

**Town of Farmville Planning Commission
Town Council Chamber of the Town Hall
116 North Main Street, Farmville, VA 23901
Wednesday, July 17, 2024**

Planning Commission Members Present: Vice-Chair Jerry Davenport, Abigail O'Connor, Rhett Weiss, Jennifer Fraley, and Patrick Crute.

Planning Commission Members Absent: Chairperson Cameron Patterson and Dr. Miller.

Staff Present: Director of Community Development Ashley Atkins-Austin

CALL TO ORDER

Vice-Chair Davenport called the Planning Commission meeting to order at 7:00 PM.

APPROVAL OF AGENDA

Vice-Chair Davenport noted the agenda was distributed and asked if there were any corrections. On a motion by Mr. Weiss, seconded by Mr. Crute, and with all present members voting "aye", the agenda was adopted with no corrections.

PUBLIC PARTICIPATION

Carol Anderson, resident of 2503 Layne Street, expressed her opposition to the Commissioners regarding the Proposed Israel Hill project planned for Layne Street.

PUBLIC HEARING-ZTA24-001-FENCES

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.

Vice-Chair Davenport set forth case ZTA24-001 to the Commissioners.

On a motion by Mr. Crute, seconded by Ms. O'Connor, and with all present members voting "aye", Public Hearing ZTA24-001 was opened.

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

Ms. Ashley 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 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.

ZTA24-001 was previously heard on April 17, 2024. 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.

On a motion by Mr. Crute, seconded by Ms. O'Connor, and with all present members voting "aye", the motion was passed to close Public Hearing ZTA24-001.

Mr. Weiss clarified some language in Sec. 29-35.b (5.b.) with staff and suggested revisions of the wording.

Vice-Chair Davenport clarified regulations regarding structure setbacks and right-of-way lines with staff.

On a motion by Mr. Crute, seconded by Ms. Fraley, and with all present members voting "aye" the motion was passed to recommend approval of ZTA24-002 with amendments to the Town Council.

POD24-001

Public Hearing for review of a 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.

Vice-Chair Davenport set forth case POD24-001 to the Commissioners.

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

On a motion by Mr. Crute, seconded by Ms. O'Connor and with all present members voting "aye", the motion was passed to open Public Hearing POD24-001.

Ms. Ashley Atkins-Austin provided relevant information from the staff report with supporting slides. 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- as. 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 curb service.

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.

The application appears to meet the standards of review for site plans set forth in Section 29-13.e of the Town Zoning Ordinance. It 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. The use appears to comply with the four (4) standards set forth in the standards for specific uses. The Staff recommends approval of POD24-001, a site plan for a restaurant, drive in.

Reid Cooksey, representative of Stonefield Engineering and Design; gave a brief introduction to the Commissioners and expressed that Ms. Atkins-Austin had already done a great job presenting the project.

Commissioners and staff had a brief discussion.

On a motion by Mr. Crute, seconded by Ms. Fraley, and with all present members voting “aye”, the motion was passed to approve POD24-01 as presented by staff.

OLD BUSINESS

- CUP24-004 was approved by Town Council
- CUP24-0036 was approved by Town Council
- ZTA24-003 was approved by Town Council
- REZ24-001 and Resolution No. 2024-07-01 was approved by Town Council

NEW BUSINESS

There was no new business before the Commissioners.

ADJOURNMENT

On a motion by Mr. Weiss seconded by Mr. Crute a, and with all present members voting “aye”, the meeting was adjourned at 7:26 P.M.

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

Cameron Patterson, Chairperson

Abigail O’Connor, Secretary