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# TOWN OF SMITHFIELD

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*"The Ham Capital of the World"*

September 7, 2016

TO: PLANNING COMMISSION

FROM: WILLIAM G. SAUNDERS, IV, AICP, CZA  
PLANNING AND ZONING ADMINISTRATOR

RE: PLANNING COMMISSION MEETING

The Planning Commission will hold its regular meeting on Tuesday, September 13<sup>th</sup>, 2016 at 6:30 PM in Conference Rooms A & B in the Smithfield Center.

Please call me at (757) 365-4266 or email me at [wsaunders@smithfieldva.gov](mailto:wsaunders@smithfieldva.gov) with any questions.

Enclosures

cc: Town Council  
William H. Riddick, III, Town Attorney  
The Smithfield Times  
The Daily Press  
File

**DEPT. OF PLANNING, ENGINEERING, AND PUBLIC WORKS**

310 Institute Street, P.O. Box 246 • Smithfield, VA 23431 • (757) 365-4200 • Fax (757) 357-9933  
[www.smithfieldva.gov](http://www.smithfieldva.gov) • Local Cable Channel 6

# SMITHFIELD PLANNING COMMISSION MEETING AGENDA

September 13, 2016

1) **Planning and Zoning Administrator Activity Report**

- Clontz Park Public Boat Ramp
- Smithfield Foods Parking Lot Expansion

2) **Upcoming Meetings and Activities**

September 19<sup>th</sup> - 4:00 p.m. -- Town Council Committee Meetings

September 20<sup>th</sup> - 4:00 p.m. -- Town Council Committee Meetings

September 20<sup>th</sup> - 6:30 p.m. -- Board of Historic & Architectural Review

September 20<sup>th</sup> - 7:30 p.m. -- Board of Zoning Appeals – Cancelled

October 4<sup>th</sup> - 7:30 p.m. -- Town Council Meeting

October 10<sup>th</sup> – Town offices will be closed in observance of Columbus Day

October 11<sup>th</sup> - 6:30 p.m. -- Planning Commission Meeting

3) **Public Comments**

The public is invited to speak to Planning Commission on any matters, 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.

4) **Planning Commission Comments**

5) **Preliminary and Final Site Plan Review - Joseph W. Luter, Jr. Sports Complex –**

**900 W. Main St. – Town of Smithfield, applicant.** (Staff report and site plan enclosed.)

6) **Approval of the August 9, 2016 meeting minutes** (Enclosed)

NOTICE OF INTENT TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.  
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 (757) 365-4200 at least 24 hours prior to the meeting date so that proper arrangements may be made.

**STAFF REPORT TO  
THE PLANNING COMMISSION**

**PRELIMINARY & FINAL SITE PLAN REVIEW**

**September 13, 2016**

<b>Applicant Name &amp; Address</b>	Town of Smithfield 310 Institute Street Smithfield, VA 23430
<b>Property Owner &amp; Address</b>	Town of Smithfield 310 Institute Street Smithfield, VA 23430
<b>Property Location &amp; Description</b>	900 W. Main Street Approx. 1,800 ft. north of the intersection of Waterworks Road and W. Main Street. (TPIN #21-01-051)
<b>Statistical Data (See Site Plan)</b>	
Current Zoning	C-C, Community Conservation
Current Use	Agriculture
Proposed Use	Public Youth Sports Complex
<b>Surrounding Land Uses/Zoning</b>	C-C, Community Conservation; HR-C, Highway Retail Commercial; I-1, Light Industrial District; I-2, Heavy Industrial District
<b>Conformity with Comprehensive Plan</b>	Consistent with future land use designation of Parks and Recreation

**Project Overview**

The applicant, the Town of Smithfield, is seeking preliminary and final approval of the site plan for the public youth sports complex.

This complex, as shown in the accompanying plans will encompass five little league baseball fields, a multi-purpose field capable of supporting little league soccer and football, a paved track, concession stands and a playground.

**Staff Comments**

In an effort to expedite the construction of the ballfields, the project has been divided into several components; the first of which is before you, the basic site plan showing the complex amenities. At a later date, the architectural plans for the concession stands and landscaping plans will come before you in regard to the Entrance Corridor Overlay District design review. Also, there may be a plan amendment for a turn lane at the entrance that may be required to come before you once the turn lane warrants are finalized with VDOT.

Regarding the component before you for review at this time, there are outstanding comments related to the Isle of Wight County storm water management review, though all town comments have been satisfied. Staff recommends preliminary and final site plan approval of this project contingent upon adequately resolving the storm water comments.

Contact William Saunders at 365-4266 or [wsaunders@smithfieldva.gov](mailto:wsaunders@smithfieldva.gov) with any questions.

# JOSEPH W. LUTER, JR. SPORTS COMPLEX

## SITE PLANS FOR

# TOWN OF SMITHFIELD

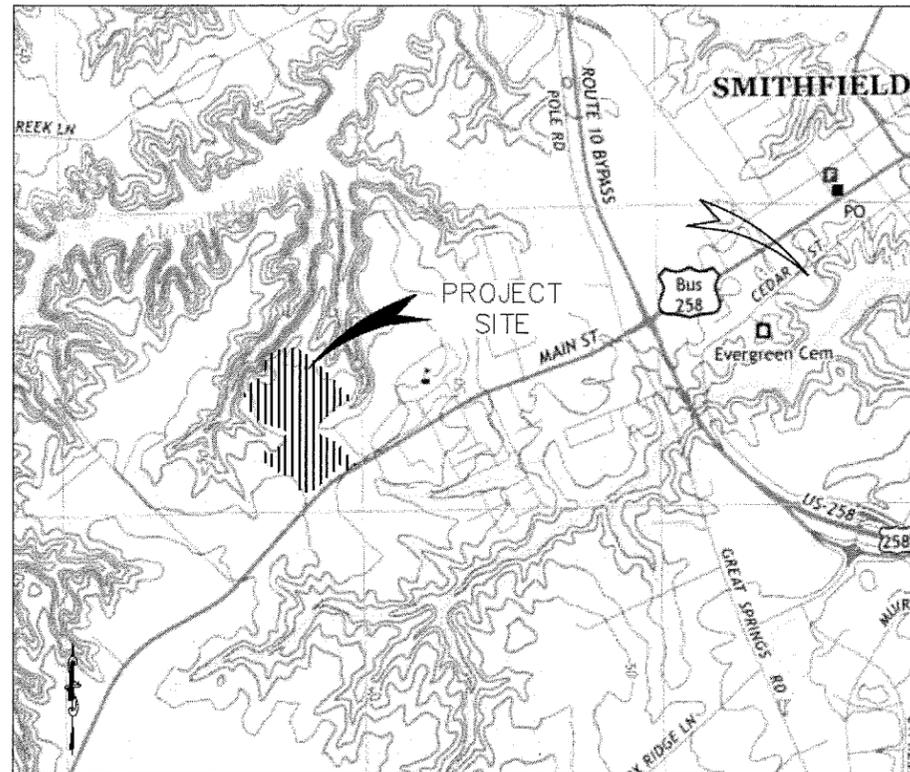
## ISLE OF WIGHT COUNTY, VIRGINIA

08/26/2016

PLAN STATUS		
DATE	INITIAL	DESCRIPTION
06/17/16	JHW	35% SUBMITTAL
07/15/16	JHW	90% PROGRESS SUBMITTAL
08/05/16	JHW	90% SUBMITTAL
08/26/16	JHW	100% SUBMITTAL

### SITE STATISTICAL INFORMATION

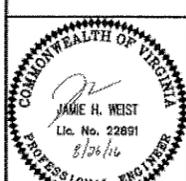
SITE LOCATION	ROUTE 258
TYPE OF DEVELOPMENT	SPORTS COMPLEX
MAGISTERIAL DISTRICT	SMITHFIELD
ZIMUTH REFERENCE	VIRGINIA STATE PLANE SOUTH (NAD 83) (93 HARN)
TOTAL AREA	88.20 AC.
APPROXIMATE DISTURBED AREA	22.24 AC.
TAX MAP NUMBER	21-01-051
CURRENT LAND USE	AGRICULTURE
EXISTING IMPERVIOUS AREA	0.00 ACRES
PROPOSED IMPERVIOUS AREA	4.90 AC.



### CIVIL SHEET INDEX

CA001	COVER SHEET
CA002	GENERAL NOTES
CA003	EXISTING CONDITIONS
CE100	OVERALL E&S AND DEMOLITION
CE500	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
CE501	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
CS100	SHEET INDEX
CS101	SITE PLAN
CS102	SITE PLAN
CS500	SITE DETAILS
CS501	SITE DETAILS
CG101	GRADING, DRAINAGE, & EROSION AND SEDIMENT CONTROL PHASE 2 PLAN
CG102	GRADING, DRAINAGE, & EROSION AND SEDIMENT CONTROL PHASE 2 PLAN
CG103	GRADING DETAILS
CG500	GRADING AND DRAINAGE DETAILS
CU101	UTILITY PLAN
CU102	UTILITY PLAN
CU201	UTILITY DETAILS
CU202	UTILITY DETAILS
CU203	SANITARY SEWER PROFILE
CP-101	TURF ESTABLISHMENT PLAN
CP-501	TURF SPECIFICATIONS AND LANDSCAPE PERFORMANCE SPECIFICATIONS
CL101	LIGHTING PLAN
CL102	LIGHTING PLAN

**Kimley»Horn**  
 © 2016 KIMLEY-HORN AND ASSOCIATES, INC.  
 4500 MAIN STREET, SUITE 500, VIRGINIA BEACH, VA 23462  
 PHONE: 757-213-8600 FAX: 757-213-8601  
 WWW.KIMLEY-HORN.COM



KHA PROJECT	116499011
DATE	08/26/2016
SCALE	AS SHOWN
DESIGNED BY	GHS
DRAWN BY	TMG
CHECKED BY	JHW

COVER SHEET

JOSEPH W. LUTER, JR.  
 SPORTS COMPLEX  
 PREPARED FOR  
 TOWN OF SMITHFIELD  
 VIRGINIA  
 F. SMITHFIELD

**BMP Data Sheet**  
 Isle of Wight County Engineering Division  
 Please provide the following information on the cover of your site plan:

1. Site Name	JOSEPH W. LUTER, JR. SPORTS COMPLEX
2. Tax Map Number where BMP is located.	21-01-051
3. Latitude of BMP in decimal degrees	W76°39'17.47"
4. Longitude of BMP in decimal degrees	N36°58'23.07"
5. BMP Design Engineer	KIMLEY-HORN
6. BMP Review Engineer	ISLE OF WIGHT
7. BMP Type (choose one):	Constructed Stormwater Wetland General Infiltration Practices General Intermittent Sand Filter Practices Grassed Swale Vegetated Filter Strip
8. Closest Receiving Stream (e.g., tributary of Ragged Island Creek)	
9. Watershed (choose one):	CU59 = Blackwater River - Terrapin Swamp CU68 = Blackwater River - Cypress Swamp CU70 = Blackwater River - Union Camp CU62 = Blackwater River - Antioch Swamp CU60 = Mill Swamp - Moores Swamp CU61 = Rattlesnake Swamp CU66 = Blackwater River - Corowaugh Swamp CU69 = Kingsale Swamp
10. Estimated number of pounds of phosphorus removed by the BMP each year	7.99 LBS./YR., 1.99 LBS./YR PURCHASED FROM NUTRIENT BANK
11. Total acreage of impervious surface draining to the BMP.	2.72 ACRES
12. Area (acres) of the watershed draining to the BMP, detailed by land use type:	
a. Commercial	
b. Forest 0.52 ACRES	
c. Wetlands/Waters	
d. Agricultural	
h. Urban Residential	
i. Park/Recreational 10.70 ACRES	
j. Institutional/Educational	
k. State and Federal Land	

**OWNER**  
 TOWN OF SMITHFIELD  
 911 S. CHURCH STREET  
 SMITHFIELD, VA 23430  
 TEL: (757) 365-9505  
 CONTACT: PETER STEPHENSON  
 EMAIL: PSTEPHENSON@SMITHFIELDVA.GOV

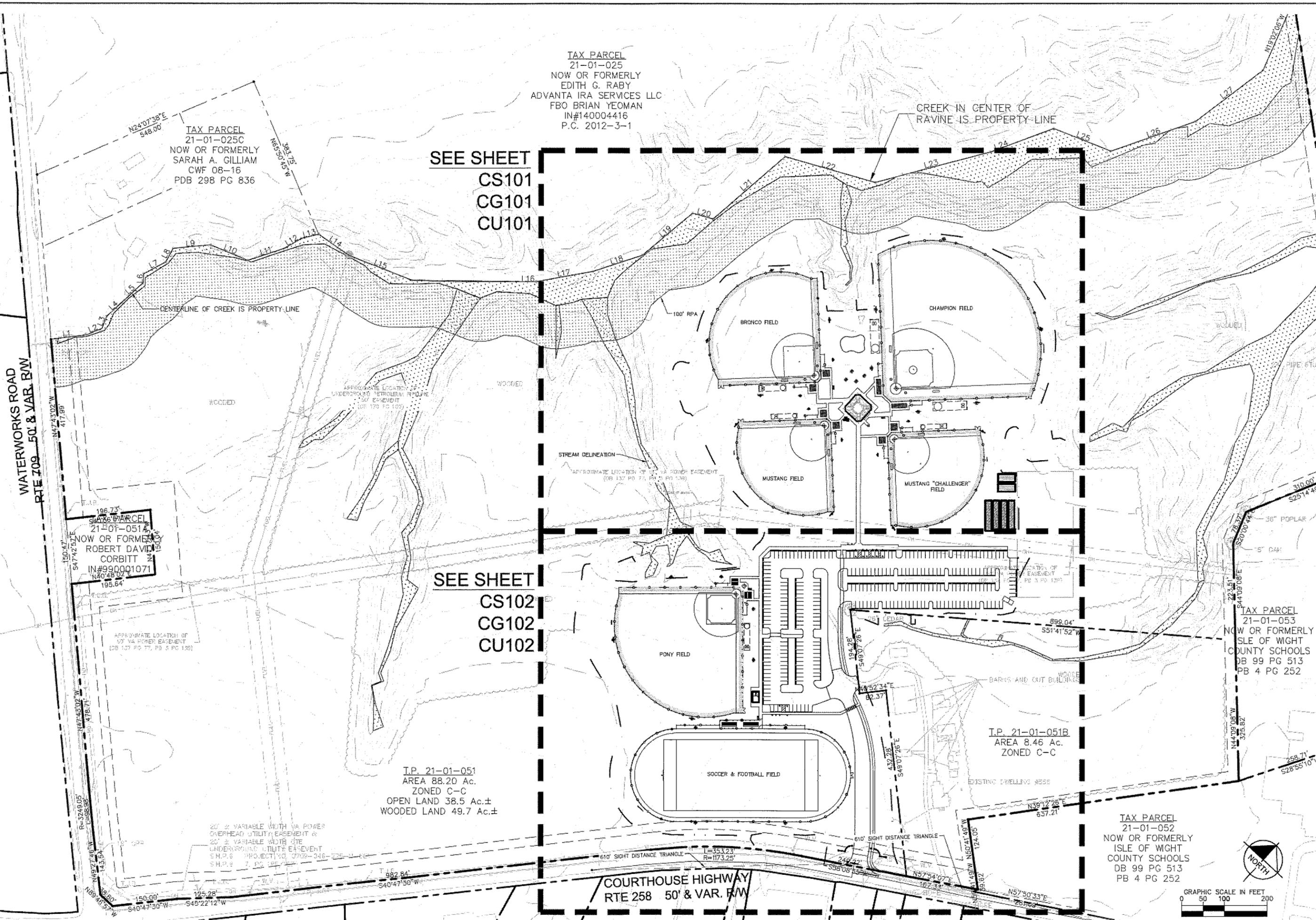
**CIVIL ENGINEER**  
 KIMLEY HORN AND ASSOCIATES, INC.  
 11815 FOUNTAIN WAY, SUITE 300  
 NEWPORT NEWS, VIRGINIA 23606  
 CONTACT: JAMIE WEIST, P.E.  
 TEL: (757) 320-6636  
 TEL: JAMIE.WEIST@KIMLEY-HORN.COM

**SURVEYOR**  
 CANADA LAND AND MARINE SURVEYING  
 1212 S. CHURCH STREET  
 SMITHFIELD, VA 23430  
 JOB# S15-188-SM  
 TEL: (757) 357-2911  
 CONTACT: MO CANADA

**ARCHITECT**  
 HOPKE & ASSOCIATES, INC.  
 1156 JAMESTOWN ROAD, SUITE C  
 WILLIAMSBURG, VIRGINIA, 23185  
 TEL: (757) 229-1100  
 CONTACT: JOHN A. HOPKE  
 EMAIL: JOHN.HOPKE@HOPKE.COM

**MECHANICAL**  
 HIGHGROUND SERVICES  
 227 28th STREET  
 NEWPORT NEWS, VA 23607  
 TEL: (757) 562-7080  
 CONTACT: FRANKIE GLADDING  
 EMAIL: FGLADDING@HIGHGROUND SERVICES

LEGEND	
EXISTING	PROPOSED
10.00	ELEVATIONS
---	TOP OF BANK
----	SWALE / DITCH
-----	TOE OF SLOPE
-----	EDGE OF WATER
N/A	EASEMENT LINE
---	R/W and R
---	UNDERGROUND ELECTRIC
---	WETLANDS DELINEATION
~~~~~	WOODLINE
○	TREE
□	WETLANDS
N/A	WETLANDS IMPACT
⊙	BENCHMARK
---	EDGE OF PAVEMENT
---	CURB AND/OR GUTTER
N/A	DRAINAGE AREA# AREA IN ACRES RUNOFF COEFFICIENT
■	CONCRETE
■	GRAVEL



TAX PARCEL  
21-01-025  
NOW OR FORMERLY  
EDITH G. RABY  
ADVANTA IRA SERVICES LLC  
FBO BRIAN YEOMAN  
IN#140004416  
P.C. 2012-3-1

TAX PARCEL  
21-01-025C  
NOW OR FORMERLY  
SARAH A. GILLIAM  
CWF 08-16  
PDB 298 PG 836

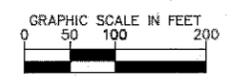
SEE SHEET  
CS101  
CG101  
CU101

SEE SHEET  
CS102  
CG102  
CU102

T.P. 21-01-051  
AREA 88.20 Ac.  
ZONED C-C  
OPEN LAND 38.5 Ac.±  
WOODED LAND 49.7 Ac.±

T.P. 21-01-051B  
AREA 8.46 Ac.  
ZONED C-C

TAX PARCEL  
21-01-052  
NOW OR FORMERLY  
ISLE OF WIGHT  
COUNTY SCHOOLS  
OB 99 PG 513  
PB 4 PG 252



WATERWORKS ROAD  
RTE 709 50' & VAR. R/W

COURTHOUSE HIGHWAY  
RTE 258 50' & VAR. R/W

CREEK IN CENTER OF  
RAVINE IS PROPERTY LINE

CENTERLINE OF CREEK IS PROPERTY LINE

APPROXIMATE LOCATION OF  
UNDERGROUND PETROLEUM PIPELINE  
7.56' EASEMENT  
(OB 179 PG 103)

APPROXIMATE LOCATION OF  
12" VA POWER EASEMENT  
(OB 137 PG 73, PG 103)

TAX PARCEL  
21-01-051A  
NOW OR FORMERLY  
ROBERT DAVID  
CORBITT  
IN#990001071  
N40°48'02"  
195.64'

APPROXIMATE LOCATION OF  
12" VA POWER EASEMENT  
(OB 137 PG 73, PG 103)

20' ± VARIABLE WIDTH VA POWER  
OVERHEAD UTILITY EASEMENT &  
20' ± VARIABLE WIDTH CTE  
UNDERGROUND UTILITY EASEMENT  
S.H.P.6 PROJECTING 0708-046-025-W-00  
S.H.P.8 7 PG 187

NO.	REVISIONS	DATE	BY

**Kimley»Horn**

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4500 MAIN STREET, SUITE 500, VIRGINIA BEACH, VA 23462  
PHONE: 757-213-8600 FAX: 757-213-8601  
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COMMONWEALTH OF VIRGINIA  
JAMIE H. WEST  
Lic. No. 22891  
8/26/16  
PROFESSIONAL ENGINEER

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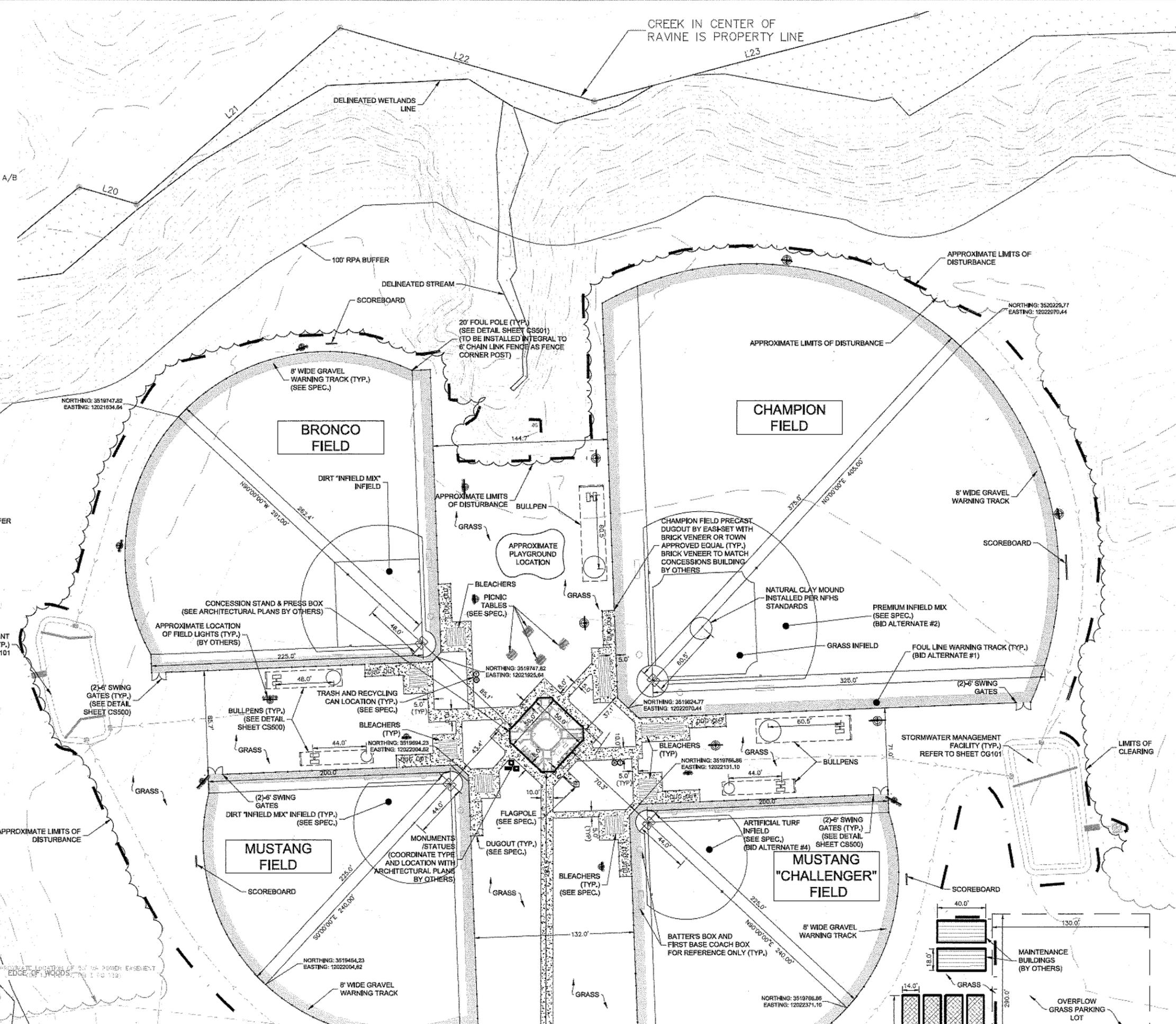
SHEET INDEX


JOSEPH W. LUTER, JR.  
SPORTS COMPLEX  
PREPARED FOR  
TOWN OF SMITHFIELD  
VIRGINIA  
F. SMITHFIELD

- GRAVEL PARKING SURFACE**  
6" AGGREGATE BASE MATERIAL, TYPE 21A/B  
SUBGRADE COMPACTED TO 95% DRY DENSITY
- ASPHALT PAVEMENT**  
2" SURFACE COURSE ASPHALT, TYPE SM-9.5A  
6" AGGREGATE BASE MATERIAL, TYPE 21 A/B  
SUBGRADE COMPACTED TO 95% DRY DENSITY
- ASPHALT TRACK**  
2" SURFACE COURSE ASPHALT, TYPE SM-9.5A  
6" AGGREGATE BASE MATERIAL, TYPE 21 A/B  
SUBGRADE COMPACTED TO 95% DRY DENSITY
- CONCRETE PAVEMENT**  
4" CONCRETE, VDOT A-3  
6" DENSE GRADED AGGREGATE BASE MATERIAL, TYPE 21 A/B  
SUBGRADE COMPACTED TO 95% DRY DENSITY

**NOTES:**

1. ALL FIELD LIGHTING TO BE INSTALLED "BY OTHERS".
2. ALL CONCRETE CROSSWALKS TO BE INSTALLED FLUSH TO ADJACENT GRAVEL SURFACE.
3. SCOREBOARD FINAL LOCATION TO BE DETERMINED AND APPROVED BY OWNER.
4. FINAL LOCATION OF MONUMENT STATUES AND FOOTINGS TO BE DETERMINED AND APPROVED BY OWNER.
5. FINAL LOCATION OF TRASH AND RECYCLING RECEPTACLES TO BE DETERMINED AND APPROVED BY OWNER.



No.	REVISIONS	BY	DATE

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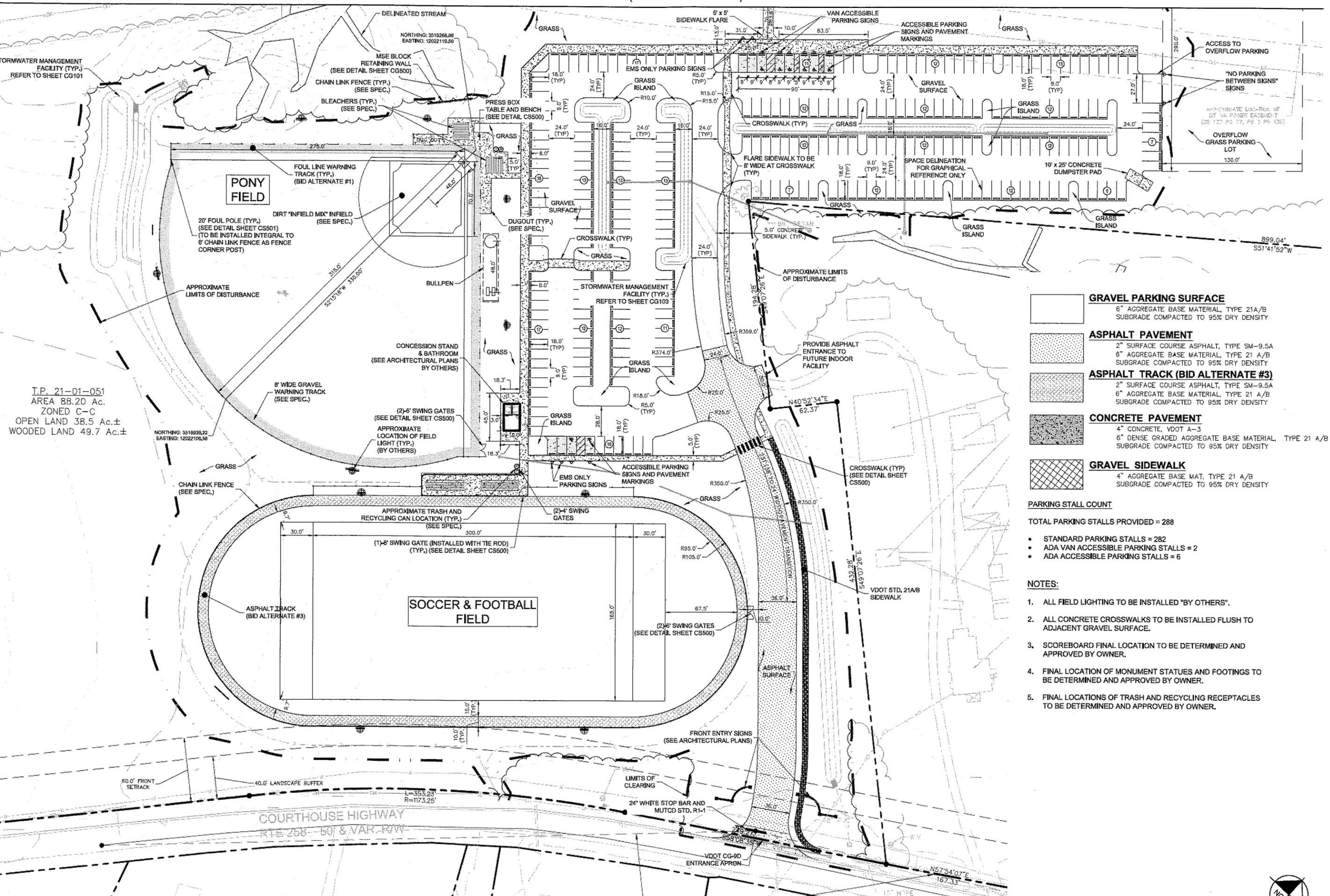
COMMONWEALTH OF VIRGINIA  
 JAMIE H. WEIST  
 Lic. No. 22891  
 8/24/16  
 PROFESSIONAL ENGINEER

KHA PROJECT	116489011
DATE	08/26/2016
SCALE	AS SHOWN
DESIGNED BY	GHS
DRAWN BY	TWG
CHECKED BY	JHW

**SITE PLAN**

JOSEPH W. LUTER, JR.  
 SPORTS COMPLEX  
 PREPARED FOR  
 TOWN OF SMITHFIELD  
 VIRGINIA

MATCHLINE (SEE SHEET CS101)



- GRAVEL PARKING SURFACE**  
6" AGGREGATE BASE MATERIAL, TYPE 21A/B  
SUBGRADE COMPACTED TO 95% DRY DENSITY
- ASPHALT PAVEMENT**  
2" SURFACE COURSE ASPHALT, TYPE SM-9.5A  
6" AGGREGATE BASE MATERIAL, TYPE 21 A/B  
SUBGRADE COMPACTED TO 95% DRY DENSITY
- ASPHALT TRACK (BID ALTERNATE #3)**  
2" SURFACE COURSE ASPHALT, TYPE SM-9.5A  
6" AGGREGATE BASE MATERIAL, TYPE 21 A/B  
SUBGRADE COMPACTED TO 95% DRY DENSITY
- CONCRETE PAVEMENT**  
4" CONCRETE, VDOT A-3  
6" DENSE GRADED AGGREGATE BASE MATERIAL, TYPE 21 A/B  
SUBGRADE COMPACTED TO 95% DRY DENSITY
- GRAVEL SIDEWALK**  
4" AGGREGATE BASE MAT. TYPE 21 A/B  
SUBGRADE COMPACTED TO 95% DRY DENSITY

**PARKING STALL COUNT**  
TOTAL PARKING STALLS PROVIDED = 288

- STANDARD PARKING STALLS = 282
- ADA VAN ACCESSIBLE PARKING STALLS = 2
- ADA ACCESSIBLE PARKING STALLS = 6

- NOTES:**
1. ALL FIELD LIGHTING TO BE INSTALLED "BY OTHERS".
  2. ALL CONCRETE CROSSWALKS TO BE INSTALLED FLUSH TO ADJACENT GRAVEL SURFACE.
  3. SCOREBOARD FINAL LOCATION TO BE DETERMINED AND APPROVED BY OWNER.
  4. FINAL LOCATION OF MONUMENT STATUES AND FOOTINGS TO BE DETERMINED AND APPROVED BY OWNER.
  5. FINAL LOCATIONS OF TRASH AND RECYCLING RECEPTACLES TO BE DETERMINED AND APPROVED BY OWNER.

NO.	REVISIONS	DATE	BY

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 2016 KIMLEY-HORN AND ASSOCIATES, INC.  
 4300 MAIN STREET, SUITE 500, VIRGINIA BEACH, VA 23462  
 PHONE: 757-213-1600 FAX: 757-213-1601  
 WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA  
 JAMES H. WEIST  
 Lic. No. 22891  
 8/24/16  
 PROFESSIONAL ENGINEER

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