



Town of Farmville Planning Commission

Town Council Chambers of the Town Hall
116 North Main Street, Farmville, Virginia

Agenda Wednesday, July 17, 2024 @ 7:00pm

- 1. Call to Order** (please silence devices)
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Public Participation – Speakers have three (3) minutes to make statements on non-agenda items.**
- 5. Public Hearing ZTA24-001** – Public hearing for the Planning Commission recommendation to Town Council to amend the zoning ordinance by adding Section 29-35.b.5 – Fences. This will regulate the location and height of fences in residential districts.
 - a. Public Participation-Speakers have three (3) minutes to make statements.
 - b. Staff Report
 - c. Planning Commission Deliberation
- 6. POD24-001** – Site plan for the construction of a one-story, 2,325 square foot restaurant with pick-up window. Per Town Code Sections 29-13.e.2 and 29-13.e.4.e, site plans must be reviewed by the Planning Commission. The 1.006-acre site is located at 2004 South Main Third Street on Parcel 0037000(08)00-001. This property is zoned B-3 Highway Commercial.
 - a. Public Participation-Speakers have three (3) minutes to make statements.
 - b. Staff Report
 - c. Applicant presentation (if applicable)
 - d. Planning Commission Deliberation
- 7. Old Business**
 - a. CUP24-004
 - b. CUP24-003
 - c. ZTA24-003
 - d. REZ24-001 & Resolution No. 2024-07-01

8. New Business

- a. Staff and Department updates
- b. Commission Items
- c. Other Items of Interest

9. Adjournment



Background

In 2020, after several months of input and deliberation, the Town of Farmville adopted new zoning and subdivision ordinances (Chapter 29 of the Farmville Town Code) and a comprehensive plan. With this new ordinance came landscaping requirements that were specifically for developments or redevelopments that required approved site plans, properties that were seeking rezoning to R-3, B-1, B-2, or B-3 districts, and for properties seeking a conditional use permit in a R-3, B-1, B-2, or B-3 zoning district. Walls and fences were listed in this code section with requirements for location and maintenance. Over the last few years, staff has received numerous calls questioning height and placement standards for fencing in the R-1 and R-2 zoning districts. In a comparison of other jurisdictions' fence regulations, the Staff determined that the lack of standards for height and location of fences was undesirable and therefore included standards that would be relevant to residential zoning districts.

To more clearly state this, the Staff proposes amendments to **Article IV, Section 29-35.b.** of the zoning ordinance to add more specific regulations regarding the height and placement of fences. The amendment adds Section 29-35.b.5, *Fences*. **Attachment 1** is a redlined version of the ordinance showing these amendments.

Recommendations

- ☐ The Staff recommends **approval** of the proposed ordinance text amendments listed in **Attachment 1.**

Additional Information

None

Attachments

The proposed ordinance language is in **Attachment 1.**

Staff Contact

Ashley Atkins-Austin, CZA, Director of Community Development
Phone: 434-392-8465 | Email: aaustin@farmvilleva.com

Add the following under the above referenced article where no regulation exists currently:

Sec. 29-35.b. Residential uses.

(1) Accessory dwelling.

- a. Such structures shall comply with all setback requirements that apply to the primary structure.
- b. Only one (1) accessory dwelling shall be allowed on a lot or parcel of land.
- c. No recreational vehicle may be used as an accessory dwelling.
- d. Prior to installing an accessory dwelling, a permit must be obtained from the town and associated fees paid.
- e. Any accessory dwelling shall comply with all applicable requirements of the state department of health and the Virginia Uniform Statewide Building Code.
- f. No signage advertising or promoting the existence of the structure shall be permitted on the exterior of the structure or anywhere on the property.
- g. The town may revoke the permit if the permit holder violates any provision of this section.

(2) Dish antennas.

- a. Additional standards in all residential districts.
- b. Communication antennas, commonly called "dish" antennas, which do not comply with the restrictions listed below may be allowed with conditional use permits, subject to the applicant's ability to satisfactorily mitigate negative aesthetic impacts on adjoining properties. Dish antennas shall be permitted in all districts but shall be limited to one (1) exterior antenna per parcel except with conditional use permit.
- c. Ground-mounted antennas shall be limited to the rear yard and no closer than five (5) feet to any side or rear lot line, and in the case of a corner lot, no antenna shall be nearer than twenty-five (25) feet to the side street adjacent to the property or within five (5) feet of an adjoining lot.
- d. No ground-mounted antenna shall exceed sixteen (16) feet in height measured vertically from the highest point of the signal receiving apparatus, when positioned for operation, to the bottom of the base which supports the satellite antenna.
- e. Roof-mounted antennas, when designated for that purpose, shall be permitted, except that a roof-mounted antenna shall not be more than forty-eight (48) inches in diameter and shall not be visible from any street.
- f. Antennas shall be permanently and securely installed.

(3) Multi-family dwellings.

- a. Multi-family dwellings shall be designed with special attention to the compatibility of adjacent land uses, topography, existing vegetation, building height, orientation, and other similar factors.
- b. Multi-family dwellings shall incorporate an attractive building layout which retains, relates to, and enhances the natural vegetation and terrain of the site or incorporates natural design features such as preservation of scenic vistas, natural areas, or other unique elements of the site.

(4) Townhouse and single family attached dwellings.

- a. No more than eight (8) townhouses shall be constructed contiguously.
- b. The facades of individual townhouses within any contiguous row of townhouses shall be sufficiently varied in their materials, design, or appearance as to visually distinguish them as individual dwelling units.
- c. Any townhouse shall front on, or be accessed by, a public street.
- d. Any provided open space shall be owned and maintained by the developer, until such time as it is turned over to the ownership and maintenance of an approved homeowners' association.

(5) Fences

- a. No fence shall be erected by any person without first obtaining in writing a permit from the Administrator.
- b. Fences shall not impair vehicular or pedestrian visibility. In the case of corner lots in all districts, no fence shall be erected that blocks or otherwise impedes the view of streets or traffic.
- c. Except as provided for in Sec. 29-22.d.2, fences may be constructed in any location on any lot. The maximum height of a fence shall not exceed eight (8) feet in the side and rear yard.
- d. Except as provided for in Sec. 29-22.d.2, fences located in front of the building line shall not be more than four (4) feet in height.
 - (1) For the purpose of determining the front building line, the building line shall be the established front yard setback for the applicable district, or the actual setback of the primary building wall of the structure in the case of a nonconforming front yard setback.
- e. Finished sides of any fence shall face the street and/or adjoining properties.



MEETING DATE: Wednesday, July 17, 2024 (Planning Commission)

ITEM NO.: 5

REQUEST: **ZTA24-001**, for Planning Commission recommendation to amend the zoning ordinance by add Section 29-35.b.5 – Fences. This will regulate the location and height of fences in residential districts.

BACKGROUND: Written staff report and other supporting materials and verbal report by Ashley Atkins-Austin, Director of Community Development

RECOMMENDATION: That the Planning Commission recommend approval of ZTA24-001 to Town Council.

MOTION: _____

SECONDED: _____

Commissioner	Yes	No
O'Connor		
Weiss		
Fraley		
Davenport		
Patterson		
Crute		
Miller		



Identification and Location Information

Applicant	J. Reid Cooksey on behalf of Stonefield
Property Owner	Same
Location	2004 South Main Street, Tax Map # 0037000(08)00-001
Ward	A, Council Member J. Hardy; Planning Commissioner J. Fraley
Acreage	43,813.96 sf, 1.006 acre
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 South Main Street.
Adjacent Uses	Commercial uses to the right, rear and across South Main Street.
Staff Contact	Ashley Atkins-Austin, Director of Community Development Phone: 434-392-8465 Email: aaustin@farmvilleva.com

Background and Existing Conditions

The request is to construct a one-story, 2,325 square foot restaurant with pick-up window. The site is developed with an existing structure and asphalt pavement. Previous use of the site was automobile sales. Plans call for the demolition of the existing structure.

The site features a wooded area to the right of the property that will act as a buffer between the commercial use and the property that fronts Spring Valley Road.

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.

Definition and Standards

Restaurants, drive in are permitted **by-right** in the B3 Highway Commercial District pursuant to the zoning use matrix in Section 29-22.a (Table 1, Zoning Use Matrix). A *restaurant, drive in* is defined in Section 29-81- Definitions as the following:



- *Restaurant, drive in.* An establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery or table service, served in disposable containers at a counter and a drive-up or drive through service facility, or which offers curbside service.

Besides those stated in the definition, there are separate design or use standards for this specific use in Section 29-35.

- Stacking spaces shall not interfere with the travelway traffic or designated parking spaces.
- Stacking spaces shall be located to the side or rear of the principle structure and shall not be adjacent to any street right-of-way.
- Four (4) stacking spaces shall be located behind the order speaker and three (3) stacking spaces shall be located between the order speaker and the pickup window.
- Extended awnings, canopies, or umbrellas are permitted.

District's Intent

The B3 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.

Comprehensive Plan Considerations

Land Use – Existing Conditions – B-3 Business (Highway Commercial)¹ - 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.

Land Use – Future Conditions – General Commercial² - General Commercial land uses are a lower-density element of Farmville's commercial economy. General commercial lacks the historic significance of 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 services, 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

¹ P. 52, Town of Farmville Comprehensive Plan, Adopted 6/10/2020

² P. 57, Town of Farmville Comprehensive Plan, Adopted 6/10/2020



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

The property is on the Town's public water and sewer system. The site plan calls for connection to the existing water valve and sanitary cleanout.

Transportation/ Streets

The site is located on South Main Street, a major throughfare through Farmville. The site plan proposes closing the entrance to the site from South Main Street and replacing it with a sidewalk. The single entrance to the site will be to the left side of the property at Bowling Lane. 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. Emissions (dust, heat, noise, light, vibrations, etc.) should be minimal for this commercial use. Patron-related noise and traffic will be consistent with other commercial uses in the area.

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.
- The use appears to comply with the four (4) standards set forth in the standards for specific uses.

Staff's Recommendations

The Staff recommends **approval** of POD24-001, a site plan for a restaurant, drive in.

- No staff recommended conditions at this time.

Attachments

1. Vicinity and aerial maps
2. Submitted Site Plan

Legend

 Subject Site

2007

2004

102

2010
2010

2012

S MAIN ST



Case #: POD24-001
Restaurant with Pick-up Window

Vicinity Map

Tax Parcel Number: 0037000(08)00-001

Prepared by:

Community Development Office

0 20 40 80 120 Feet

AAA

July 17, 2024



Legend

 Subject Site



Case #: POD24-001
Restaurant with Pick-up Window

Aerial Map

Tax Parcel Number: 0037000(08)00-001

Prepared by:

Community Development Office

0 20 40 80 120 Feet

AAA

July 17, 2024





MEETING DATE: Wednesday, July 17, 2024 (Planning Commission)

ITEM NO.: 6

REQUEST: **POD24-001**, request for site plan approval of a one-story, 2,325 square foot restaurant with pick-up window. Per Town Code Sections 29-13.e.2 and 29-13.e.4.e. The 1.006-acre site is located at 2004 South Main Street on parcel 0037000(08)00-001. This property is zoned B-3 Highway commercial.

BACKGROUND: Written staff report and other supporting materials and verbal report by Ashley Atkins-Austin, Director of Community Development

RECOMMENDATION: Planning Commission approves POD24-001 as presented by staff.

MOTION: _____

SECONDED: _____

Commissioner	Yes	No
O'Connor		
Weiss		
Fraley		
Davenport		
Patterson		
Crute		
Miller		