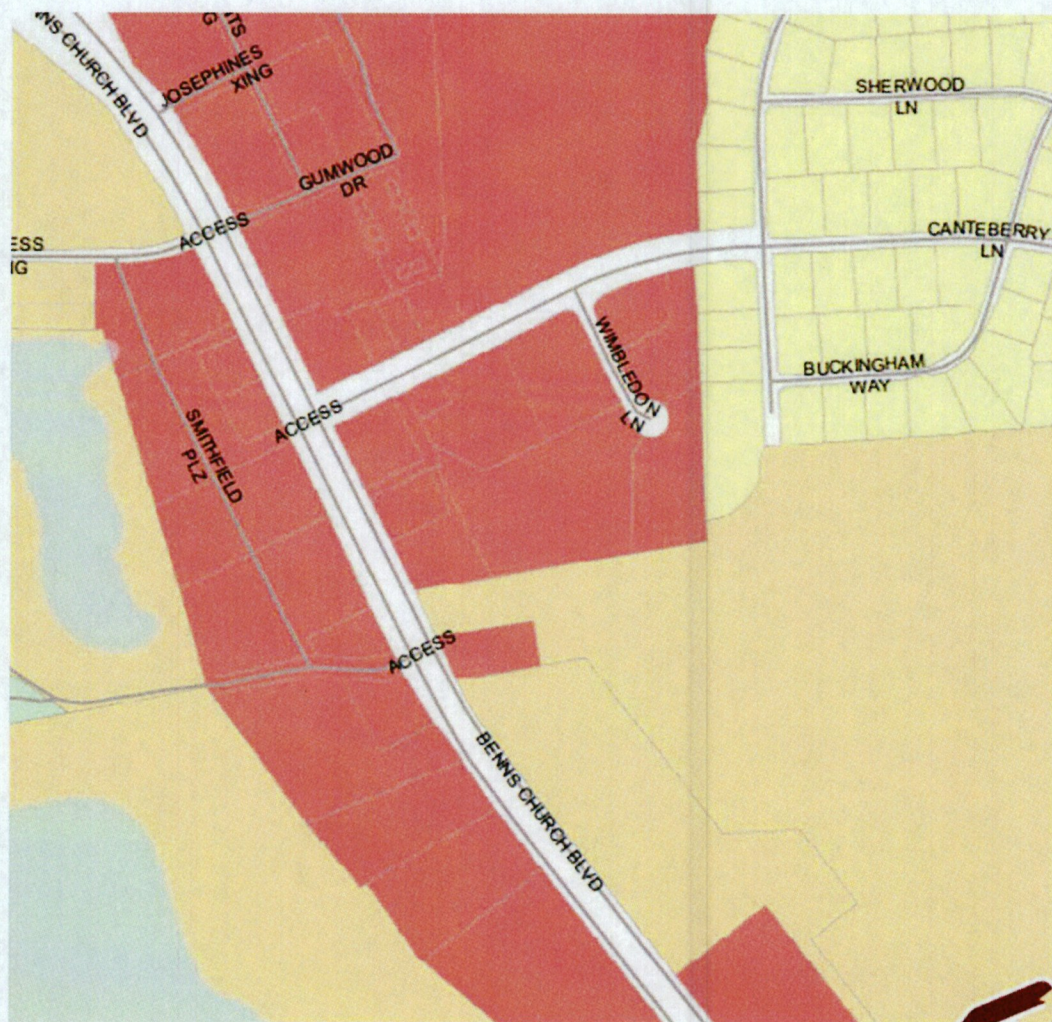
The shopping center is located within an area on the Comprehensive Plan/Future Land Use Classification map as part of the Corridor Mixed-Use. The Kroger Fuel Center will blend with the surrounding land uses as well as the existing shops, restaurants, and grocery already located within the Shopping Plaza. The land across Bennis Church Blvd from the Shopping Center is also classified as Corridor Mixed-Use, so the proposed fuel center will not conflict with any surrounding land uses.

Legend



Future Land Use Classifications

- Neighborhood Residential
- Historic District/Downtown Mixed-Use
- Historic District Residential
- Commercial Mixed-Use
- Corridor Mixed-Use
- Residential Mixed-Use



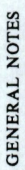
The existing Smithfield Shopping Plaza is currently comprised of the Kroger grocery store, a Home Furnishings store, a gym, a café, a laundromat, a nail salon, a vape store, a Bealls, Roses Express, a thrift store, a credit union, and a physical therapy center. Within the shopping center parking lot/outlots closest to Benns Church Blvd, there currently is a Pizza Hut and Burger King to the north of the proposed Kroger Fuel Center, and a Taco Bell to the south. The parking lot in the area of the proposed fuel center is currently a large asphalt area with no parking space striping, although it appears to be utilized by some vehicles.

Additionally, there is a 7-Eleven gas station with a convenience store and car wash across the street from the Smithfield Shopping Plaza. The proposed Kroger Fuel Center will be very similar in nature to this existing gas station, however it has a much smaller kiosk offering basic goods to the Kroger customer, and two fewer fueling pumps.

The Kroger Fuel Center plan also proposes an increased landscape strip along the frontage of Benns Church Blvd that is approximately 16' wide. This will create a larger, visually pleasing buffer between the proposed fuel center and the street frontage.

All vehicular traffic patterns will remain generally the same, with the addition of a few modified landscape islands in order for the fueling tanker truck to be able to enter and exit the site as quickly and efficiently as possible. The proposed tanker route is as follows: the fueling tanker will enter the Shopping Center from the existing drive cut on Cypress Run Drive, and then turn to the right, drive near the Taco Bell, turn left in the parking lot and drive towards the proposed fuel center, and finally exit the Shopping Plaza at the existing signalized entrance onto Benns Church Blvd. This route will have a minimal impact on any pedestrian traffic, as it utilizes the parking lot area closest to Benns Church Blvd and farthest from all shops/stores.

C-1



SITE ANALYSIS

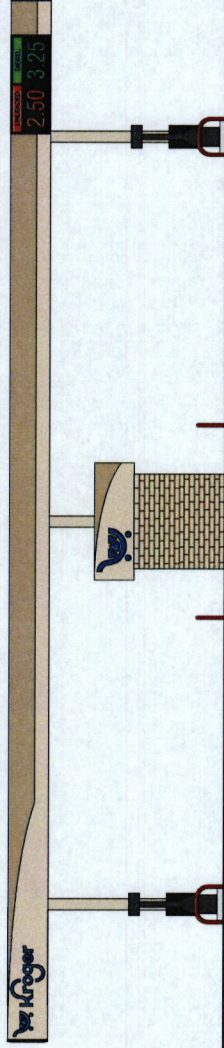
KROGER #4-75	43,000+ S.F.
TOTAL BUILDING AREA	132,800+ S.F.
SPACES LOST	8 SPACES
TOTAL PROPOSED SPACES	619 SPACES (4.66 M.S.F.)
SITE AREA	12.819 ACRES±
EXISTING ZONING	PLANNED SHOPPING CENTER (PSC)
PROPOSED FUEL CENTER	5 MPD



SCALE: 1" = 40'

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 40, 0, 40, 80, and 120 FEET. The segments between 0 and 40, 40 and 80, and 80 and 120 are each divided into four equal parts, representing 10-foot increments.

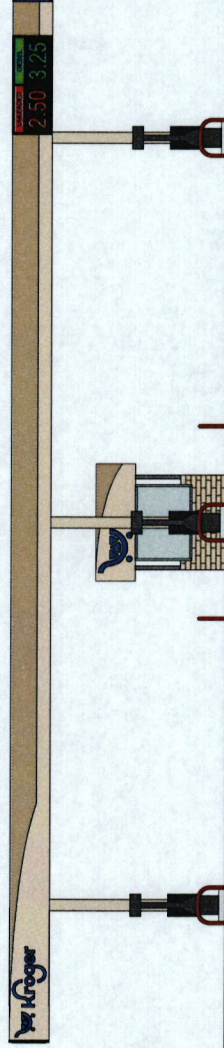
Know what's below.
Call before you dig.



4 REAR ELEVATION

3/32" = 1'-0"

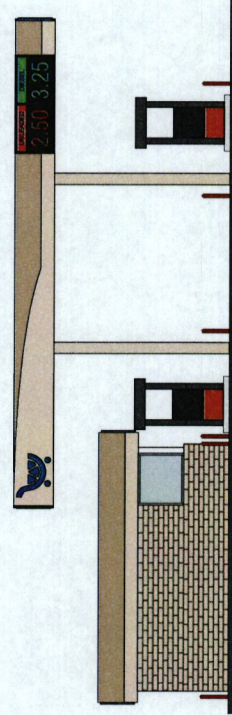
4
A3



1 FRONT ELEVATION

3/32" = 1'-0"

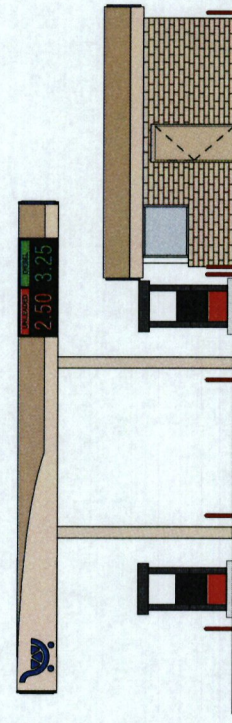
1
A3



3 LEFT ELEVATION

3/32" = 1'-0"

3
A3



2 RIGHT ELEVATION

3/32" = 1'-0"

2
A3

KROGER FUEL
5MPD WITH STANDARD KIOSK



ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
1440 Preston Ridge Road, Suite 275, Alhambra, CA 91803
714.414.1000 www.rlr.com

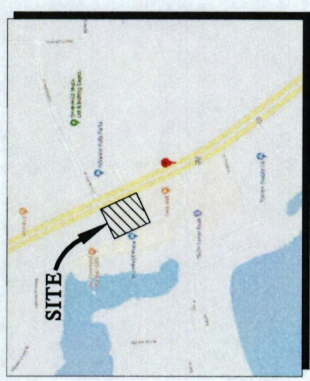
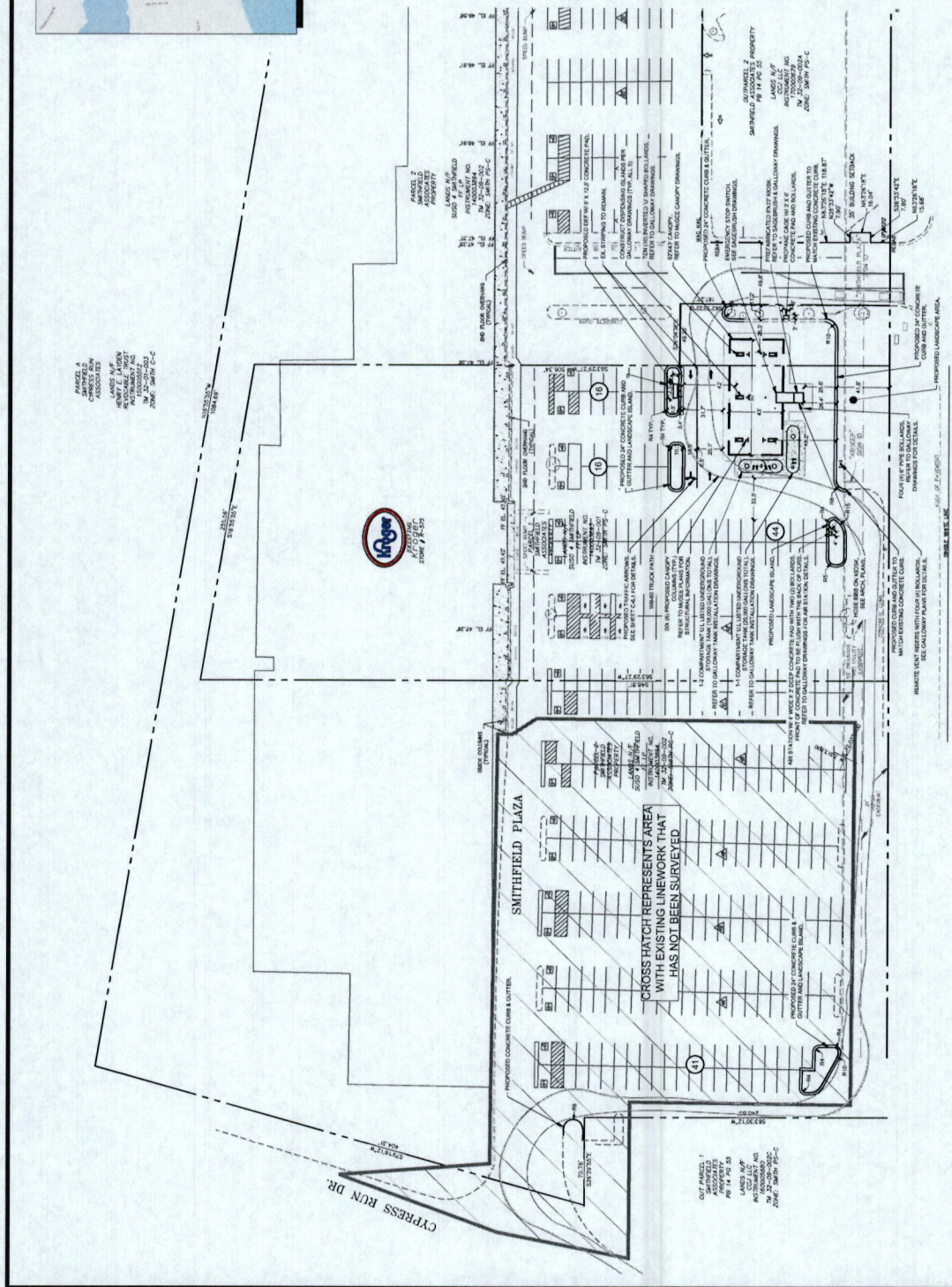


IF YOU DIG VIRGINIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW
Know what's below.
Call before you dig.

SITE PLAN

SCALE: 1" = 40'
0 0 20 40 60 80 100 120 FEET

BENNS CHURCH BOULEVARD
U.S. RTE. 10
VARIABLE WIDTH RIGHT-OF-WAY



VICINITY MAP
SCALE: NONE

GENERAL NOTES

1. ALL WORK AND MATERIAL SHALL COMPLY WITH THE CITY OF SMITHFIELD, STATE OF VIRGINIA, REGULATIONS AND CODES AS WELL AS ALL LOCAL STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SMITHFIELD, STATE OF VIRGINIA, AND ANY OTHER AGENCIES THAT MAY BE REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SMITHFIELD, STATE OF VIRGINIA, AND ANY OTHER AGENCIES THAT MAY BE REQUIRED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SMITHFIELD, STATE OF VIRGINIA, AND ANY OTHER AGENCIES THAT MAY BE REQUIRED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SMITHFIELD, STATE OF VIRGINIA, AND ANY OTHER AGENCIES THAT MAY BE REQUIRED.
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SITE ANALYSIS

PROPOSED BUILDING	43,000 S.F.
TOTAL BUILDING AREA	132,000 S.F.
SPACES	12 SPACES
TOTAL PROPOSED SPACES	615 SPACES (4,830 S.F.)
SITE AREA	12,819 ACRES
EXISTING ZONING	PLANNED SHOPPING CENTER (PSC-C)
PROPOSED ZONING	5 MAPD



ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
3460 Robertson Ridge Road, Suite 275, Alpharetta, GA, 30005
770.674.2600 / www.rlrc.com

Fuel Center @ Store R-575
BENNS CHURCH BLVD
SMITHFIELD, VA
KROGER MID-ATLANTIC
140 EAST SHORE DR. SUITE 300
GLEN ALLEN, VA 23059

SITE PLAN
09/12/2025
25208

C-1

NOTICE OF PUBLIC HEARING

TOWN COUNCIL OF THE TOWN OF SMITHFIELD

AMENDMENT & REVISION OF COMPREHENSIVE PLAN & AMENDMENT & REVISION OF OFFICIAL ZONING MAP (CONDITIONAL REZONING)

Notice is hereby given that the Town Council of the Town of Smithfield, Virginia will hold a public hearing at the regular meeting of the Town Council at the Smithfield Center, 220 N Church St, Smithfield, VA 23430, on Wednesday, November 5th, 2025 at 6:30 PM to consider the application of Town of Smithfield, applicant and owner, for a comprehensive plan amendment and official zoning map amendment (rezoning) application.

The property which is the subject of this comprehensive plan amendment and rezoning application is located at 315 Main St (TPINs 21A-01-262 & 21A-01-263). Specifically, this application is requested to alter the comprehensive plan's Future Land Use Map (FLUM) so that the "Historic District/Downtown Mixed Use" is designated on Lot 262 and "Historic District Residential" is designated for Lot 263 and rezone the Heavy Industrial (I2) zoning to Downtown.

Copies of the current Zoning Ordinance of the Town of Smithfield, Virginia, adopted Tuesday, September 1st, 1998, and all amendments thereto, along with copies of the current comprehensive plan and the applicant's comprehensive plan amendment and official zoning map amendment applications, are on file and may be examined in the Community Development & Planning Department, 310 Institute St, Smithfield, VA 23430.

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, VIRGINIA

Lesley G. King, Clerk

Publish: Wednesday, October 22nd, 2025, and Wednesday, October 29th, 2025.

TOWN COUNCIL STAFF REPORT
PUBLIC HEARING: WEDNESDAY, NOVEMBER 5TH, 2025
REZONING, COMPREHENSIVE PLAN AMENDMENT, & FUTURE LAND USE MAP
AMENDMENT

Applicant	Town of Smithfield 315 Main Street Smithfield, VA 23430
Owners	Ibid.
Property	315 Main Street TPINs 21A-01-262 & 21A-01-263
Rezoning Acreage	+/- 0.92 ac
Zoning	Heavy Industrial (I2) & Historic Preservation Overlay (HPO)
Adjacent Zoning	Downtown (D) & HPO
Proposed Zoning	Downtown & HPO
Future Land Use (FLU)	Historic District/ Downtown Mixed Use & Historic District Residential
Adjacent FLU	Historic District/ Downtown Mixed Use & Historic District Residential

Project Description Staff is requesting the rezoning of this property from Heavy Industrial to Downtown, which is in line with neighboring properties. The only proposed addition is a shed to house the Tourism golf cart.

Conditional Official Zoning Map Amendment (Rezoning): The property is currently being used for retail sales, which is permissible in the Downtown Zoning District, by-right.

Comprehensive Plan Amendment (Future Land Use Map Amendment): Because the lot lines making up these parcels were abandoned to create 2 parcels, the designation on the FLUM will have to also represent the new parcel shapes. The Historic District/ Downtown Mixed Use will still front on Main Street and the Historic District Residential will still front on Cedar Street.

This application was favorably recommended to Town Council as one parcel with the FLUM designation of Historic District/ Downtown Mixed Use.

Please direct inquiries to Tammie Clary at 1-(757)-365-4200 or tclary@smithfieldva.gov.

From: Amy Ring
To: Tammie Clary
Subject: RE: Rezoning from Heavy Industrial to Downtown
Date: Tuesday, September 9, 2025 9:53:47 AM
Attachments: [image001.png](#)

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Tammy – lawd, I remember when that was still the ham plant! I have no concerns with the proposed change in zoning. There should be sufficient room for on-street/off-street parking, no impact to schools, and minimal impact on other public facilities/services.

From: Tammie Clary <tclary@smithfieldva.gov>
Sent: Tuesday, September 9, 2025 8:58 AM
To: Amy Ring <aring@isleofwightus.net>
Subject: RE: Rezoning from Heavy Industrial to Downtown

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I am getting the application package together; however, I wanted to reach out to see if there were any issues upfront.

Please let me know if you have any questions or concerns.

Thank you.

Best,

TAMMIE CLARY

Community Development & Planning Director

Town of Smithfield, Virginia

310 Institute St, Smithfield, VA 23430

1-(757)-365-4200

tclary@smithfieldva.gov

From: Norris, Joshua (VDOT)
To: Tammie Clary; Fowler, Jason C., PE (VDOT)
Subject: RE: Rezoning from Heavy Industrial to Downtown
Date: Wednesday, September 10, 2025 11:47:11 AM
Attachments: [image001.png](#)

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Tammie,

No, that's a reduction in the projected traffic, so we wouldn't have any comments on that.

Thanks,
Josh

From: Tammie Clary <tclary@smithfieldva.gov>
Sent: Monday, September 8, 2025 5:11 PM
To: Fowler, Jason C., PE (VDOT) <jason.fowler@vdot.virginia.gov>; Norris, Joshua (VDOT) <joshua.norris@vdot.virginia.gov>
Subject: Rezoning from Heavy Industrial to Downtown

Good Afternoon,

Do you have any comments on the Town rezoning 315 Main Street from heavy industrial to Downtown? The five parcels will become 2 parcels, one fronting Main Street and one fronting Cedar Street.

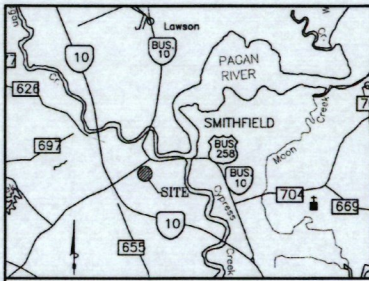
Please let me know if you have any questions or concerns.

Thank you.

Best,

TAMMIE CLARY

Community Development & Planning Director
Town of Smithfield, Virginia
310 Institute St, Smithfield, VA 23430
1-(757)-365-4200
tclary@smithfieldva.gov



SITE MAP
SCALE 1"=1000'

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH. THEREFORE, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD, LAND TRANSACTIONS AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN ZONE "I" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 500081 0135 E, DATED 12-2-2015.

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT WAS MADE BY ME AT THE DIRECTION OF THE OWNER(S) AND THAT THE BOUNDARY LINE ADJUSTMENT IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY TOWN OF SMITHFIELD. THE LAST INSTRUMENT OF TITLE BEING IN#160001530, IN#1600014546. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE ZONING & SUBDIVISION ORDINANCES OF THE TOWN OF SMITHFIELD, VIRGINIA, REGARDING THE PLATTING OF BOUNDARY LINE ADJUSTMENTS WITHIN THE TOWN HAVE BEEN COMPLIED WITH. GIVEN UNDER MY HAND, THIS 3RD DAY OF SEPTEMBER, 2025.

EDWARD C. "MC" CANADA, III L.S.

TOWN OF SMITHFIELD HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THIS BOUNDARY LINE ADJUSTMENT IS WITH THEIR FREE CONSENT AND ACCORDANCE WITH THEIR DESIRES.

WITNESS MY HAND AND SEAL THIS 12 DAY OF September, 2025

OWNER *[Signature]*

STATE OF Virginia

COUNTY OF Isle of Wight TO-WIT

SUBSCRIBED AND SWORN TO BEFORE ME Deborah C. Bennett NOTARY

PUBLIC IN AND FOR THE COUNTY OF Isle of Wight STATE

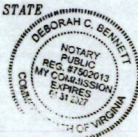
OF Virginia

THIS 12 DAY OF September, 2025

MY COMMISSION EXPIRES 11/31/2027

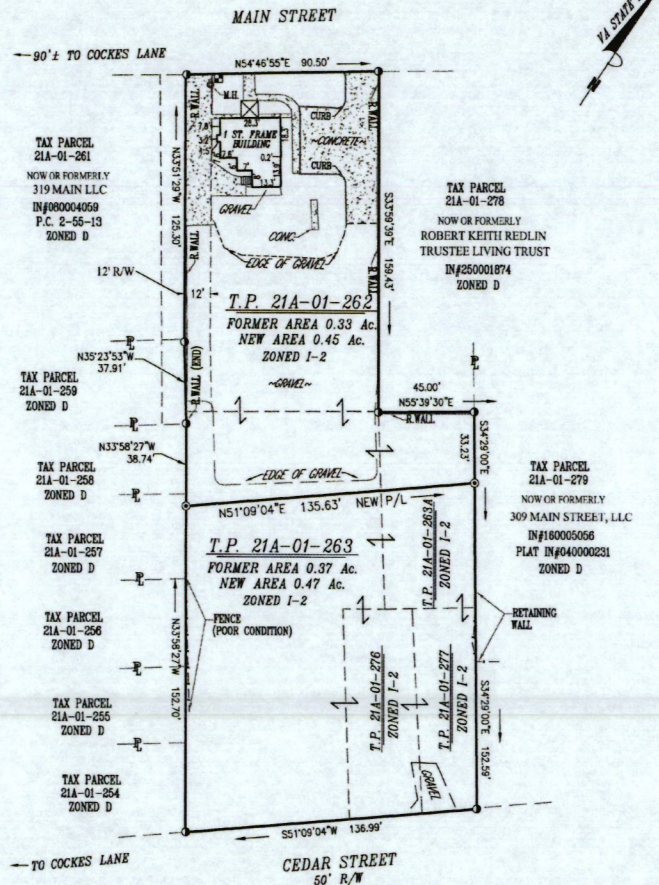
GIVEN UNDER MY HAND THIS 12 DAY OF September, 2025

7502013 *[Signature]*
NOTARY REGISTRATION NO. NOTARY PUBLIC



THIS BOUNDARY LINE ADJUSTMENT PLAT HAS BEEN FOUND TO BE IN CONFORMANCE WITH THE TOWN OF SMITHFIELD ZONING & SUBDIVISION ORDINANCES AND MUST BE RECORDED WITH THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ISLE OF WIGHT COUNTY WITHIN SIX MONTHS OF THE DATE OF APPROVAL. APPROVAL WILL BE DEEMED VOID AFTER SIX MONTHS AND THE PLAT MUST BE RESUBMITTED FOR APPROVAL.

DATE OF APPROVAL: 7/12/2025 TOWN OF SMITHFIELD AGENT: *[Signature]*



AREA TABLE

FORMER AREA OF TAX PARCEL 21A-01-262	0.33 Ac.
PLUS AREA OF ADDITION	0.12 Ac.
NEW AREA OF TAX PARCEL 21A-01-262	0.45 Ac.
FORMER AREA OF TAX PARCEL 21A-01-263	0.37 Ac.
PLUS AREA OF ADDITION	0.10 Ac.
NEW AREA OF TAX PARCEL 21A-01-263	0.47 Ac.
FORMER AREA OF TAX PARCEL 21A-01-263A	0.09 Ac.
MINUS AREA OF TAX PARCEL 21A-01-263A	0.09 Ac.
NEW AREA OF TAX PARCEL 21A-01-263A	0.00 Ac.
FORMER AREA OF TAX PARCEL 21A-01-276	0.07 Ac.
MINUS AREA OF TAX PARCEL 21A-01-276	0.07 Ac.
NEW AREA OF TAX PARCEL 21A-01-276	0.00 Ac.
FORMER AREA OF TAX PARCEL 21A-01-277	0.06 Ac.
MINUS AREA OF TAX PARCEL 21A-01-277	0.06 Ac.
NEW AREA OF TAX PARCEL 21A-01-277	0.00 Ac.

BOUNDARY LINE ADJUSTMENT FOR

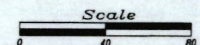
TOWN OF SMITHFIELD

LOCATED AT 315 MAIN STREET

TOWN OF SMITHFIELD

ISLE OF WIGHT COUNTY, VIRGINIA

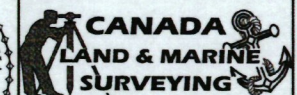
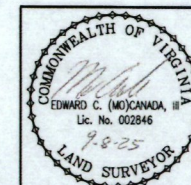
SCALE 1"= 40' AUGUST 3, 2025



REFERENCE - IN#160001530, IN#160001456

LEGEND:

- - DENOTES IRON PIN OR PIPE FOUND
- - DENOTES IRON PIN SET
- - DENOTES ADJOINING PROPERTY LINE
- - DENOTES PROPERTY LINE TO BE ABANDONED



1212 S. Church Street Smithfield, VA 23430

PHONE: 757-357-2911

DRAWN BY: BCC JOB #325-187-SM

Rezoning from Heavy Industrial (I-2) to Downtown (D) 315 Main Street & TPIN 21A-01-263



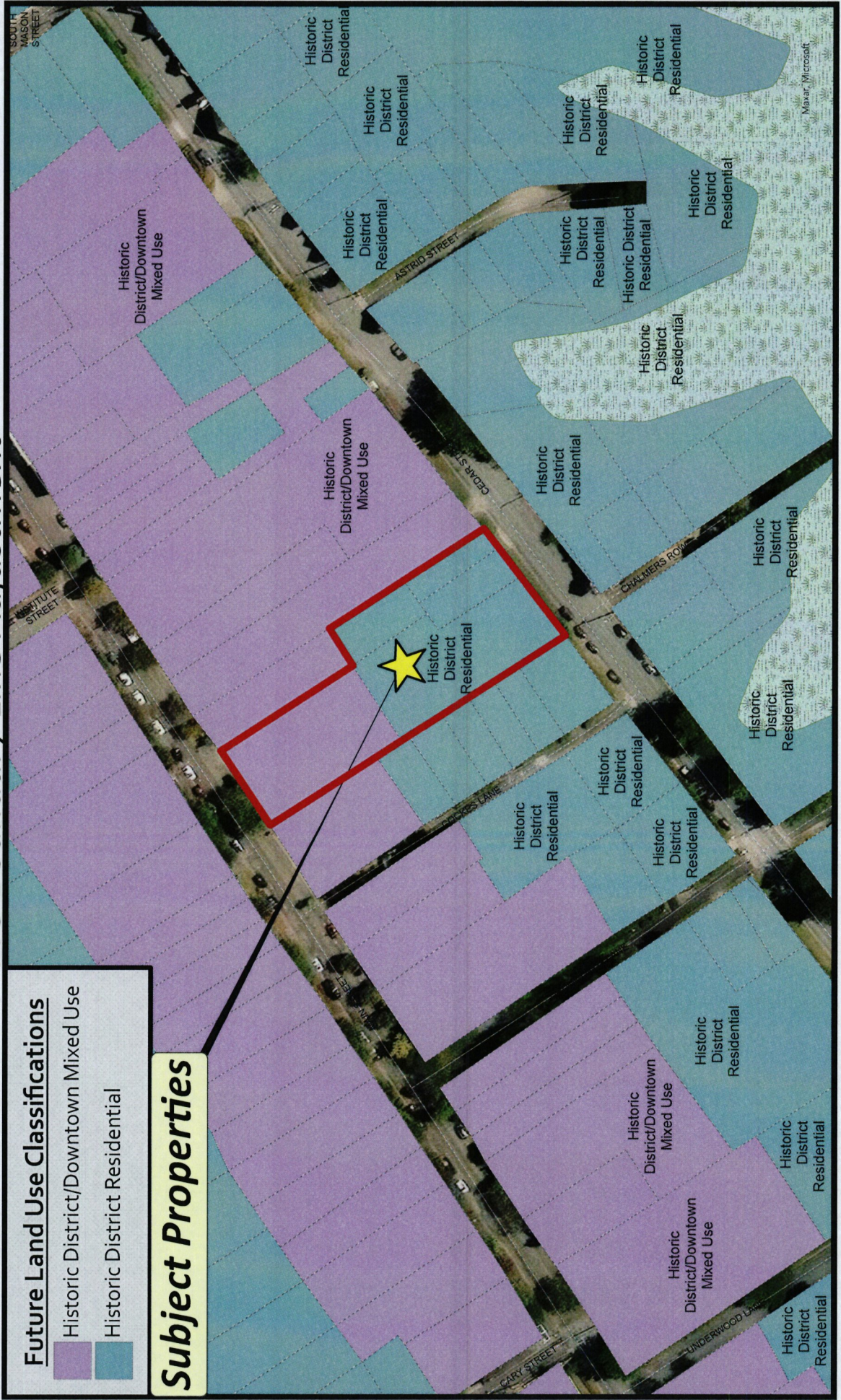
FUTURE LAND USE MAP

Pre-Boundary Line Adjustment

Future Land Use Classifications

- Historic District/Downtown Mixed Use
- Historic District Residential

Subject Properties



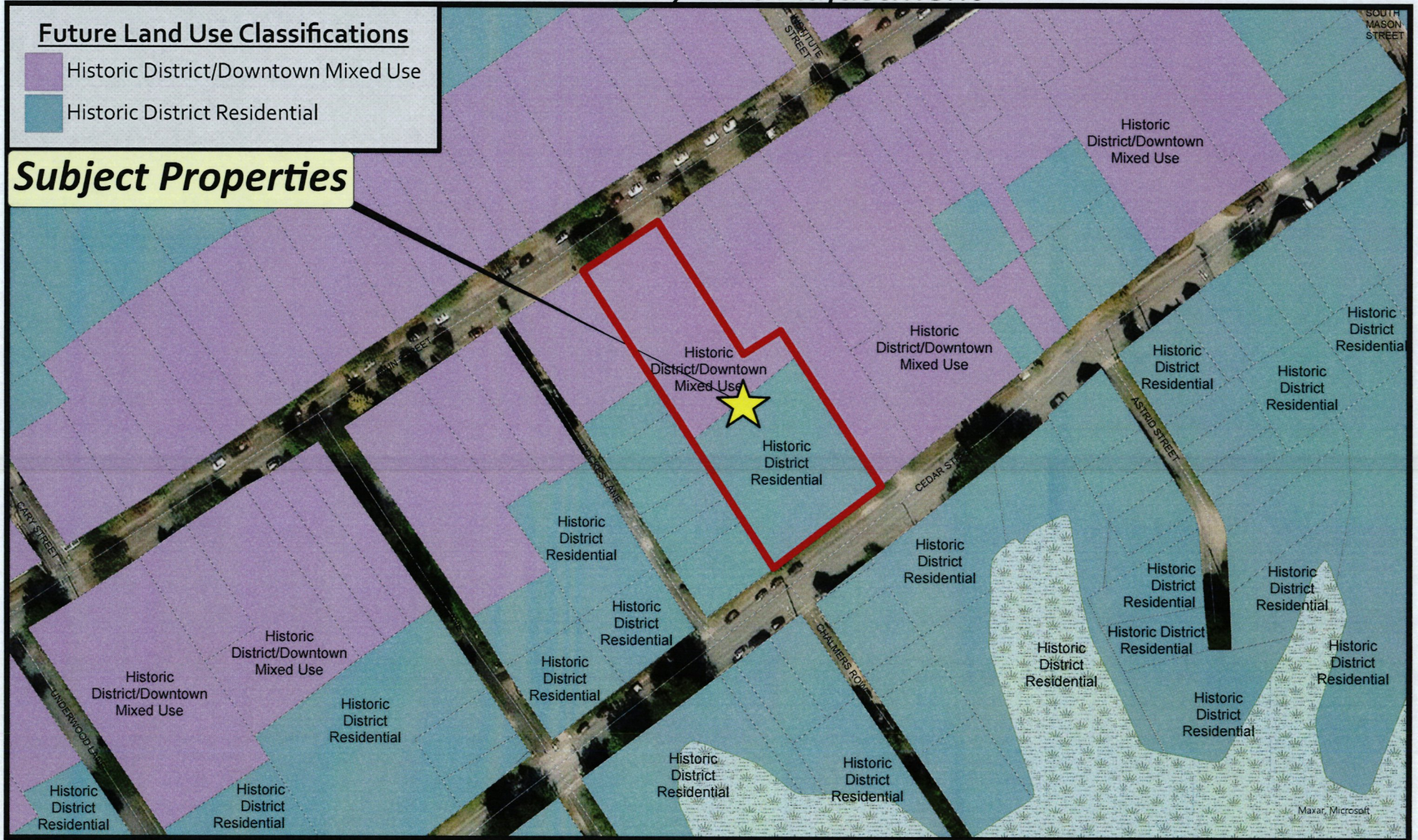
FUTURE LAND USE MAP

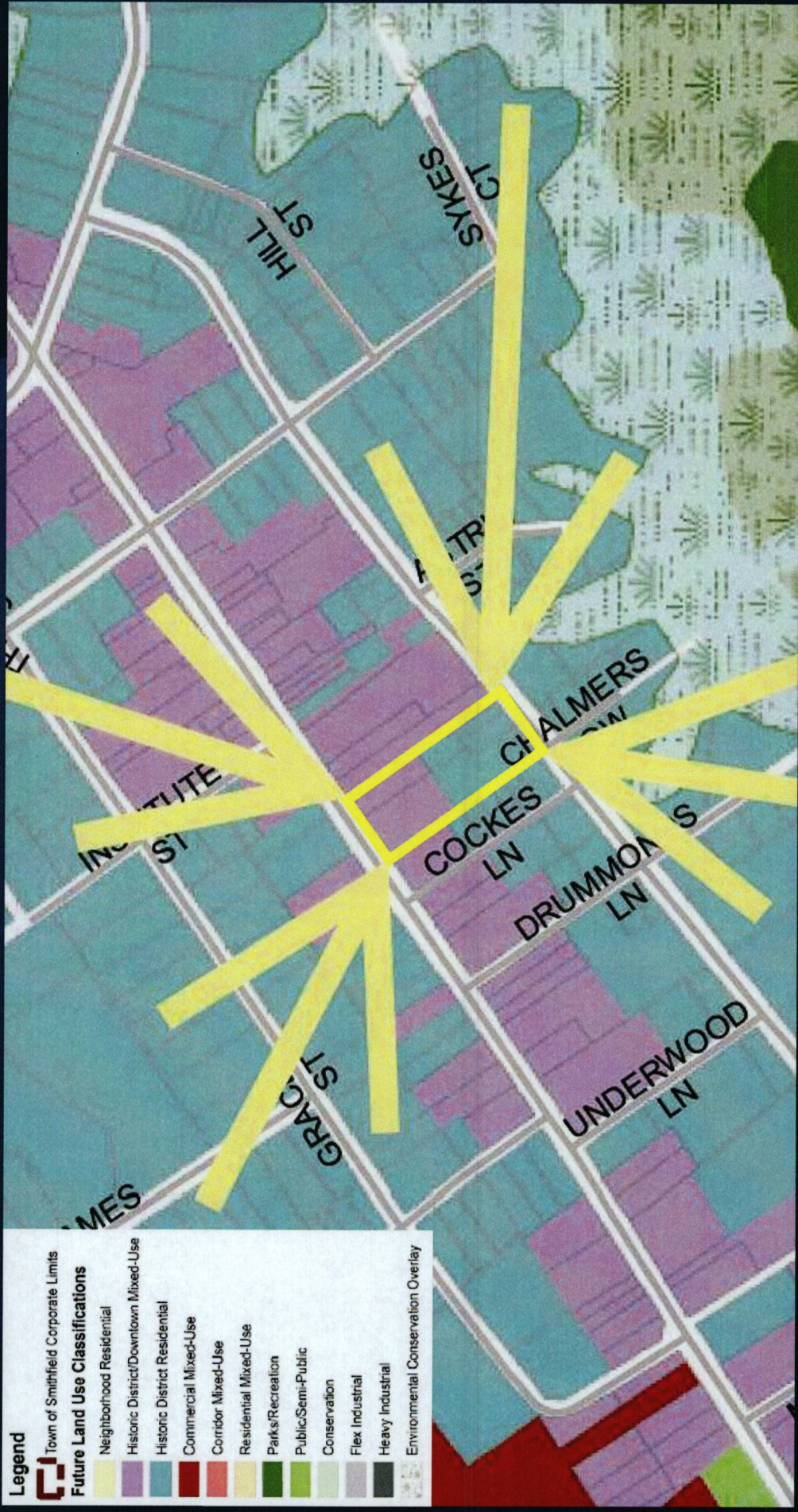
Post-Boundary Line Adjustment

Future Land Use Classifications

-  Historic District/Downtown Mixed Use
-  Historic District Residential

Subject Properties





Legend

Town of Smithfield Corporate Limits

Future Land Use Classifications

- Neighborhood Residential
- Historic District/Downtown Mixed-Use
- Historic District Residential
- Commercial Mixed-Use
- Corridor Mixed-Use
- Residential Mixed-Use
- Parks/Recreation
- Public/Semi-Public
- Conservation
- Flex Industrial
- Heavy Industrial
- Environmental Conservation Overlay

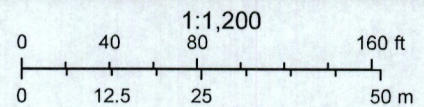
This aerial map displays a residential neighborhood with property boundaries and parcel numbers. The map is oriented with North at the top. A scale bar in the bottom left corner indicates a distance of 0 to 100 feet. The map shows several lots outlined in orange and red. Parcel numbers are displayed in white text, and some are highlighted in red. The map includes a north arrow in the top left corner and a scale bar in the bottom left corner.

Parcel numbers visible on the map include:

- 21A-01-149, 21A-01-151, 21A-01-152, 21A-01-154, 21A-01-155, 21A-01-156, 21A-01-157, 21A-01-158, 21A-01-159, 21A-01-160, 21A-01-161, 21A-01-162, 21A-01-163, 21A-01-164, 21A-01-165, 21A-01-166, 21A-01-167, 21A-01-168, 21A-01-169, 21A-01-170, 21A-01-171, 21A-01-172, 21A-01-173, 21A-01-174, 21A-01-175, 21A-01-176, 21A-01-177, 21A-01-178, 21A-01-179, 21A-01-180, 21A-01-181, 21A-01-182, 21A-01-183, 21A-01-184, 21A-01-185, 21A-01-186, 21A-01-187, 21A-01-188, 21A-01-189, 21A-01-190, 21A-01-191, 21A-01-192, 21A-01-193, 21A-01-194, 21A-01-195, 21A-01-196, 21A-01-197, 21A-01-198, 21A-01-199, 21A-01-200, 21A-01-201, 21A-01-202, 21A-01-203, 21A-01-204, 21A-01-205, 21A-01-206, 21A-01-207, 21A-01-208, 21A-01-209, 21A-01-210, 21A-01-211, 21A-01-212, 21A-01-213, 21A-01-214, 21A-01-215, 21A-01-216, 21A-01-217, 21A-01-218, 21A-01-219, 21A-01-220, 21A-01-221, 21A-01-222, 21A-01-223, 21A-01-224, 21A-01-225, 21A-01-226, 21A-01-227, 21A-01-228, 21A-01-229, 21A-01-230, 21A-01-231, 21A-01-232, 21A-01-233, 21A-01-234, 21A-01-235, 21A-01-236, 21A-01-237, 21A-01-238, 21A-01-239, 21A-01-240, 21A-01-241, 21A-01-242, 21A-01-243, 21A-01-244, 21A-01-245, 21A-01-246, 21A-01-247, 21A-01-248, 21A-01-249, 21A-01-250, 21A-01-251, 21A-01-252, 21A-01-253, 21A-01-254, 21A-01-255, 21A-01-256, 21A-01-257, 21A-01-258, 21A-01-259, 21A-01-260, 21A-01-261, 21A-01-262, 21A-01-263, 21A-01-264, 21A-01-265, 21A-01-266, 21A-01-267, 21A-01-268, 21A-01-269, 21A-01-270, 21A-01-271, 21A-01-272, 21A-01-273, 21A-01-274, 21A-01-275, 21A-01-276, 21A-01-277, 21A-01-278, 21A-01-279, 21A-01-280, 21A-01-281, 21A-01-282, 21A-01-283, 21A-01-284, 21A-01-285, 21A-01-286, 21A-01-287, 21A-01-288, 21A-01-289, 21A-01-290, 21A-01-291, 21A-01-292, 21A-01-293, 21A-01-294, 21A-01-295, 21A-01-296, 21A-01-297, 21A-01-298, 21A-01-299, 21A-01-300, 21A-01-301, 21A-01-302, 21A-01-303, 21A-01-304, 21A-01-305, 21A-01-306, 21A-01-307, 21A-01-308, 21A-01-309, 21A-01-310, 21A-01-311, 21A-01-312, 21A-01-313, 21A-01-314, 21A-01-315, 21A-01-316, 21A-01-317, 21A-01-318, 21A-01-319, 21A-01-320, 21A-01-321, 21A-01-322, 21A-01-323, 21A-01-324, 21A-01-325, 21A-01-326, 21A-01-327, 21A-01-328, 21A-01-329, 21A-01-330, 21A-01-331, 21A-01-332, 21A-01-333, 21A-01-334, 21A-01-335, 21A-01-336, 21A-01-337, 21A-01-338, 21A-01-339, 21A-01-340, 21A-01-341, 21A-01-342, 21A-01-343, 21A-01-344, 21A-01-345, 21A-01-346, 21A-01-347, 21A-01-348, 21A-01-349, 21A-01-350, 21A-01-351, 21A-01-352, 21A-01-353, 21A-01-354, 21A-01-355, 21A-01-356, 21A-01-357, 21A-01-358, 21A-01-359, 21A-01-360, 21A-01-361, 21A-01-362, 21A-01-363, 21A-01-364, 21A-01-365, 21A-01-366, 21A-01-367, 21A-01-368, 21A-01-369, 21A-01-370, 21A-01-371, 21A-01-372, 21A-01-373, 21A-01-374, 21A-01-375, 21A-01-376, 21A-01-377, 21A-01-378, 21A-01-379, 21A-01-380, 21A-01-381, 21A-01-382, 21A-01-383, 21A-01-384, 21A-01-385, 21A-01-386, 21A-01-387, 21A-01-388, 21A-01-389, 21A-01-390, 21A-01-391, 21A-01-392, 21A-01-393, 21A-01-394, 21A-01-395, 21A-01-396, 21A-01-397, 21A-01-398, 21A-01-399, 21A-01-400, 21A-01-401, 21A-01-402, 21A-01-403, 21A-01-404, 21A-01-405, 21A-01-406, 21A-01-407, 21A-01-408, 21A-01-409, 21A-01-410, 21A-01-411, 21A-01-412, 21A-01-413, 21A-01-414, 21A-01-415, 21A-01-416, 21A-01-417, 21A-01-418, 21A-01-419, 21A-01-420, 21A-01-421, 21A-01-422, 21A-01-423, 21A-01-424, 21A-01-425, 21A-01-426, 21A-01-427, 21A-01-428, 21A-01-429, 21A-01-430, 21A-01-431, 21A-01-432, 21A-01-433, 21A-01-434, 21A-01-435, 21A-01-436, 21A-01-437, 21A-01-438, 21A-01-439, 21A-01-440, 21A-01-441, 21A-01-442, 21A-01-443, 21A-01-444, 21A-01-445, 21A-01-446, 21A-01-447, 21A-01-448, 21A-01-449, 21A-01-450, 21A-01-451, 21A-01-452, 21A-01-453, 21A-01-454, 21A-01-455, 21A-01-456, 21A-01-457, 21A-01-458, 21A-01-459, 21A-01-460, 21A-01-461, 21A-01-462, 21A-01-463, 21A-01-464, 21A-01-465, 21A-01-466, 21A-01-467, 21A-01-468, 21A-01-469, 21A-01-470, 21A-01-471, 21A-01-472, 21A-01-473, 21A-01-474, 21A-01-475, 21A-01-476, 21A-

 Parcels

 Address Points



Isle of Wight GIS Office
Virginia Geographic Information Network (VGIN) | Maxar, Microsoft |

Virginia Geographic Information Network (VGIN) | Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, Isle of Wight GIS Office

Owner: Town of Smithfield

TPINs: 315 Main Street (TPIN 21A-01-262) & TPIN 21A-01-263

Justification: To remove the Heavy Industrial (I-2) Zoning classification in an area surrounded by Downtown (D) zoned properties.

No additional development is proposed, besides a shed to house the golf cart.

Neighboring Properties:

UZZLE JUDY C

Mailing Address:

15784 SCOTTS FACTORY RD

Mailing city state zip:

SMITHFIELD VA 23430

Legal Description:

123 S COCKES LANE

21A-01-254 & 255

WILKERSON DOROTHY D L/E

Mailing Address:

15784 SCOTTS FACTORY RD

Mailing city state zip:

SMITHFIELD VA 23430

Legal Description:

115 S COCKES LANE

21A-01-256

BOONE VERONICA

Mailing Address:

601 CEDAR ST APT 306

Mailing city state zip:

SMITHFIELD VA 23430

Legal Description:

113 S COCKES LANE

21A-01-257

PICOTT ARLEEN B

Mailing Address:

111 COCKES LN

Mailing city state zip:

SMITHFIELD VA 23430

Legal Description:

111 S COCKES LANE

21A-01-258

WILLIAMS BARBARA A & SMITH CATHERINE

Mailing Address:

1071 HEDGEROW CIRCLE

Mailing city state zip:

WAYNE PA 19087

Legal Description:

107 S COCKES LANE

21A-01-259

319 MAIN LLC

Mailing Address:

405 GRACE ST

Mailing city state zip:

SMITHFIELD VA 23430

Legal Description:

319 321 323 W MAIN ST MAIN ST

21A-01-261

REDLIN ROBERT KEITH TRUSTEE, ROBERT KEITH REDLIN LIVING TR

Mailing Address:

PO BOX 481

Mailing city state zip:

SMITHFIELD VA 23431

Legal Description:

311 W MAIN ST

21A-01-278

309 MAIN STREET LLC

Mailing Address:

1210 CRESCENT DRIVE

Mailing city state zip:

SMITHFIELD VA 23430

Legal Description:

309 W MAIN ST

21A-01-279

BROOKS RUSSELL L & CAMILLE

Mailing Address:

314 MAIN ST

Mailing city state zip:

SMITHFIELD VA 23430

Legal Description:

314 MAIN ST W

21A-01-151

KOTA OF SMITHFIELD LLC

Mailing Address:

318 MAIN ST

Mailing city state zip:

SMITHFIELD VA 23430

Legal Description:

SMITHFIELD M E PARSONAGE LOT PLAT 13/232 OR 1-356-4

21A-01-152

FRECH LLOYD R & PATRICIA V

Mailing Address:

203 CHALMERS ROW

Mailing city state zip:

SMITHFIELD VA 23430

Legal Description:

CHALMERS ROW 29 X 71 FT PLAT 2-166-3

21A-01-274

F & T PROPERTIES LLC

Mailing Address:

P O BOX 2028

Mailing city state zip:

POQUOSON VA 23662

Legal Description:

326 W CEDAR ST PAR 1 LEWIS-BOURASSA ENT

21A-01-264