

**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