

**Town of Farmville Planning Commission
Town Council Chamber of the Town Hall
116 North Main Street, Farmville, VA 23901
Wednesday, August 16, 2023**

Planning Commission Members Present: Chairperson Cameron Patterson, Vice-Chair Jayne Johnson, Secretary Jerry Davenport, Dr. John 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. Davenport, 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 -June 21, 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. Crute, seconded by Ms. O'Connor, and with all present members voting "aye," the minutes from June 21, 2023, were approved as presented.

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

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.

Ms. Atkins-Austin provided relevant information from the staff report with supporting slides. The site plan is located in the 2700 block of Layne Street. Staff finds the site plan substantially consistent with the Comprehensive Plan Future Land Use Map. There would be no significant impacts to utilities, environment, or transportation systems. The use poses no detriment to the neighborhood or adjacent properties; therefore, staff recommends approval of POD23-002. Staff does not recommend any conditions; however, it is noted that staff has asked for sidewalks per town code in previous comments to the developer.

Staff and commissioners had a brief discussion.

Chairperson Patterson called for a motion to open public participation. On a motion by Mr. Weiss, 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. Ms. Atkins-Austin noted that the developer and engineer were present if the commissioners had questions for them.

Ian Brock shared that part of the building is STEPS, Inc. The proposed plan would outfit space for the existing Steps, Inc., counseling services, and other professional services such as orthodontics and psychiatrists.

Mr. Weiss clarified interconnectivity plans between parcels with Mr. Brock.

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

There was no deliberation amongst the Commissioners, they shared some thoughts and expressed that the plan was well presented. Chairperson Patterson mentioned that in the future it may benefit the Town to review the traffic flow and tightness of maneuvering in the Layne Street area.

On a motion by Mr. Weiss, seconded by Mr. Crute, and with all present members voting “aye”, the motion to approve POD23-002 was passed.

OLD BUSINESS

There was no old business before the Commission.

NEW BUSINESS

Ms. Atkins-Austin shared that the town currently has a contract with the Berkley Group. A Staff member from Berkley Group will work virtually with the Community Development Department on Land Use cases up to 20 hours a month. Staff are tracking one potential site plan.

Mr. Weiss suggested that staff add a routine agenda item to provide updates on cases that goes to Town Council. Chairperson Patterson concurred.

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 7:22 P.M.

Respectfully submitted by Michelle D. Watkins, Administrative Assistant II

Cameron Patterson, Chairperson

Jerry Davenport, Secretary

