



COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

W. Sheppard Miller, III
Chairperson

1221 East Broad Street
Richmond, Virginia 23219

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Agenda item # 11

RESOLUTION OF THE COMMONWEALTH TRANSPORTATION BOARD

October 15, 2025

MOTION

Made By: Mr. Coleman, **Seconded By:** Mr. Lawson

Action: Motion Carried, Unanimously

Limited Access Control Change, Route 10, Town of Smithfield

WHEREAS, Route 10 was designated as a Limited Access Highway by the State Highway Commission, predecessor to Commonwealth Transportation Board (CTB), on January 23, 1969; and

WHEREAS, in connection with State Highway Project 7010-046-101, R-201, the Commonwealth acquired a certain limited access control easement from Thompson T. Rawls, et al., by deed dated July 23, 1973, recorded in Deed Book 208, Page 622, and recorded in the Office of the Clerk of Circuit Court of the County of Isle of Wight; and

WHEREAS, Howard W. Gwaltney, Jr. Family Trust, an adjacent property owner, has requested a break in limited access control along Route 10 to support the by right development of their adjacent property; and

WHEREAS, the proposed limited access control change (LACC), shown on Sheet 15 of State Highway Project 7010-046-101, RW-201, is 105 feet long, beginning at a point 250.4 feet opposite Station 346+42.5 (Route 10 construction centerline) to a point 223.7 feet opposite Station 347+47.5 (Route 10 construction centerline); and

WHEREAS, the Town of Smithfield, by Resolution dated November 6, 2024, endorses the proposed LACC; and

WHEREAS, the Virginia Department of Transportation's (VDOT's) Hampton Roads District has determined, with the Chief Engineer concurring, that the proposed LACC along Route 10, creating the 4th leg of the currently signalized T-Intersection, will have minimal impact on the operation of Route 10 and that the proposed LACC is appropriate from a safety and traffic control standpoint; and

WHEREAS, VDOT's Hampton Roads District has reviewed the environmental impact analysis and determined that the location of the proposed LACC is not within a non-attainment area for air quality and that there will be no adverse environmental impacts; and

WHEREAS, public notices to receive comments were posted in The Virginian-Pilot, Legacy, and Smithfield Times on February 2, 2025; Smithfield Times on March 5, 2025; and The Virginian-Pilot, on March 6, 2025; and

WHEREAS, compensation shall be paid by the requestor in consideration of the LACC and the related easement to be conveyed, as determined by the Commissioner of Highways or his designee; and

WHEREAS, the requestor has borne all the appropriate costs in accordance with 24 VAC 30-401-20; and

WHEREAS, all right of way, engineering, construction, and necessary safety improvements shall meet all VDOT standards and requirements; and

WHEREAS, all costs of engineering and construction, including all necessary safety improvements, will be borne by the requestor; and

WHEREAS, the requestor will be required to obtain a land use permit prior to any activity within the Route 10 limited access right of way; and

WHEREAS, VDOT has reviewed the requested LACC and determined that it is in compliance with Va. Code § 33.2-401 and that the requirements of 24 VAC 30-401-20 have been met; and

WHEREAS, VDOT recommends approval of the proposed LACC as shown on the attached exhibits.

NOW, THEREFORE, BE IT RESOLVED, in accordance with Va. Code § 33.2-401 and 24 VAC 30-401-20 *et seq.*, that the CTB hereby finds and concurs in the determinations and recommendations of VDOT made herein, and directs that Route 10 continue to be designated as a limited access control area, with the boundaries of limited access control being modified from the current locations as shown on the attached exhibits and subject to the conditions mentioned herein.

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BE IT FURTHER RESOLVED, the Commissioner of Highways is authorized to take all actions and execute any and all documents necessary to implement the LACC's described herein.

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CTB Decision Brief
Limited Access Control Change
Route# 10, Town of Smithfield

Issue: Howard W. Gwaltney, Jr. Family Trust, a property owner adjacent to Route 10, has requested a break in limited access control to support the by right development of their adjacent parcel. The break in limited access control will create the 4th leg of the currently signalized T-Intersection but will have a minimal impact on the operation of Route 10. This limited access control change (LACC) requires approval of the Commonwealth Transportation Board (CTB) pursuant to Va. Code § 33.2-401 and 24 VAC 30-401-20.

Facts:

- Route 10 was designated as a Limited Access Highway by the State Highway Commission, predecessor to the CTB, on January 23, 1969.
- In connection with State Highway Project 7010–046-101, R-201, the Commonwealth acquired a certain limited access control easement from Thompson T. Rawls, et al., by deed dated July 23, 1973, recorded in Deed Book 208, Page 622, and recorded in the Office of the Clerk of Circuit Court of the County of Isle of Wight.
- The proposed LACC, shown on Sheet 15 of State Highway Project 7010-046-101, RW-201, is 105 feet long, beginning at a point 250.4 feet opposite Station 346+42.5 (Route 10 construction centerline) to a point 223.7 feet opposite Station 347+47.5 (Route 10 construction centerline).
- The Town of Smithfield, by resolution dated November 6, 2024, endorses the proposed LACC.
- VDOT's Hampton Roads District has reviewed and approved the global traffic study dated August 2, 2024, prepared by McPherson Consulting, and found that it adequately addresses the impacts from the proposed LACC.
- VDOT's Hampton Roads District has reviewed the environmental impact analysis and determined that the location of the proposed LACC is not within a non-attainment area for air quality and that there will be no adverse environmental impacts.
- Public notices to receive comments were posted in The Virginian-Pilot, Legacy, and Smithfield Times on February 2, 2025; Smithfield Times on March 5, 2025; and The Virginian-Pilot on March 6, 2025.
- Compensation shall be paid by the requestor in consideration of the LACC and the related easement to be conveyed, as determined by the Commissioner of Highways or his designee.
- All right of way, engineering, construction, and necessary safety improvements shall meet all VDOT standards and requirements.
- All costs of engineering and construction, including all necessary safety improvements, will be borne by the requestor.
- The requestor will be required to obtain a land use permit prior to any activity within the Route 10 limited access right of way.

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- VDOT has reviewed the requested LACC and determined that it is in compliance with Va. Code § 33.2-401 and that the requirements of 24 VAC 30-401-20 have been met.

Recommendations: VDOT recommends the approval of the proposed LACC. VDOT further recommends that the Commissioner be authorized to take all actions and execute all documentation necessary to implement the LACC.

Action Required by CTB: Va. Code § 33.2-401 requires a majority vote of the CTB to approve the recommended LACC. The CTB will be presented with a resolution for a formal vote.

Result, if Approved: The Commissioner of Highways will be authorized to take all actions necessary to comply with this resolution.

Options: Approve, Deny, or Defer

Public Comments/ Reaction: One comment was received in support of the LACC.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
1401 EAST BROAD STREET
RICHMOND, VIRGINIA 23219-2000

Stephen C. Brich, P.E.
COMMISSIONER

October 1, 2025

The Honorable W. Sheppard Miller, III
The Honorable Stephen C. Brich, P. E.
The Honorable Raymond D. Smoot, Jr.
The Honorable Frederick T. Stant III
The Honorable Tom Fowlkes
The Honorable Wayne Coleman
The Honorable Darrell R. Byers
The Honorable H. Randolph Laird
The Honorable Thomas Moore Lawson
The Honorable Laura A. Sellers
The Honorable Joel Davis.
The Honorable Linda Green
The Honorable D. J. Gribbin
The Honorable Beckly Norton Dunlop
The Honorable John P. Good Jr.
The Honorable J. Randall Minchew
The Honorable Tiffany Robinson

Subject: Approval of Limited Access Control Change (LACC) for Route 10, Town of Smithfield

Dear Commonwealth Transportation Board Members:

The Department has received a request for your consideration from Howard W. Gwaltney, Jr. Family Trust, for a break in the limited access control along Route 10, supporting the by right development of the adjacent property. The break in limited access control will create the 4th leg of the currently signalized T-Intersection. The Department staff have determined the proposed break will have a minimal impact on the operation of Route 10 and that the proposed LACC is appropriate from a design, safety and traffic control standpoint.

The request meets the engineering criteria and guidelines set forth in Title 24, Agency 30, Chapter 401 of the Virginia Administrative Code. I have reviewed the Staff's recommendations and determined that approving this break in limited access control will not adversely affect the safety or operation of the affected highway network. I have determined that this request should be considered by the Board.

Sincerely,

DocuSigned by:

Barton Thrasher

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Barton A. Thrasher, P.E.
Chief Engineer

**MINUTES
OF
MEETING OF STATE HIGHWAY COMMISSION
RICHMOND, VIRGINIA
January 23, 1969**

The monthly meeting of the State Highway Commission was held at the Central Office in Richmond, Virginia on January 23, 1969 at 10 A.M. Mr. Douglas B. Fugate, Chairman, presided.

Present: Messrs. Baughan, Chilton, Duckworth, Fitzpatrick, Glass, Hairston, Landrith and Weaver.

The chairman welcomed Mr. Thomas R. Glass, who had been appointed on January 10, 1969 to represent the Lynchburg Construction District, replacing Mr. Lawrence H. McWane, deceased.

On motion of Judge Weaver, seconded by Mr. Duckworth, minutes of the meeting of December 19, 1968 were approved.

On motion of Judge Weaver, seconded by Mr. Duckworth, permits issued from December 19, 1968 to January 23, 1969, inclusive, as shown by records of the Department were approved.

Motion was made by Judge Weaver, seconded by Mr. Duckworth, that cancellation of permits from December 19, 1968 to January 23, 1969, inclusive, as shown by records of the Department, be approved. Motion carried.

On motion of Judge Weaver, seconded by Mr. Duckworth, the Commission confirmed letter ballot action concurring in award of contract by the City of Norfolk on Project U000-122-104, PE101, C501, B601.

Mr. Paul Johnson, of the Appalachian Power Company, reported to the Commission on progress of the Power Company in obtaining permit for their Blue Ridge Development project which is holding up construction on Route 58 between Galax and Independence. Mr. Johnson said he believed the Power Company would be able to release the Highway Department in February, 1970 to go ahead with this work. Mr. Hunsberger said the Department would be ready to advertise a project immediately upon being given the go ahead by the Power Company if right of way is clear. Mr. Mattox thought this would be possible.

Mr. Johnson stated he would keep the Commission advised if there is any change in the Power Company's schedule.

WHEREAS, request is made by the State Board for the Department of Community Colleges that the recently constructed roads leading to the new site of the John Tyler Community College in Chesterfield County be added to the Primary System of Highways; and

WHEREAS, upon inspection by our Highway Engineers, the requested road additions have been constructed by the College to conform with standards required for acceptance as a part of the Primary System of Highways;

NOW, THEREFORE, BE IT RESOLVED, that the newly constructed entrance road leading easterly from its intersection with Route 1, a total of 0.40 mile all within the grounds of the John Tyler Community College, be added to Primary System of Highways and designated as new State Route 366.

MOTION CARRIED.

→ | Moved by Mr. Duckworth seconded by Judge Weaver that the proposed relocation of State Route 10 in Isle of Wight County and the Town of Smithfield, the Smithfield By-Pass, from approximately 4 miles north of the North Corporate Limits of the Town of Smithfield to approximately 2.5 miles south of the South Corporate Limits of the Town of Smithfield, including any necessary relocations, interchange areas, ramps, connections, etc., be designated as a Limited Access Highway; as provided under Article 3, Chapter 1, Title 33 of the 1960 Code of Virginia, as amended.

MOTION CARRIED.

Moved by Judge Weaver seconded by Mr. Duckworth that,

WHEREAS, by virtue of Chapter 263 of the Acts of Assembly of 1932, roads within grounds of State Institutions were included in the Primary System of Highways; and

WHEREAS, under authority of Section 33-26 of the 1950 Code of Virginia, as amended, the Highway Commission may add such additional roads, bridges and streets as it shall deem proper to the Primary System of Highways; and


WHEREAS, request is made in a resolution adopted by the State Board for the Department of Community Colleges that certain recently constructed on-site access roads within the grounds of the Frederick Community College in Nansemond County be added to the Primary System of Highways; and

Mr. Troy Arnold, appointed Assistant Attorney General for the Department on January 1, was introduced to the Commission.


The chairman said the Commission members had received an invitation to attend opening ceremonies for an 8.6 mile section of Interstate Route 64 in the City of Chesapeake on January 28, under the sponsorship of the Chesapeake Chamber of Commerce.

The meeting was adjourned at 11:15 A.M.

Approved:


Chairman

Attested:


Secretary

A RESOLUTION TO SUPPORT THE REQUEST OF
HUTTON SMITHFIELD VA ST, LLC
TO OBTAIN APPROVAL
FROM THE COMMONWEALTH TRANSPORTATION BOARD
FOR A BREAK IN THE LIMITED ACCESS RESTRICTION
ALONG US ROUTE 10 BYPASS
TO PROVIDE THE FOURTH LEG OF THE SIGNALIZED INTERSECTION
WITH S. CHURCH STREET

WHEREAS, Hutton Smithfield VA ST, LLC has approached the Smithfield Town Council to support a request to the Commonwealth Transportation Board for authorization of a break in the limited access status along US Route 10 Bypass; and

WHEREAS, Hutton Smithfield VA ST, LLC has proposed to develop the 14.194-acre parcel referenced as "Cypress Crossing" under the current zoning and has provided a global traffic study to support the request to provide primary access at the signalized intersection of Benns Church Boulevard and S. Church Street S with a second access located at the unsignalized intersection of Benns Church Boulevard and Cypress Crossing / Gumwood Drive intersection, with proposed modifications to restrict side street left-turn movements and

WHEREAS, Hutton Smithfield VA ST, LLC has proposed a conceptual plan of development for the property depicting a signalized access and associated intersection improvements and proposed right-of-way acquisition along US Route 10 Bypass to support an exclusive right-turn lane and direct access to the public right-of-way to support the limited access break, all of which would be funded exclusively by Hutton Smithfield VA ST, LLC; and

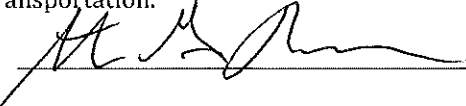
WHEREAS, the only other access option available to the property would be from the unsignalized intersection of Benns Church Boulevard and Cypress Crossing/Gumwood Drive. This intersection has current safety concerns and would require a signal to support the development should a secondary access not be provided. However, this location does not meet signal spacing requirements with the signalized intersection of Benn's Church Boulevard and S. Church Street and would require an access management waiver, and

WHEREAS, Hutton Smithfield VA ST, LLC has provided a global traffic study that has been reviewed by the Franklin Residency and Hampton Roads District staff of the Virginia Department of Transportation who support the proposal for providing access as outline in the global traffic study, and

WHEREAS, the Smith Town Council has carefully considered the developer's proposal and determined that it is a request worthy of support, subject to conditions and agreements sufficient to guarantee the prospective developer implements the improvements to US Route 10 Bypass that have been pledged.

NOW, THEREFORE, BE IT RESOLVED by the Smithfield Town Council this 6th day of November 2024, that it does hereby endorse the request of Hutton Smithfield VA ST, LLC to obtain authorization from the Commonwealth Transportation Board for a limited access break that would allow the installation of a 4th leg of the existing signalized intersection at the US 10 Bypass Benns Church Boulevard and S. Church Street intersections and including the improvements within US Route 10 Bypass right-of-way and signalized intersection all of which are depicted on the site concept plan entitled "Cypress Crossing" prepared by Timmons Group, and dated March 13, 2024.

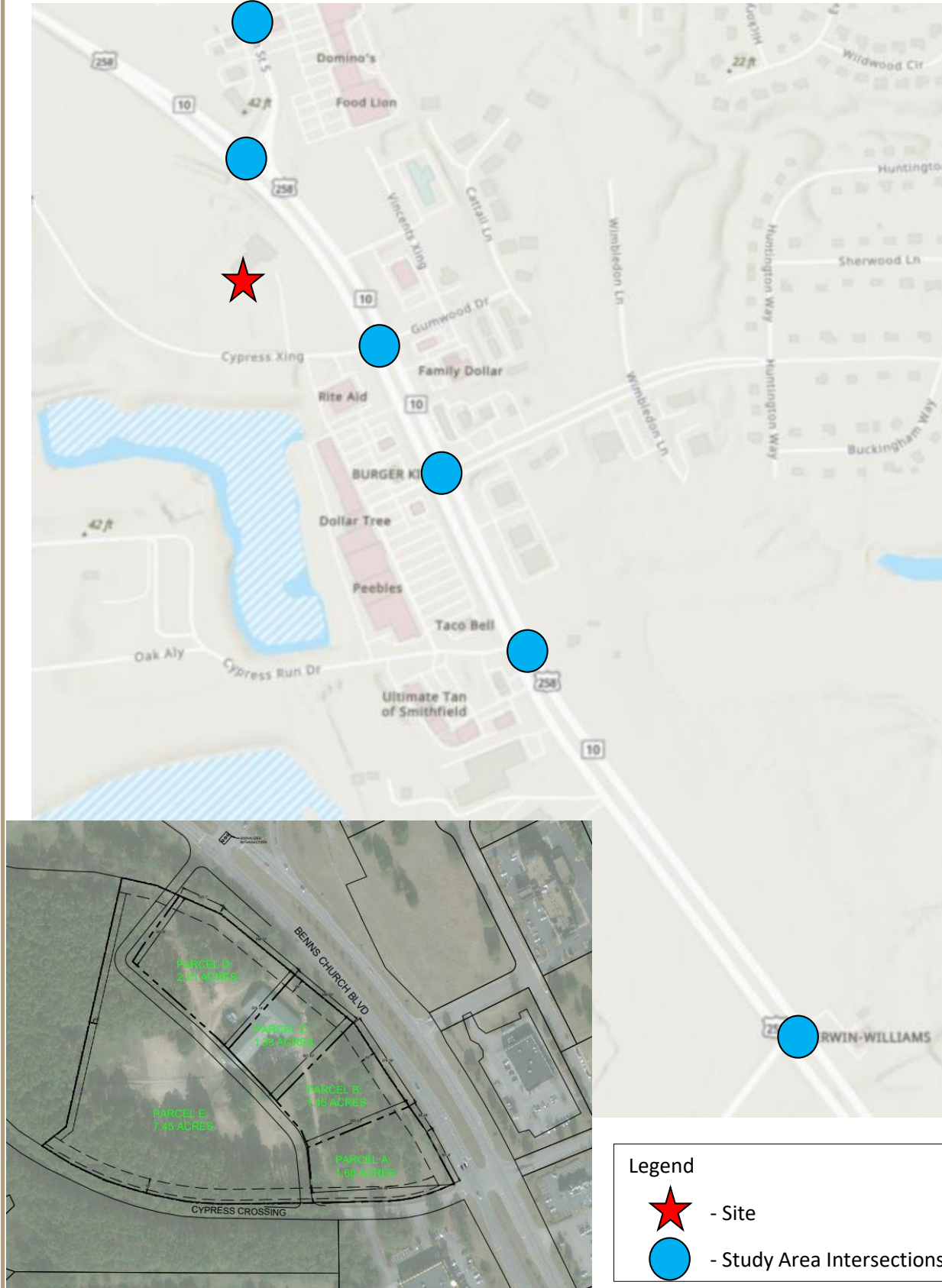
BE IT FURTHER RESOLVED that the Town Council endorsement of this request limited to this specific land use proposal and with the understanding that all necessary improvements within the US Route 10 Bypass right-of-way will be undertaken solely at the expense of Hutton Smithfield VA ST, LLC and in accordance with all requirements and standards prescribed and established by the Commonwealth Transportation Board and the Virginia Department of Transportation.



Steven G. Bowman, Mayor

Study Area

North
Not to scale



Legend



- Site



- Study Area Intersections

SITE SUMMARY

ADDRESS: 18403 CYPRESS CROSSING
SMITHFIELD VA, 23430

PARCEL ID: #22-01-005H

ZONING: HR-C, ENTRANCE
CORRIDOR OVERLAY
DISTRICT

ACREAGE: 14.19 ACRES

PARCEL	ACREAGE	DEVELOPABLE ACREAGE
A	1.68	1.13
B	1.45	1.20
C	1.33	1.14
D	2.21	1.86
E	7.45	5.03



PRELIMINARY MASTER PLAN
May 2, 2022

