

The Smithfield Town Council held its regular meeting on Tuesday, February 3, 2026. 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
Tammie Clary – Community Development & Planning Director Ed Heide – Director of Public Works
Judy Winslow – Director of Tourism Laura Ross – Treasurer
Chris Meier – Deputy Chief, Smithfield Police Department
Will Wooley - Investigations Lieutenant, Smithfield Police Department Ashley Rogers – Director of Human Resources
Steve Clark - Grounds Attendant

Legal Representation:

Chris Mackenzie - Sands Anderson, Interim Town Attorney

Press:

Stephen Faleski - The Smithfield Times

Citizens:

6

Mayor Smith welcomed all attendees to the meeting and asked all present to stand for the Pledge of Allegiance.

1. Call To Order

2. Pledge Of Allegiance

3. Closed Session

- a. Closed Session for the discussion of Acquisition / Disposition of Real Property, more specifically, The Grange @ 10Main pursuant to 2.2-3711 A3 and A5 of the Code of Virginia.

Councilman Bowman made a motion to go into Closed Session for the aforementioned topics.

Vice Mayor Harris 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.

Town Council entered Closed Session at 6:31 pm.

Town Council returned from Closed Session at 7:38 pm.

Councilman Bowman made a motion to come back into open session and to certify that only the topics previously mentioned were discussed during Closed Session.

Vice Mayor Harris 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.

4. Informational Reports

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

5. Upcoming Meetings And Activities

February 3 - 6:30 p.m. - Town Council Meeting
February 10 - 6:30 p.m. - Planning Commission Meeting
February 16 - Town Offices Closed in Observance of President's Day
February 17 - 6:30 p.m. - Board of Historic and Architectural Review
February 17 - 7:30 p.m. - Board of Zoning Appeals
February 23 - 3:00 p.m. - Town Council Committee Meetings

NOTE: All of the above public meetings will be held at the Smithfield Center, unless otherwise noted.

6. Public Comments

Mayor Smith confirmed that there were no sign-ups to speak, and asked if anyone present wished to comment but had not been able to sign in. Hearing and seeing none, he closed the Public Comment Section.

7. Council Comments

Councilman Bowman commended the Town's Staff for their work in the Town during the recent inclement weather.

8. Action Items

- a. PUBLIC HEARING: Special Use Permit - Corner of Benns Church Boulevard and Vincents Crossing
[Tammie Clary, Director of Community Development and Planning](#)

Mrs. Clary reported that the applicant was seeking three special use permits from the Zoning Ordinance (Article 3.I.C.24 and Article 8.G.5.a).

- One small restaurant with a drive-thru window.
- Another building with:
 - A restaurant where you pick up food,
 - A small store,
 - A second restaurant.

Mrs. Clary clarified that there were two proposed drive-thru windows:

- One with a normal drive-thru window.
- One used just for picking up food, not ordering.

She explained that Smithfield only required 10 spaces to line up for a drive-thru, but because one lane is only for picking up food, the applicants only needed 5 spaces for cars to wait. She said that the first SUP was to allow for a drive-thru on lot 2, and the second SUP was to allow for a drive-thru on lot 1, as both indicated in the illustration. She reiterated that the third SUP would allow for reduced stacking spaces on lot 1 as the drive-thru would be a pickup only and will not

provide for placing orders at the window. Mrs. Clary reported that the SUPs would facilitate the construction of a 2,100 square foot restaurant with a drive-thru window and a second building with a 2,400 square foot restaurant with pick-up window, 1,555 square foot retail, and 1,400 square foot restaurant. She noted that the application was favorably recommended by the Planning Commission.

Mayor Smith opened the Public Hearing and asked if there was anyone present who wished to speak regarding the matter.

Reed Cooksey, of 555 Old Woodward Street in Birmingham, Michigan, with Stonefield Engineering and Design was present representing the applicant. He summarized that he was present requesting SUPs for two drive-thrus as well as a waiver for reduced stacking requirements. He explained that the nature of the restaurant was fast/casual, with ordering being strictly mobile with pick-up only. He speculated that 5 stacking spaces was more than enough for the restaurant's needs.

Bobby Jones of 18169 Mogart's Beach Road in Smithfield reported that he was a principal with DND Properties and was also requesting the Town's support of the development at the site.

Mayor Smith asked if there were any other members of the public who wished to speak regarding the matter. Hearing and seeing none, he closed the public hearing.

Mr. Mackenzie recommended considering each item individually.

Councilman Bowman made a motion to approve the proposed Special Use Permit for a drive-thru on Lot 2.

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, Vice Mayor Harris voted aye, and Mayor Smith voted aye. The motion passed unanimously.

Councilman Cutler made a motion to approve the proposed Special Use Permit for a drive-thru pick-up window on Lot 1.

Vice Mayor Harris 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, Vice Mayor Harris voted aye, and Mayor Smith voted aye. The motion passed unanimously.

Councilman Brooks made a motion to approve the proposed Special Use Permit for reduced stacking spaces.

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, Vice Mayor Harris voted aye, and Mayor Smith voted aye. The motion passed unanimously.

- b. Motion to Approve the Town Council Summary Minutes from January 6th and January 15th 2026.**

[Michael G. Smith, Mayor](#)

Councilman Bowman made a motion to approve the minutes as presented. Councilman Cutler seconded the motion.

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. Recommendation by Nominating Committee to Appoint / Reappoint two members to the Smithfield Planning Commission to fill the Expiring Terms of Virginia "GiGi" Smith and Charles Bryan (1-31-2026).

[Nominating Committee Steven G. Bowman and Bill Harris](#)

Vice Mayor Harris reviewed that, due to terms expiring, there were two vacated seats on the Planning Commission. He reported that he and Councilman Bowman had been tasked with conducting interviews with interested candidates.

Vice Mayor Harris made a motion to re-appoint Charles Bryan and appoint Randy Carr as members of the Planning Commission.

Councilman Bowman seconded the motion.

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

9. New Business

- a. Resolution for the Appropriation of Department of Criminal Justice Services Grant

[Michael Stallings, Town Manager](#)

The Town Manager reported that the Smithfield Police Department had been awarded a \$100,000 grant from the Department of Criminal Justice Services as part of their Operation Ceasefire Forensics and Analytical Technology Program. He noted that the grant required no match from the town, and the grant was to be used for purchase of investigative equipment. He pointed out that included in their informational packet there was a resolution to appropriate those funds into the Operating Budget, as well as a copy of the grant award and a list of items under consideration for purchase.

Councilman Cutler made a motion to approve the Resolution for the Appropriation of Department of Criminal Justice Services Grant Award.

Vice Mayor Harris seconded the motion.

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

- b. Motion to Approve the Subdivision Agreement for Mallory Pointe - Phase A Section 3

[Tammie Clary, Director of Community Development and Planning](#)

Mrs. Clary reported that the developer of Mallory Pointe was ready to begin construction of Section 3 of Phase A, and a signed Subdivision Agreement was needed in place to properly bond the project. She stated that the agreement noted that the developer would install the necessary infrastructure to the Town's standards and then the Town would accept the infrastructure into the Town's maintenance system.

Councilman Bowman made a motion to approve the subdivision Agreement for Mallory Pointe - Phase A Section 3.

Vice Mayor Harris seconded the motion.

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

The motion passed unanimously.

10. Old Business

a. Inclusion of the Legislative Agenda with Meeting Information

Vice Mayor Harris summarized that there was a lot of work that had been completed by the Council in the previous year, and that, thanks to their due diligence, he felt they had made good decisions for the most part. He noted that of the actions taken, the majority of the items had been brought to the Council by outside entities and little had been presented for action by the Council itself. He recalled that Councilman Cutler had made the suggestion of having an ongoing list of tasks included in the agenda to hold themselves accountable. Vice Mayor Harris stated that one of the tenants of his campaign was the idea that the Council would be more proactive and less reactive. He observed that a way to accomplish that was to establish a Legislative Agenda of their own goals. He pointed out that one of the recurring issues brought up by citizens was the parking issues downtown, and he suggested that it was time to address the issue. He offered that the Town Staff could explore the solution for extra parking, whether that be a one-story or two-story structure. Vice Mayor Harris continued that the citizens often discuss the traffic within the town, and suggested that it was time that a proactive stance be taken with researching the traffic patterns present. He said that the Police Department did a wonderful job maintaining traffic safety in town, but related that he would not mind seeing the speed limit drop to 25 mph. He added that the Governor had empowered localities to change speed limits within their own municipalities, with restrictions and certain conditions. Vice Mayor Harris reported that another issue that he wanted to address was staffing within the town, and recommended that they empower the Police Department to hire two more officers as soon as they could do so.

Vice Mayor Harris made a motion to have an Agenda Item included for the February Committee Meetings that would allow the discussion of the Town Council's Legislative Agenda, including a to-do list and updates regarding ongoing projects.

Councilwoman Bebermeyer seconded the motion.

Councilman Bowman noted that he was in agreement with the motion and the second. He suggested that the Council should task the Town Manager with giving them an update on items that were being worked on, but may be more behind-the-scenes. He used the Industrial Park at Pinewood Heights to illustrate his point.

Councilwoman Butler recalled that the Town Council had participated in a retreat upon the arrival of the newly elected Council members where they had formulated a strategy to complete things that they wanted to accomplish. She asked how that would fit into Vice Mayor Harris's suggestion. She stated that they had already come up with what they wanted to accomplish, and they needed to refer to a checklist on an annual basis to see where they were in their completion. She asked for clarification whether he was suggesting that the Council come up with a new to-do list.

The Town Manager suggested that the Town Council members review the Strategic Plan work that they had previously completed, as they would find that much of the suggestions were included in that document. He noted that the Policies and Procedures manual called for the Strategic Plan to be reviewed every two years at a minimum.

Councilwoman Butler added that by reviewing the existing Strategic Plan, it would allow the Council to measure themselves to see what they had accomplished and to see what items may need to be added to the plan.

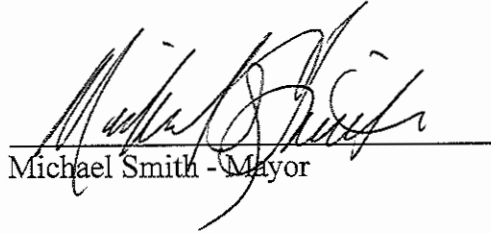
Councilman Bowman reiterated that the Town was completing tasks that may not get the attention that some other issues may get but were nonetheless important.

Vice Mayor Harris clarified that he meant no disrespect to previous or the current Council, as there were lots of actions that were being taken. He stated that he would like to see a list that would have the information presented for review monthly so that they may not lose track of what actions needed to be taken.

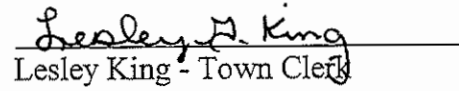
Mayor Smith called for the vote, with seven members present. Councilman Brooks voted aye, Councilman Cutler voted aye, Councilman Bowman voted aye, Councilwoman Bebermeyer voted aye, Councilwoman Butler voted aye, Vice Mayor Harris voted aye, and Mayor Smith voted aye. The motion passed unanimously.

11. Adjournment

The meeting adjourned at 8:04 pm.



Michael Smith - Mayor



Lesley King - Town Clerk