

**STAFF REPORT TO THE
BOARD OF HISTORIC AND ARCHITECTURAL REVIEW
DESIGN REVIEW FOR REZONING**

June 16, 2015

Project Name	Cary & Main
Applicant Name & Address	William G. Darden Hearndon MC Builders, LLC 1001 Scenic Parkway, Suite 104 Chesapeake, VA 23323
Owner Name & Address	Mary Delk Crocker 502 Grace Street Smithfield, VA 23430
Project Location	That portion of land north of Little's Market, the Old Schoolhouse, Main St. and IOW Christian Outreach, south of the homes on Cary St. and Cary St., thence east of the Rt. 10 Bypass. (Tax ID #s 21A-04-000E, 000F, 000G, 000H, 000H2, 000I, 000I12, 12, 30, 37, 38, 39, 40, 49, 50, 51, 52, 53, 54)
Statistical Data (See Conceptual Plan)	
Proposed rezoning	From C-C, Community Conservation and D, Downtown to DN-R, Downtown Neighborhood Residential
Current Zoning	C-C, Community Conservation, D, Downtown, and DN-R, Downtown Neighborhood Residential
Surrounding Land Uses/Zoning	C-C, Community Conservation, D, Downtown, N-R, Neighborhood Residential, DN-R, Downtown Neighborhood Residential and I-1, Light Industrial
Total Development Acreage	±58 acres
Acreage for rezoning	±58 acres
Proposed Additional Dwelling Units	152 single family homes
Site Access	Main Street and Cary Street
Comprehensive Plan Designation	The future land use plan designates those areas currently zoned D as Downtown Commercial, and those areas zoned DN-R and C-C as Parks & Recreation.

Project Overview

The applicant is proposing the amendment of the Comprehensive Plan's Future Land Use Map, as well as the rezoning of Town of Smithfield Zoning District designations on the ±58 acre portion of the Pierceville farm that is northeast of the Rt. 10 Bypass, in order to accommodate the development of a residential subdivision consisting of 152 single family detached homes.

The subdivision would be comprised of 151 single family detached homes on lots with a minimum of 6,000 sq. ft. of area and 50 ft. of width. It would include several ponds for storm water retention and treatment, several small parks and walking trails / sidewalks that would connect to the town's existing sidewalk network. The plan includes several house models for the subdivision that represent different historic architectural eras, please refer to the enclosures for specifics.

This area includes the historically significant Pierceville manor house and other relevant historic structures, which have fallen into disrepair and have been the subject of previous actions by local government in order to stop the demolition by neglect. The integrity of these structures and their historical surroundings are of great significance to the historic district, and by extension the Town of Smithfield.

Please find more information about this proposal in the multiple enclosures.

If you have any questions, contact William Saunders at 365-4266 or wsaunders@smithfieldva.gov.