

**TOWN COUNCIL STAFF REPORT:
SPECIAL USE PERMIT (SUP) *PUBLIC HEARING***

TUESDAY, DECEMBER 6TH, 2022, 6:30 PM

Applicant	Caliber Bodyworks of Virginia LLC C/O Joe Dell 2941 Lake Vista Drive, Lewisville, TX 75067
Owner	Smithfield Auto Center LLC 928 South Church Street Smithfield, VA 23430
Property	928 S Church St TPIN: 21A-32-071A 2.91 ac W side South Church Street 550’ N of Evans Drive and S Church Street
Zoning	Highway Retail Commercial (HR-C), Entrance Corridor Overlay (ECO)
Adjacent Zoning	HR-C, ECO, Residential Office (R-O) & Neighborhood Residential (N-R)
Project Description	<p>The applicant is seeking approval for a Special Use Permit (SUP) pursuant to the Smithfield Zoning Ordinance (SZO) Article 3.I. Section C.13, in order to allow “automobile and light vehicle repair establishments (within completely enclosed structures with screened outdoor storage) as a permitted use at 928 S Church Street. The current primary use of the property is an automobile and light vehicle dealership and retail sales establishments (with service and repair facilities as an ancillary use, with completely enclosed service facilities and screened outdoor storage of repair vehicles) (SZO Article 3.I Section B.14). The applicant has stated they plan on employing approximately 15-20 people and will operate between the hours of 7:30am and 5:30pm, Monday through Friday.</p> <p>At the Monday, November 7th, 2022 Planning Commission Meeting, this application was favorably recommended to Town Council, with staff recommendations.</p>
Zoning Recommendation	<p>Positives: The applicant is not proposing any exterior structural changes to the property and is seeking approval for the specific use of “automobile and light vehicle repair establishment.”</p> <p>Negatives: This requested use is not a by-right use and does require a SUP.</p> <p>Town staff do support approval of this application, provided any proposed signage/ exterior changes must be properly permitted and reviewed by the Planning Commission if applicable.</p>

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