

Town of Farmville Planning Commission
Town Council Chamber of the Town Hall
116 North Main Street, Farmville, VA 23901
Thursday, June 20, 2024

Planning Commission Members Present: Chairperson Cameron Patterson, Vice-Chair Jerry Davenport, Dr. John Miller, and Jennifer Fraley. Rhett Weiss arrived at 7:32 P.M.

Planning Commission Members Absent: Patrick Crute and Abigail O'Connor

Staff Present: Director of Community Development Ashley Atkins-Austin, and Administrative Assistant II Michelle Watkins, CPT.

CALL TO ORDER

Chairperson Patterson called the Planning Commission meeting to order at 7:01 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 Ms. Fraley, and with all present members voting "aye", the agenda was adopted with no corrections.

CONSIDERATION OF MINUTES

Minutes of Regular Planning Commission Meeting – April 17, 2024

Chairperson Patterson noted that the minutes had been likewise distributed and asked if there were any corrections or revisions. On a motion by Dr. Miller, seconded by Mr. Davenport, and with all present members voting "aye," the minutes from April 17, 2024 were approved as presented.

PUBLIC PARTICIPATION

There was no public participation.

PUBLIC HEARING – CUP24-003

Melbin Abel Ramirez's request for a conditional use permit to allow for an automobile repair service per Town Code Section 29.22.a. The 0.836-acre site is located at 513 East Third Street on Parcel 0023A04(23)08-002. This property is zoned B-2 Transitional Commercial.

Chairperson Patterson set forth case CUP24-003 to the Commissioners and asked for the staff report.

Ms. Atkins-Austin provided 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. It is consistent with the Future Land Use Map and Mixed-Use 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 recommended approval of CUP24-003 with the following conditions:

1. All vehicles stored on the premises in excess of seventy-two (72) hours shall be placed in a storage yard.
2. No exterior display or storage of new or used automobile parts is permitted.

3. There shall be no storage of motor vehicles in landscaped areas or within ten (10) feet of the public road right-of-way.
4. The use shall be designed to ensure proper functioning of the site in regard to vehicle stacking, circulation, and turning movements.

The commissioners had a brief discussion with staff and Mr. Ramirez regarding his plan for tire storage. Mr. Ramirez plans to store the tires in an exterior storage container on site.

On a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present members voting “aye”, the public participation portion was opened.

Mr. Bobby Huskey, resident of Prince Edward County and owner of properties located across the street from the proposed site spoke in favor of CUP24-003.

With no further comments from the public, on a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present member voting “aye”, public participation was closed.

During a brief deliberation it was determined by the commissioners to make a revision to the list conditions by adding that a storage unit be placed to the rear of the structure no larger than 10’ X 40’.

On a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present members voting “aye”, the motion was passed to recommend approval of CUP24-003 to the Town Council with the additional condition to place a storage unit to the rear of the structure no larger than 10 X40.

PUBLIC HEARING – CUP24-004

Public hearing for Planning Commission recommendation to allow an accessory dwelling unit per Town Code Section 29-22 (a). The 4.500-acre site is located at 1406 Spottswood Drive and zoned R-1 low density residential.

Chairperson Patterson set forth case CUP24-004 to the Commissioners and asked for the staff report.

Ms. Ashley Atkins-Austin provided relevant information from the staff report with supporting slides. The property is zoned R-1 low density residential and consists of a single-family dwelling with two accessory structures (sheds), a pool and a deck at the pool.

Accessory Dwellings are permitted by Conditional Use Permit in the R1 Low Density Residential District pursuant to the zoning use matrix in Section 29-22.a (Table 1, Zoning Use Matrix). An accessory dwelling is a dwelling that exists as part of a principal dwelling or on the same lot as the principal dwelling and is subordinate in size to the principal dwelling.

The property has access to the Town’s public water and sewer system. There is no significant impact 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 (dust, heat, noise, light, vibrations, etc.) should be standard for residential use.

Staff recommended approval of the Conditional Use Permit for an accessory dwelling with the following conditions:

1. The structure shall comply with all setback requirements that apply to the primary structure.

2. Any accessory dwelling shall comply with all applicable requirements of the state department of health and the Virginia Uniform Statewide Building Code.
3. No signage advertising or promoting the existence of the structure shall be permitted on the exterior of the structure or anywhere on the property.

Mr. Gantt briefly spoke to the Commissioners explaining in further detail the location of the proposed ADU.

Chairperson Patterson shared that Commissioner Mr. Crute was a neighbor to the property and asked that his support be conveyed for the project.

On a motion by Ms. Fraley, seconded by Mr. Davenport, and with all present member voting “aye”, the public participation portion of the meeting was opened.

Ms. Watkins reported that staff had not received any comments or requests to speak from the public.

On a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present member voting “aye”, public participation was closed.

There was no deliberation amongst the Commissioners.

On a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present members voting “aye”, the motion to recommend approval of CUP24-004 to the Town Council with noted conditions was passed.

PUBLIC HEARING – ZTA24-003

Public hearing for Planning Commission recommendation to Town Council to amend Section 29-22 (a) – Table 1: Zoning Use Matrix of Article III of Chapter 29 – Zoning and Subdivision by allowing restaurant, mobile by Conditional Use Permit in the R-3 zoning district.

Chairperson Patterson set forth case ZTA24-003 to the Commissioners, after clarifying the order of the Resolution on the agenda with Ms. Watkins, he asked for a staff report.

Ms. Atkins-Austin provided relevant information from the staff report with supporting slides. 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 a zoning use matrix that provides all use types and all zoning districts where the use type is permitted or permitted with approval of a conditional use permit in accordance with the requirements of Article II of Chapter 29. The proposed amendment would allow an owner of a mobile restaurant to apply for a conditional use permit for a restaurant, mobile located in the R-3 zoning district.

Dr. Miller asked about existing ordinances or regulations for food trucks. Staff responded with Section 29-35 (Standards for specific uses).

On a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present members voting “aye”, the public participation portion of the meeting was opened.

Ms. Watkins reported that staff had not received any comments or requests to speak from the public.

On a motion by Ms. Fraley, seconded by Mr. Davenport, and with all present member voting “aye”, public participation was closed.

Chairperson Patterson asked if the request was driven by citizens that have interest and would the request for a conditional use permit come back to the Planning Commission. Ms. Atkins-Austin stated yes citizens have

approached Town Council members about the possibility and any conditional use permit request will come before the Planning Commission.

The Commissioners made clarifying comments regarding the use matrix in the Town Code and reiterated what prompted the request for ZTA24-003.

On a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present members voting “aye”, the motion to recommend approval of ZTA24-003 to the Town Council was passed.

PUBLIC HEARING – REZ24-001

Public Hearing for Planning Commission recommendation to Town Council to amend the Official Zoning Map to provide for the rezoning of properties along Griffin Boulevard from High Street to Edmunds Street from R-1 to R-3.

Chairperson Patterson set forth case REZ24-001 to the Commissioners and asked for the staff report.

Ms. Atkins-Austin provided relevant information from the staff report with supporting slides.

The request is to rezone 21 lots from R-1 Low Density Residential to R-3 High Density Residential.

The area consists of 21 parcels, tax map numbers 0023A03(11)02-002, 0023A03(11)02-003, 023A03(11)02-005, 0023A03(11)02-006, 0023A03(11)02-009, 0023A03(11)10-006, 0023A03(11)10-003, 0023A03(11)10-004, 0023A07(06)18-006, 0023A07(06)18-006A, 0023A07(06)18-007, 0023A07(06)18-008A, 0023A07(06)18-009, 0023A07(06)18-011, 0023A07(06)18-008, 0023A07(07)06-003A, 0023A07(07)06-003, 0023A07(07)06-004, 0023A07(07)06-005, 0023A07(07)06-006A, and 0023A07(07)06-006C.

High density residential district, R-3, encompasses high-density residential areas, both existing and planned, as well as certain compatible public, semipublic, and very limited commercial land uses. This district should provide a suitable environment for persons desiring the amenities of apartment living and the convenience of being closest to shopping and employment centers and other community facilities.

The Comprehensive Plan Existing Land Use Map designates the subject parcels as Institutional, Commercial, Residential, and Vacant. The Future Land Use designates the subject parcels as Low Density Residential.

The proposed rezoning to R-3 is consistent with the Future Land Use designation of Moderate Density Residential. The area consists of smaller lot sizes, closer proximity to Farmville’s downtown core, and a greater urban character. Moderate Density Residential would encourage new residential and light commercial uses, strengthened connections to existing neighborhoods and the downtown core through pedestrian connections and public spaces. All new development in this area should match the history, style, and character of the Town in their design and materials.

Staff recommended approval of the proposed rezoning and amendments to the official zoning map.

The Commissioners shared concerns regarding some of the following items:

- Impact on environment and roadways.
- Possibility of larger development
- Density issues
- Moton Overlay District being affected

Chairperson Patterson asked for a motion to open the public participation and forward further discussion to the deliberation portion.

On a motion by Ms. Fraley, seconded by Mr. Davenport, and with all present members voting “aye”, the public hearing portion of the meeting was opened.

Ms. Caryn Kayton, owner of a property in the proposed area, spoke in favor of the proposed rezoning.

On a motion by Mr. Davenport, seconded by Mr. Weiss, and with all present members voting “aye”, public participation was closed.

During deliberation, Dr. Miller had several concerns and mentioned the neighbors’ profound opposition of a convenience store being in their neighborhood. He also mentioned the possibility of the rezoning being disproportionately handled for the purpose of allowing a food truck in the zoning district and offered the suggestion of a more moderated solution for consideration.

Mr. Weiss concurred with Dr. Miller and shared several concerns such as nonconforming uses, the long list of additional uses that would be created if rezoned to R-3, increase in density, the effect of other residential zones, etc..

Chairperson Patterson shared that he has struggled with what Griffin Blvd. has already become. The area already has mixed-use.

Mr. Davenport added that he feels that R-3 is more of an appropriate zoning for that area. He understands the concerns that have been raised, however, there are several nonconforming uses that already exist in the area.

Dr. Miller shared that an easier solution would be just to focus on the food truck if that’s the issue.

Ms. Atkins-Austin stated that Dr. Miller’s suggestion had previously been discussed at Town Council as a possible solution however, a food truck being allowed in a R-1 district was not desirable.

Ms. Fraley concurred to previous concerns as well as sharing some of hers to include not starting something that then spreads, possible encroachment issues, and as previously mentioned, traffic impact.

The commissioners continued on with a brief discussion.

On a motion by Dr. Miller, seconded by Mr. Weiss, and with a vote of three “ayes” and two “nays”, the motion was passed to deny recommendation to approve REZ24-001 to Town Council.

PUBLIC HEARING – Resolution 2024-07-01

Public Hearing for Planning Commission recommendation to Town Council to amend the Comprehensive Plan Future Land Use Map to reflect the zoning amendment in ZTA24-003 and REZ24-001.

Chairperson Patterson set forth case REZ24-001 to the Commissioners and asked for the staff report.

Ms. Atkins-Austin shared that the proposed amendment would be to the Comprehensive Plan Future Land Use Map to show a moderate density residential as opposed to low density.

On a motion by Mr. Davenport, seconded by Ms. Fraley, the public participation portion of the meeting was opened.

Ms. Watkins reported that staff had not received any comments or requests to speak from the public.

On a motion by Mr. Weiss, seconded by Mr. Davenport, and with all present members voting “aye”, public participation was closed.

There was no deliberation.

On a motion by Dr. Miller, seconded by Ms. Fraley, and with all present members voting “aye”, the motion was passed to deny adoption of Resolution No. 2024-07-01.

OLD BUSINESS

There was no old business before the Commission.

NEW BUSINESS

Staff/Department Updates

- CUP24-001 was approved by Town Council
- ZTA24-002 was approved by Town Council
- Fences case back to Planning Commission by July meeting
- Potential Rezoning case for July Meeting
- Bylaws amendment
- Welcome to first meeting Ms. Fraley

COMMISSION UPDATES

There were no updates from the Commissioners.

ADJOURNMENT

With no further business, on a motion by Mr. Davenport, seconded by Mr. Weiss, and with all present members voting “aye”, the meeting was adjourned at 8:19PM.

Respectfully submitted by Michelle D. Watkins, CPT, Administrative Assistant II

Cameron Patterson, Chairperson

Abigail O'Connor, Secretary