



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, June 21, 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 – **May 17, 2023**
5. **Public Participation – Speakers have three (3) minutes to make statements on non-agenda items.**
6. **Public Hearing-REZ23-001:** Request for amendment to the Official Zoning Map to rezone approximately 31 acres from R-1 to R-2. Request to amend the Future Land Use Map to recategorize the site from Low Density Residential to Moderate Density Residential. 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 to include previous public hearing for REZ23-001 that was heard May 17, 2023.
7. **Old Business**
8. **New Business**
9. **Comments by Commissioners**
10. **Staff updates**
11. **Adjournment**

**Town of Farmville Planning Commission
Town Council Chamber of the Town Hall 116
North Main Street, Farmville, VA 23901
Wednesday, May 17, 2023**

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

Planning Commission Members Absent: None

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

CALL TO ORDER

Chairperson Patterson called the Planning Commission meeting to order at 7:00 PM.

APPROVAL OF AGENDA

Chairperson Patterson noted the agenda was distributed and asked if there were any corrections. On a motion by Mr. Miller, seconded by Mr. Crute, with all present members voting "aye," the agenda was adopted with no corrections.

CONSIDERATION OF MINUTES

Minutes of Regular Planning Commission Meeting -April 19, 2023

Chairperson Patterson noted that the minutes had been likewise distributed and asked if there were any corrections or revisions. Ms. O'Connor indicated a possible misspelling of Caryn B. Kayton's name; Mr. Weiss noted that use types and mix of uses was an item amongst the inclusive list of topics discussed at the previous meeting. On a motion by Mr. Crute, seconded by Mr. Davenport, and with all present members voting "aye," the minutes from April 19, 2023, were approved with the mentioned annotations.

PUBLIC PARTICIPATION

Chairperson Patterson opened the public participation portion of the meeting. Ms. Watkins reported that staff had not received any comments or requests to speak from the public on non-agenda items.

PUBLIC HEARING

Public Hearing Case- 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 acre.

Ms. Atkins-Austin provided a brief background to the commissioners. She presented relevant information from the staff report with supporting slides. The presented conceptual floor plan does not align with the applied for use of store, neighborhood convenience. There would be no significant environmental impacts to the site or adjacent properties. There are no significant

impacts to the capacities of the utility or transportation system. The staff recommends denial of the conditional use to allow for a neighborhood convenience store. Staff received two (2) phone calls and a petition in opposition to the Conditional Use Permit.

Mr. Weiss commented on the floor plans not aligning and asked if the plans were received when the CUP application was submitted. Ms. Atkins-Austin stated that a floor plan was not submitted along with the application, but all pertinent documents will be requested from applicants moving forward. Mr. Weiss clarified that even if the plans had been received along with the application, the layout did not look like a convenience store.

Mr. Miller wanted clarification of the intended use if there is no retail space on the submitted floor plan. Ms. Atkins-Austin advised that the applicant will provide information on the intended use.

Mr. Weiss asked staff if there were other convenience stores or permitted retail type use in the R- 1 neighborhoods, Ms. Atkins-Austin stated that there are other commercial uses on Griffin Boulevard but does not believe there is a convenience store located in an R-1 district.

Chairperson Patterson called for a motion to open public participation. On a motion by Ms. Johnson, seconded by Mr. Crute, and with all present members voting “aye”, the motion was passed.

Ms. Watkins reported that Ms. Adriene Harris, Mr. Nash Osborn, and Ms. Moreen Harris was signed up to speak.

Ms. Adriene Harris shared that she is 50 years old and has resided at Griffin Boulevard since birth. She stated that their neighborhood has never had a convenience store, there are retail stores nearby so what is the purpose of putting one in the neighborhood. Traffic is another concern regarding the safety of the children that reside there. Her mother and sister have health issues and she is representing their concerns as well.

Mr. Nash Osborn shared that himself, Caryn, and Brittany are trying to open the convenience store and understands the concerns and objectives of the previous speaker. He would share some of those same concerns if it were to be a traditional convenience store. He appreciates the opportunity to present their proposal for a convenient wellness operation and explain how their business model aligns with the convenience store definition of R-1 zoning. The goods and services they plan to offer are the very epitome of convenience from freshly made grab-and-go drinks, coffee, pre-made sandwiches and salads to a quick and easy bag of IV fluid to rehydrate. The business plan describes access to goods and services with little or no effort or difficulty, which is the very definition of convenience. They want their customers to stop in for a quick pick me up and get on with their busy lives. The services they offer typically take significant more time; for instance, if you’re sick or dehydrated, or maybe had a few too many the night

before at one of your local bars, you can conveniently come to Feel Good Inc. and get a quick IV treatment in about thirty minutes and feel considerably better immediately. This is a level of convenience that you would not find if you were to take a trip to your local emergency room for the same procedure.

Prospective hours of operation will be no earlier than 6:00 am and no later than 7:00 pm. His partners and he believe that this concept will be a welcome addition to the town especially with the rise of wellness tourism, the ever-growing wedding and event spaces, and related business here in Farmville. It has been their goal to make market improvements in the town where he grew up and chose to come back to and raise his family in. They will continue their quest to make Farmville a little more vibrant and inviting place one business at a time.

Ms. Watkins shared a letter at the request of Perry and Alejia Mickie Carrington:

May 15, 2023

To:

Farmville Community Development Farmville Planning Commission Farmville Town Council

Please be advised that we are 100% opposed to approving a Conditional Use Permit to Caryn B. Kayton to allow for a convenience store in the R-1 Low Density Residential District located at 505 Griffin Blvd., Farmville, VA

We live one block away (615) and do not wish to have a convenience store that close to us or in our community. Griffin Blvd is already an extremely busy Street and allowing the operation of a convenience store would mean added congestion for the residents of this area.

Also, if this location is classed as R-1, why should a convenience store be allowed?

We are asking that you please consider the wish of the community residents and NOT allow this permit to be approved.

Thank you in advance for your consideration.

Perry & Alejia "Mickie" Carrington

Perry & Alejia "Mickie" Carrington

Ms. Watkins shared a written statement at the request of Ernestine Harris:

May 3, 2023,

Ms. Ernestine Harris, current resident at 504 Griffin Blvd., has concerns about the request for a convenience store at 505 Griffin Blvd (CUP23-001). She resided at 501 Griffin Blvd from 1945 until 1974 and has resided at 504 Griffin Blvd since 1974. She has grandkids and great grandkids that get off the school bus at her residence until their parents finish working. She feels like it will be too

much traffic in the small residential area, and that their community at Griffin Blvd is not a place for a convenience store. She also expresses concerns about the prospective convenience store being too close in proximity of Jericho Baptist church where she is an attending member. Ms. Harris has medical issues that require her to be well rested to accommodate her treatment schedule. She stated that convenience stores will pose too much noise and commotion that she is not accustomed to. She has spoken to other residents on Griffin Blvd, and they share the same concerns.

Ms. Moreen Harris shared that maybe there should be consideration of needed items in the neighborhood such as a senior citizen building, a place to assist homelessness perhaps an apartment, or something for the youth. She works in the Prince Edward County School system and has concerns about the children's ability to read.

Mr. Davenport clarified that the two phone calls received by staff were related to the letters shared by Ms. Watkins.

Chairperson Patterson called for a motion to close public participation. On a motion by Mr. Miller, seconded by Ms. O'Connor, and with all present members voting "aye", the motion was passed.

Chairperson Patterson opened the deliberation portion of the meeting. He advised that it will be very important as to how the body will review the definition related to the convenience site.

The Commissioners asked Mr. Osborn to explain the IV service portion of the proposal. Mr. Osborn shared that they are partnered with Brittany Wagner, nurse practitioner, and she will be overseeing the IV medical service piece of the proposed site. He explained that it's not a traditional neighborhood convenience store but sort of like a wellness center as well. He understands the residents' objections where there may be late nights and a lot of traffic, however, it would be quiet early morning services such as hydration therapy. They believe the site will be a great asset to the town. He reciprocated the days and hours of operation, possibly being five (5) or six (6) days a week, no earlier than 6:00 am and not later than 7:00 pm.

Mr. Weiss asked if any thoughts had been given regarding lighting, signage, traffic impact, and screening around the perimeters of the site. Mr. Osborn indicated that there are only 12 parking spots at the facility, and it will be a quick grab and go type of item. The IV treatment would more than likely be 30 minutes maximum, therefore they don't see a significant traffic impact to the area. Mr. Osborn stated that they would investigate those items if they were a requirement or request. He mentioned that they do not want to be a nuisance, they desire to do things responsibly within the town.

Ms. O'Connor asked Mr. Osborn for clarification on what activities would occur in the rooms that are indicated in the floor plan. Mr. Osborne pointed out that it's a trend for wedding parties to book a session to receive IV fluids and that wellness tourism is popular now. He shared that they have researched the possibility of an offsite food truck approach for different events.

Mr. Weiss asked Mr. Osborn if the anticipated mainstay of the business would be the IV services or the prepackaged food and drink services. Mr. Osborn mentioned that it would initially be the

prepackaged items until the other services populate.

Ms. Johnson clarified that a nurse practitioner would have to work under the license of a physician. Mr. Osborn confirmed that to be true, and they have a supervising physician lined up.

Mr. Miller mentioned that the prepackaged food items meet the definition of a convenience store in the town code. The medical treatment portion, if defined by convenient wellness, is not defined in the code. The closest definitions would be a medical office or clinic and unfortunately neither of those are either by right or conditional uses in R-1. He questioned rather there needs to be some revisions to the definitions and to the land use matrix.

Staff's recommendation was driven by the layout of the proposed conditional use. The layout was not submitted at the same time the application for a convenience store was submitted.

Mr. Davenport shared that he likes the idea of mixed use but does not believe that this project fits the idea of a convenience store.

Dr. Scott Davis stated that the concept of having IV therapy as a part in some fashion was a conversation, but not the predominant amount of the store.

Mr. Weiss wanted clarification on the staff's reaction to the IV therapy portion of the proposal.

Mr. Crute moved that the Commissioners defer the case to allow staff to re-examine the project with the new available information and to allow input from the residents on the actual function of the business. Mr. Weiss seconded the motion with additional reasons. He would like the applicant to return with a more detailed plan on the aspects of lighting, signage, hours and days of operation. Ms. O'Connor agreed that more information would be beneficial to the residents of the neighborhood. Mr. Davenport mentioned that in fairness to the applicant this is the sensible thing to do, however, what was written is not what was applied for and does not fit the definition of a convenience store. Denial, reapplying for something else, understanding the plan are reasonable things to do as well. Ms. Johnson stated that she agreed.

On a motion by Mr. Crute, seconded by Mr. Weiss, and with six (6) members voting "aye", one (1) member voting "nay", the motion was passed to defer CUP23-001 for further review.

PUBLIC HEARING

Case 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.

Ms. Atkins-Austin provided a brief background to the commissioners. She presented relevant information from the staff report with supporting slides. The application appears to meet the standards of review for Conditional Use Permits set forth in Section 29-13. c.1 of the Town Zoning Ordinance. The applicants appear to meet the Comprehensive Plan, land use goals and strategies. There are no significant impacts (utilities, environment, transportation systems). Use poses no detriment to the neighborhood or adjacent properties. Staff recommends approval of CUP23-002.

Chairperson Patterson called for a motion to open the public participation portion of the meeting. On a motion by Ms. O'Connor, seconded by Mr. Crute, and with all present members voting "aye", the motion was passed.

Ms. Karen Feathers shared with the commissioners that the conditional use would allow for her to create an independent living space for her daughter.

Chairperson Patterson called for a motion to close the public participation portion of the meeting. On a motion by Mr. Davenport, seconded by Ms. O'Connor, and with all present members voting "aye", the motion was passed.

On a motion by Mr. Crute, seconded by Mr. Davenport, and with all present members voting "aye", the motion was passed to recommend approval of CUP23-002 to the Town Council.

PUBLIC HEARING

Case 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.

Ms. Atkins-Austin provided a brief background to the commissioners. She presented relevant information from the staff report with supporting slides. Accessory Dwellings are permitted by Conditional Use Permit in the R1 Low Density Residential District. The use is compatible with the comprehensive plan and the future land use map. The property is on town water and sewer and will not require any additional connections. There are no significant impacts to public streets. 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 should be standard for residential use. The staff recommends approval of CUP23-003.

Staff and Commissioners had a brief discussion.

Chairperson Patterson called for a motion to open the public participation portion of the meeting. On a motion by Mr. Miller, seconded by Mr. Crute, and with all present members voting "aye", the motion was passed.

Ms. Watkins reported that staff had not received any comments or requests to speak from the public.

Chairperson Patterson called for a motion to close the public participation portion of the meeting. On a motion by Mr. Weiss, seconded by Mr. Davenport, and with all present members voting "aye", the motion was passed.

On a motion by Mr. Miller, seconded by Ms. Johnson, and with all present members voting "aye", the motion was passed to recommend approval of CUP23-003 to the Town Council.

PUBLIC HEARING

Case REZ23-001: 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.

Ms. Atkins-Austin provided a brief background to the commissioners. She presented relevant information from the staff report with supporting slides. Future conditions for low density residential allow for a density up to four (4) units per acre. Moderate density residential allow up to ten (10) units per acre. The property would have access to town utilities. Staff received a utility connection memo, traffic impact analysis, one (1) phone call in support of the rezoning, and one (1) call in opposition. Staff recommends a deferral of the proposed rezoning.

Staff and Commissioners had a brief discussion.

Chairperson Patterson called for a motion to open the public participation portion of the meeting. On a motion by Ms. O'Connor, seconded by Mr. Crute, and with all present members voting "aye", the motion was passed.

Ms. Watkins reported that Kristin Fischer signed up to speak.

Kristin Fischer is a resident of Fourth Avenue Extension. She shared concerns in opposition to the Rezoning proposal such as traffic impact, high density, and stormwater drainage. She urged the Commissioners not to allow change to the comprehensive plan and vote against rezoning.

Gary Tuck is a resident of Jessie's Way. He shared concerns about traffic impact and sewer and stormwater drainage.

Dr. Davis addressed the stormwater concerns sharing that there are three (3) ponds for stormwater management that will send water to those locations for the proposed development. He also shared information about buffers at the site.

Staff and Commissioners had a brief discussion.

David Davino is a resident of Jessie's Way. He shared that he wanted to echo the concerns of the previous speakers regarding the rezoning proposal. He was also concerned about the number of potential dwelling units changing the characteristic of the area.

Will Allen spoke to the Commissioners on behalf of the applicant, Harper Associates, LLC. He expressed that Ms. Atkins-Austin had done a great job providing an overview of the application. He reciprocated on the background of the proposal. Mr. Allen offered to field questions from the Commissioners.

The Commissioners asked questions and had a discussion with Mr. Allen about some of the following topics:

- Density
- Layout

- Affordability/Pricing range
- Entry an Access to parcel
- Potential opportunity for other developers to purchase lots on the parcels.
- Partnering with builders
- Extent of development

Robert Gilliam is a resident of Jessie's way. He reciprocated concerns from the previous public speakers relating to the proposal. He also had concerns about the narrow buffer line behind his property.

Chairperson Patterson called for a motion to close the public participation portion of the meeting. On a motion by Mr. Crute, seconded by Ms. O'Connor, and with all present members voting "aye", the motion was passed.

Dr. Davis provided information about the buffer requirements in the current zoning ordinance. Staff and Commissioners had a brief discussion.

On a motion by Mr. Crute, seconded by Mr. Miller, and with all present members voting "aye", the motion was passed to recommend deferral of REZ23-0001 to the Town Council.

OLD BUSINESS

There was no old business before the Commission.

NEW BUSINESS

Ms. Atkins-Austin reported to the Commission that there was a monthly department report included in their meeting package that they had received. Phillip Moore is named the interim building official, Nicholas Bowles last day employed with the town of Farmville as building official in training was on April 28, 2023. The Planning Commission will meet on Wednesday, June 21, 2023, at 7:00 P.M.

ADJOURNMENT

With no further business, Chairperson Patterson called for a motion to adjourn the meeting. On a motion by Mr. Crute, seconded by Mr. Weiss and with all present members voting "aye," the meeting was adjourned at 8:52 P.M.

Respectfully submitted by Michelle D. Watkins, Administrative Assistant II

Cameron Patterson, Chairperson

Jerry Davenport, Secretary



116 North Main Street
Farmville, Virginia 23901
434-392-8465
www.farmvilleva.com

Department of Community Development

Staff Report: REZ23-001 – Rezone three (3) parcels from R-1 to R-2, amend Official Zoning Map, Future Land Use Map, and Existing Land use Map

Identification and Location Information

Applicants	Will Allen
Property Owner	Farmville Investment Group, LLC and Farmville Farms, LLC
Location	Meriwood Farm Road, Tax Map # 0037000(0A)00-060B, 0037000(0A)00-061, and 0037000(0A)00-062
Ward	A, Commissioner J. Johnson/ Council Member J. Hardy
Acreage	31.09 acre
Zoning	R1 Low Density Residential
Future Land Use Recommendation	Moderate 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(0A)00-060B, 0037000(0A)00-061, and 0037000(0A)00-062. Additional public hearing to add amendments to the official zoning map, future land use map, and existing land use map.

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 a 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.



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Department of Community Development

Staff Report: REZ23-001 – Rezone three (3) parcels from R-1 to R-2, amend Official Zoning Map, Future Land Use Map, and Existing Land use Map

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.

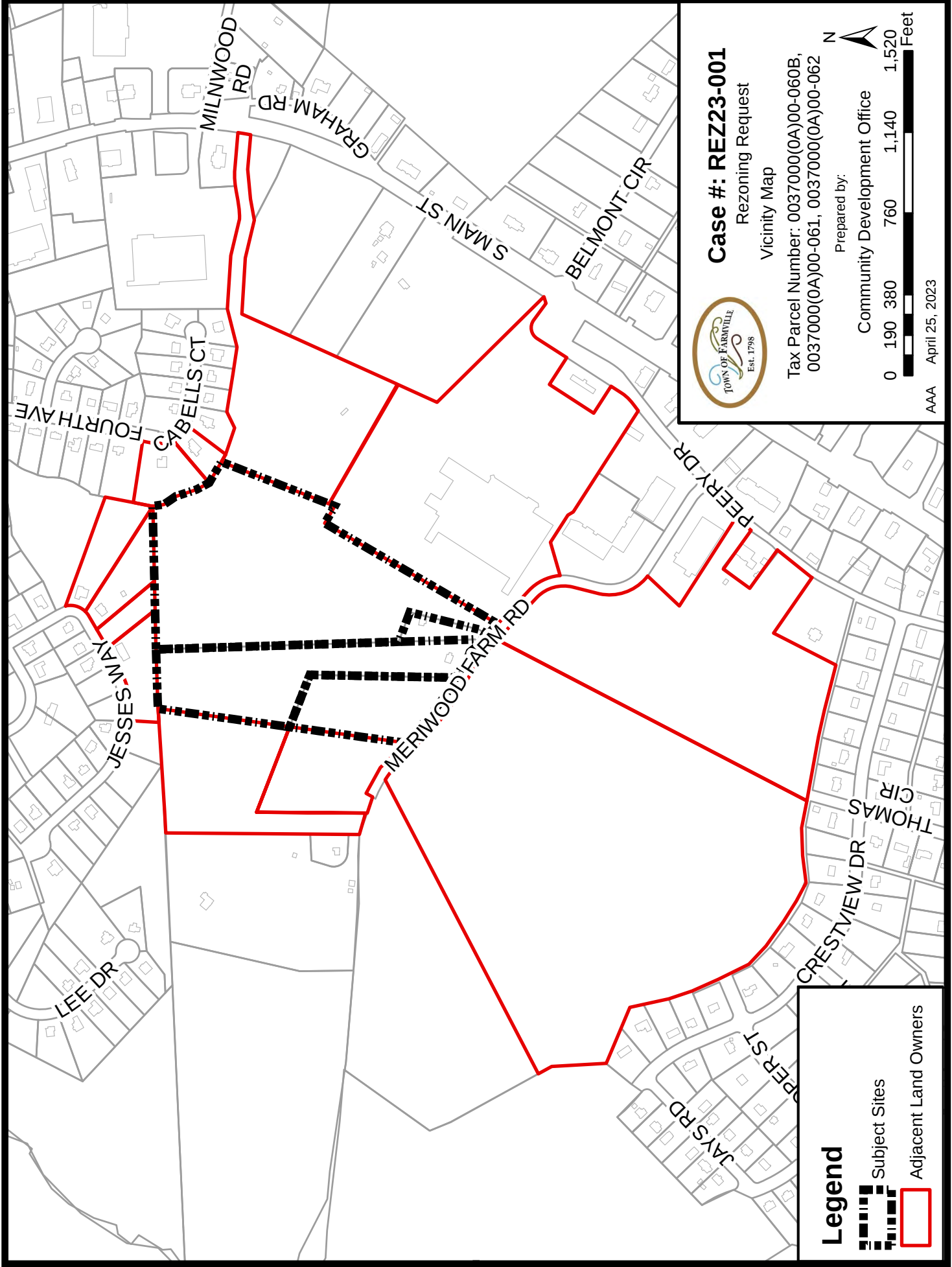
Recommendations

Staff recommends **approval** of the proposed rezoning and amendments to the official zoning map, future land use map, and existing land use map.

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
9. Proposed Official Zoning Map
10. Proposed Future Land Use Map
11. Proposed Existing Land Use Map



Case #: REZ23-001

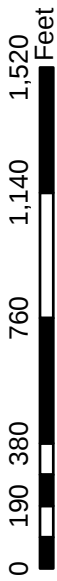
Rezoning Request

Vicinity Map

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

Prepared by:

Community Development Office



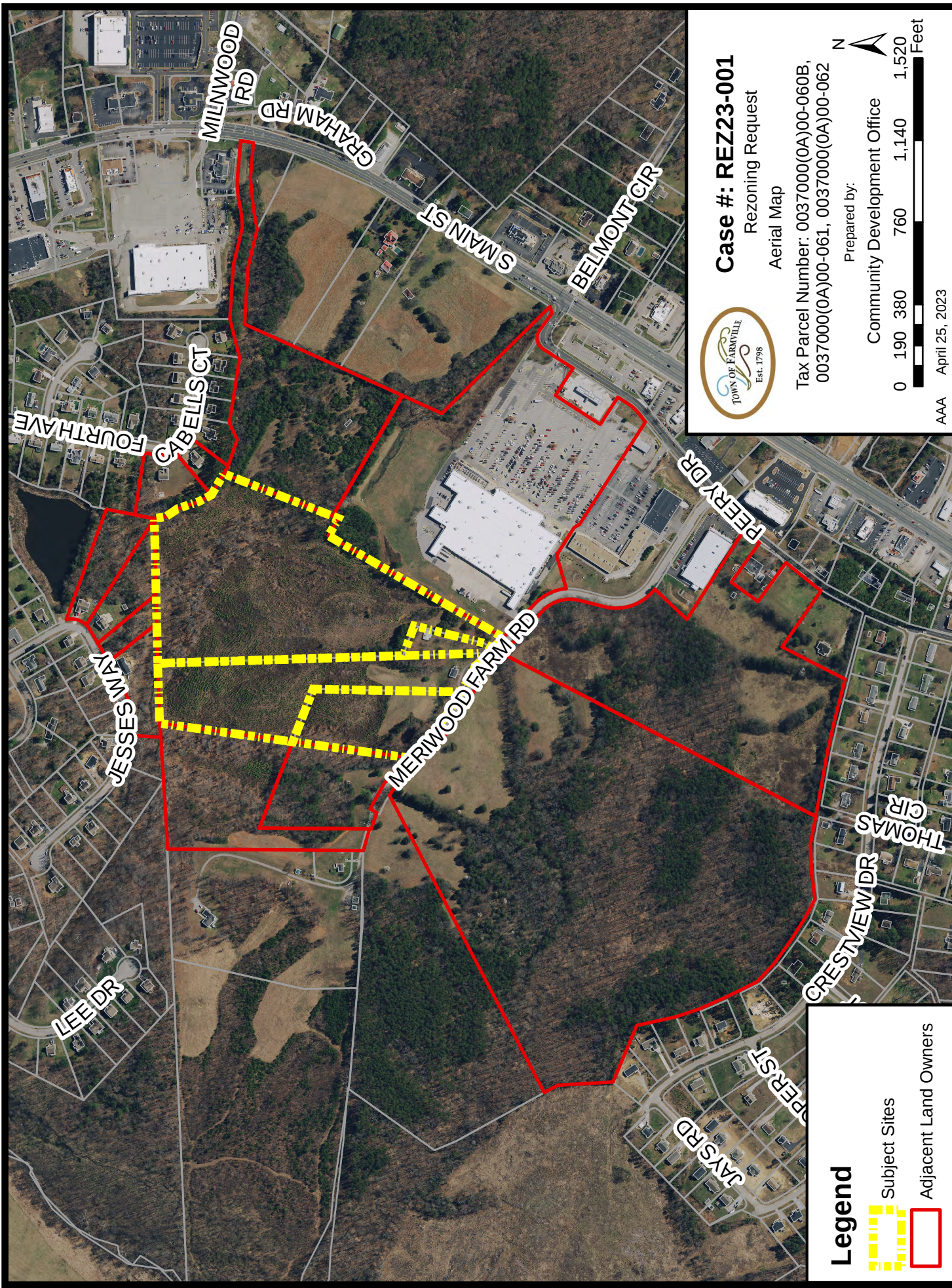
AAA

April 25, 2023

Legend

 Subject Sites

 Adjacent Land Owners



Case #: REZ23-001

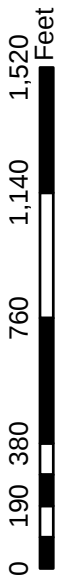
Rezoning Request

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

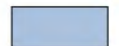
Adjacent Land Owners







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)



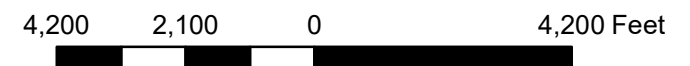
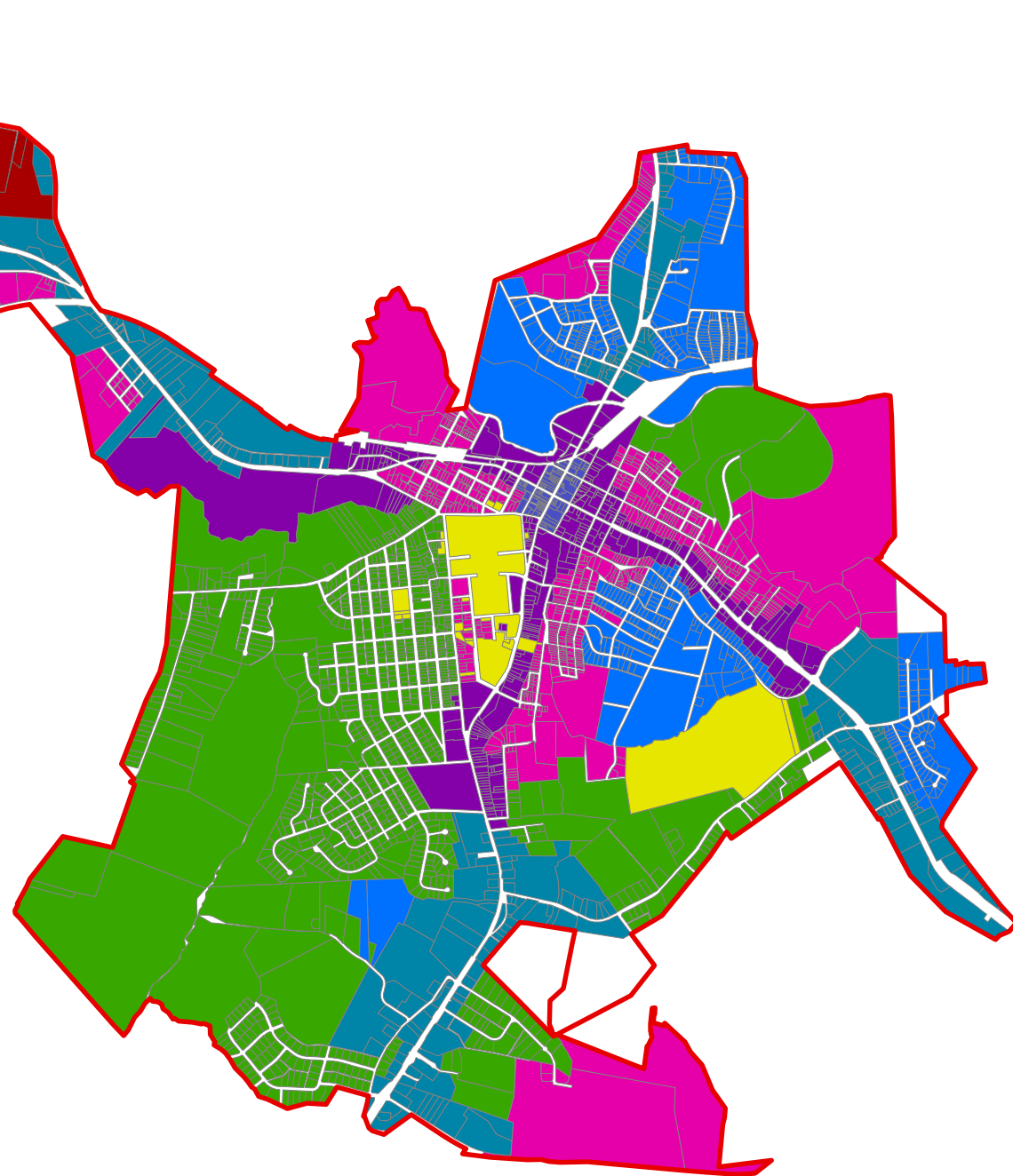
KEY AND TABULATIONS	
	<u>SURFACE PARKED TOWNHOMES (20' X 42'):</u>
50 UNITS TOTAL	
TOTAL PARKING PROVIDED: 160 SPACES (@ 3.2 PER UNIT)	
	<u>SINGLE FAMILY DWELLINGS (65' X 125'):</u>
47 UNITS TOTAL	
<u>TOTAL UNITS:</u>	
TOTAL UNITS: 97 UNITS	
TOTAL PARKING PROVIDED: 160 SPACES	

Town of Farmville
Proposed Zoning Map
June 14, 2023

Legend

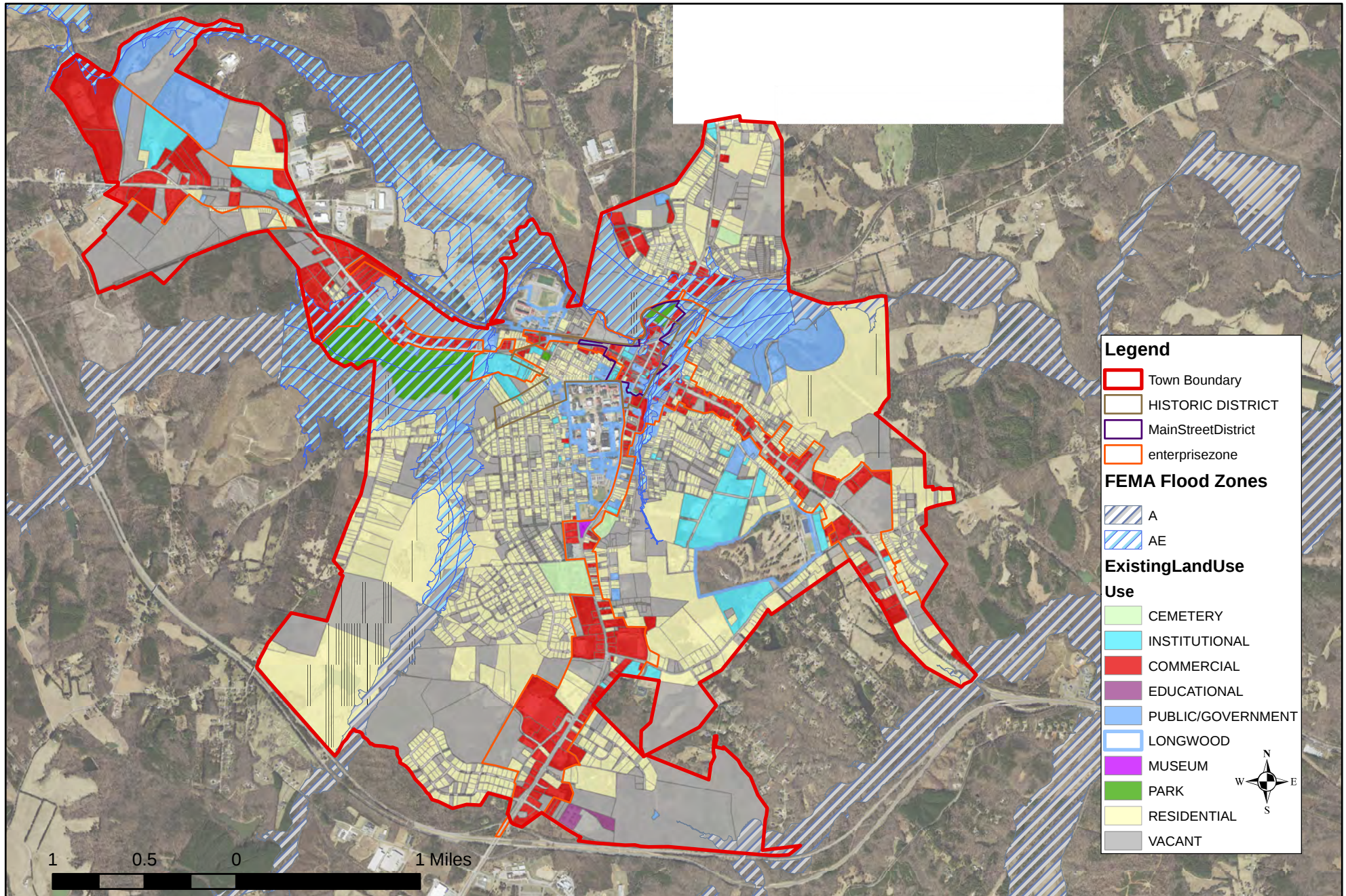
Zoning

-  B1
-  B2
-  B3
-  LU
-  R1
-  R2
-  R3
-  R4
-  Corp Limits2022



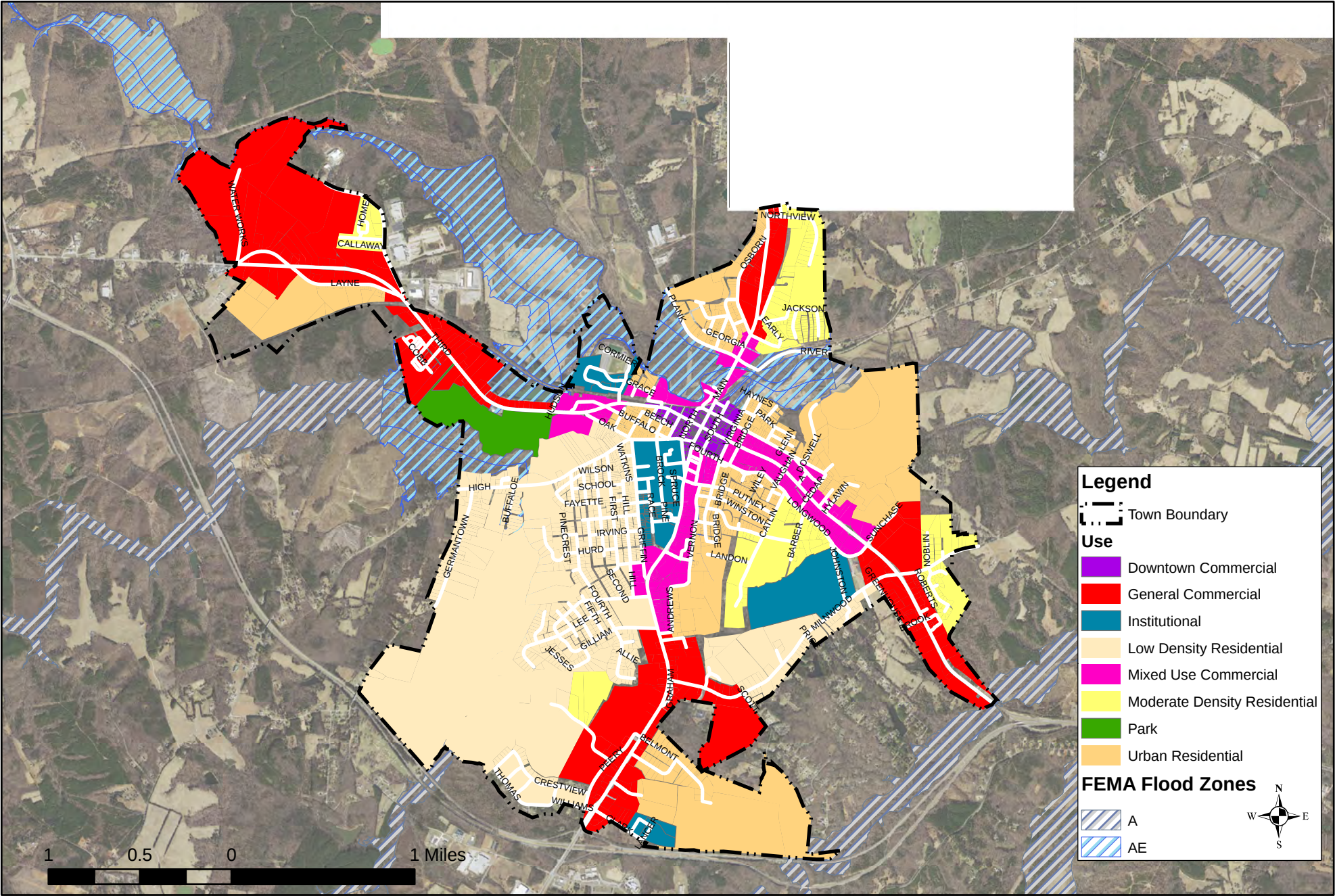
Proposed Existing Land Use

REZ23-001
June 16, 2023 AAA



Proposed Future Land Use Map

REZ23-001
June 16, 2023 AAA





MEETING DATE: Wednesday, June 21, 2023 (Planning Commission)

ITEM NO. 6

6. **REQUEST:** REZ-001, for amendment to the Official Zoning Map to rezone approximately 31 acres from R-1 to R-2. Request to amend the Future Land Use Map to recategorize the site from Low Density Residential to Moderate Density Residential. 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.
-

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 recommend approval of REZ23-001 to the Town Council.

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: June 2, 2023
Subject: Director's Monthly Report (May 2023), Department of Community Development

Statistics

Item	Amounts	Notes
Zoning Permits	16	
Building Permits	21	
	1	New single-family construction
	0	Manufactured homes
	9	Trades (mechanical, electrical, plumbing)
	2	Structural (interior renovations)
	4	Structural (exterior improvements)
	5	Signs
FAB Ridership	4,076 riders total 11,717 miles 678 service hours	
Code Enforcement Notice of Violations Mailed	16	
Fuel Sold at KFBX	40 sales totaling \$7582.12 1254.10 gallons	666.10 gallons AV 588. gallons Jet A
Arrivals/Departures at KFBX	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 May:
 - No staff trainings attended in May.
- Farmville Regional Airport (KFBX) updates:
 - 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 May 17, 2023.
 - They recommended approval of CUP23-002 and CUP23-003 to the Town Council.
 - They deferred CUP23-001 and REZ23-001 to the following month.

- The Board of Zoning Appeals did not meet for the month of May.

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

May 2023 Arrivals and Departures

Farmville Regional Airport KVVX

Date	Day	KVVX Arrivals & Departures * Farmville	KVVX Notes Farmville	W78 Arrivals & Departures * South Boston
5/1/2023	Monday	6		0
5/2/2023	Tuesday	4		4
5/3/2023	Wednesday	4		4
5/4/2023	Thursday	3		5
5/5/2023	Friday	4		5
5/6/2023	Saturday	6		5
5/7/2023	Sunday	6		5
5/8/2023	Monday	6		6
5/9/2023	Tuesday	6		6
5/10/2023	Wednesday	6		6
5/11/2023	Thursday	8		6
5/12/2023	Friday	8		6
5/13/2023	Saturday	6		6
5/14/2023	Sunday	6		6
5/15/2023	Monday	7		6
5/16/2023	Tuesday	8		5
5/17/2023	Wednesday	6		6
5/18/2023	Thursday	6		5
5/19/2023	Friday	6		6
5/20/2023	Saturday	10		6
5/21/2023	Sunday	10		5
5/22/2023	Monday	10		6
5/23/2023	Tuesday	10		6
5/24/2023	Wednesday	10		4
5/25/2023	Thursday	10		6
5/26/2023	Friday	10		5
5/27/2023	Saturday	6		6
5/28/2023	Sunday	0		4
5/29/2023	Monday	4		0
5/30/2023	Tuesday	4		4
5/31/2023	Wednesday	4		4

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