

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

February 7th, 2023, 6:30 PM

Applicant	Spearpoint Investment Group, LLC C/O John T. “Tim” Ryan 235 Main Street
Owner	Spearpoint Investment Group, LLC 11220 Shelter Cove Smithfield, VA 23430
Property	235 Main Street TPIN: 21A-01-283 0.09 ac S side Main Street 25’ SE of Main Street and Institute Street
Zoning	Downtown (D), Historic Preservation Overlay (HPO)
Adjacent Zoning	D, HPO
Project Description	<p>The applicant is seeking approval for a Special Use Permit (SUP) pursuant to the Smithfield Zoning Ordinance (SZO) Article 3.H Section C, in order to allow “the conversion of any residential structure for a non-residential use as the principal use of the building, even if the converted use in question is one of the permitted uses listed in SZO Article 3.H Section B.</p> <p>The current primary use of the property is a single-family detached dwelling. The applicant is seeking approval to convert the residential dwelling into a general or professional office pursuant to SZO Article 3.H Section B.3. The business intends to employ three (3) to five (5) personnel and will operate from 8am until 6pm. Customers and employees will use on-street parking and the public parking lot to access the proposed business.</p> <p>The applicant has stated that the exterior appearance and color of the building will not change, with the exception of a small sign affixed to the exterior of the building. The future business owner will apply for the signage approval separately.</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 “general or professional office.”</p> <p>Negatives: This requested use is a by-right use; however, an SUP is required for the conversion of a residential structure for a non-residential use.</p> <p>At the Tuesday, January 10th, 2023 Planning Commission meeting, this application was favorably recommended to Town Council. Town staff do support this application, provided any proposed signage/ exterior changes must be properly permitted and reviewed by the Board of Historic and Architectural Review (BHAR), if applicable, and the applicant must obtain a new Certificate of Occupancy from Isle of Wight County.</p> <p>Additionally, if approved by Town Council, the future business owner will need to obtain a Town of Smithfield Business License with Treasurer’s Office as required by Town Code Chapter 26 Article 1 Section 26-3.</p>

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