



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, August 16, 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 – **June 21, 2023**
5. **Public Participation – Speakers have three (3) minutes to make statements on non-agenda items.**
6. **Public Hearing-POD23-002:** Ian Brock requests site plan approval for a one-story, 10,000 square foot commercial building per Town Code Sections 29-13.e.2 and 29-13.e.4.e The 2.05-acre site is located on the east line of Layne Street on parcel 0022000(0A)00-088C. This property is zoned B-3 Highway Commercial.
 - a. Staff Report
 - b. Public Participation- Speakers have three (3) minutes to make statements.
 - c. Planning Commission Deliberation
7. **Old Business**
8. **New Business**
 - a. Department update and upcoming major cases
 - b. Staff and Commission Items
 - c. Other items of interest
9. **Adjournment**

**Town of Farmville Planning Commission
Town Council Chamber of the Town Hall
116 North Main Street, Farmville, VA 23901
Wednesday, June 21, 2023**

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

Planning Commission Members Absent: None

Staff Present: 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. Crute, 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 -May 17, 2023

Chairperson Patterson noted that the minutes had been likewise distributed and asked if there were any corrections or revisions. On a motion by Mr. Davenport, seconded by Ms. O'Connor, and with all present members voting "aye," the minutes from May 17, 2023, were approved minor revisions.

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.

PUBLIC HEARING

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.

Ms. Atkins-Austin provided relevant information from the staff report with supporting slides. This is the second hearing held to add amendment to the official zoning map, future land use map, and existing land use map in the comprehensive plan. The current case is an addition to the rezoning case that was heard on May 17, 2023, to rezone approximately 31 acres from R1 to R2.

Staff finds that it meets the standards for review of a rezoning. One (1) letter was received in support of the rezoning and was read by Ms. Watkins during the public participation portion of the meeting. The proposed zoning maps reflecting the amendments to the three (3) parcels are included in the meeting packet. Staff recommended approval of REZ23-001.

Staff and commissioners had a brief discussion.

Chairperson Patterson called for a motion to open the public hearing. On a motion by Ms. Johnson, seconded by Ms. O'Connor, and with all present members voting "aye", the public hearing was opened.

Kristen Fischer spoke to the Commissioners in opposition of the proposed rezoning. She asked that the Commissioners consider more aspects of how the rezoning would affect the area in the future. She spoke about how the increase of density would have an environmental impact on the area of Jesse's Way. The effects of the urban island and higher temperatures which could lead to higher health risks was a concern as well.

Ms. Watkins shared a statement in support of the rezoning from Kip Lafoon, Lafoon Realty.

David Davino, resident of Jessie's Way, spoke in opposition to the rezoning. Some of his concerns were the change in density and how it could affect the characteristics of low-density property, and the traffic and environmental impact.

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

Mr. Davenport expressed that the rezoning proposal is in alignment with the Comprehensive Plan transitioning from business districts to lower density residential areas. Ms. O'Connor concurred as she shared that she likes the idea of housing varieties, and it will be beneficial to the community. Mr. Weiss's expressed his major concern was losing R-1 density to R-2 density; however, he likes the flexibility of housing types. Mr. Miller suggested discussing the plausibility or probability of an extreme increase in density with the developer.

Mr. Allen shared that there are constraints on the property and understands that an enhanced buffer would be necessary. They determined that the buffer can be anywhere from 100 feet to 135 feet. He mentioned that the proposal shown is most likely what the market will support. He mentioned that during the subdivision process, the Commissioners would hear the case for approval of the subdivision, and he feels confident that they would be substantially compliant with what has already been shown.

On a motion by Mr. Miller, seconded by Mr. Crute, with six (6) members voting "aye", and (1) member voting "nay", the motion to recommend approval of REZ23-001 to the Town Council was passed.

OLD BUSINESS

There was no old business before the Commission.

NEW BUSINESS

There was no new business before the Commission.

STAFF UPDATES

There are no cases currently pending.

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 7:30 P.M.

Respectfully submitted by Michelle D. Watkins, Administrative Assistant II

Cameron Patterson, Chairperson

Jerry Davenport, Secretary

DRAFT



Identification and Location Information

Applicant	Ian Brock with Brock Properties, LLC
Property Owner	Brock Properties, LLC
Engineering Firm	Collins Engineering, Inc.
Location	2700 Block of Layne Street, Tax Map # 0022000(0A)00-088C
Ward	A, Council Member J. Hardy & Commissioner Jayne Johnson, CPC
Acreage	89,391 sf, 2.052 acres
Zoning	B3 Highway Commercial
Density	N/A
Future Land Use Recommendation	General Commercial
Overlays	Enterprise Zone
Adjacent Zoning	B3 Highway Commercial to the left, right, rear and across Layne Street.
Adjacent Uses	Commercial uses to the left and right. Vacant property to the rear. Commercial and one (1) single family dwelling across Layne Street.
Staff Contact	Ashley Atkins-Austin, Interim Director of Community Development Phone: 434-392-8465 Email: aaustin@farmvilleva.com

Background and Existing Conditions

The request is to construct a one-story commercial building with 10,000 square feet of gross floor area. The proposed structure will be a shell building, with the proposed layout plan showing the structure divided into six units that would be outfitted once a tenant has been established.

The construction site is a well-maintained vacant area with a buffer of trees to the rear and right property lines.

The site is located in the Enterprise Zone.

Zoning Ordinance Considerations

Authority

Site plans that propose new commercial construction are required to be reviewed by the Planning Commission pursuant to Town Code Section 29-13.e.4.e. Please note that this does not go to the Town Council. Once this is approved by the Planning Commission, any remaining items to be addressed will be handled administratively prior to signature sets being authorized.

District's Intent

The B-3 zoning district's purpose and intent is as follows (Section 29-22.k):

- *B-3 Highway commercial; purpose and intent.* Highway commercial district, B-3, is intended to accommodate general business areas, highway-oriented commercial uses, and wholesaling operations which by nature or space requirements do not lend themselves to being concentrated within a centralized shopping area. This district recognizes the demand for a



variety of commercial land uses which might not be compatible with the land uses in many areas of town.

Review and comments

Vehicular entrance/exit is adequate for commercial use.

Site Plan parking calculations based on one (1) parking space per 200 square feet. With 10,000 sq. ft. of gross floor area, fifty parking spaces would be required. Fifty parking spaces are noted on the layout plan.

Adequate provision for traffic circulation and control within the site, with 24' drive aisle shown, and provision for access to adjoining property to the left.

Setback and screening requirements stated in the site plan are in compliance with town code.

Adequacy of drainage is addressed in the site plan and has been reviewed and found to be in compliance with requirements.

Staff noted in comments to the developer that Town Code Sec. 29-62.d.9.d requires the dedication of land and construction of a sidewalk for property being developed in the B-3 zoning district.

Proposed landscaping has been reviewed and found to be in compliance with requirements. Staff has asked the developer to consider an alternative to the American Elm tree used on the site.

Comprehensive Plan Considerations

Existing Land Use – B-3 Business (Highway Commercial) - The B-3 district is found in outlying areas of Farmville and are areas for shopping centers, national chain retailers, and light industrial uses where access to regional roads is available. The district does not match the historic downtown character of Farmville but provides a space for well-designed necessary services for residents and visitors.

Future Land Use – General Commercial - General Commercial land uses are a lower-density element of Farmville's commercial economy. General commercial lacks the historic significance or tourism interest of the downtown but provides goods and services that are necessary to the life of the Town. These commercial uses include grocery, pharmacy, general retail, fueling, automotive service, and other day-to-day uses, and may include national chain retailers. This zone also differs from the downtown in that it is primarily automobile oriented rather than pedestrian oriented like the downtown, including shopping centers that focus on providing ample parking. Despite the practical nature of general commercial uses, Farmville should expect high-quality design and construction in these areas that line important entrance corridors to the Town.



Utilities

Connection to the Town's public water and sewer systems are required. The Utility Plan sheet calls for six (6) one (1) inch water connections and six (6) four (4) inch sewer connections. The developer will coordinate with the Director of Public Works for the best location for connections.

Transportation/ Streets

The site is located on a local roadway that has two connections with West Third Street. The comprehensive plan classifies West Third Street as a minor arterial street. No improvements are required to existing public streets, and no additional streets are proposed. No impact to the mass transit system is expected.

Environmental

The site is not located in a floodplain or other protected area. There are no impacted watercourses, steep slopes, or other atypical environmental factors.

Findings and Recommendations

Staff's Findings

- The application appears to meet the standards of review for site plans set forth in Section 29-13.e of the Town Zoning Ordinance.
- The application is substantially consistent with the Future Land Use Map and General Commercial Districts.
- 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.

Staff's Recommendations

The Staff recommends **approval** of POD23-002, a site plan for a one (1) story, 10,000 square foot commercial building.

- No staff recommended conditions at this time.

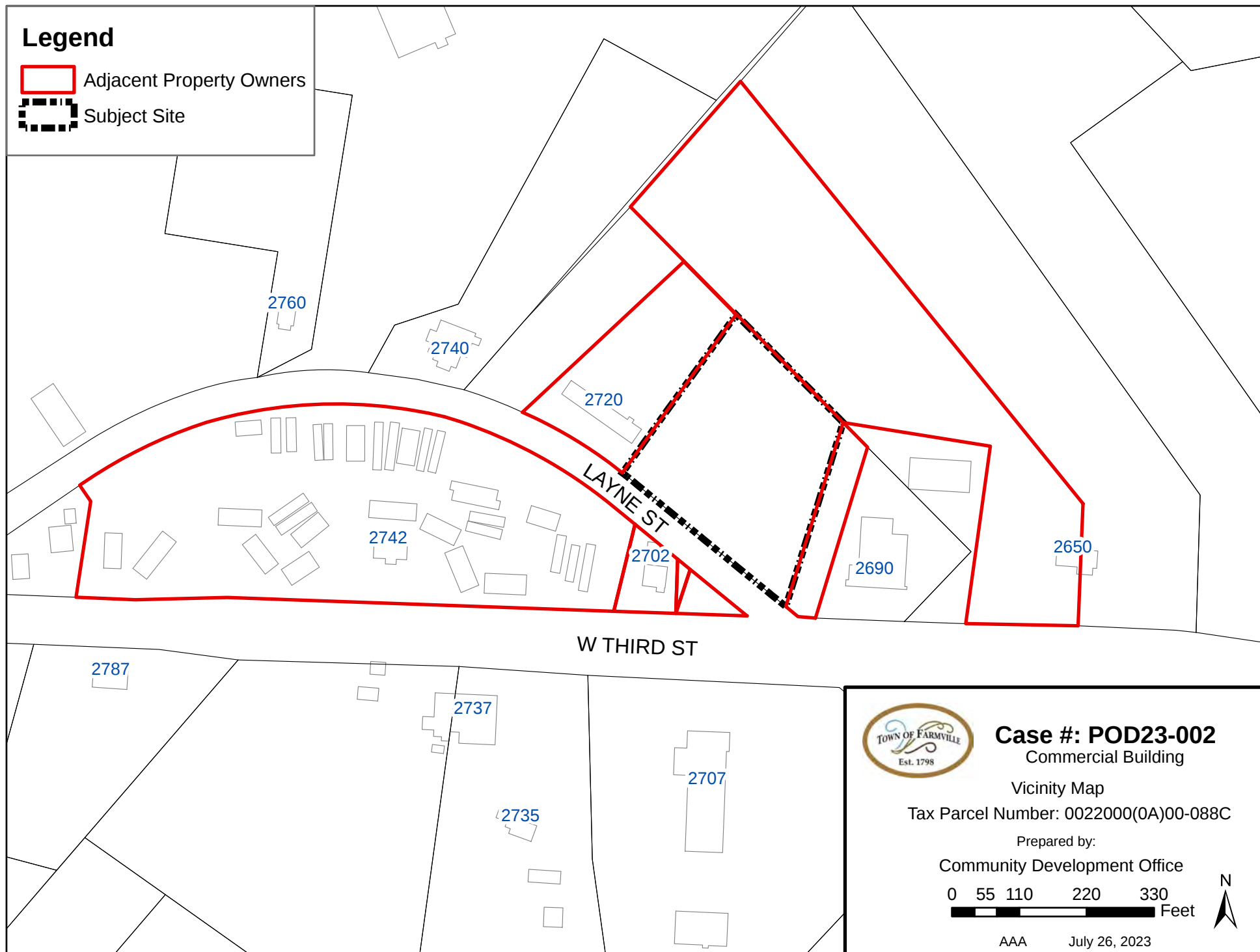
Attachments

1. Vicinity and aerial maps
2. Site Plan | Pages submitted to Planning Commission
 - a. Cover
 - b. Layout Plan
 - c. Utility, Grading, & Drainage Plan
 - d. Landscaping & Lighting Plan
3. Building elevations

Legend

 Adjacent Property Owners

 Subject Site



Case #: POD23-002

Commercial Building

Vicinity Map

Tax Parcel Number: 0022000(0A)00-088C

Prepared by:

Community Development Office

0 55 110 220 330 Feet

AAA July 26, 2023



Legend



Subject Site



Adjacent Property Owners



Case #: POD23-002
Commercial Building

Aerial Map

Tax Parcel Number: 0022000(0A)00-088C

Prepared by:

Community Development Office

0 55 110 220 330 Feet

AAA July 26, 2023



LAYNE STREET COMMERCIAL BUILDING

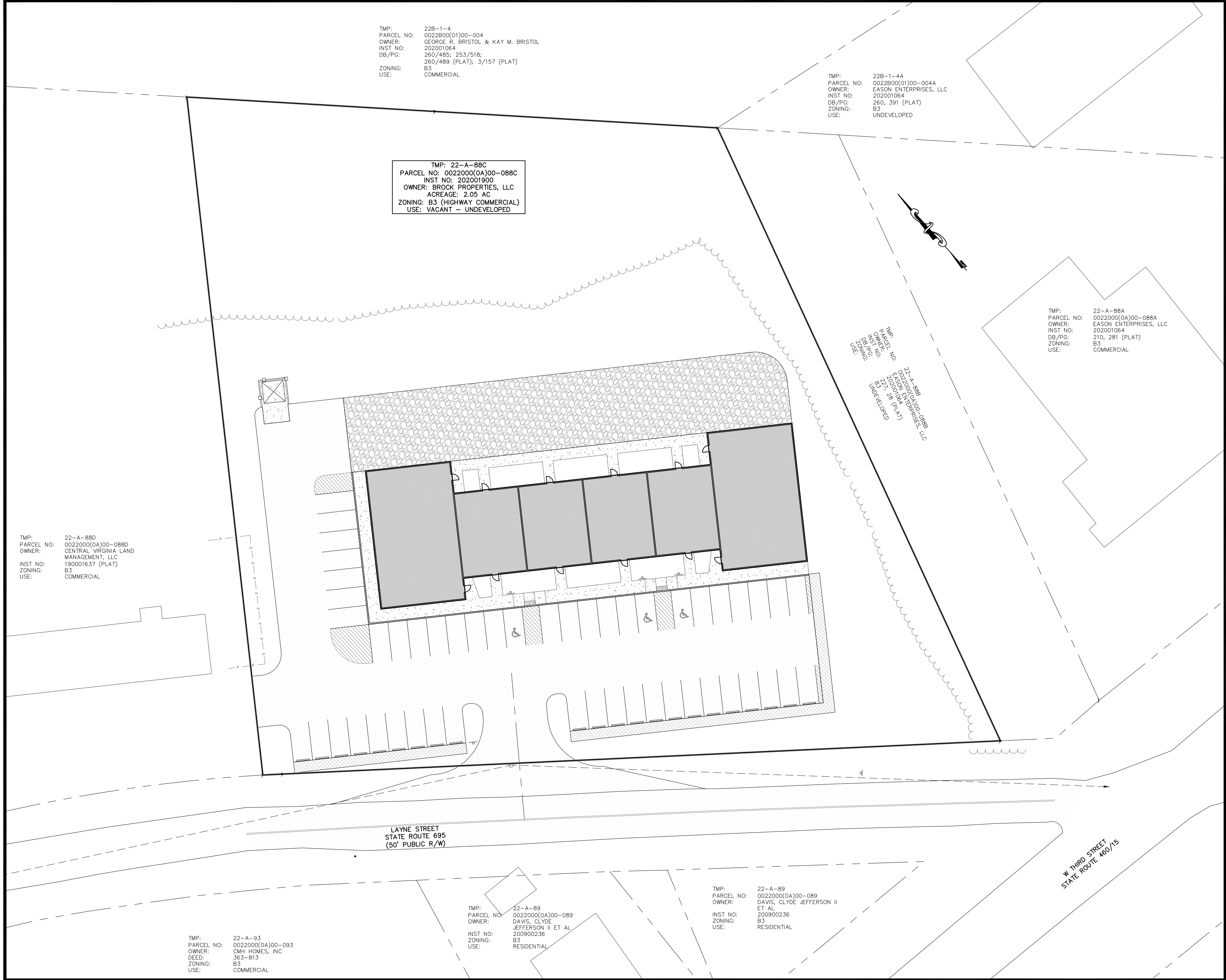
SITE PLAN

TOWN OF FARMVILLE

PRINCE EDWARD COUNTY, VIRGINIA

PROJECT SITE INFO:

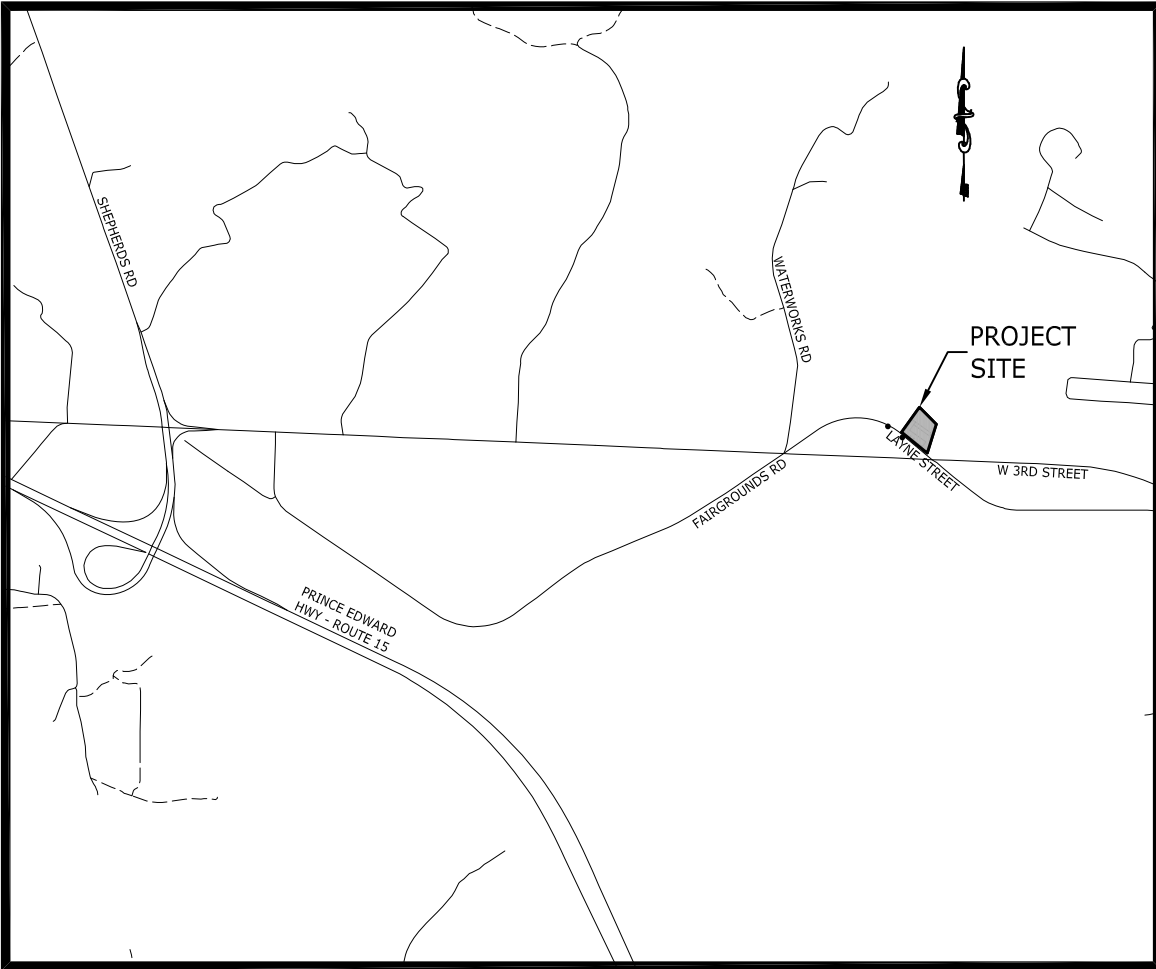
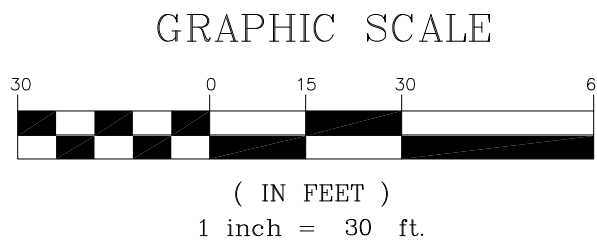
OWNER:	BROCK PROPERTIES, LLC 145 WINDING RIVER DRIVE FARMVILLE, VA 23901
ENGINEER:	COLLINS ENGINEERING, INC 200 GARRETT STREET, SUITE K CHARLOTTESVILLE, VA 22902 (434) 293-3719
PARCEL NUMBER:	0022000(OA)00-088C
DEED:	202001900
ADDRESS:	LAYNE STREET FARMVILLE, VA 23901
ZONING:	B3 (HIGHWAY COMMERCIAL)
ACREAGE:	2.05 ACRES TOTAL
EXISTING USE:	VACANT - UNDEVELOPED
SURVEY:	TOPOGRAPHIC SURVEY WAS COMPLETED BY LINCOLN SURVEYING IN APRIL 2023
MISS UTILITY TICKET:	A309602094-00A
WATERSHED:	APPOMATTOX RIVER
FLOODPLAIN:	FEMA MAP - 51147C0083D, DATED APRIL 19, 2023 THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
BURIAL SITES:	NO CEMETERIES WERE FOUND DURING FIELD INVESTIGATION OF THE PROJECT AREA
PROPOSED USE:	1-STORY COMMERCIAL BUILDING
GROSS FLOOR AREA:	10,000 SQ FT
HEIGHT OF BUILDING:	45' MAXIMUM
SETBACKS:	25 FT OR MORE FROM THE CENTER OF ANY STREET RIGHT-OF-WAY FRONT = NONE SIDE = 25 FT (IF ADJACENT TO RESIDENTIAL PARCEL) REAR = 25 FT (IF ADJACENT TO RESIDENTIAL PARCEL)
INGRESS/EGRESS:	ACCESS TO THE PROPOSED PROJECT SHALL BE FROM LAYNE STREET
PARKING:	SHOPPING CENTER LESS THAN 20,000 SQ FT = 1 PARKING SPACE PER 200 SQ FT REQUIRED = 10,000 SQ FT / 200 = 50 * 1 SPACE = 50 PARKING SPACES PROPOSED = 52 PARKING SPACES
UTILITIES:	ALL PROPOSED PUBLIC UTILITIES ON THE PROJECT SITE SHALL BE INSTALLED UNDERGROUND WITHIN 20' UTILITY EASEMENTS
FIRE FLOW & WATER DEMANDS:	
LIGHTING:	ALL PROPOSED EXTERIOR LIGHTING SHALL BE MOUNTED TO THE BUILDING OVER THE ENTRANCES. LIGHT FIXTURES SHALL COMPLY WITH THE TOWN OF FARMVILLE LIGHTING REQUIREMENTS
LANDSCAPING:	ALL PROPOSED LANDSCAPING SHALL COMPLY WITH THE TOWN OF FARMVILLE LANDSCAPING REQUIREMENTS.
RECREATION:	NOT APPLICABLE
TRASH:	A DUMPSTER IS PROPOSED ON SITE NOTE: THE DUMPSTER WILL BE LOCATED ON A PAD OF SUFFICIENT SIZE TO ADEQUATELY ACCOMMODATE LOADING AND UNLOADING VEHICLES WITHOUT DAMAGE TO THE SURROUND SURFACES - SEE DETAIL ON SHEET 7
SIGNAGE:	PROPOSED SIGNAGE FOR THE PROJECT WILL BE REVIEWED THROUGH A SEPARATE SIGN APPLICATION
TRAFFIC:	ITE TRIP GENERATION (10TH EDITION) PROPOSED USE = 10,000 SF COMMERCIAL RETAIL BUILDING ADT = 378 VPD (189 ENTER / 189 EXIT) AM = 9 VPH (6 ENTER / 3 EXIT) PM = 38 VPH (18 ENTER / 20 EXIT)
LAND USE AREAS:	LOT 89,363 SF BUILDING 10,000 SF (11.2%) SIDEWALK 3,075 SF (3.4%) PARKING LOT 28,706 SF (32.1%) OPEN/GREEN SPACE 47,582 SF (53.3%)



NOTES:

- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVER OF ANY UTILITY NOT SHOWN ON THE PLANS.
- COLLINS ENGINEERING SHALL NOT HAVE AUTHORITY OVER CONTRACTOR'S WORK, SAFETY PRECAUTIONS, SCHEDULES, OR COMPLIANCE WITH LAWS AND REGULATIONS. WE SHALL NOT ASSUME RESPONSIBILITY FOR ANY CONSTRUCTION BEGUN PRIOR TO PLAN APPROVAL.

SHEET LAYOUT
SCALE: 1" = 30'

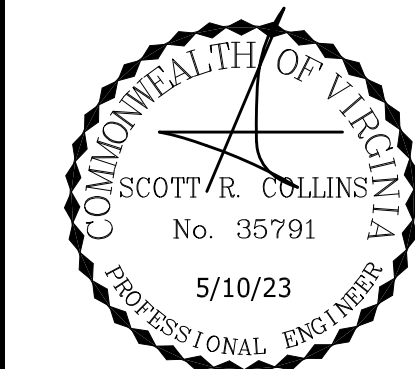


VICINITY MAP
SCALE: 1" = 2,000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	LAYOUT PLAN
4	UTILITY, GRADING, & DRAINAGE PLAN
5	PROFILES & CALCULATIONS
6	LANDSCAPING & LIGHTING PLAN
7	NOTES & DETAILS
8	EROSION & SEDIMENT CONTROL NARRATIVE & DETAILS
9	EROSION & SEDIMENT CONTROL PLAN - PHASE I
10	EROSION & SEDIMENT CONTROL PLAN - PHASE II
11	EROSION & SEDIMENT CONTROL PLAN - PHASE III
12	STORMWATER MANAGEMENT PLAN
13	DETENTION BASIN 'A' DETAILS
14	DETENTION BASIN 'B' DETAILS
14	TOTAL SHEETS

LEGEND:

---	EXISTING CONTOUR
~ ~ ~ ~	EXISTING TREELINE
- X - X - X - X -	EXISTING FENCE
○	EXISTING SIGN
- W - W -	EXISTING WATERLINE
- S - S -	EXISTING SANITARY
---	EXISTING STORM
- UGE - UGE -	EXISTING ELECTRICAL
---	PROPOSED CONTOUR
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED CURB
○	PROPOSED SIGN
- O - O - O - O -	PROPOSED FENCE
- W - W -	PROPOSED WATERLINE
- S - S -	PROPOSED SANITARY
---	PROPOSED DRAINAGE
X 434.50	PROPOSED SPOT ELEVATION
[Pattern]	PROPOSED ASPHALT PAVEMENT
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED LANDSCAPE BUFFER



REVISIONS

REVISION DESCRIPTION	
INITIAL PLAN SUBMITTAL	
DATE	5/10/23

COLLINS ENGINEERING

200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

LAYNE STREET COMMERCIAL BUILDING - SITE PLAN

COVER



PROJECT	JOB NO.
	232215
	SCALE
	AS SHOWN
	SHEET NO.
	1

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REVISIONS

REVISION DESCRIPTION
INITIAL PLAN SUBMITTAL

DATE
5/10/23

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434.293.3719

LAYNE STREET COMMERCIAL BUILDING - SITE PLAN

LAYOUT PLAN

PROJECT
JOB NO.
232215
SCALE
1"=20'
SHEET NO.
3

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TMP: 22B-1-4
PARCEL NO: 0022B00(01)00-004
OWNER: GEORGE R. BRISTOL & KAY M. BRISTOL
INST NO: 202001064
DB/PG: 260/485; 253/518;
260/489 (PLAT); 3/157 (PLAT)
ZONING: B3
USE: COMMERCIAL

TMP: 22B-1-4A
PARCEL NO: 0022B00(01)00-004A
OWNER: EASON ENTERPRISES, LLC
INST NO: 202001064
DB/PG: 260, 391 (PLAT)
ZONING: B3
USE: UNDEVELOPED

TMP: 22-A-88C
PARCEL NO: 0022000(0A)00-088C
INST NO: 202001900
OWNER: BROCK PROPERTIES, LLC
ACREAGE: 2.05 AC
ZONING: B3 (HIGHWAY COMMERCIAL)
USE: VACANT - UNDEVELOPED

TMP: 22-A-88A
PARCEL NO: 0022000(0A)00-088A
OWNER: EASON ENTERPRISES, LLC
INST NO: 202001064
DB/PG: 210, 281 (PLAT)
ZONING: B3
USE: COMMERCIAL

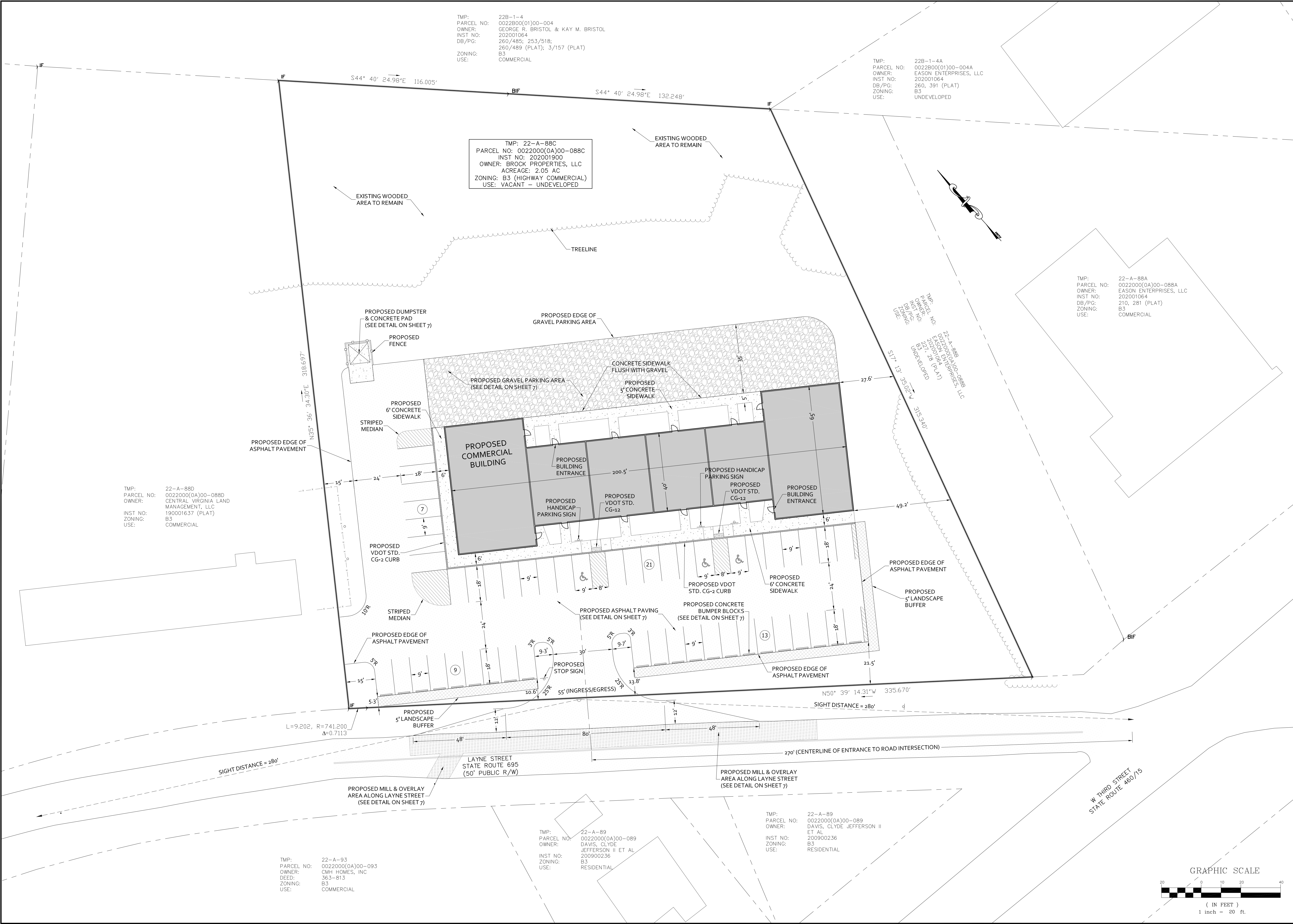
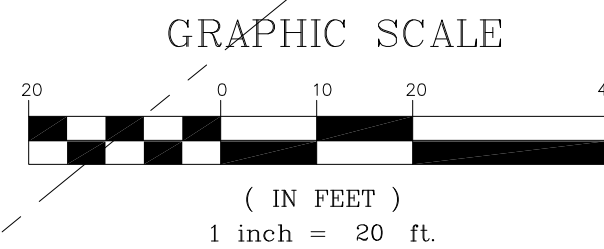
TMP: 22-A-88D
PARCEL NO: 0022000(0A)00-088D
OWNER: CENTRAL VIRGINIA LAND
MANAGEMENT, LLC
INST NO: 190001637 (PLAT)
ZONING: B3
USE: COMMERCIAL

TMP: 22-A-88B
PARCEL NO: 0022000(0A)00-088B
OWNER: EASON ENTERPRISES, LLC
INST NO: 202001064
DB/PG: 272, 28 (PLAT)
ZONING: B3
USE: UNDEVELOPED

TMP: 22-A-89
PARCEL NO: 0022000(0A)00-089
OWNER: DAVIS, CLYDE JEFFERSON II
ET AL
INST NO: 200900236
ZONING: B3
USE: RESIDENTIAL

TMP: 22-A-89
PARCEL NO: 0022000(0A)00-089
OWNER: DAVIS, CLYDE JEFFERSON II ET AL
INST NO: 200900236
ZONING: B3
USE: RESIDENTIAL

TMP: 22-A-93
PARCEL NO: 0022000(0A)00-093
OWNER: CMH HOMES, INC
DEED: 363-813
ZONING: B3
USE: COMMERCIAL





REVISIONS

REVISION DESCRIPTION
INITIAL PLAN SUBMITTAL

DATE
5/10/23

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434.293.3719

LAYNE STREET COMMERCIAL BUILDING - SITE PLAN
UTILITY, GRADING, & DRAINAGE PLAN

PROJECT
SHEET
JOB NO.
232215
SCALE
1"=20'
SHEET NO.
4

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TMP: 22B-1-4
PARCEL NO: 0022B00(01)00-004
OWNER: GEORGE R. BRISTOL & KAY M. BRISTOL
INST NO: 202001064
DB/PG: 260/485; 253/518;
ZONING: 260/489 (PLAT); 3/157 (PLAT)
USE: B3
COMMERCIAL

TMP: 22B-1-4A
PARCEL NO: 0022B00(01)00-004A
OWNER: EASON ENTERPRISES, LLC
INST NO: 202001064
DB/PG: 260, 391 (PLAT)
ZONING: B3
USE: UNDEVELOPED

TMP: 22-A-88C
PARCEL NO: 0022000(0A)00-088C
INST NO: 202001900
OWNER: BROCK PROPERTIES, LLC
ACREAGE: 2.05 AC
ZONING: B3 (HIGHWAY COMMERCIAL)
USE: VACANT - UNDEVELOPED

TMP: 22-A-88A
PARCEL NO: 0022000(0A)00-088A
OWNER: EASON ENTERPRISES, LLC
INST NO: 202001064
DB/PG: 210, 281 (PLAT)
ZONING: B3
USE: COMMERCIAL

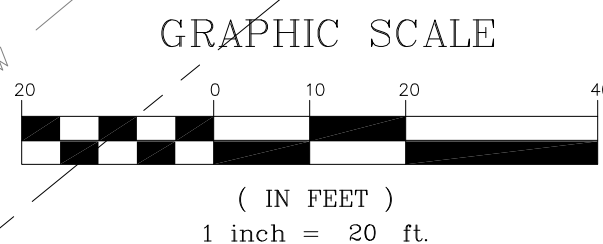
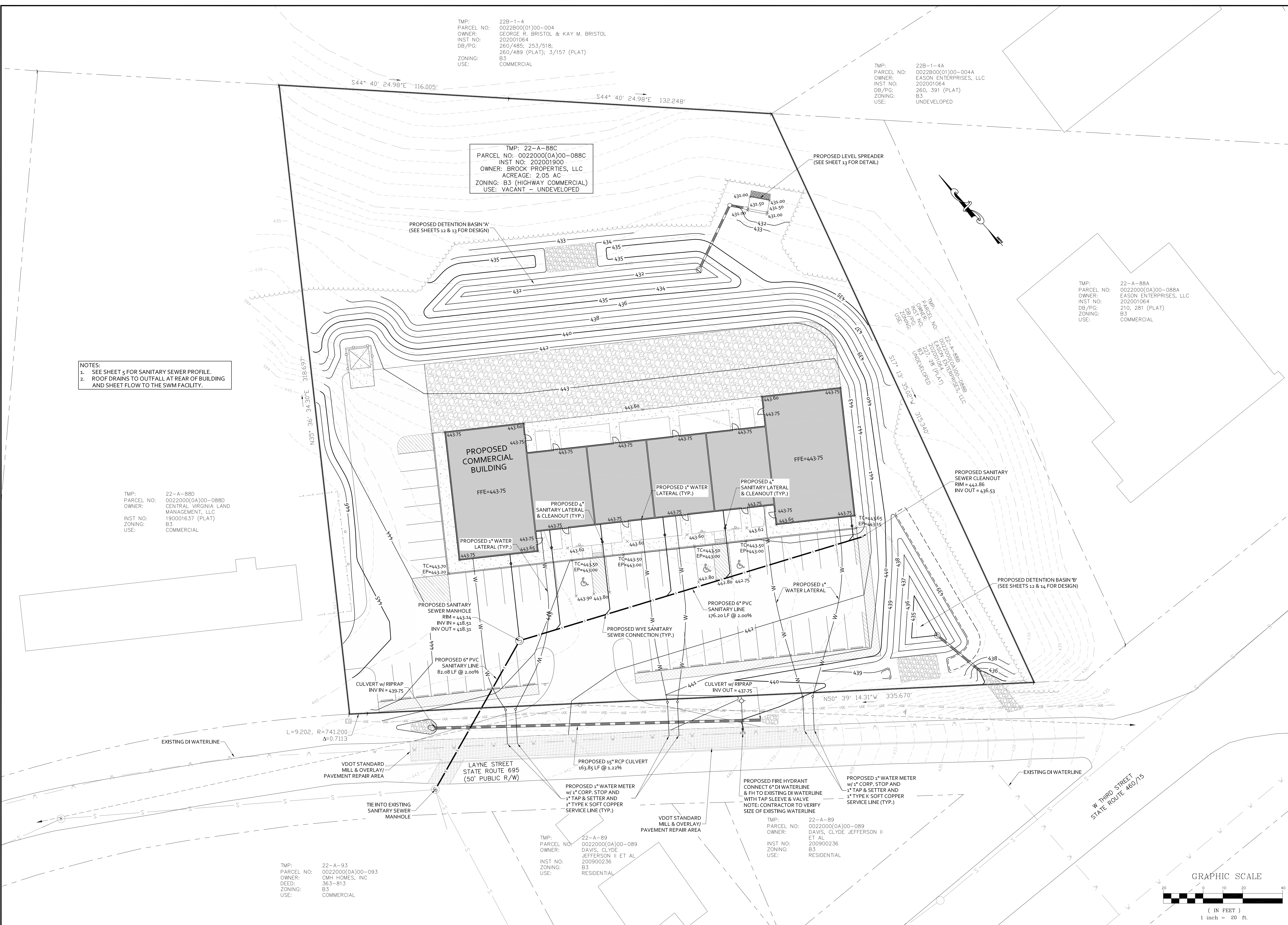
TMP: 22-A-88D
PARCEL NO: 0022000(0A)00-088D
OWNER: CENTRAL VIRGINIA LAND
MANAGEMENT, LLC
INST NO: 190001637 (PLAT)
ZONING: B3
USE: COMMERCIAL

TMP: 22-A-93
PARCEL NO: 0022000(0A)00-093
OWNER: CMH HOMES, INC
DEED: 363-813
ZONING: B3
USE: COMMERCIAL

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PARCEL NO: 0022000(0A)00-089
OWNER: DAVIS, CLYDE
JEFFERSON II ET AL
INST NO: 200900236
ZONING: B3
USE: RESIDENTIAL

TMP: 22-A-89
PARCEL NO: 0022000(0A)00-089
OWNER: DAVIS, CLYDE
JEFFERSON II
INST NO: 200900236
ZONING: B3
USE: RESIDENTIAL

- NOTES:
1. SEE SHEET 5 FOR SANITARY SEWER PROFILE.
2. ROOF DRAINS TO OUTFALL AT REAR OF BUILDING
AND SHEET FLOW TO THE SWM FACILITY.



- LANDSCAPING NOTES:
- GENERAL STANDARDS
- ANY REQUIRED LANDSCAPING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - EXISTING HEALTHY TREES AND SHRUBS SHALL BE CREDITED TOWARD ANY MINIMUM LANDSCAPING REQUIRED BY THIS SECTION, PROVIDED THEY MEET MINIMUM SIZE STANDARDS AND ARE PROTECTED BEFORE AND DURING CONSTRUCTION AND MAINTAINED THEREAFTER IN A HEALTHY GROWING CONDITION.
 - THE OWNER OF THE PROPERTY UPON WHICH THE REQUIRED LANDSCAPING OR BUFFERING IS INSTALLED SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT. IF ANY REQUIRED TREE, SHRUB, OR OTHER LANDSCAPING ELEMENT SHALL DIE OR BE REMOVED AFTER ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE DEVELOPER, HIS OR HER SUCCESSORS OR ASSIGNS, SHALL REPLACE EACH BY THE END OF THE NEXT PLANTING SEASON WITH TREES OR SHRUBS OF THE SAME OR SIMILAR SPECIES, TYPE, COLOR, OR CHARACTER.
 - LANDSCAPING SHALL NO OBSTRUCT THE VIEW OF MOTORISTS USING ANY STREET, PRIVATE DRIVEWAY, PARKING ISLES, OR THE APPROACH TO ANY STREET INTERSECTION SO AS TO CONSTITUTE A TRAFFIC HAZARD OR A CONDITION DANGEROUS TO THE PUBLIC SAFETY.
 - ALL REQUIRED LANDSCAPE MATERIALS SHALL CONFORM TO THE FOLLOWING MINIMUM SIZE OR HEIGHT STANDARDS AT THE TIME OF PLANTING:
 - DECIDUOUS SHADE TREES: ONE-INCH CALIPER
 - ORNAMENTAL AND UNDERSTORY TREES: FOUR-FOOT HEIGHT
 - CONIFEROUS TREES: FOUR-FOOT HEIGHT
 - SHRUBS: TWELVE-INCH SPREAD OR HEIGHT

- SCREENING
- SCREENING SHALL BE REQUIRED TO CONCEAL SPECIFIC AREAS FROM BOTH ON-SITE AND OFF-SITE VIEWS. SUCH AREAS SHALL BE SCREENED AT ALL TIMES, REGARDLESS OF ADJACENT USES, ADJACENT DISTRICTS, OR OTHER PROXIMATE LANDSCAPING MATERIAL. SPECIFIC AREAS TO BE SCREENED INCLUDE: LARGE WASTE RECEPTACLES (DUMPSTERS) AND REFUSE COLLECTION POINTS (INCLUDING CARDBOARD RECYCLING CONTAINERS); LOADING AND SERVICE AREAS; OUTDOOR STORAGE AREAS (INCLUDING STORAGE TANKS); GROUND-BASED UTILITY EQUIPMENT (WITH SIZE IN EXCESS OF TWELVE CUBIC FEET); AND GROUND LEVEL MECHANICAL UNITS.
 - THE ABOVE-MENTIONED AREAS SHALL BE SCREENED USING AN APPROPRIATE COMBINATION OF LANDSCAPE PLANTS, SOLID FENCING, OR MASONRY WALLS TO ADEQUATELY SCREEN THEM FROM VIEWS BOTH ON AND OFF THE SUBJECT PROPERTY.
 - SCREENING PLANTINGS SHALL BE MAINTAINED IN PERPETUITY IN SUCH A WAY AS TO ENSURE THAT THE BUFFERING REQUIREMENTS OF THIS CHAPTER CONTINUE TO BE MET.

- PARKING LOTS
- ALL VEHICLE PARKING AREAS SHALL INCLUDE LANDSCAPING, BOTH WITHIN THE INTERIOR OF THE PARKING AREA AND AROUND ITS PERIMETER, TO PROVIDE SHADE, SCREEN VIEWS, MITIGATE RUNOFF, AND PROVIDE AESTHETIC APPEAL.
 - FOR PARKING LOTS IMMEDIATELY ADJACENT TO LOT LINES, THE FOLLOWING LANDSCAPE REGULATIONS SHALL APPLY:
 - WHERE A PARKING LOT (OR A PRIVATE DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR BUILDING ENTRY) ABUTS A PROPERTY LINE NOT COMMON WITH THE RIGHT-OF-WAY OF A STREET, A LANDSCAPING STRIP OF FIVE FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINE.
 - A MINIMUM OF ONE TREE FOR EACH FORTY FEET OF CONTIGUOUS PROPERTY LINE SHALL BE PLANTED IN THE LANDSCAPING STRIP.
 - FOR PARKING LOTS AND PRIVATE ACCESS ADJACENT TO PUBLIC STREETS WHICH ARE SUBJECT TO SITE PLAN APPROVAL, THE FOLLOWING LANDSCAPE REGULATIONS SHALL APPLY:
 - WHERE A PARKING LOT (OR A PRIVATE DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR BUILDING ENTRY) ABUTS A PUBLIC RIGHT-OF-WAY FOR A TOWN STREET, A LANDSCAPING STRIP OF FIVE FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT OR PRIVATE DRIVEWAY AND THE RIGHT-OF-WAY LINE.
 - A MINIMUM OF ONE TREE FOR EACH FORTY FEET OF PROPERTY LINE COMMON WITH THE PUBLIC RIGHT-OF-WAY SHALL BE PLANTED IN THE LANDSCAPING STRIP.
 - ALL PARKING LOTS OF THIRTY OR MORE SPACES SHALL CONTAIN WITHIN THE INTERIOR OF THE PARKING LOT NOT LESS THAN ONE TREE FOR EVERY TWELVE CONTINUOUS PARKING SPACES OR FRACTION THEREOF. SUCH TREES SHALL BE DISPERSED THROUGHOUT THE INTERIOR OF THE PARKING LOT.

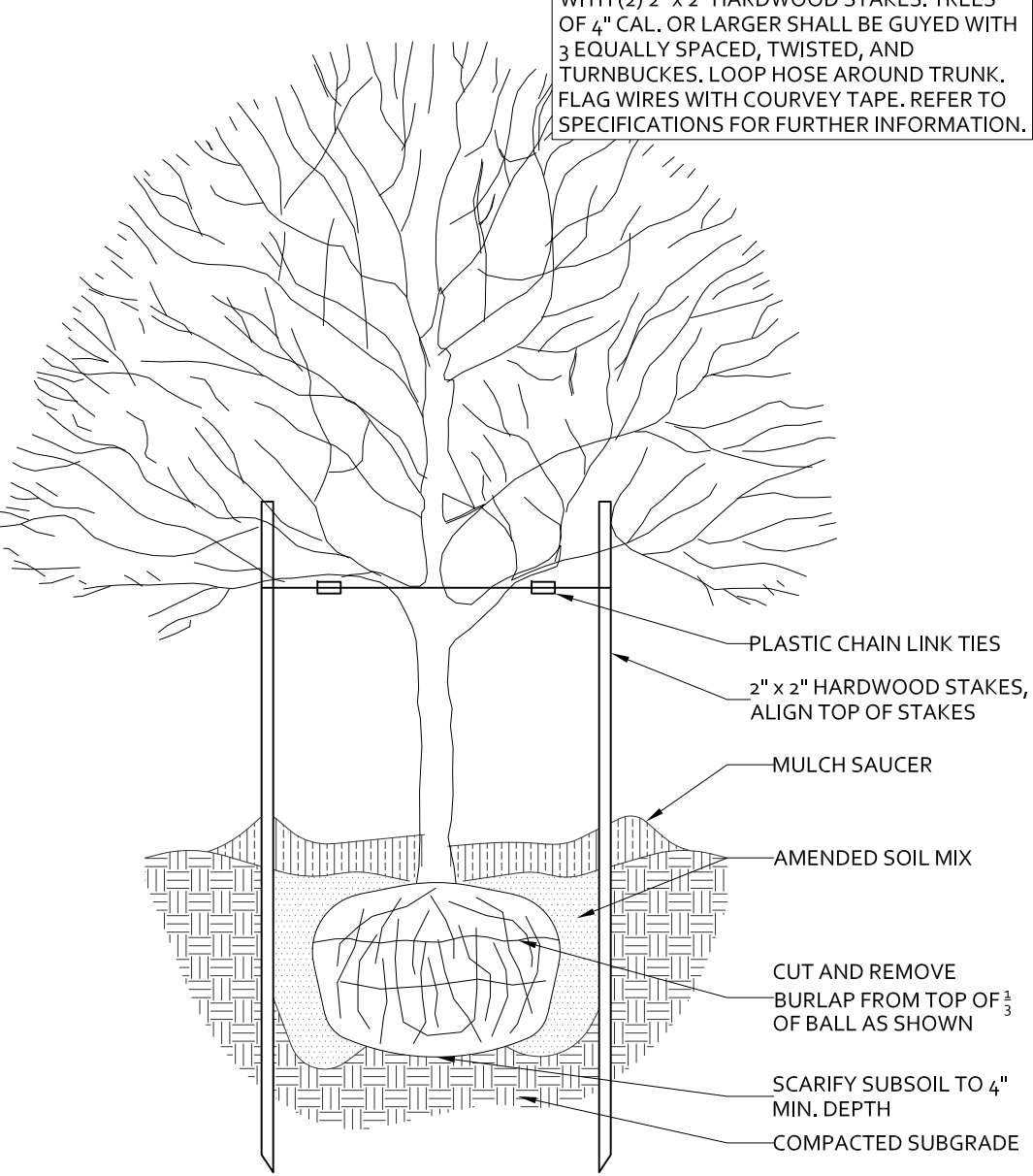
- LIGHTING NOTES:
- ADEQUATE LIGHTING SHALL BE PROVIDED IF OFF-STREET PARKING SPACES ARE TO BE USED AT NIGHT.
 - THE LIGHTING SHALL BE ARRANGED AND INSTALLED IN A DOWNWARD DIRECTION AND SHIELDED TO MINIMIZE GLARE ONTO ADJACENT PROPERTIES.

LANDSCAPING CALCULATIONS	
PARKING LOTS - ADJACENT TO PROPERTY LINES	
REQUIREMENT: A CONTINUOUS LANDSCAPE BUFFER 5' IN WIDTH & A MINIMUM OF 1 TREE FOR EVERY 40' OF PROPERTY LINE FRONTAGE	
PARKING AREA ALONG EAST PROPERTY LINE	60 LINEAR FEET
LANDSCAPING REQUIRED	2 TREES
LANDSCAPING PROPOSED	3 TREES
PARKING AREA ALONG WEST PROPERTY LINE	63 LINEAR FEET
LANDSCAPING REQUIRED	2 TREES
LANDSCAPING PROPOSED	2 TREES
PARKING LOTS - ADJACENT TO PUBLIC STREETS	
REQUIREMENT: A CONTINUOUS LANDSCAPE BUFFER 5' IN WIDTH & A MINIMUM OF 1 STREET TREE FOR EVERY 40' OF ROAD FRONTAGE	
PARKING AREA ALONG LAYNE STREET	200 LINEAR FEET
LANDSCAPING REQUIRED	5 STREET TREES
LANDSCAPING PROPOSED	6 STREET TREES
PARKING LOTS - INTERIOR LANDSCAPING	
REQUIREMENT: 1 TREE PER EVERY 12 PARKING SPACES	
NUMBER OF PARKING SPACES	50 SPACES
LANDSCAPING REQUIRED	4 TREES
LANDSCAPING PROPOSED	5 TREES

PLANT SCHEDULE

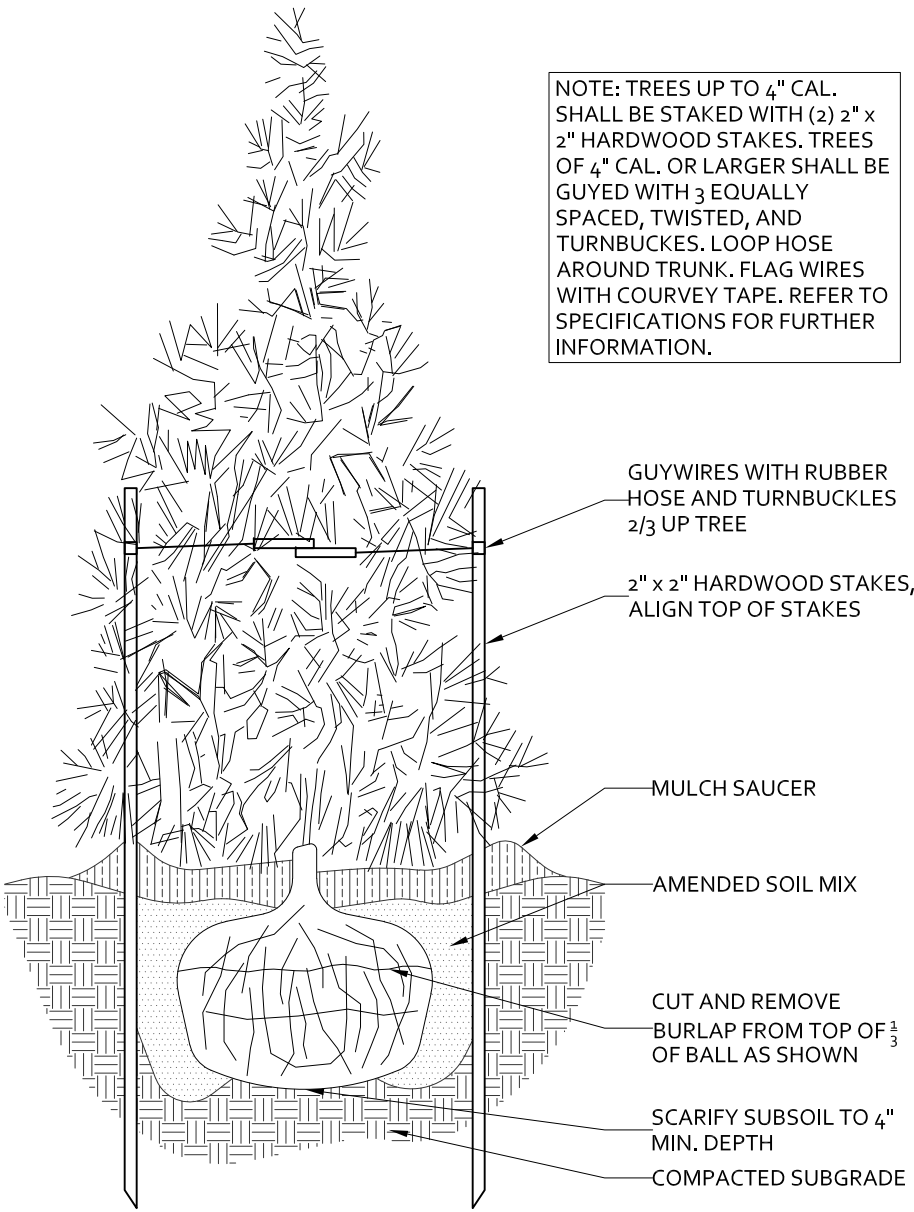
SYM	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY	QUANTITY	TOTAL COVERAGE
TREES						
AR	ACER RUBRUM	RED MAPLE	2" CAL	177	3	531
LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROTUNDILOBA SWEETGUM	2" CAL	206	3	618
PA	PLANTANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANETREE	2" CAL	368	3	1104
UA	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2" CAL	397	3	1191
ORNAMENTAL TREES						
AG	AMELANCHIER X GRANDIFLORA	SERVICEBERRY	6-7" HT	130	1	130
CP	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	6-7" HT	124	2	248
EVERGREEN SHRUBS						
IG	ILEX GLABRA	INKBERRY HOLLY	24" HT	23	10	230
MC	MYRICA CERIFERA	SOUTHERN WAXMYRTLE	24" HT	44	5	220
TOTAL:						4272

NOTE: TREES UP TO 4" CAL. SHALL BE STAKED WITH (2) 2" x 2" HARDWOOD STAKES. TREES OF 4" CAL. OR LARGER SHALL BE GUYED WITH 3 EQUALLY SPACED, TWISTED, AND TURNBUCKLES. LOOP HOSE AROUND TRUNK. FLAG WIRES WITH COURVEY TAPE. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.

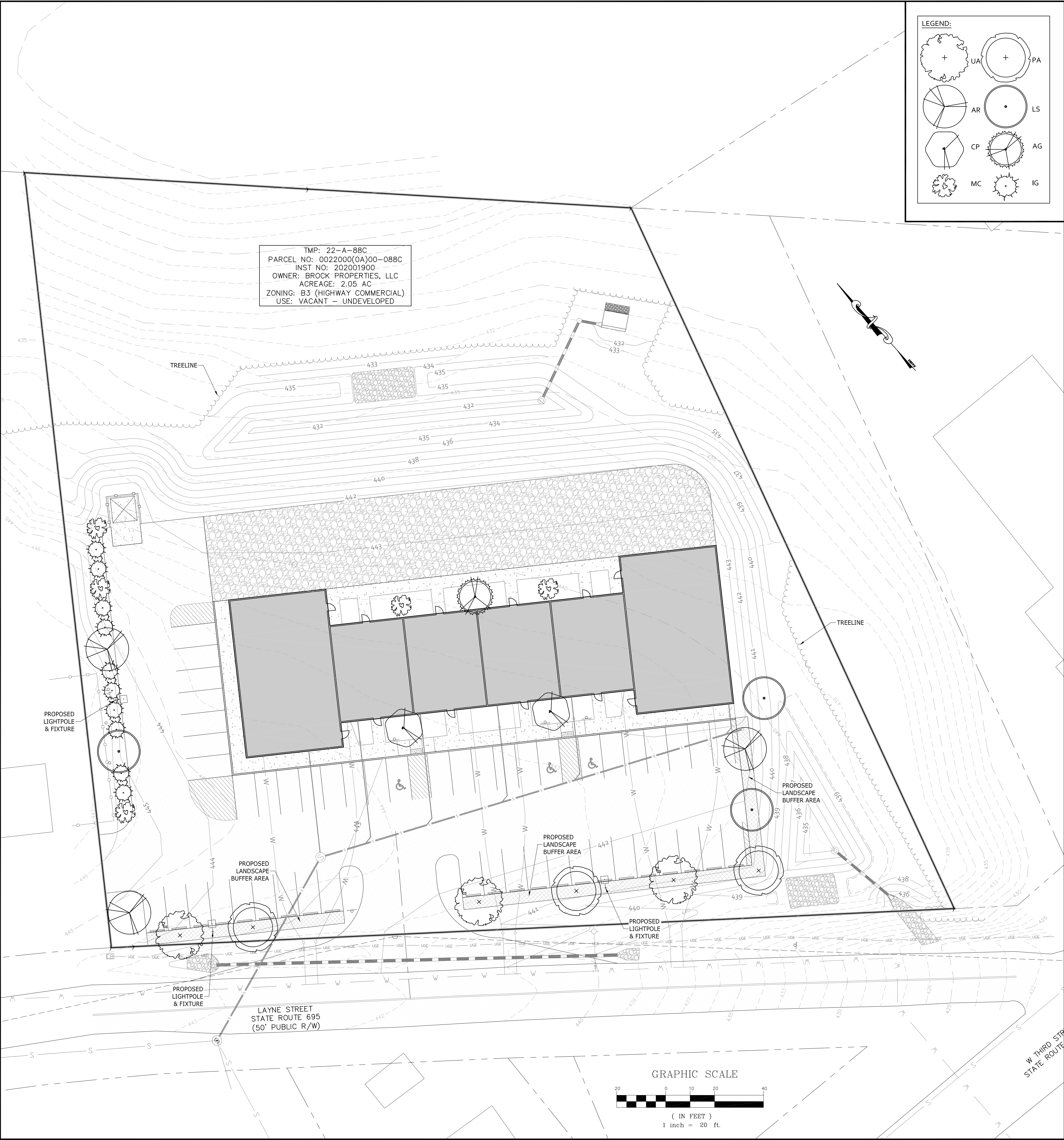


TREE PLANTING & STAKING DETAIL
NOT TO SCALE

NOTE: TREES UP TO 4" CAL. SHALL BE STAKED WITH (2) 2" x 2" HARDWOOD STAKES. TREES OF 4" CAL. OR LARGER SHALL BE GUYED WITH 3 EQUALLY SPACED, TWISTED, AND TURNBUCKLES. LOOP HOSE AROUND TRUNK. FLAG WIRES WITH COURVEY TAPE. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



LEGEND:	
	AR
	LS
	CP
	UA
	MC
	IG

REVISIONS

REVISION DESCRIPTION	DATE
INITIAL PLAN SUBMITTAL	5/10/23

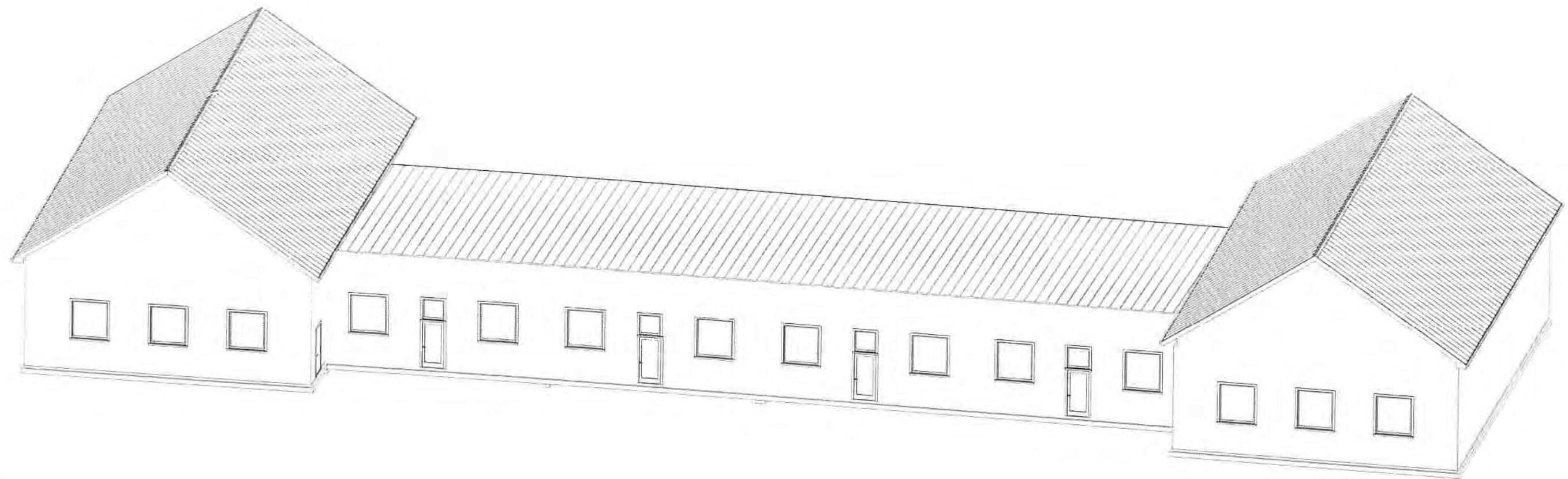
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434.293.3719



LAYNE STREET COMMERCIAL BUILDING - SITE PLAN
LANDSCAPING & LIGHTING PLAN

PROJECT	JOB NO.
SHEET	232215
	SCALE
	1"=20'
	SHEET NO.
	6

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TYPICAL PERSPECTIVE VIEW
NOT TO SCALE

A-5

Ian C Brock, President Brock Construction,
Inc 145 Winding River Dr Farmville, VA
23901
Office: 434-391-3800 Fax: 434-391-1130

**PROPOSED NEW
RETAIL SPACE
LANE STREET**

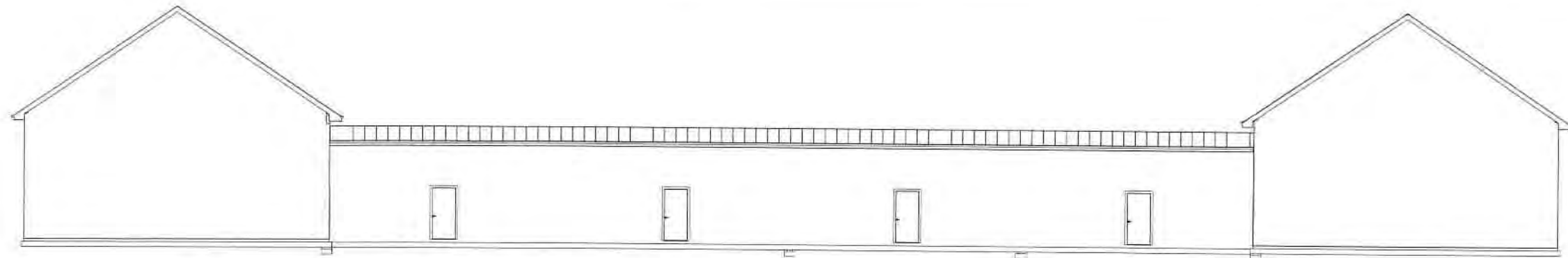
W H OVERSTREET email - boverstreet.42@gmail.com
1015 W OSBORN RD 434-607-9507
FARMVILLE, VIRGINIA 23901

DATE:

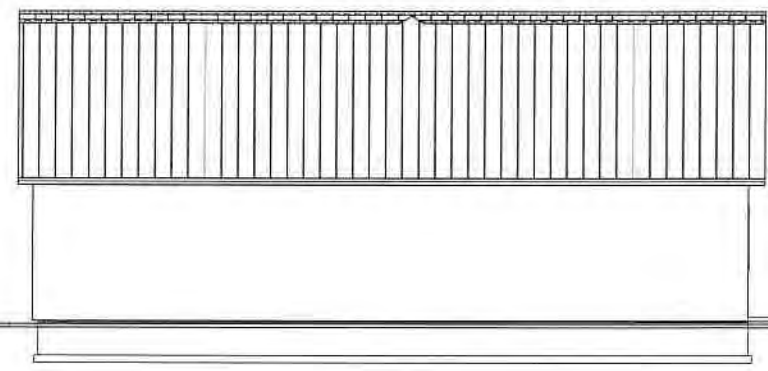
10/21/2022

SCALE:

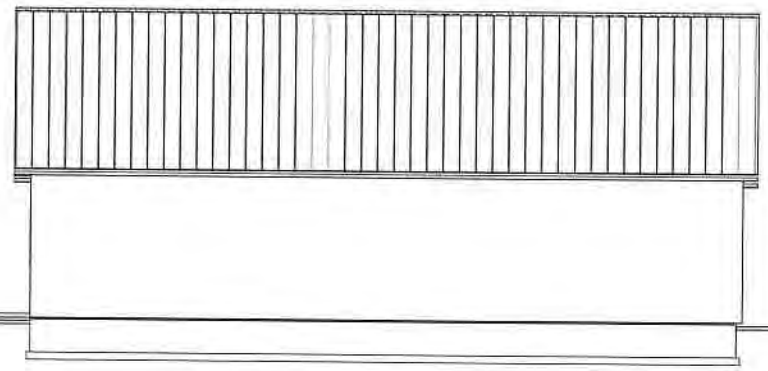
**NOT TO
SCALE**



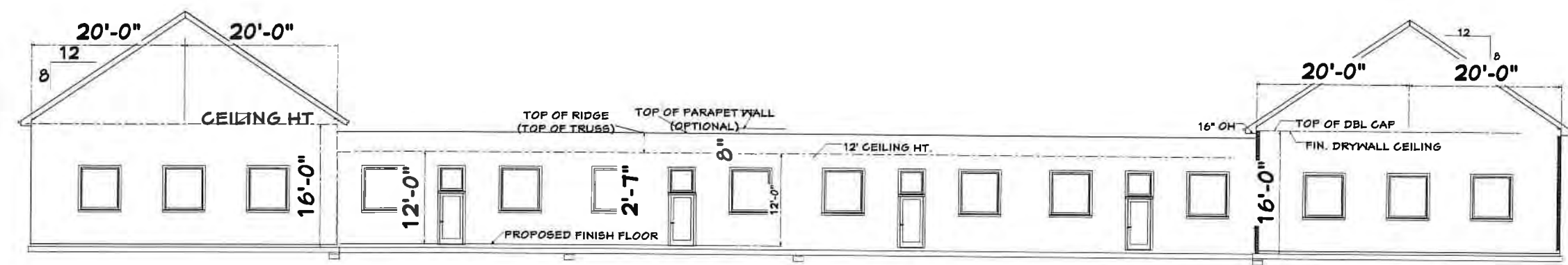
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

A-6

Ian C Brock, President Brock Construction,
Inc 145 Winding River Dr Farmville, VA
23901
Office: 434-391-3800 Fax: 434-391-1130

PROPOSED NEW
RETAIL SPACE
LANE STREET

W H OVERSTREET email - boverstreet.42@gmail.com
1015 W OSBORN RD 434-607-9507
FARMVILLE, VIRGINIA 23901

DATE:
10/21/2022
SCALE:
1/8"=1'-0"



MEETING DATE: Wednesday, August 16, 2023 (Planning Commission)

ITEM NO. 6

REQUEST: **POD23-002**, Ian Brock requests site plan approval for a one-story, 10,000 square foot commercial building per Town Code Sections 29-13.e.2 and 29-13.e.4.e The 2.05-acre site is located on the east line of Layne Street on parcel 0022000(OA)00-088C. This property is zoned B-3 Highway Commercial.

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 POD23-002.

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: August 4, 2023
Subject: Director's Monthly Report (July 2023), Department of Community Development

Statistics

Item	Amounts	Notes
Zoning Permits	7	
Building Permits	9	
	0	New single-family construction
	0	Manufactured homes
	6	Trades (mechanical, electrical, plumbing)
	0	Structural (interior renovations)
	3	Structural (exterior improvements)
	0	Signs
FAB Ridership	3,197 riders, 10,628 miles, 550 service hours	
Fuel Sold at KVVX	32 sales totaling \$4338.43 683.20 Gallons	673.20 gallons AV 10 gallons Jet A
Code Enforcement Notice of Violations Mailed	17	
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 July:
 - Cloudpermit project kick-off meeting (virtual), 7/6 (Atkins-Austin, Watkins)
 - Virginia Association of Zoning Officials (virtual), 7/13 (Atkins-Austin)
 - VDOT/Town/Longwood Roundabout meeting, 7/17 (Atkins-Austin)
 - Community Assistance Visit (CAV) Check-in (virtual), 7/24 (Atkins-Austin, Nash)
- Farmville Regional Airport (KVVX) 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 did not meet in the month of July 2023.
- The Board of Zoning Appeals did not meet for the month of July 2023.

Staff Contacts | Department of Community Development

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

July 2023 Arrivals and Departures

Farmville Regional Airport KFBX

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

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