

**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 Caryn 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 45years 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