



Town of Farmville Planning Commission

Members

Cameron Patterson, CPC, Chair
Jayne Johnson, CPC, Vice Chair
Jerry Davenport, Secretary
Patrick Crute
Dr. John Miller, PhD, CPC
Abigail O'Connor, CPC
Rhett Weiss, CPC

Town Council Chambers of the Town Hall, 116 North Main Street, Farmville, Virginia

Agenda for Wednesday, May 17, 2023 @ 7:00pm

1. **Call to Order** (please silence devices)
2. **Roll Call**
3. **Approval of Agenda**
4. **Consideration of Minutes-** Regular Planning Commission Meeting – **April 19, 2023**
5. **Public Participation – Speakers have three (3) minutes to make statements on non-agenda items.**
6. **Public Hearing-CUP23-001:** Conditional Use Permit request from Caryn B. Kayton to allow for a convenience store in the R-1 Low Density Residential District. The site is located at 505 Griffin Boulevard and consists of parcel numbers 0023A07(07)06-004 and 0023A07(07)06-003A and contains approximately 0.349 acres.
 - a. Staff Report
 - b. Public Participation- Speakers have three (3) minutes to make statements.
 - c. Planning Commission Deliberation
7. **Public Hearing-CUP23-002:** Conditional Use Permit request from Jim Rounsevell to allow for an accessory dwelling unit. The 0.516-acre site is located at 1204 Sixth Avenue on parcel number 0023A12(01)00-046. The property is zoned R-1 Low Density Residential.
 - a. Staff Report
 - b. Public Participation- Speakers have three (3) minutes to make statements.
 - c. Planning Commission Deliberation
8. **Public Hearing-CUP23-003:** Conditional Use Permit request from Jefferson Massicot to allow for an accessory dwelling unit. The 0.573-acre site is located at 801 Milnwood Road on parcel number 0023A14(0A)00-008. The property is zoned R-1 Low Density Residential.
 - a. Staff Report
 - b. Public Participation- Speakers have three (3) minutes to make statements.
 - c. Planning Commission Deliberation
9. **Public Hearing-REZ-001:** Rezoning request from Will Allen on behalf of Harper Associates, LLC to rezone approximately 31 acres from R-1 to R-2. The site is located on the 300 block of Meriwood Farm Road and consists of parcel numbers 0037000(0A)00-060B, 0037000(0A)00-061, and 0037000(0A)00-062.
 - a. Staff Report
 - b. Public Participation- Speakers have three (3) minutes to make statements.
 - c. Planning Commission Deliberation

10. Old Business



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Town Council Chambers of the Town Hall, 116 North Main Street, Farmville, Virginia

Agenda for Wednesday, May 17, 2023 @ 7:00pm

11. New Business

- a. Department update and upcoming major cases
- b. Staff and Commission Items
- c. Other Items of Interest

12. Staff Updates

13. Adjournment

**Town of Farmville Planning Commission
Town Council Chamber of the Town Hall
116 North Main Street, Farmville, VA 23901
Wednesday, April 19, 2023**

Planning Commission Members Present: Vice-Chair Jayne Johnson, Dr. Miller, Secretary Jerry Davenport, Rhett Weiss, Abigail O'Connor, and Patrick Crute.

Chairperson Cameron Patterson arrived at 7:12 P.M.

Planning Commission Members Absent: None

Staff Present: Town Manager Dr. C. Scott Davis, LP.D. and Interim Director of Community Development Ashley Atkins Austin.

CALL TO ORDER

Vice-Chair Johnson called the Planning Commission meeting to order at 7:03 PM.

APPROVAL OF AGENDA

Vice-Chair Johnson noted the agenda was distributed and asked if there were any corrections. On a motion by Dr. Miller, seconded by Mr. Weiss, with all present members voting "aye," the agenda was adopted with no corrections.

CONSIDERATION OF MINUTES

Minutes of Regular Planning Commission Meeting -March 15, 2023

Vice-Chair Johnson noted that the minutes had been likewise distributed and asked if there were any corrections or revisions. On a motion by Mr. Weiss, seconded by Mr. Davenport, and with all present members voting "aye," the minutes from March 15, 2023, were approved as presented.

PUBLIC PARTICIPATION

Vice-Chair Johnson opened the public participation portion of the meeting. Ms. Ashley Atkins-Austin reported that Mr. Jake Romaine and Mr. Ray Gordon had currently signed up to speak.

Mr. Romaine shared that he is a Town resident and partner of the Farmville Affordable Housing Alliance along with partners Nash Osborn, Michael Dieffenbach, and Caren Kayton. He mentioned they had made an offer to purchase the Longwood Village property and do not need a PUD to proceed with their current project. He offered to field questions from staff and commissioners.

Mr. Ray Gordon shared that he is an attorney and grew up in Farmville and has recently moved back to the town. He clarified that he is not receiving payment or representing anyone regarding the subject. He has practiced commercial litigation, majority being real estate development, for almost 45 years in the Washington DC, and Richmond area. He shared some of his family's generational history in Farmville. He stated that he had questions and comments after reading contents regarding the potential PUD but does not have all the facts. He feels that a PUD should be in the normal planning cycle but has concerns about why the town wants to implement it at this moment.

Chairperson Patterson offered his apologies for his tardiness due to work. He expressed that he would catch up with public participation via recording.

PUBLIC HEARING

There were no public hearings scheduled.

OLD BUSINESS

There was no old business before the Commission.

NEW BUSINESS

Discussion: Planned Unit Development (PUD) Draft Model Ordinance

Chairperson Patterson opened the floor for discussion. Ms. Ashley-Atkins Austin shared that the draft model ordinance was compiled using the City of Lexington's ordinance as a template. In response to the Commission's inquiries about density bonuses, the staff included several potential items that can be incentivized with density bonus multipliers. The maximum density prescribed by the comprehensive plan for "mixed use" is twenty-four units per acre. This contrasts with Lexington's maximum density of twenty units per acre. The staff also included a requirement for a utility capacity study at the time of the rezoning application. Lexington has no such requirement in their PUD.

Staff presented the Commissioners with a draft of the ordinance language. The Commissioners reviewed the materials and collectively had a discussion. Some of the items discussed were:

- Site plans expiration
- Density Bonuses
- Fiscal Impact and Economic Studies
- Transit Stops
- Acreage Requirements
- Reviewing PUD model ordinances from closer localities
- Comprehensive Plan

STAFF UPDATES

Ms. Atkins-Austin reported that staff received a letter from FEMA stating the floodplain ordinance is now in compliance with the National Flood Insurance Program. The new Flood Insurance Rate Maps (FIRMS) and Flood Insurance Study (FIS) became effective on April 19, 2023.

The Planning Commission will meet on Wednesday, May 17, 2023, at 7:00 P.M. for public hearings on two (2) Conditional Use Permits, and one (1) Rezoning Case.

ADJOURNMENT

With no further business, Chairperson Patterson called for a motion to adjourn the meeting. On a motion by Mr. Davenport, seconded by Mr. Crute and with all present members voting "aye," the meeting was adjourned at 8:34 P.M.

Respectfully submitted by Michelle D. Watkins, Administrative Assistant II

Cameron Patterson, Chairperson

Jerry Davenport, Secretary



Department of Community Development

Staff Report: CUP23-001 Convenience Store in R-1 District

Identification and Location Information

Applicants	Caryn B. Kayton representing 505 Griffin Blvd, LLC
Property Owner	Same as above
Location	505 Griffin Boulevard, Tax Map # 0023A07(07)06-004 & 0023A07(07)06-003A
Ward	C, Commissioner C. Patterson/ Council Member A. Reid
Acreage	Total of 15,188sf, 0.349 acre
Zoning	R1 Low Density Residential
Future Land Use Recommendation	Low Density Residential
Overlays	None
Adjacent Zoning	R1 Low Density Residential on the left, right, and rear properties. R3 High Density Residential across Griffin Boulevard.
Adjacent Uses	Single-family dwellings to the left and rear. Multi-family (triplex) to the right. Single-family dwellings directly across Griffin Boulevard.
Staff Contact	Ashley Atkins-Austin, CZA, Interim Director of Community Development Phone: 434-392-8465 Email: aaustin@farmvilleva.com

Background and Existing Conditions

The request is to convert a government owned building to a neighborhood convenience store. The property was purchased from Prince Edward County Board of Supervisors. Previously the building was owned by The Senior Citizens of Prince Edward County, Inc. also known as Meals on Wheels, Inc.

Zoning Ordinance Considerations

Store, neighborhood convenience are permitted by **Conditional Use Permit** in the R1 Low Density Residential District pursuant to the zoning use matrix in Section 29-22.a (Table 1, Zoning Use Matrix).

A *store, neighborhood convenience* is defined in Section 29-81- Definitions as the following:

- *Establishments primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, and limited household supplies and hardware. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles. Typical uses include neighborhood markets and country stores.*

There are no additional standards for this specific use in Section 29-35.

Utilities

The property has access to the Town's public water and sewer system.



Transportation/ Streets

No improvements are required to public streets.

There is a bus stop located at the site as well as one across Griffin Boulevard at its intersection with Franklin Street.

Griffin Boulevard is classified by the Virginia Department of Transportation (VDOT) as a **Major Collector** route. Major Collector routes have lower connection driveway densities and higher annual average traffic volumes. According to VDOT's Functional Classification Comprehensive Plan Guide, "Major Collectors in Urban Areas provide land access and traffic circulation within residential neighborhoods, commercial, and industrial areas." These routes collect traffic from local streets and channel it to the arterial system.

Environmental

The site is not located in an overlay district, floodplain or other protected area. There are no impacted watercourses, steep slopes, or other atypical environmental factors. Emissions (dust, heat, noise, light, vibrations, etc.) should be minimal for a commercial use.

Findings and Recommendations

Staff's Findings

- The attached conceptual floor plan does not align with the applied for use of *store, neighborhood convenience*.
- There are no significant impacts to the capacities of the utility or transportation systems.
- There are no significant environmental impacts to the site or adjacent properties.

Recommendations

The Staff recommends **denial** of the Conditional Use Permit for a store, neighborhood convenience.

Additional Information

1. There are no other zoning or code enforcement violations pending.

Attachments

1. Vicinity and aerial maps
2. Images
3. Conceptual rendering, east elevation
4. Conceptual floor plan
5. Conceptual site plan

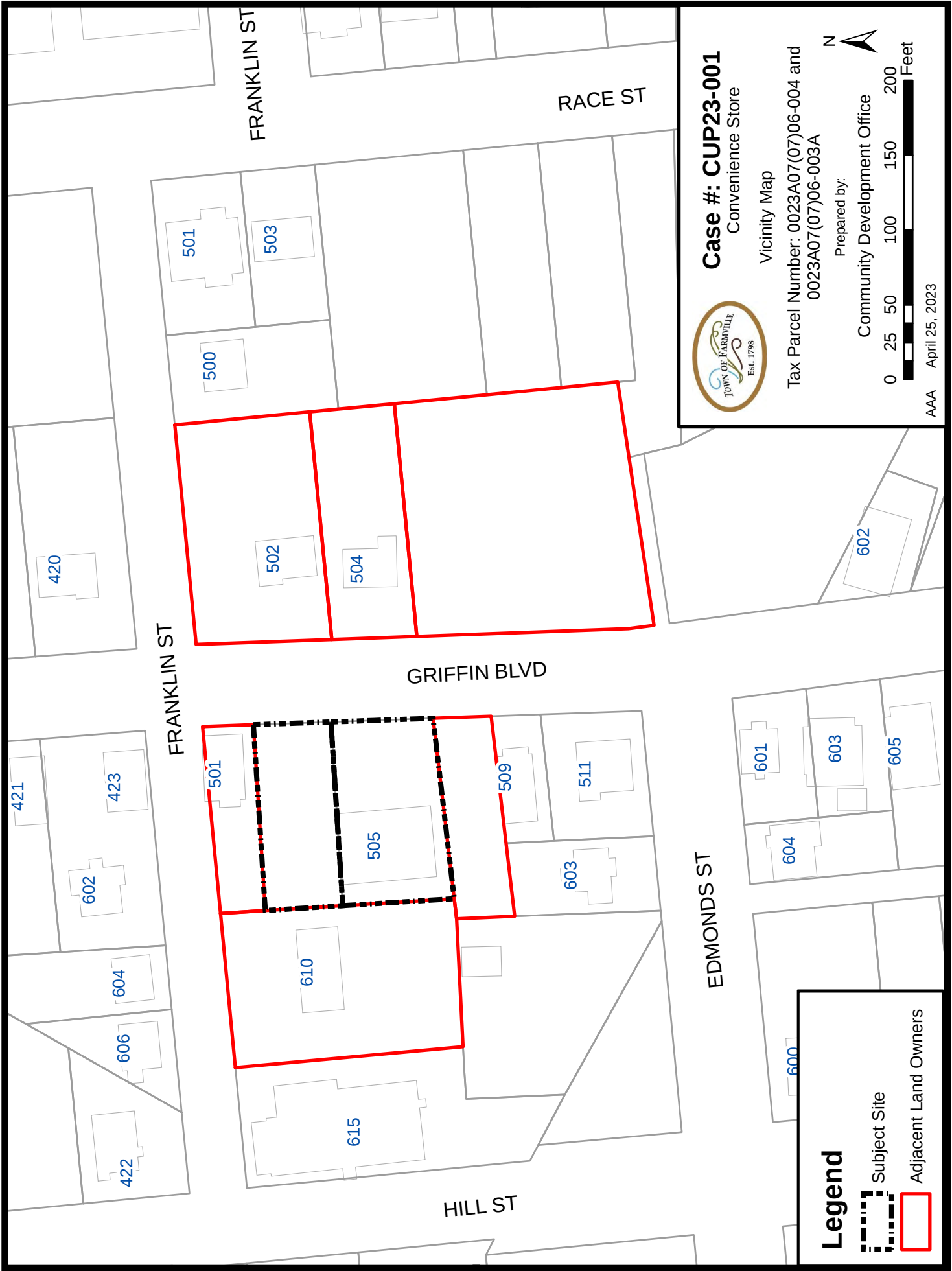


Section 29-13.c.1 Purpose and Intent:

- A use requiring a conditional use permit is a use that may be appropriate in a zoning district, but because of its nature, extent, and external effects, requires special consideration of its location, design, and methods of operation before it can be deemed appropriate in the district and compatible with its surroundings.

Section 29-13.c.3.c - Standards for review (of a Conditional Use Permit)

1. Conditional use permits may be issued for any of the uses for which a conditional use permit is required by the provisions of this chapter, provided that the governing body, upon a recommendation by the planning commission, shall find that:
 - A. The proposed use will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use.
 - B. The proposed use will not be detrimental to the public welfare or unduly injurious to property values or improvements in the neighborhood.
 - C. The proposed use will not be in conflict with the policies and principles of the town's adopted comprehensive plan.
 - D. Adequate public services, including streets and other trafficways, utilities, police and fire protection, are or reasonably will be available to support the proposed use.
2. In granting any conditional use permit, the governing body shall give due consideration to these relevant factors, as well as to any other reasonable land use and zoning considerations as may be required by the nature of the proposed use or as may be otherwise appropriate to effectuate the intent of this chapter, and the governing body shall designate such conditions as it deems necessary to carry out the intent of this chapter. The application for such conditional use permit shall be accompanied by such written and graphic material as may be necessary to enable the planning commission and the governing body to make the recommendation and findings set forth above.



Case #: CUP23-001
Convenience Store

Vicinity Map

Tax Parcel Number: 0023A07(07)06-004 and
0023A07(07)06-003A

Prepared by:
Community Development Office

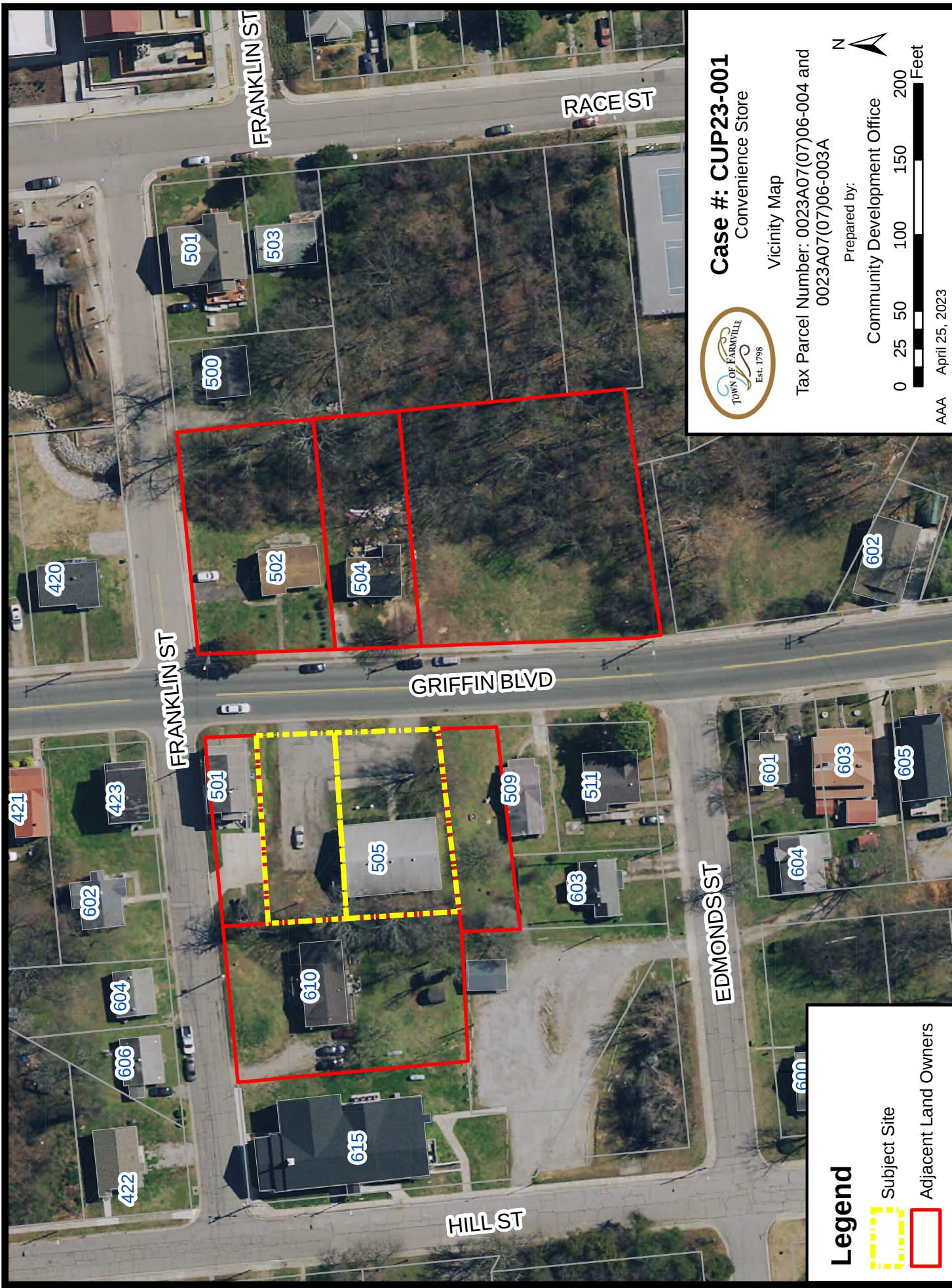


AAA April 25, 2023

Legend

Subject Site

Adjacent Land Owners



Case #: CUP23-001

Convenience Store

Vicinity Map

Tax Parcel Number: 0023A07(07)06-004 and
0023A07(07)06-003A

Prepared by:

Community Development Office



AAA

April 25, 2023

Legend

Subject Site



Adjacent Land Owners







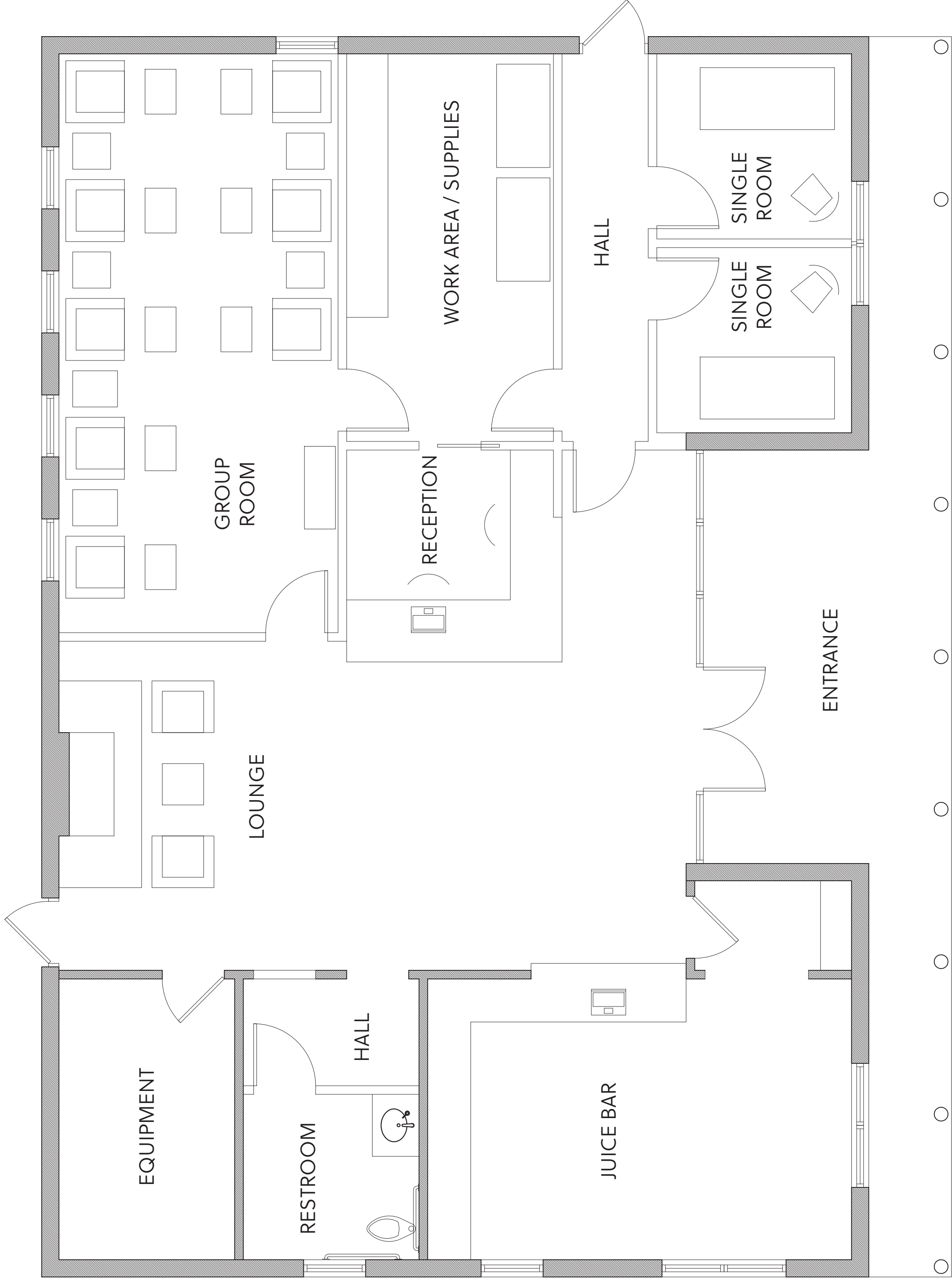


STANDING SEAM
METAL ROOF
(GALVALUME)

COLUMNS AND FASCIA
(PAINT - IRON ORE)

ALUMINUM STOREFRONT
(DARK BRONZE)

BRICK WALLS
(PAINT - IRON ORE)



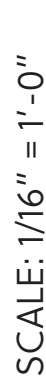
SCALE 1/4" = 1'-0"

CONCEPTUAL FLOOR PLAN

SERLIANA
ARCHITECTURE

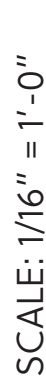
11 MAY 2023

505 GRIFFIN BLVD



11 MAY 2023

SERLIANA
ARCHITECTURE





MEETING DATE: Wednesday, May 17, 2023 (Planning Commission)

ITEM NO. 6

6. REQUEST: **CUP23-001**, Caryn B. Kayton requests a Conditional Use Permit to allow for a convenience store in the R-1 Low Density Residential District. The site is located at 505 Griffin Boulevard and consists of parcel numbers 0023A07(07)06-004 and 0023A07(07)06-003A and contains approximately 0.349 acres.

BACKGROUND: Written staff report and other supporting materials and verbal report by Ashley Atkins-Austin, Interim Director of Community Development

RECOMMENDATION: That the Planning Commission deny CUP23-001.

MOTION: _____

SECONDED: _____

Commissioner	Yes	No
O'Connor		
Weiss		
Johnson		
Davenport		
Patterson		
Crute		
Miller		



Identification and Location Information

Applicants	Jim Rounsevell Architect
Property Owner	Robert & Karen Feathers
Location	1204 Sixth Avenue, Tax Map # 0023A12(01)00-046
Ward	A, Commissioner J. Johnson/ Council Member J. Hardy
Acreage	22,500sf, 0.516 acre
Zoning	R1 Low Density Residential
Future Land Use Recommendation	Low Density Residential
Overlays	None
Adjacent Zoning	R1 Low Density Residential on all sides
Adjacent Uses	Single-family dwellings on all sides.
Staff Contact	Ashley Atkins-Austin, CZA, Interim Director of Community Development Phone: 434-392-8465 Email: aaustin@farmvilleva.com

Background and Existing Conditions

Zoning Ordinance Considerations

Accessory Dwellings are permitted by **Conditional Use Permit** in the R1 Low Density Residential District pursuant to the zoning use matrix in Section 29-22.a (Table 1, Zoning Use Matrix).

An *Accessory Dwelling (or Accessory Dwelling Unit)* is defined in Section 29-81- Definitions as the following:

- *A dwelling that exists as part of a principal dwelling or on the same lot as the principal dwelling and is subordinate in size to the principal dwelling.*

The R1 District's purpose and intent is as follows:

- *Low density residential district, R-1, encompasses low-density single-family residential areas, both existing and planned. This district should provide a suitable environment for families who desire quiet spacious homesites with the amenities of suburban living, without fear of encroachment of dissimilar uses.*

Comprehensive Plan Considerations

Land Use Goals and Strategies

Goal: Plan for a balance of compatible land uses meeting the community and economic needs of a growing town.

Strategy: Allow for a wider mix of residential types, **including accessory dwellings** and live/work units.



Utilities

The property is on the Town's public water and sewer system.

Transportation/ Streets

No significant impact to public streets.

Environmental

The site is a standard residential lot and is not located in a floodplain or other protected area. There are no impacted watercourses, steep slopes, or other atypical environmental factors. Emissions (dust, heat, noise, light, vibrations, etc.) should be standard for a residential use.

Findings and Recommendations

Staff's Findings

- The application appears to meet the standards of review for Conditional Use Permits set forth in Section 24-13.c.1 of the Town Zoning Ordinance.
- The application appears to meet the Comprehensive Plan's land use goals and strategies.
- There are no significant impacts to the capacities of the utility or transportation systems.
- There are no significant environmental impacts to the site or adjacent properties.
- An approval in this single instance will not have a detrimental effect on the neighborhood fabric or neighboring properties because the accessory structure is residential in character and is immediately adjacent to its own primary structure and no others. Additionally, the zoning ordinance allows for one single accessory dwelling with proper review and approval.

Recommendations

The Staff recommends **approval** of the Conditional Use Permit for an accessory dwelling.

Additional Information

1. In response to the CUP application question, *Will proposed use have any detrimental effects on adjoining property owners? If so, please describe (ex. Noise, dust, fumes, etc.),* the applicants stated:

"None noted. Renovation of existing bedroom, study, bath, for use as independent living space for daughter with learning disabilities."

2. There are no other zoning or code enforcement violations pending.

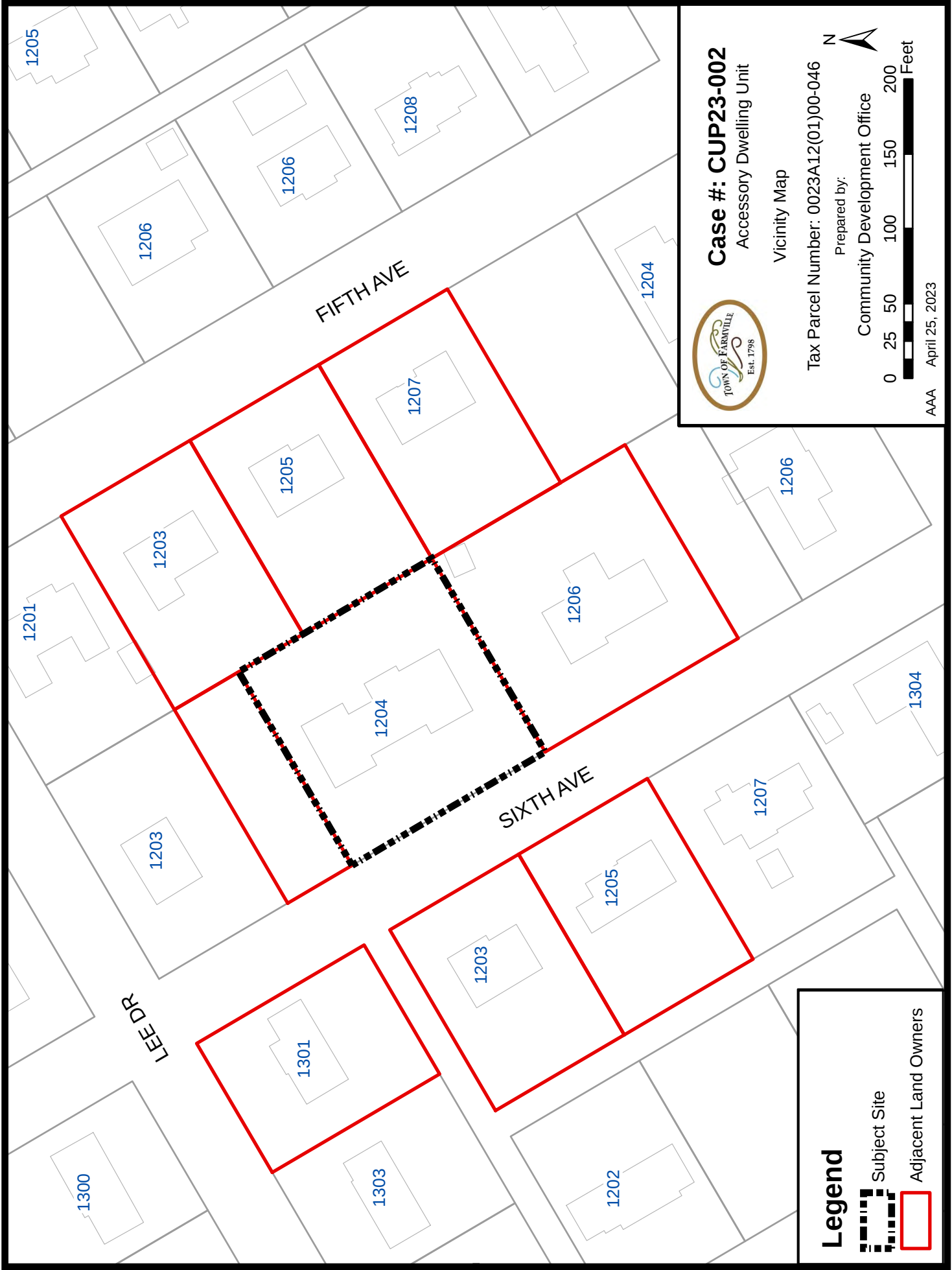
Attachments

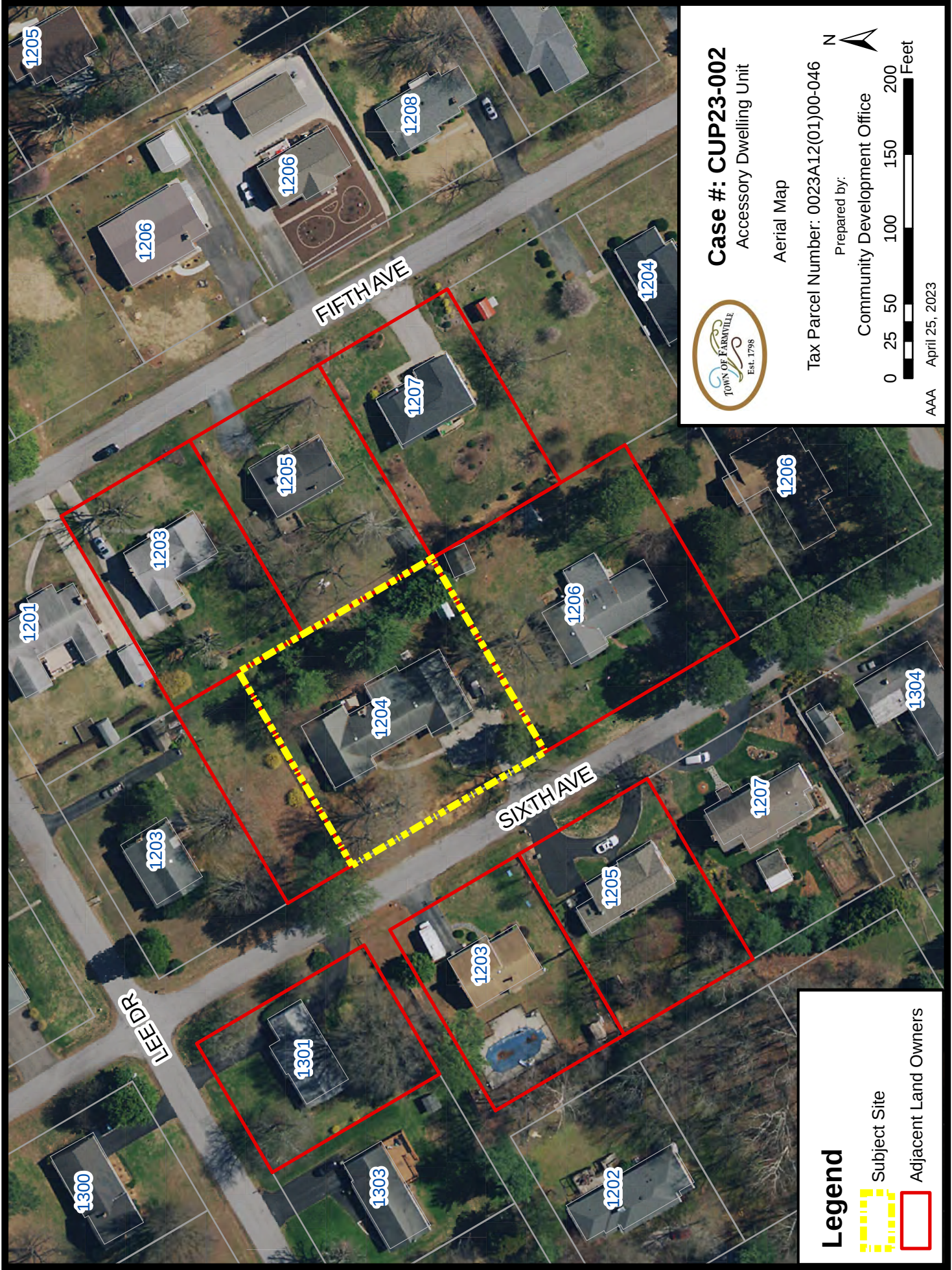
1. Vicinity and aerial maps
2. Images
3. Rendering



Section 29-13.c- Standards for review (of a Conditional Use Permit)

1. Conditional use permits may be issued for any of the uses for which a conditional use permit is required by the provisions of this chapter, provided that the governing body, upon a recommendation by the planning commission, shall find that:
 - A. The proposed use will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use.
 - B. The proposed use will not be detrimental to the public welfare or unduly injurious to property values or improvements in the neighborhood.
 - C. The proposed use will not be in conflict with the policies and principles of the town's adopted comprehensive plan.
 - D. Adequate public services, including streets and other trafficways, utilities, police and fire protection, are or reasonably will be available to support the proposed use.
2. In granting any conditional use permit, the governing body shall give due consideration to these relevant factors, as well as to any other reasonable land use and zoning considerations as may be required by the nature of the proposed use or as may be otherwise appropriate to effectuate the intent of this chapter, and the governing body shall designate such conditions as it deems necessary to carry out the intent of this chapter. The application for such conditional use permit shall be accompanied by such written and graphic material as may be necessary to enable the planning commission and the governing body to make the recommendation and findings set forth above.





Case #: CUP23-002
Accessory Dwelling Unit

Aerial Map

Tax Parcel Number: 0023A12(01)00-046

Prepared by:
Community Development Office



AAA

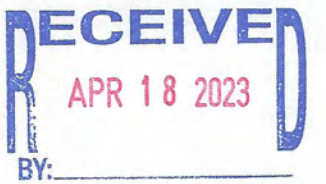
April 25, 2023

Legend

 Subject Site

 Adjacent Land Owners





Jim Rounsevell Architect
1113 Monticello Road
Charlottesville, Virginia 22902
434.226.0468
jimrousevell@gmail.com
434.226.0468
jimrousevell@gmail.com

Feathers renovation

1204 Sixth Avenue, Farmville, VA 23901

DESCRIPTION:
This is a renovation to an existing single family structure built in 1956. The work encompasses reconfiguration of existing rooms into a dependency apartment as permitted under the zoning ordinance for provisional use. An exterior window is omitted and replaced w/ a new egress door. No structural modifications are required.



BUILDING CODE REQUIREMENTS
2018 VA Construction code
Virginia Residential Code
single family-detached

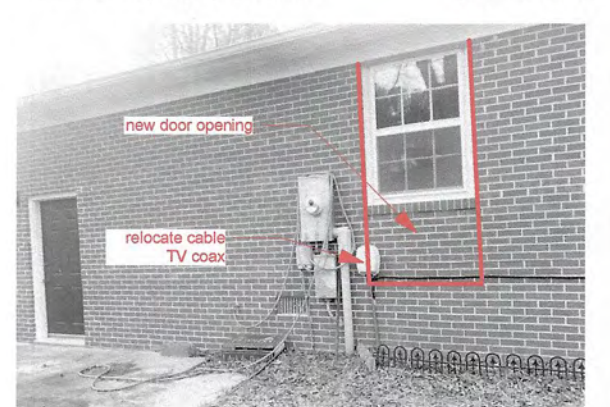
R-5

Construction type:
non-sprinklered
Snow load
Frost depth
Wind speed

Type V
30 psf
1'6"
115 mph

ZONING
Accessory apt, internal

R1
provisional



These documents and the design ideas herein are the sole property of Jim Rounsevell Architect. They were created for the sole use on and in connection with the specified project. These documents shall not be used or disclosed for any purpose whatsoever without the expressed written permission of the architect. © 2022.

NOT FOR CONSTRUCTION

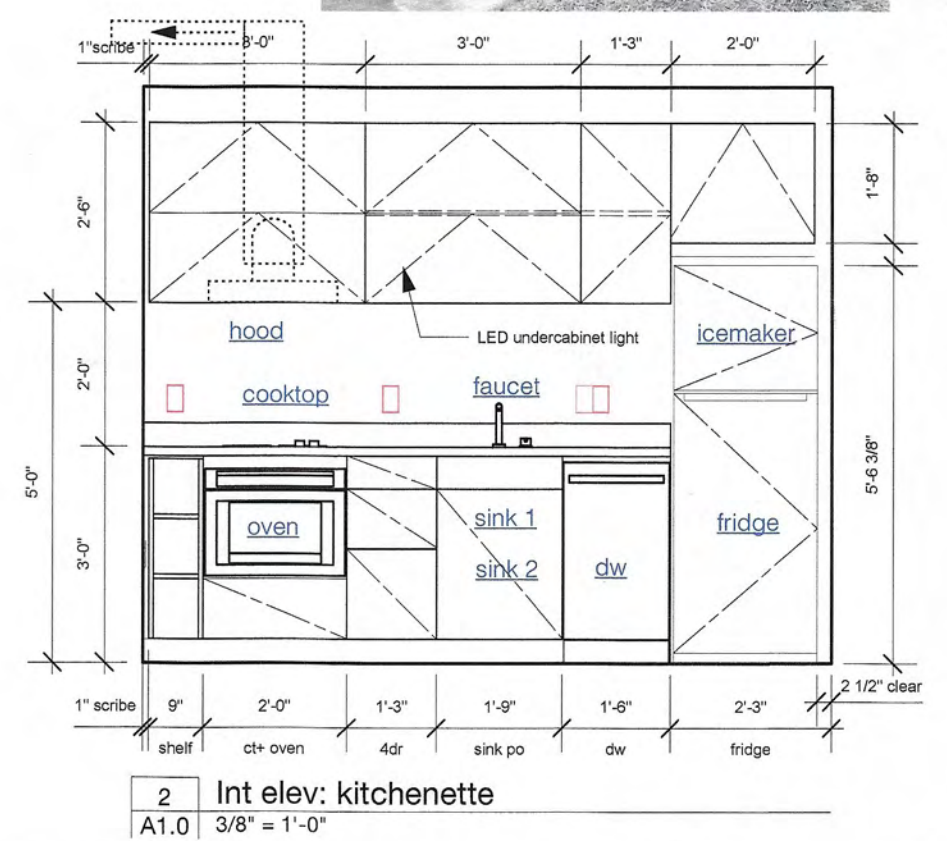
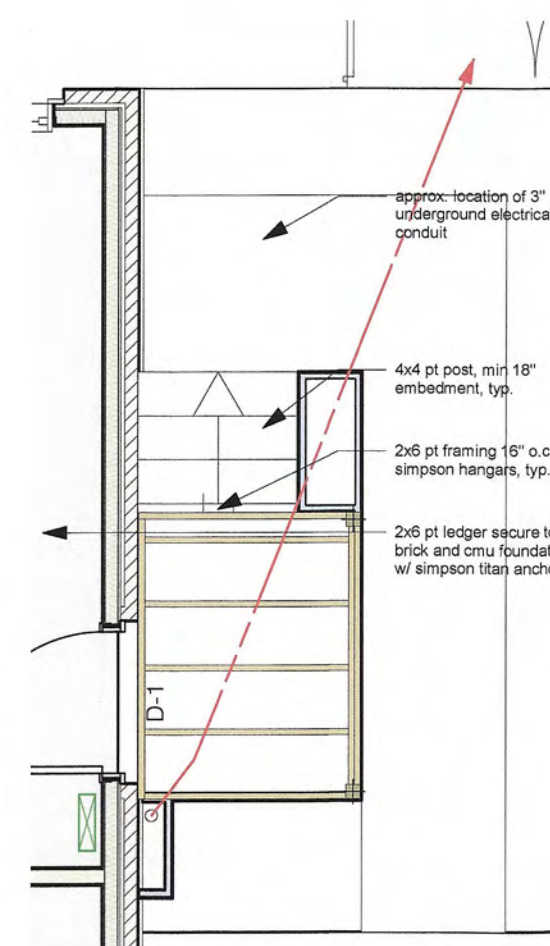
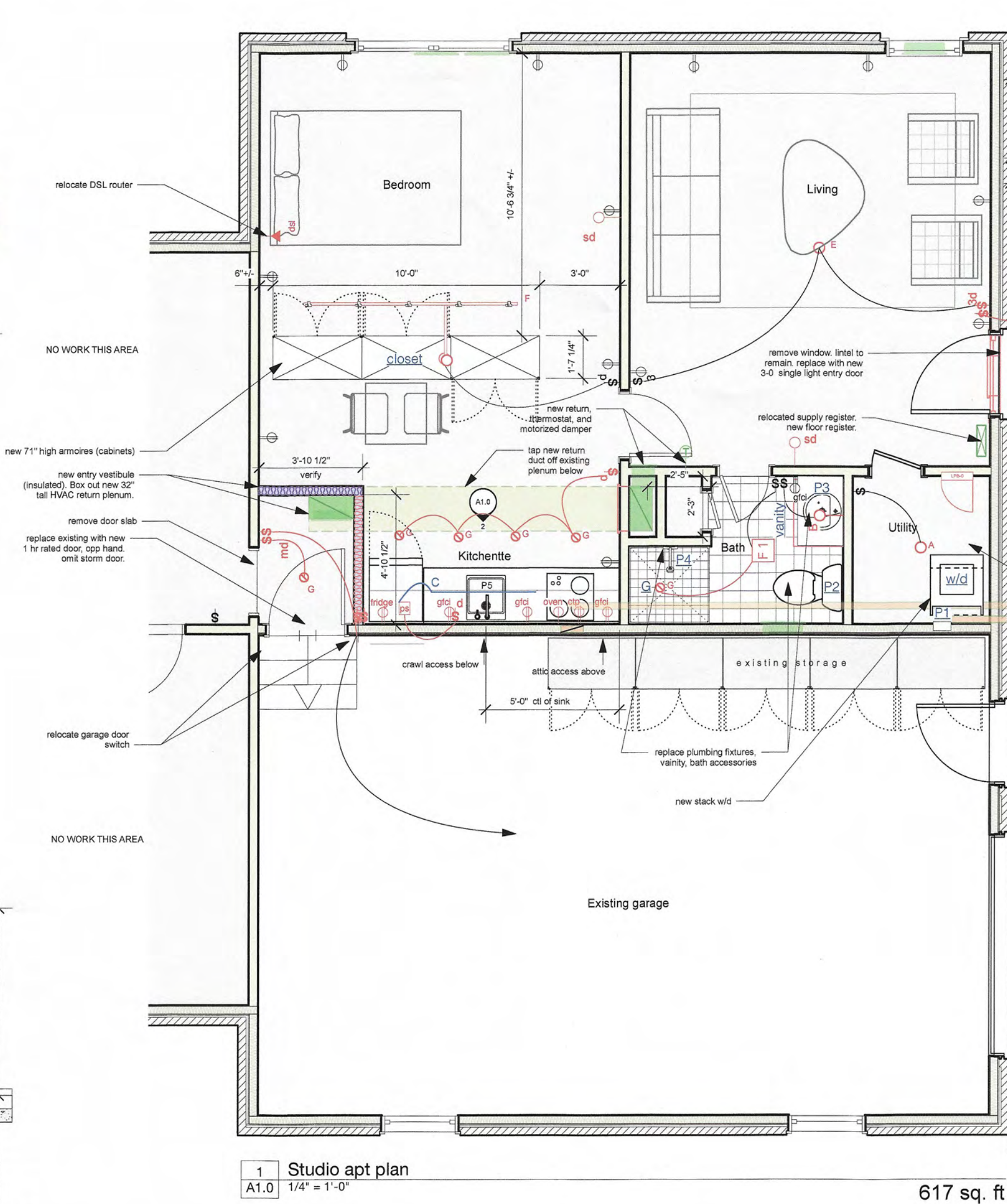
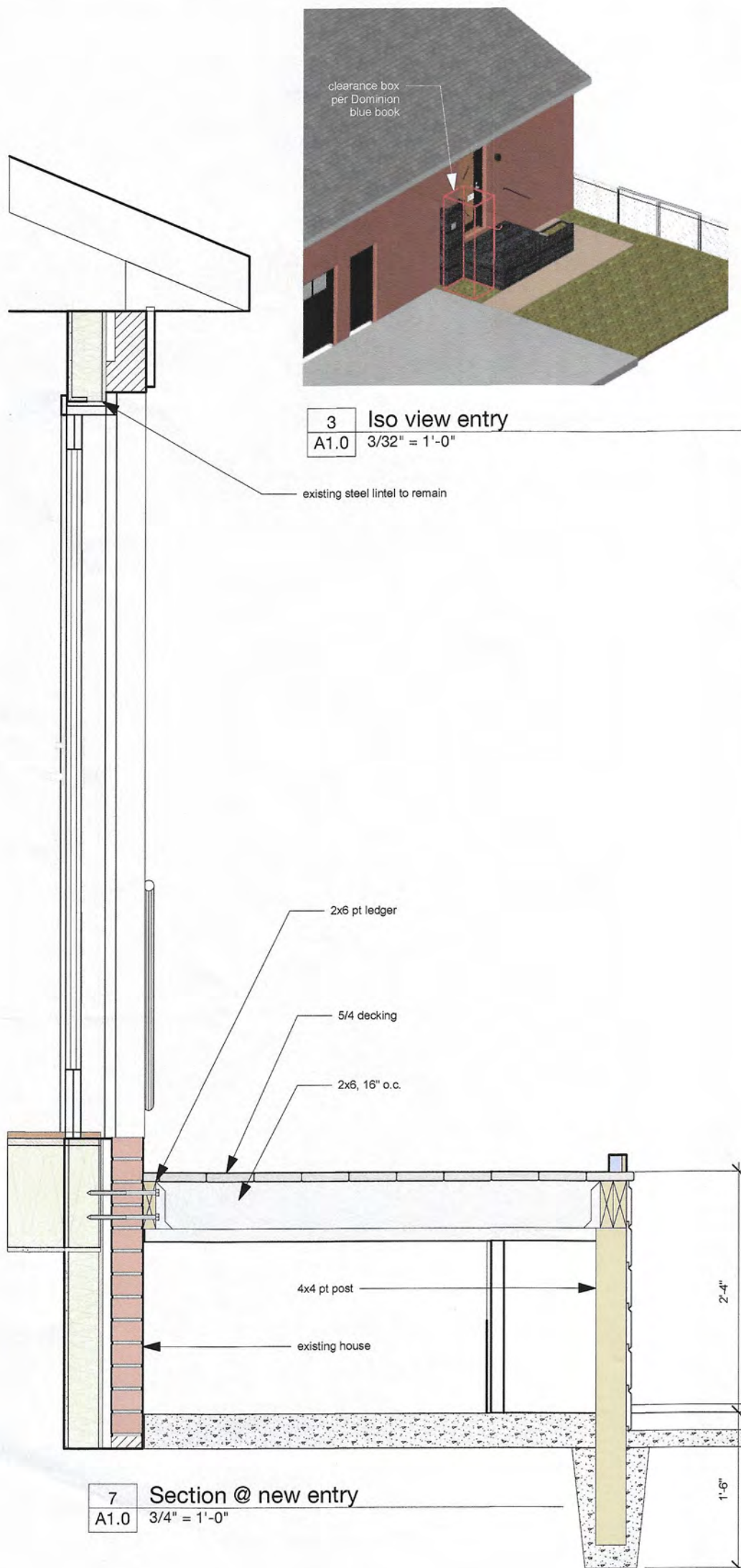
rev. date description

3	3/20/23	pricing issue
2	2/27/23	Client review
no.	date	issue note

First Floor Plan

A1.0

date February 2023



9 Platform framing plan
A1.0 1/4" = 1'-0"

8 South Elevation
A1.0 1/8" = 1'-0"



MEETING DATE: Wednesday, May 17, 2023 (Planning Commission)

ITEM NO. 7

- 7. REQUEST: CUP23-002,** Jim Rounsevell requests a Conditional Use Permit to allow for an accessory dwelling unit. The 0.516-acre site is located at 1204 Sixth Avenue on parcel number 0023A12(01)00-046. The property is zoned R-1 Low Density Residential.
-

BACKGROUND: Written staff report and other supporting materials and verbal report by Ashley Atkins-Austin, Interim Director of Community Development

RECOMMENDATION: That the Planning Commission approves CUP23-002 as presented by staff.

MOTION: _____

SECONDED: _____

Commissioner	Yes	No
O'Connor		
Weiss		
Johnson		
Davenport		
Patterson		
Crute		
Miller		



Identification and Location Information

Applicants	Jefferson Massicot
Property Owner	Jefferson Massicot & Charmaine Moorehead
Location	801 Milnwood Road, Tax Map # 0023A14(0A)00-009
Ward	D, Commissioner P. Crute/ Council Member D. Hunter
Acreage	24,945sf, 0.573 acre
Zoning	R1 Low Density Residential
Future Land Use Recommendation	Low Density Residential
Overlays	None
Adjacent Zoning	R1 Low Density Residential on left, right, and across Milnwood Road. Property to the rear is located in Prince Edward County.
Adjacent Uses	Single-family dwellings on all sides.
Staff Contact	Ashley Atkins-Austin, CZA, Interim Director of Community Development Phone: 434-392-8465 Email: aaustin@farmvilleva.com

Background and Existing Conditions

The request is to convert space in the basement to create a bathroom, bedroom, and small kitchen for use as independent living space.

Zoning Ordinance Considerations

Accessory Dwellings are permitted by **Conditional Use Permit** in the R1 Low Density Residential District pursuant to the zoning use matrix in Section 29-22.a (Table 1, Zoning Use Matrix).

An *Accessory Dwelling (or Accessory Dwelling Unit)* is defined in Section 29-81- Definitions as the following:

- *A dwelling that exists as part of a principal dwelling or on the same lot as the principal dwelling and is subordinate in size to the principal dwelling.*

The R1 District's purpose and intent is as follows:

- *Low density residential district, R-1, encompasses low-density single-family residential areas, both existing and planned. This district should provide a suitable environment for families who desire quiet spacious homesites with the amenities of suburban living, without fear of encroachment of dissimilar uses.*

Comprehensive Plan Considerations

Land Use Goals and Strategies

- Goal: Plan for a balance of compatible land uses meeting the community and economic needs of a growing town.
- Strategy: Allow for a wider mix of residential types, **including accessory dwellings** and live/work units.



Implementation Strategy Matrix

Strategy: #27- Allow for a wider mix of residential types, including accessory dwellings and live/work units.
Timeframe: Short-term

Utilities

The property is on the Town's public water and sewer system.

Transportation/ Streets

No significant impact to public streets.

Environmental

The site is a standard residential lot and is not located in a floodplain or other protected area. There are no impacted watercourses, steep slopes, or other atypical environmental factors. Emissions (dust, heat, noise, light, vibrations, etc.) should be standard for a residential use.

Findings and Recommendations

Staff's Findings

- The application appears to meet the standards of review for Conditional Use Permits set forth in Section 24-13.c.1 of the Town Zoning Ordinance.
- The application appears to meet the Comprehensive Plan's land use goals and strategies.
- There are no significant impacts to the capacities of the utility or transportation systems.
- There are no significant environmental impacts to the site or adjacent properties.
- An approval in this single instance will not have a detrimental effect on the neighborhood fabric or neighboring properties because the accessory structure is residential in character and is immediately adjacent to its own primary structure and no others. Additionally, the zoning ordinance allows for one single accessory dwelling with proper review and approval.

Recommendations

The Staff recommends **approval** of the Conditional Use Permit for an accessory dwelling.

Additional Information

1. There are no zoning or code enforcement violations pending.

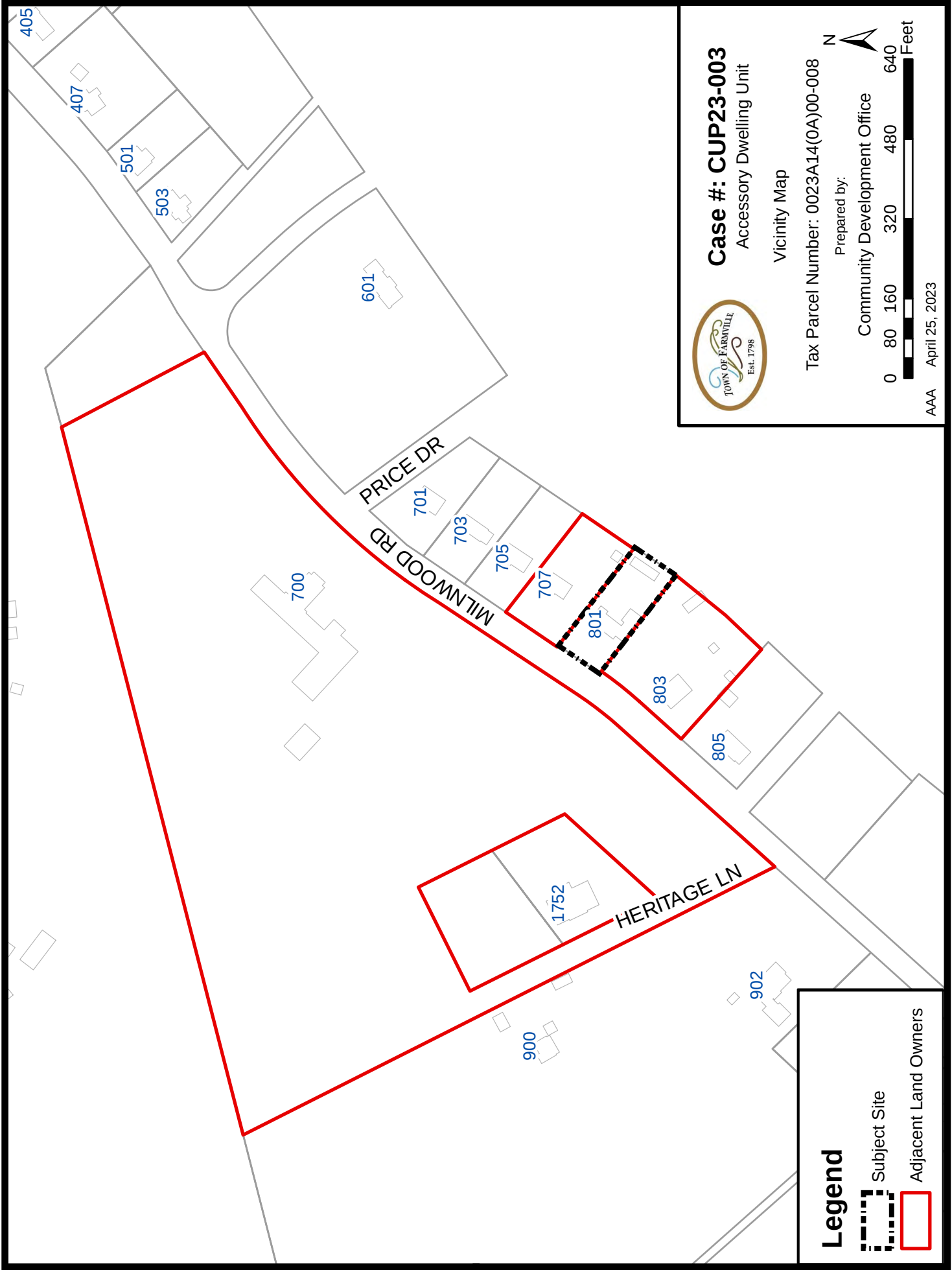
Attachments

1. Vicinity and aerial maps
2. Images



Section 29-13.c- Standards for review (of a Conditional Use Permit)

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 - B. The proposed use will not be detrimental to the public welfare or unduly injurious to property values or improvements in the neighborhood.
 - C. The proposed use will not be in conflict with the policies and principles of the town's adopted comprehensive plan.
 - D. Adequate public services, including streets and other trafficways, utilities, police and fire protection, are or reasonably will be available to support the proposed use.
2. In granting any conditional use permit, the governing body shall give due consideration to these relevant factors, as well as to any other reasonable land use and zoning considerations as may be required by the nature of the proposed use or as may be otherwise appropriate to effectuate the intent of this chapter, and the governing body shall designate such conditions as it deems necessary to carry out the intent of this chapter. The application for such conditional use permit shall be accompanied by such written and graphic material as may be necessary to enable the planning commission and the governing body to make the recommendation and findings set forth above.



Case #: CUP23-003
Accessory Dwelling Unit

Vicinity Map

Tax Parcel Number: 0023A14(0A)00-008

Prepared by:

Community Development Office

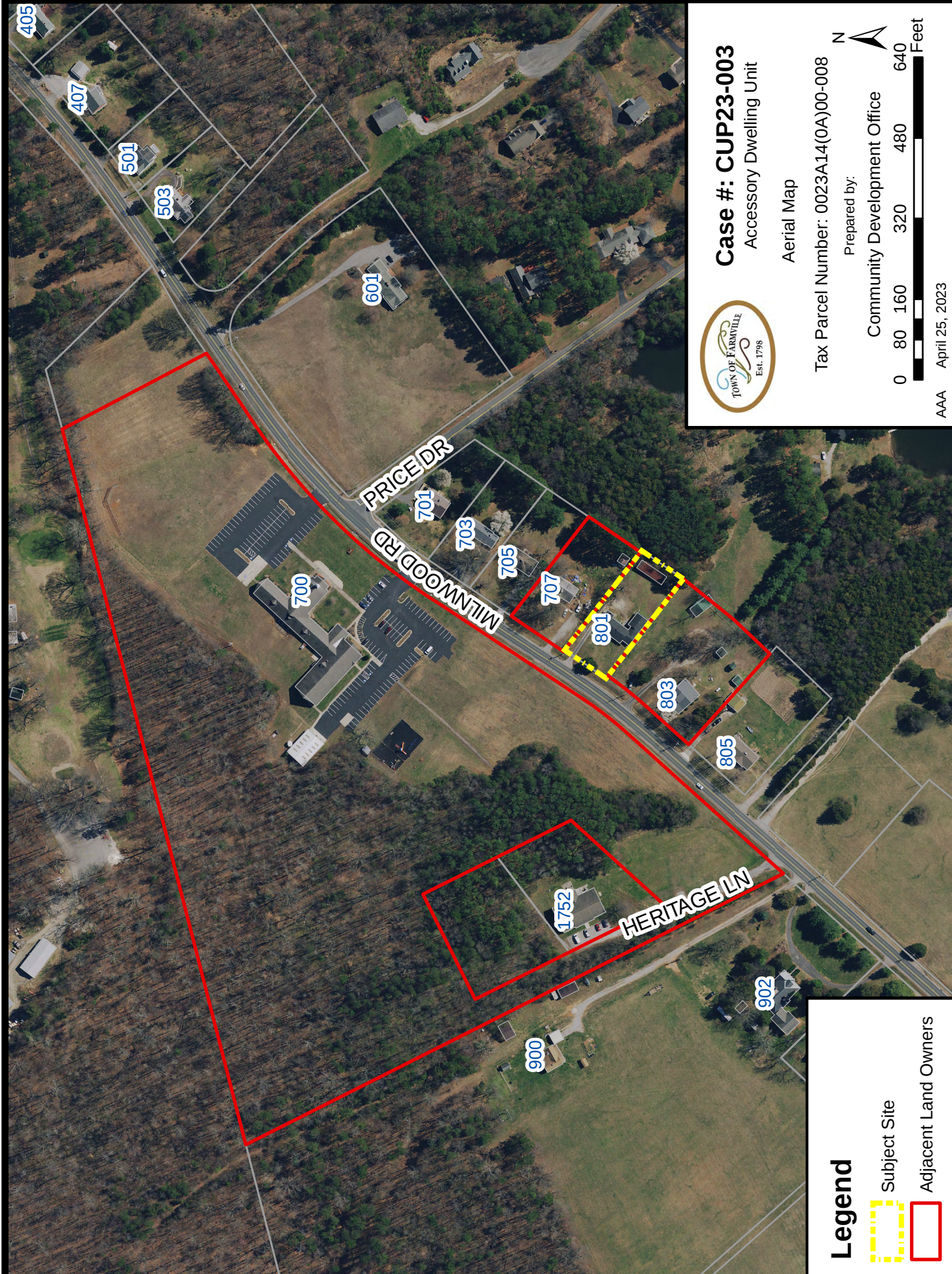


AAA April 25, 2023

Legend

Subject Site

Adjacent Land Owners



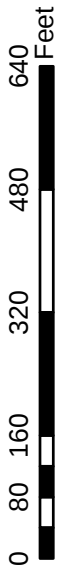
Case #: CUP23-003
Accessory Dwelling Unit

Aerial Map

Tax Parcel Number: 0023A14(0A)00-008

Prepared by:

Community Development Office



AAA

April 25, 2023

Legend

 Subject Site

 Adjacent Land Owners





MEETING DATE: Wednesday, May 17, 2023 (Planning Commission)

ITEM NO. 8

- 8. REQUEST: CUP23-003,** Jefferson Massicot requests a Conditional Use Permit to allow for an accessory dwelling unit. The 0.573-acre site is located at 801 Milnwood Road on parcel number 0023A14(OA)00-008. The property is zoned R-1 Low Density Residential.
-

BACKGROUND: Written staff report and other supporting materials and verbal report by Ashley Atkins-Austin, Interim Director of Community Development

RECOMMENDATION: That the Planning Commission approves CUP23-003 as presented by staff.

MOTION: _____

SECONDED: _____

Commissioner	Yes	No
O'Connor		
Weiss		
Johnson		
Davenport		
Patterson		
Crute		
Miller		



Department of Community Development

Staff Report: REZ23-001 – Rezone three (3) parcels from R-1 to R-2

Identification and Location Information

Applicants	Will Allen
Property Owner	Farmville Investment Group, LLC and Farmville Farms, LLC
Location	Meriwood Farm Road, Tax Map # 0037000(OA)00-060B, 0037000(OA)00-061, and 0037000(OA)00-062
Ward	A, Commissioner J. Johnson/ Council Member J. Hardy
Acreage	31.09 acre
Zoning	R1 Low Density Residential
Future Land Use Recommendation	Low Density Residential
Overlays	None
Adjacent Zoning	R1 Low Density Residential to the left, rear, and across Meriwood Farm Road. B3 Highway Commercial to the right.
Adjacent Uses	Single-family dwellings to the left and rear. Vacant land across Meriwood Farm Road. Commercial to the right.
Staff Contact	Ashley Atkins-Austin, CZA, Interim Director of Community Development Phone: 434-392-8465 Email: aaustin@farmvilleva.com

Background and Existing Conditions

The request is to rezone approximately 31 acres from R-1 Low Density Residential to R-2 Medium Density Residential. The area consists of three parcels, tax map numbers 0037000(OA)00-060B, 0037000(OA)00-061, and 0037000(OA)00-062.

Zoning Ordinance Considerations

The R1 District's purpose and intent is as follows:

- Low density residential district, R-1, encompasses low-density single-family residential areas, both existing and planned. This district should provide a suitable environment for families who desire quiet spacious homesites with the amenities of suburban living, without fear of encroachment of dissimilar uses.*

The R2 District's purpose and intent is as follows:

- Medium density residential district, R-2, encompasses medium-density residential areas, both existing and planned, as well as certain compatible public and semipublic land uses. This district should provide a suitable environment for a mix of housing types located in closer proximity to shopping and employment centers.*

Comprehensive Plan Considerations

Future Conditions for Low Density Residential allow for a density of up to 4 units per acre. Moderate density residential all up to 10 units per acre.



Utilities

The property would have access to town utilities. Moving forward the developer would work with Public Works on the location and access of public utilities. Applicant has supplied a utility connections memo that is attached.

Transportation/ Streets

Probable increase in traffic on Meriwood Farm Road and Peery Drive. Applicant has supplied a transportation impact memo that is attached.

Environmental

The site is mostly wooded.

Findings and Recommendations

Staff's Findings

- The rezoning would require a zoning map change.
- The rezoning would require an amendment to the Comprehensive Plan.

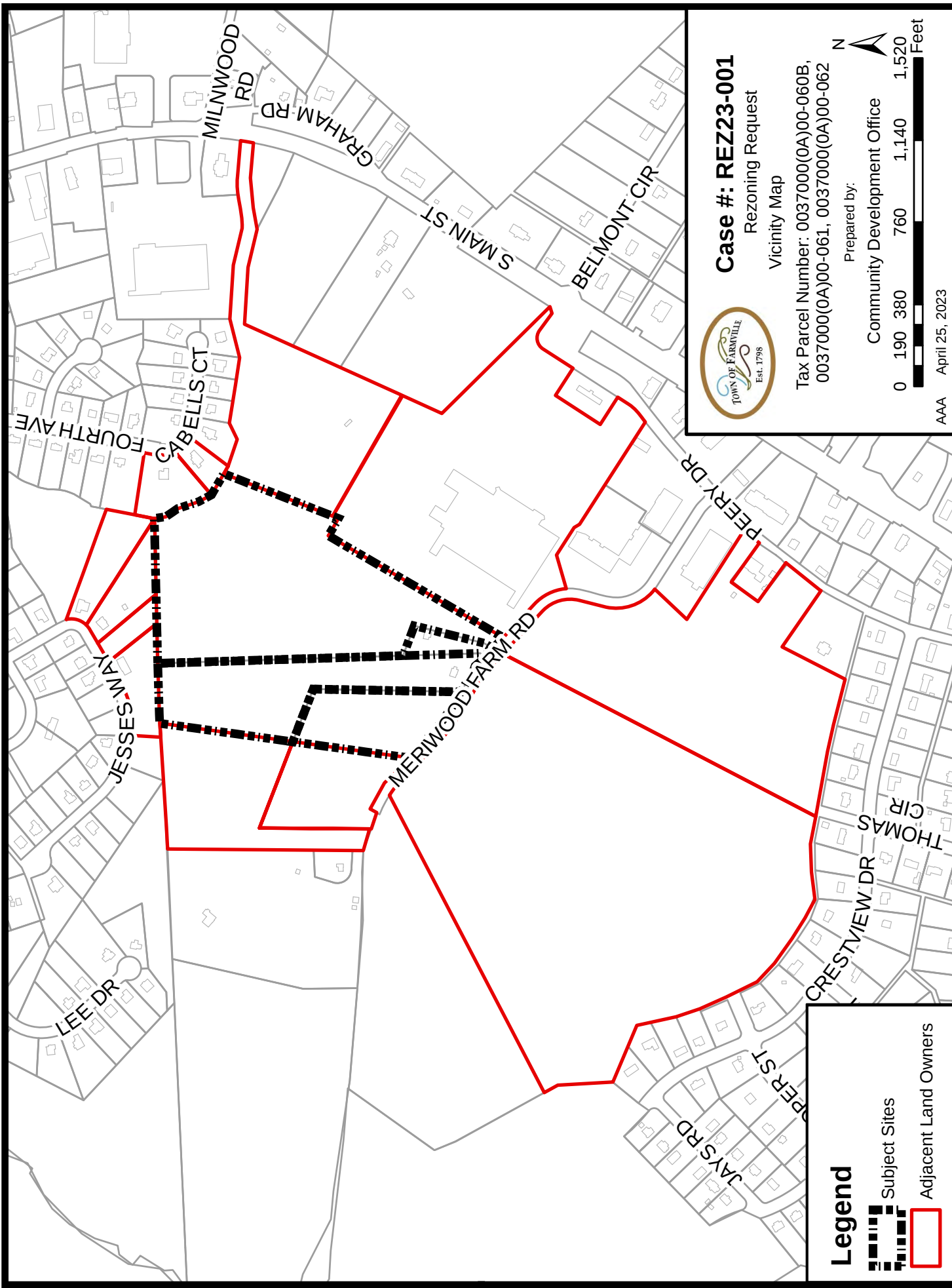
Recommendations

Staff recommends a **deferral** of the proposed rezoning. Recommendation is to continue with public hearing and discussion and defer Planning Commission recommendation until a public hearing for amendments to the comprehensive plan and zoning map amendment can be held in June.

Additional Information

Attachments

1. Vicinity and aerial maps
2. Images
3. Aerial Concept Plan supplied by applicant with rezoning application
4. Concept Plan supplied by applicant
5. Elevations supplied by applicant that are generally representative and characteristic of the types of products that are popular that would be successful in Farmville
6. Utility Connections memo
7. Transportation Impact memo
8. Buffer Plan



Case #: REZ23-001

Rezoning Request

Vicinity Map

Tax Parcel Number: 0037000(OA)00-060B,
0037000(OA)00-061, 0037000(OA)00-062

Prepared by:

Community Development Office



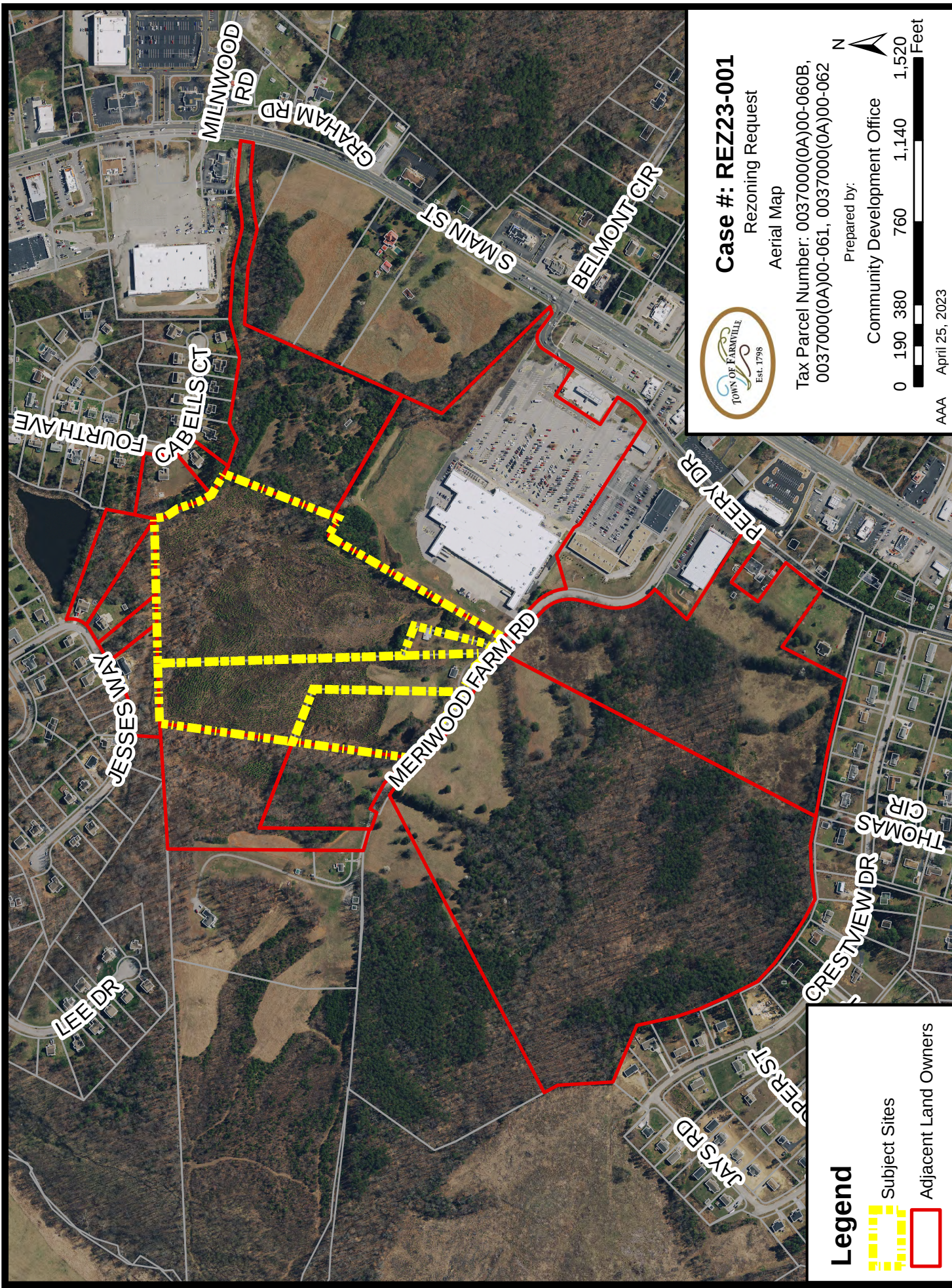
AAA

April 25, 2023

Legend

 Subject Sites

 Adjacent Land Owners



Case #: REZ23-001

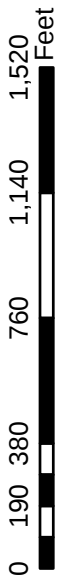
Rezoning Request

Aerial Map

Tax Parcel Number: 0037000(OA)00-060B,
0037000(OA)00-061, 0037000(OA)00-062

Prepared by:

Community Development Office



AAA

April 25, 2023

Legend

Subject Sites

Adjacent Land Owners







KEY AND TABULATIONS

- SURFACE PARKED TOWNHOMES (20' X 42'):
50 UNITS TOTAL
TOTAL PARKING PROVIDED: 160 SPACES (@ 3.2 PER UNIT)
- SINGLE FAMILY DWELLINGS(65' X 125'):
47 UNITS TOTAL
- TOTAL UNITS:
TOTAL UNITS: 97 UNITS
TOTAL PARKING PROVIDED: 160 SPACES















To: Will Allen, Harper Associates

Date: 5/12/2023

Project #: 83811.23

From: Mitch Bowser, PE - VHB

Re: Farmville Residential Utility Connections

The owner is proposing to rezone two parcels in anticipation of developing them into a residential community of approximately 140 units in Farmville, Virginia. The properties front on Meriwood Farm Road and are located northwest of a Walmart shopping center. VHB contacted the Town of Farmville for existing water and sewer information, and Figure 1 below depicts the general locations of these public services in relation to the subject properties. This memo summarizes the preliminary findings of the proximity of water and sewer services in relation to the site.



Figure 1: Water and Sewer Mapping in the Proposed Development's Vicinity

Based on Town mapping, there exists in Meriwood Farm Road an existing 8" public water main along the project frontage that was installed in 2001. In South Main Street right-of-way, approximately 1,700 feet to the east of the subject site, Town records indicate there is an existing 10" water main, as well. Further analysis will be required during full design, including tests of the existing infrastructure to determine the adequacy of the surrounding system to provide the required level of service to the development, or what upgrades may be necessary to do so.

Public sanitary sewer does not appear to be present in Meriwood Farm Road right-of-way, but according to Town mapping that was provided, sanitary sewer is available just beyond the northern property line of the subject properties. An 8" sewer main is present in this location where the site abuts a residential neighborhood, and this main may be available for connection if there is a public easement that reaches the shared property line. Otherwise, an off-site easement will have to be acquired to make this sewer connection. Additionally, a 12" sanitary sewer main is located approximately 2,500 feet west of the subject site that could potentially service the development if an extension is installed across adjacent properties to bring sewer service to the site. This sewer main generally follows Little Buffalo Creek. Such an extension would appear to require the acquisition of off-site easements across several properties. In general, further study will be required to determine whether the proposed development can be served by gravity sewer or if a private pump station and force main may be necessary to service the site.

Please note that VHB has not performed any analysis of the water or sewer mains to verify capacity for the new development, nor has VHB performed any preliminary engineering efforts to assess physical feasibility of connecting to utilities identified above. These efforts are assumed to occur after the rezoning phase.



Memorandum

To: Harper

Date: May 10, 2023

Project #: 83811.23

From: Chuck Conran, PE
Nancy Kaur

Re: Proposed Farmville Townhome Development

High-Level Identification of Potential Transportation Impact for Farmville Townhome Development

The following represents a high-level summary of the potential traffic impact associated with the construction of a 140-unit townhome development between Meriwood Farm Road and South Main Street in Farmville, Virginia. The location of the proposed development is shown in Figure 1.

- › Per industry-standard methodology, the anticipated peak hour trip generation for a development of this size is approximately 70-80 new vehicle trips per peak, with a max of 50 new vehicle trips per direction (i.e., ingress vs egress). In the AM peak hour, most new trips exit the site as residents leave for daytime activities, while in the PM peak hour, most new trips enter the site as residents return home. Table 1 contains detailed trip generation values.
- › Some of these new vehicle trips will access the Walmart and/or other retail along Peery Drive, and thus will not result in new vehicle traffic on South Main Street.
- › New vehicle traffic going to and from South Main Street will distribute to both the north and the south, further diluting the quantity of new vehicle traffic on any one intersection movement. Traffic will have three different access points to South Main Street – the proposed development access south of Milnwood Road, the existing Peery Drive signalized intersection, and the existing Williams Street signalized intersection.
- › Due to the location of the proposed development between the US 15/460 bypass and downtown Farmville / Longwood University, there will likely be an even distribution of new vehicle traffic traveling north and south on South Main Street.
- › Under these vehicle trip distribution patterns, no vehicle movement at any of the three South Main Street access points should increase by more than 20 vehicles during any one hour of the day.
- › The existing South Main Street access intersections should have the capacity to accommodate the new townhome development without significant deteriorations to the operating conditions of the intersections.

Table 1 Trip Generation for 140-Townhome Development

AM Peak Hour			PM Peak Hour			Weekday Total		
Total	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit
67	17	50	80	47	33	1,016	508	508

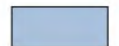
Source: Institute of Transportation Engineer's *Trip Generation Manual*, 11th Edition, Land Use Code 215 (Single-Family Attached Housing)



Figure 1 Location of 140-Townhome Development (Parcels Outlined in Red)



KEY AND TABULATIONS

-  SURFACE PARKED TOWNHOMES (20' X 42'):
50 UNITS TOTAL
TOTAL PARKING PROVIDED: 160 SPACES (@ 3.2 PER UNIT)
-  SINGLE FAMILY DWELLINGS (65' X 125'):
47 UNITS TOTAL
- TOTAL UNITS:
TOTAL UNITS: 97 UNITS
TOTAL PARKING PROVIDED: 160 SPACES



MEETING DATE: Wednesday, May 17, 2023 (Planning Commission)

ITEM NO. 9

- 9. REQUEST: REZ-001, Will Allen on behalf of Harper Associates, LLC,** requests rezone approximately 31 acres from R-1 to R-2. The site is located on the 300 block of Meriwood Farm Road and consists of parcel numbers 0037000(OA)00-060B, 0037000(OA)00-061, and 0037000(OA)00-062.
-

BACKGROUND: Written staff report and other supporting materials and verbal report by Ashley Atkins-Austin, Interim Director of Community Development.

RECOMMENDATION: Staff recommends a deferral of the proposed rezoning. Recommendation is to continue with the public hearing and discussion and defer Planning Commission recommendation until public hearings for amendments to the comprehensive plan and zoning map can be held in June.

MOTION: _____

SECONDED: _____

Commissioner	Yes	No
O'Connor		
Weiss		
Johnson		
Davenport		
Patterson		
Crute		
Miller		



MEMORANDUM

To: C. Scott Davis, LPD, Town Manager
From: Ashley Atkins-Austin, CZA, Interim Director of Community Development
Date: Tuesday, May 2, 2023
Subject: Director's Monthly Report (April 2023), Department of Community Development

Statistics

Item	Amounts	Notes
Zoning Permits	6	
Building Permits	32	
	0	New single-family construction
	0	Manufactured homes
	23	Trades (mechanical, electrical, plumbing)
	0	Structural (interior renovations)
	9	Structural (exterior improvements)
	0	Signs
FAB Ridership	9,255 riders total 16,396 miles 1,219 service hours	
Fuel Sold at KVVX	72 sales totaling \$7,426.37 and 1,173.80 gallons	1115.60 gallons AV 58.20 gallons Jet A
Arrivals/Departures at KVVX	See chart	Figures represent 7-day trailing averages only. South Boston (W78) also provided for comparison.

Items of interest

- The Staff participated in the following meetings and trainings in April:
 - o 2023 Virginia Municipal Clerk's Association Conference 4/18-4/21(M. Watkins)
 - o Technical Communication Skills Webinar-VMCA 4/14 (M. Watkins)
 - o Floodplain Training Series: Day 1 4/4 (A. Atkins-Austin)
 - o Virginia Association of Zoning Officials Check In 4/13 (A. Atkins-Austin)
 - o Floodplain Training Series: Day 3 4/18 (A. Atkins-Austin)
 - o Floodplain Training Series: Day 4 4/25 (A. Atkins-Austin)
- Farmville Regional Airport (KVVX) updates:
 - o Additional airport usage figures are attached. Flightaware.com provides 7-day trailing averages for free, and more specific data is available for purchase. For comparison, Staff includes the same data for William M. Tuck Airport (W78) in South Boston.

- The Planning Commission met on April 19, 2023.
 - They discussed the Planned Unit Development (PUD) Draft Model Ordinance.
- The Board of Zoning Appeals did not meet for the month of April.

Staff Contacts | Department of Community Development

Ashley Austin	Interim Director of Community Development	aaustin@farmvilleva.com	434-392-2114
Phillip Moore	Building Official (<i>Interim</i>)	pmoore@farmvilleva.com	434-392-8465
Michelle Watkins	Administrative Assistant II	mwatkins@farmvilleva.com	434-392-8465

April 2023 Arrivals and Departures

Farmville Regional Airport KFBX

Date	Day	KFBX Arrivals & Departures * Farmville	KFBX Notes Farmville	W78 Arrivals & Departures * South Boston
4/1/2023	Saturday	0		4
4/2/2023	Sunday	4		4
4/3/2023	Monday	4		4
4/4/2023	Tuesday	6		4
4/5/2023	Wednesday	8		4
4/6/2023	Thursday	6		4
4/7/2023	Friday	0		0
4/8/2023	Saturday	6		4
4/9/2023	Sunday	7		4
4/10/2023	Monday	7		3
4/11/2023	Tuesday	8		3
4/12/2023	Wednesday	6		3
4/13/2023	Thursday	6		3
4/14/2023	Friday	0		4
4/15/2023	Saturday	6		4
4/16/2023	Sunday	6		4
4/17/2023	Monday	6		0
4/18/2023	Tuesday	6		4
4/19/2023	Wednesday	6		4
4/20/2023	Thursday	8		4
4/21/2023	Friday	6		0
4/22/2023	Saturday	0		4
4/23/2023	Sunday	8		4
4/24/2023	Monday	8		4
4/25/2023	Tuesday	8		5
4/26/2023	Wednesday	0		5
4/27/2023	Thursday			
4/28/2023	Friday			
4/29/2023	Saturday			
4/30/2023	Sunday			

* Source: FlightAware.com- 7-day trailing averages