



TOWN OF SMITHFIELD

310 Institute Street, PO Box 246, Smithfield, VA 23431

Tel: 1-(757)-365-4200 Fax: 1-(757)-357-9933

www.smithfieldva.gov

PLANNING COMMISSION (PC) APPLICATION

Date of Application 07/26/22

Date of Meeting _____

In accordance with the Smithfield Zoning Ordinance, this application must be completed and all materials (Ten (10) copies each of completed application and additional materials) as requested below must be submitted to the town at least 21 days before the regularly scheduled PC meeting. If any new materials are submitted at the meeting, then the PC may table the application. The PC meets the 2nd Tuesday of the month (unless otherwise noted) at 6:30 pm in conference rooms A&B at the Smithfield Center, 220 North Church Street.

Applicant/Owner: KLS BATTERY PARK DEVELOPMENT

Address: 125 EIGHTY-SIXTH STREET TPIN21A-01-511C

Phone: 757-439-8080

Email: WARRENSACHS@gmail.com

Check all that apply:

- ☒ Special Use Permit Paid 2022-08-24 *Complete*
- ☒ Site Plan/ Amendment
- ☐ Special Sign Exception
- ☐ CBPA Exception
- ☐ Subdivision Plan/
Preliminary Plat

- ☐ PC Waivers
- ☐ Text Amendment
- ☐ Map Amendment
- ☐ Fee Paid
- ☐ Final Plat

Proposed Use/ Exception: _____

SITE PLAN REVISED PER COMMENTS AND RESUBMITTED

SUP for waiver of Parking & Loading 3.I.C.30

relief from SZO Article 8.E.37

Please consult with the Community Development & Planning Department for additional materials required.

DECLARATION OF CONSENT:

By signing below, the property owner/applicant/agent consents to entry upon the subject property by public officers, employees, and agents of the Town of Smithfield to view the site for purposes of processing, evaluating or deciding this application.

Name: (printed or typed) BRAD MARTIN (AGENT)

Name: (signature) _____



September 1, 2022

Ms. Tammie Clary
Community Development & Planning Director
Town of Smithfield
310 Institute Street, P. O. Box 246
Smithfield, VA 23431

**Re: Smithfield DMV and Restaurant / Retail - 1305 South Church Street
Special Use Permit Application
WPL Project #221-0313**

Dear Ms. Clary -

You are aware the property owner is requesting a Special Use Permit Exception to install parking spaces more than the maximum allowed in the Smithfield Zoning Ordinance. Below is the narrative with information to support the application.

PROJECT AND PROPERTY CHARACTERISTICS

1. Compatibility with the Comprehensive Plan
 The property is located in the "Battery Park South" Planning Area and further within the Retail Commercial corridor along South Church Street. The proposed DMV and Restaurant / Retail project very specifically fit the Retail Commercial Sub-Area of the Planning Area. In the Sub-Area, this project is located farthest from the Battery Park Road intersection, and will be a coordinated development which shares access and circulation off South Church Street with the Dollar General and the Royal Farms.
2. Compatibility with the applicable zoning district.
 The property is located in the HR-C (Highway Retail Commercial) zoning district, and the Entrance Corridor Overlay. The proposed components of the project are specifically permitted in the HR-C zoning district - restaurants without drive-thru facilities, general offices, and retail sales establishments.
3. Compatibility with the surrounding properties.
 The coordination with the existing Dollar General and Royal Farms in both circulation off South Church Street and similarity of uses will be completed with this project. The project is similar but not

connected to the True Value hardware store to the south, and the vacant land behind the property (opposite South Church Street) will ultimately be developed with what we expect is a compatible development.

4. Compatibility with current and future neighborhood conditions.

wpl Adjacent neighborhood conditions will neither affect nor be affected by this project. Traffic will generally enter and exit the project from South Church Street without any residential influence.

5. Compatibility with pedestrian and vehicular traffic patterns, on-site and off-site.

wpl The proposed full access commercial entrance onto South Church Street has been programmed for almost two decades or more; it is shown on the approved development plans for the Royal Farms in 2006. The pedestrian / handicap accessible sidewalk along South Church Street will remain along the entire frontage of the project, and vehicular access behind the Dollar General and Royal Farms, and out to Battery Park Road, will be connected with this project.

6. Compatibility with adequate public facilities.

wpl The property and the project are served by adequate public facilities. Primarily, potable water and sanitary sewer mains currently connect along the South Church Street frontage of the property with satisfactory capacity to serve the proposed buildings. The stormwater management for the project and the increased impervious area has been master planned in the design of the multiple pond system to the east of the project.

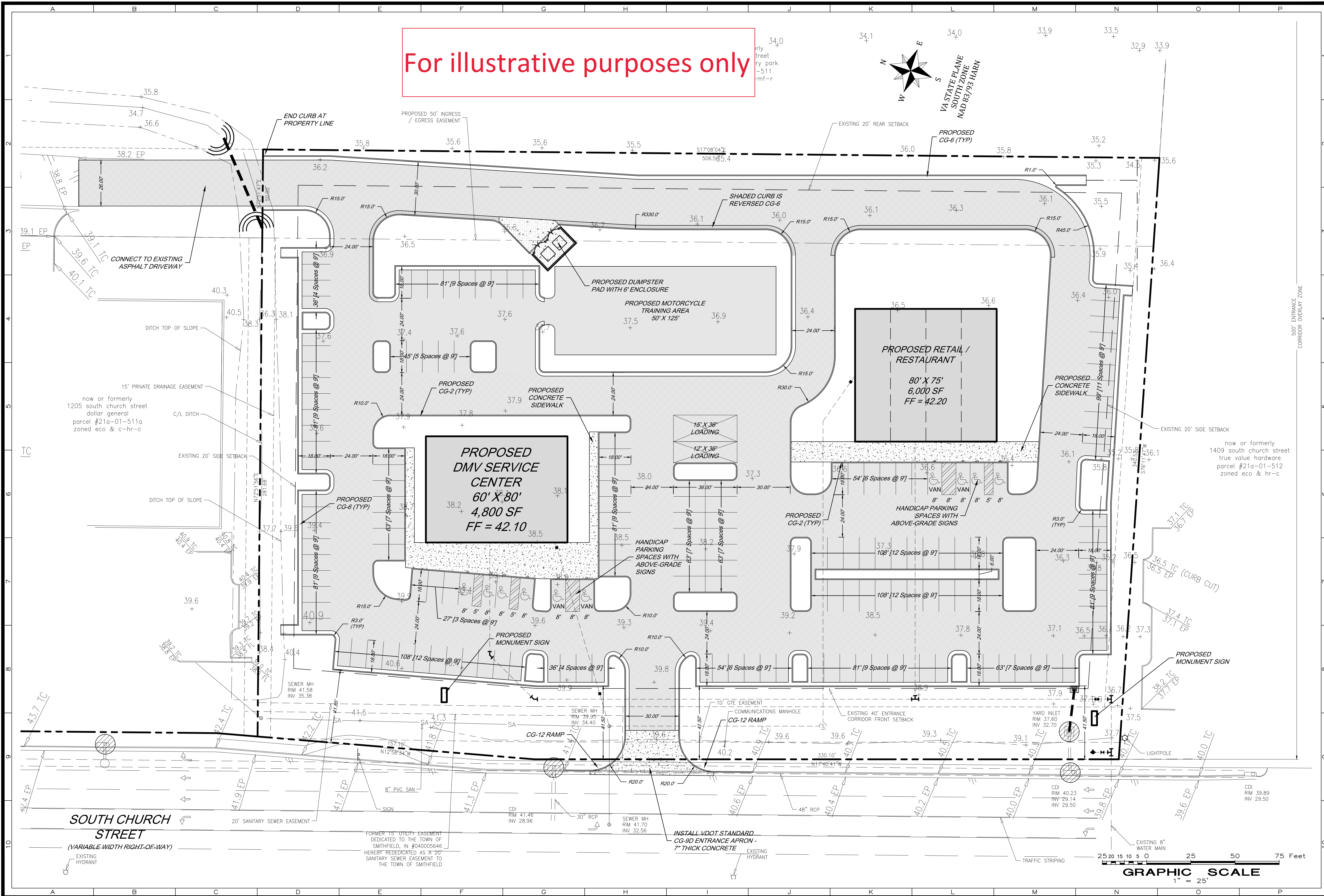
We are confident that the project is a valuable addition to South Church Street and that this Special Use Permit is in order for your approval. Please don't hesitate to contact me if you have any questions or need additional information.

Sincerely,

WPL



Brad Martin, PE
Senior VP of Engineering



For illustrative purposes only



Landscape Architecture
Land Surveying
Civil Engineering
242 MUSTANG TRAIL, SUITE B
VIRGINIA BEACH, VIRGINIA 23452

757-431-1041
wplsite.com

SMITHFIELD DMV & RESTAURANT
1305 SOUTH CHURCH STREET
SMITHFIELD, VIRGINIA

FOR KLS BATTERY PARK DEVELOPMENT
SITE LAYOUT PLAN

mark	date	by	description

PROGRESS PRINT

WORKING DRAWINGS

NOT FOR CONSTRUCTION

Drawing Scale

MEASURE MARK

1 INCH SCALE: 1"=25'

1/2 INCH SCALE: 1"=50'

date: 08 / 23 / 2022

file:

drawn: CAD

proj.man.: BRAD MARTIN

principal:

plat ref.:

job ref.:

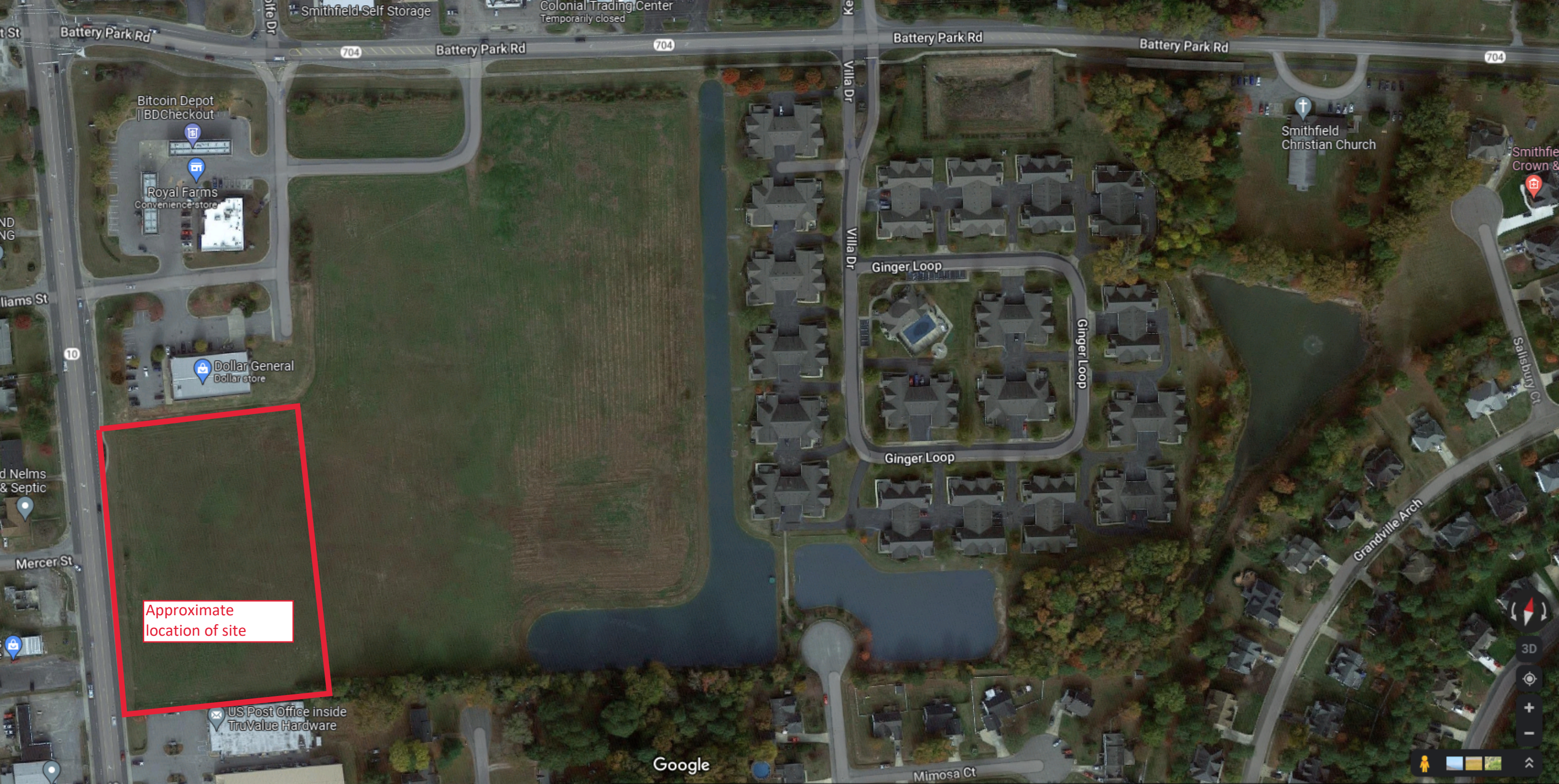
fb/pg:

proj. no. 221-0313

sheet 5 of 15

drawing no.

C-3.0



Approximate
location of site





Site looking north on South Church Street



Site looking south on South Church Street



Site looking east from Mercer Street