



SMITHFIELD PLANNING COMMISSION AGENDA

May 12, 2026 at 6:30 PM

220 North Church Street

1. Upcoming Meetings and Activities

Monday, May 18th, 3:00 PM - Town Council Committee Meetings

Monday, May 18th, 6:30 PM - Special Town Council Meeting

- Public Hearing FY 26/27 Budget

Tuesday, May 19th, 6:30 PM - Board of Historic and Architectural Review Meeting

Tuesday, May 19th, 7:30 PM - Board of Zoning Appeals Meeting (Canceled)

Tuesday, June 2nd, 6:30 PM - Town Council Meeting

Tuesday, June 9th, 6:30 PM - Planning Commission Meeting

2. Public Comments

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

3. Planning Commission Comments

4. Agenda Items

A. ***Discussion Item* Special Use Permit Review (Short Term Rental) - 328 Main Street - 328 Main St LLC, c/o Jim Collins, applicant (Staff report and assorted attachments enclosed)**

B. **Entrance Corridor Overlay Review (After-the-Fact) - 803 South Church Street - The Oak & Ivy Taphouse c/o April Horvath, applicant.** (Staff report and assorted attachments enclosed.)

C. **Entrance Corridor Overlay Review (Sign) - 1252 Smithfield Plaza - Scotty Signs c/o Doug Collins, applicant.** (Staff report and assorted attachments enclosed.)

D. ***Public Hearing* Text Amendment - SZO Article 3.H (Downtown), 3.M (Historic**

Preservation Overlay), and 13 (Definitions) - Town Staff, applicant. (Staff report and attachments enclosed.)

E. *Public Hearing* Text Amendment - SZO Article 12 (Board of Zoning Appeals) and 13 (Definitions) - Town Staff, applicant. (Staff report and attachments enclosed.)

F. *Public Hearing* Text Amendment - SZO Article 3.R (Entrance Corridor Overlay) - Town Staff, applicant. (Staff report and attachments enclosed.)

G. *Discussion Item* Text Amendment - SZO Article 8 (Parking and Loading Requirements), and 9 (Landscape and Screening Regulations) - Town Staff, applicant. (Staff report and attachments enclosed.)

H. Approval of the April 14th, 2026 meeting minutes.

5. Community Development & Planning Director's Report

6. Adjournment

Mrs. Clary can be reached via email (tclary@smithfieldva.gov) or mail at the address below:

**Town of Smithfield: Community Development & Planning Department
ATTN Tammie Clary, Director
PO Box 246, Smithfield, VA 23431**

NOTICE OF INTENT TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA)

Reasonable efforts will be made to provide assistance or special arrangements to qualified individuals with disabilities in order to participate in or attend Planning Commission meetings. ADA compliant hearing devices are available for use upon request. Please call 1-(757)-365-4200 at least twenty-four (24) hours prior to the meeting date so that proper arrangements may be made.