

**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 were 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 reiterated 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 whether 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 reiterated 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 reiterated 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