



Town of Farmville Planning Commission

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

Agenda Wednesday, December 18, 2024 @ 7:00pm

- 1. Call to Order** (please silence devices)
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Consideration of Minutes-Regular Planning Commission Meeting-November 20, 2024**
- 5. Public Participation – Speakers have three (3) minutes to make statements on non-agenda items.**
- 6. Public Hearing CUP24-007-** Thorne Harvin on behalf of The Rosemyr Corporation, requests a conditional use permit to allow for four (4), one hundred and eighty-one (181) unit, 35,310 square foot mini warehouses (self-storage buildings), two (2), twenty-two (22) unit, 8,250 square foot mini warehouses (self-storage buildings), and one (1) 4,500 square foot office per Town Code Section 29.13.c. The proposed 17.204-acre lot is located on the west edge of Peery Drive. The property is zoned B-3 Highway Commercial.
 - a. Staff Report**
 - b. Applicant Statement**
 - c. Public Hearing-Speakers have three (3) minutes to make statements.**
 - d. Planning Commission Deliberation**
- 7. Public Hearing REZ24-003-** Request for amendment to the Official Zoning Map to rezone approximately 0.627-acres from R-1 to B-3. The site is located at 202 Milwood Road and consists of parcel numbers 0023A09(15)00-000A and 0023A09(15)00-000B.
 - a. Staff Report**
 - b. Applicant Statement**
 - c. Public Hearing-Speakers have three (3) minutes to make statements.**
 - d. Planning Commission Deliberation**
- 8. Public Hearing CUP24-008-** Holly Johnson on behalf of Dominion Energy, requests a conditional use permit to allow a public maintenance and service facility to support a public utility per Town Code Section 29-13.c. The site consists of approximately 6.770 acres on six parcels located on East Third Street and Milwood Road. The six parcels are

identified as tax map numbers 0023A09(0A)00-035, 0023A09(0A)00-034, 0023A09(0A)00-033, 0023A09(0A)00-030A, 0023A09(15)00-000A, and 0023A09(15)00-000B.

- a. Staff Report
- b. Applicant Statement
- c. Public Hearing-Speakers have three (3) minutes to make statements.
- d. Planning Commission Deliberation

9. Public Hearing ZTA24-001- Public hearing for Planning Commission recommendation 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. Staff Report
- b. Applicant Statement
- c. Public Hearing-Speakers have three (3) minutes to make statements.
- d. Planning Commission Deliberation

10. New Business

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

11. Adjournment

**Town of Farmville Planning Commission
Town Council Chamber of the Town Hall
116 North Main Street, Farmville, VA 23901
Wednesday, November 20, 2024**

Planning Commission Members Present: Chairperson Cameron Patterson, Vice-Chair Jerry Davenport, Abigail O'Connor, Dr. Miller, Jennifer Fraley, and Rhett Weiss.

Planning Commission Members Absent: Patrick Crute

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 7:00 PM.

APPROVAL OF AGENDA

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

CONSIDERATION OF MINUTES

Minutes of Regular Planning Commission Meeting – June 20, 2024, July 17, 2024, and August 21, 2024.

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 June 20, 2024, July 17, 2024, and August 21, 2024, were approved as presented.

PUBLIC PARTICIPATION

Patrick Carwile spoke briefly to the Commissioners regarding fences. He asked the Commissioners to consider the height of the fences as it relates to animals (dogs); he also expressed his concern regarding the safety of children if the fences are closer to the sidewalks. He asked the Commissioners to consider addressing the issues at hand relating to fences being too close to the sidewalk and visual issues when trying to exit driveways; and leave the rest of the ordinance alone for the time being.

Public Hearing CUP24-006

Anthony Sprague's request for a conditional use permit to allow a restaurant, mobile per Town Code Section 29.22.a. The site is located at the northwest corner of the intersection of Griffin Boulevard and Redford Street on parcel number 0023A03(11)10-004. This property is zoned R-3 High Density Residential.

Chairperson Patterson set forth case CUP24-006 to the Commissioners.

Ms. Ashley Atkins-Austin provided relevant information from the staff report with supporting slides. The request is for a conditional use permit to allow a restaurant, mobile per Town Code Section 29.22.a. The site is located at the northwest corner of the intersection of Griffin Boulevard and Redford Street on parcel number 0023A03(11)10-004. The 0.341 -acre property is zoned R-3 high density residential and consists of an undeveloped gravel lot, previously used as a parking lot by Longwood University.

Staff recommended approval of the Conditional Use Permit, with conditions listed in the staff report, to allow for a restaurant, mobile on tax parcel # 0023A03(11)10-004.

The Commissioners and Staff had a brief discussion.

The Commissioners clarified items with staff regarding some of the following key items:

- Limit of food trucks allowed at once on subject property.
- Operation time limits
- Traffic impact on surrounding streets and pedestrian safety.
- Future plans for curb cut, parking.
- Placement of truck on parcel in relation to 100 ft. distance requirement from single-family home.

On a motion by Dr. Miller, seconded by Ms. O'Connor, and with all present members voting "aye", the public hearing was opened.

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

Mr. Sprague, Conditional Use Permit applicant, provided a brief introduction to the Commissioners. He has been a Farmville resident his entire life and expressed how much the community means to him. He has been a local business owner and has operated Sprague Barber shop for thirty-four years.

The Commissioners clarified some of the following key items with Mr. Sprague:

- Who will operate the food trucks.
- Number of trucks desired
- Placement of food trucks on parcel; compliance with distance requirement in ordinance
- Parking for customers
- Picnic table
- Trash Receptacles
- Generator use as it relates to noise.

Mr. Sprague stated that he desired no more than three (3) food trucks, and various vendors would be operating the trucks. He would like to place two (2) food trucks at the wood line area of the parcel, and one (1) food truck on the parcel facing Griffin Boulevard. He shared that he has thirty plus parking spaces available and has given thought to placing picnic tables on the parcel for the college students to utilize. He stated that he would oversee the vendors daily regarding compliance and trash care as he works across the street from the subject parcel.

On a motion by Mr. Davenport, seconded by Mr. Weiss, and with all present members voting "aye", the public hearing was closed.

The Commissioners deliberated and shared several thoughts as they reiterated on items previously clarified with Staff and Mr. Sprague.

Mr. Davenport made a motion to recommend approval of CUP24-006 with conditions noted in the staff report regarding trash and signage; and to have staff look at the terminology of decibel noise rating in regard to generator use. Mr. Davenport amended his motion by removing the request to have staff look into the terminology of decibel noise rating in regards to generator use. Dr. Miller offered a friendly amendment to Mr. Davenport's motion by also adding a condition of two (2) food trucks on the parcel at one time until the applicability of the noise ordinance is clarified as it relates to the impact of the surrounding R-1 neighborhood

and college dwelling. Mr. Weiss offered a friendly amendment to Dr. Miller’s amendment by adding a condition to allow one (1) food truck on the parcel, allowing a reasonable amount of time to look at the impact of traffic, vehicular, pedestrian, and noise; allow the applicant to return before the Commissioners within a short period of time to discuss the impact and what fits.

On a motion by Mr. Davenport, seconded by Chairperson Patterson; and with Chairperson Patterson and Mr. Davenport voting “aye”, and Ms. O’Connor, Mr. Weiss, Dr. Miller, and Ms. Fraley voting “nay”, the motion to recommend approval of CUP24-006 with conditions noted in the staff report was denied.

Dr. Miller offered an alternative motion to recommend approval of CUP24-006 to the Town Council with the conditions listed in the staff report and adding an additional condition to allow two (2) food trucks at one time on the parcel. Mr. Weiss amended the motion to also add that the designated parking spaces for Sprague Barbershop be available to the food truck customers. On a motion by Dr. Miller, seconded by Ms. Fraley, and with all present members voting “aye” the alternative motion passed.

OLD BUSINESS

Staff presented Commissioners with a revised amendment proposal for the ZTA24-001 fence ordinance. After a brief discussion, there was a consensus to proceed with a future public hearing.

NEW BUSINESS

- Staff is anticipating 4 cases for the next Planning Commission meeting on December 18, 2024.
 - The Town is in the process of hiring a Town Planner
- There were no Commissioner items or other items of interest.

ADJOURNMENT

On a motion by Mr. Weiss seconded by Ms. O’Connor, and with all present members voting “aye”, the meeting was adjourned at 8:02 P.M.

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

Cameron Patterson, Chairperson

Abigail O’Connor, Secretary



Identification and Location Information

Applicant	Thorne Harvin on behalf of The Rosemyr Corporation
Property Owner	Meriwood Acres, LLC
Location	Peery Drive, Tax Map # 0037000(13)00-00C and 0037000(0A)00-051
Ward	A
Acreage	Proposed 17.196 acres
Zoning	B-3 Highway Commercial
Density	Proposed floor-to-area ratio = 0.216
Future Land Use Recommendation	General Commercial
Overlays	Enterprise Zone
Adjacent Zoning	R-1 Low Density Residential to the left, rear, and across Peery Drive. B-3 Highway Commercial to the right and across Peery Drive.
Adjacent Uses	Single-family dwellings to the left and across Peery Drive. Commercial to the right and across Peery Drive. Undeveloped land to the rear.
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 allow for four (4), one hundred and eighty-one (181) unit, 35,310 square foot mini warehouses (self-storage buildings), two (2), twenty-two (22) unit, 8,250 square foot mini warehouses (self-storage buildings), and one (1) 4,500 square foot office per Town Code Section 29.13.c. For a total of 768 storage units in six buildings, one (1) acre of exterior storage, and an office building.

The proposed 17.196-acre lot is located on the west edge of Peery Drive and includes the single-family dwelling located at 1914 Peery Drive. Aside from the single-family dwelling the property is undeveloped and mostly wooded. The property is zoned B-3 Highway Commercial. Schewels Home sits to the right of the property with The Shoppes at Farmville and Walmart across Meriwood Farm Road. Tru by Hilton and single-family dwellings sit across Peery Drive from the property. To the left of the property is a single-family dwelling and multiple single-family homes in the Crestview Subdivision. To the rear of the property is undeveloped, mostly wooded land.

Zoning Ordinance Considerations

Mini-warehouses are permitted by **Conditional Use Permit** in the B-3 Highway Commercial District pursuant to the zoning use matrix in Section 29-22.a (Table 1, Zoning Use Matrix). A *mini-warehouse* is defined in Section 29-81- Definitions as the following:

- *Mini-warehouse.* A building designed to provide rental storage space in cubicles where each cubicle has a maximum floor area of four hundred (400) square feet. Each cubicle shall be enclosed by walls and ceiling and have a separate entrance for the loading and unloading of stored goods. The conduct of sales, business or any other activity within the individual storage units, other than storage, shall be prohibited.



The B-3 District's purpose and intent is as follows:

- *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.*

There are no separate design standards for this specific use in Section 29-35.

Standards for Review

Section 29-13.c- Standards for review (of a Conditional Use Permit)

1. Conditional use permits may be issued for any of the uses for which a conditional use permit is required by the provisions of this chapter, provided that the governing body, upon a recommendation by the planning commission, shall find that:
 - A. The proposed use will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use.
 - B. The proposed use will not be detrimental to the public welfare or unduly injurious to property values or improvements in the neighborhood.
 - C. The proposed use will not be in conflict with the policies and principles of the town's adopted comprehensive plan.
 - D. Adequate public services, including streets and other trafficways, utilities, police and fire protection, are or reasonably will be available to support the proposed use.
2. In granting any conditional use permit, the governing body shall give due consideration to these relevant factors, as well as to any other reasonable land use and zoning considerations as may be required by the nature of the proposed use or as may be otherwise appropriate to effectuate the intent of this chapter, and the governing body shall designate such conditions as it deems necessary to carry out the intent of this chapter. The application for such conditional use permit shall be accompanied by such written and graphic material as may be necessary to enable the planning commission and the governing body to make the recommendation and findings set forth above.

Comprehensive Plan Considerations

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

- *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.*



Future Land Use – General Commercial

- *General Commercial land uses are a lower-density element of Farmville’s commercial economy. General commercial lacks the historic significance or 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 nature of general commercial uses, Farmville should expect high-quality design and construction in these areas that line important entrance corridors to the Town.*

Future Land Use – General Commercial has a Floor-Area-Ratio (FAR) of up to 2.0. The proposed project has a FAR of 0.216, calculation received from site engineer. FAR = Total Building Area / Total Lot Area.
FAR = 3.724 ac. / 17.204 ac.

Utilities

The property has access to Town water and sewer services. A site plan and construction documents will show the type and sizes of connections needed for this project.

Transportation/ Streets

Off-street parking is required. Per Town Code Section 29-33.h three (3) spaces plus one (1) space per 100 units would be required. No improvements to Town maintained streets is anticipated.

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.

Findings and Recommendations

Staff’s Findings

- 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.
- The application is consistent with the Future Land Use Map and General Commercial District of the comprehensive plan.
- 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's Recommendations

- Staff recommended conditions:
 - Conditional Use Permit approval is conditioned on the approval of the subdivision plat by the Town Council.
 - If the subject CUP is approved, a site plan is required for this development which meets all ordinance requirements. In accordance with the Zoning Ordinance, the plan will be submitted to the Planning Commission for review and approval.

Attachments

1. Application and amended application
2. Adjacent Owner Notice
3. Mailing Affidavit
4. Vicinity and aerial maps
5. Images
6. Proposed subdivision plat
7. Proposed layout

RECEIVED

NOV 19 2024

A. Austin

TOWN OF FARMVILLE APPLICATION FOR CONDITIONAL USE PERMIT

Please print or type

Approved: _____ Date _____
Town Manager

The undersigned owner of the following described property hereby applies for a Conditional Use Permit as provided in Chapter 29 of the Zoning Ordinance of the Town of Farmville, Virginia.

Applicant's Name: THE ROSEMUR CORPORATION

Applicant's Address: 231 GARNETT ST., HENDERSON, NC 27536

Applicant's Telephone Number: (352) 430-6161
- PRIMARY CONTACT: THORNE HARVIN 919-291-7340

Present Land Use: (ex. Residential, commercial, etc.) RESIDENTIAL / FARM

Zone: B-3

Legal Description of Property w/ Deed Book and Page No.:
ADDRESS: 1914 PEERY DR., FARMVILLE, VA

Tax Map: 37A51+3713C Lot: _____ Parcel: _____ Lot Size: 17.49 ACRES

Use for which Conditional Use Permit is Requested: SELF STORAGE
(AA SELF STORAGE EXPANSION)

Will proposed use have any detrimental effects on adjoining property owners? If so, please describe (ex. Noise, dust, fumes, etc.) NONE

Applicant's Statement (if application is not made by property owner):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Town of Farmville Zoning Ordinance, as written, and also with the description contained in the permit application.

[Signature], VA
Signature of Applicant

Date 10/16/24

Property Owner(s) Statement:

I hereby certify that I/we own the above described property, that the information given is complete and correct to the best of my knowledge, and that the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use Permit as set forth in the Town of Farmville Zoning Ordinance, as written.

[Signature]
Signature of Property Owner(s)

Date NOV 19, 2024

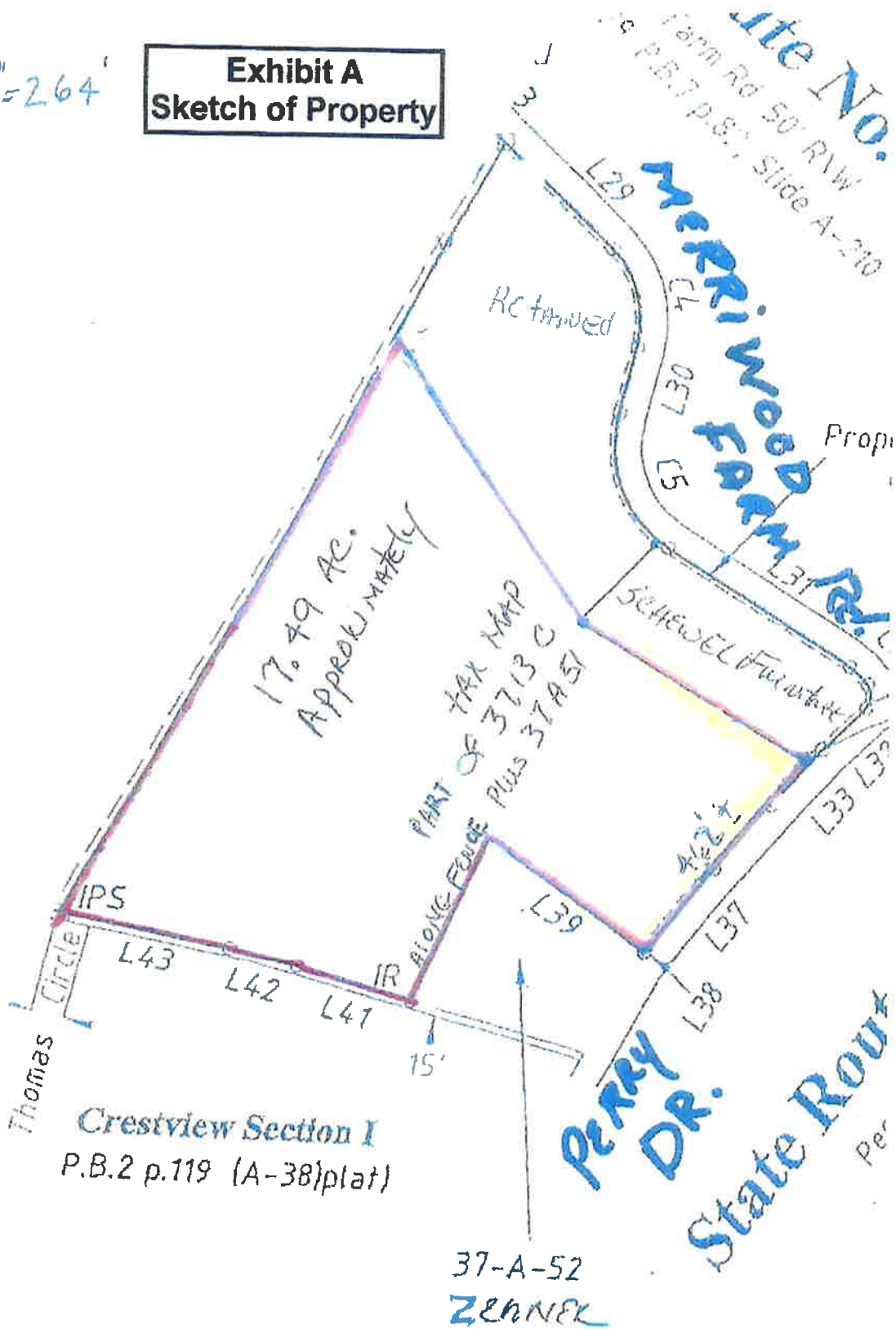
NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED.

APPLICATION FEE: \$500 APPLICATION FEE RECEIVED _____ DATE _____
Clerk

CHECKS SHOULD BE MADE PAYABLE TO THE TOWN OF FARMVILLE.
(Fees are nonrefundable, regardless of whether permit application is approved.)

1" = 264'

Exhibit A
Sketch of Property



Crestview Section I
P.B.2 p.119 (A-38)plat)

37-A-52
ZENNER

DS
PRA

RECEIVED

NOV 20 2024

TOWN OF FARMVILLE APPLICATION FOR CONDITIONAL USE PERMIT

Please print or type

Approved: _____ Date _____
Town Manager

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Applicant's Address: 231 LARNETT ST., HENDERSON, NC 27536
Applicant's Telephone Number: (352)-430-6161
- PRIMARY CONTACT: THORNE HARVIN 919-291-7340
Present Land Use: (ex. Residential, commercial, etc.) RESIDENTIAL / FARM
Zone: B-3

Legal Description of Property w/ Deed Book and Page No.:
ADDRESS: 1914 PEERY DR., FARMVILLE, VA

Tax Map: 37A51+3713C Lot: _____ Parcel: _____ Lot Size: 17.204 AC.

Use for which Conditional Use Permit is Requested: SELF STORAGE
(AA SELF STORAGE EXPANSION)

Will proposed use have any detrimental effects on adjoining property owners? If so, please describe (ex. Noise, dust, fumes, etc.) NONE

Applicant's Statement (if application is not made by property owner):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Town of Farmville Zoning Ordinance, as written, and also with the description contained in the permit application.

[Signature], VA Date 10/16/24
Signature of Applicant

Property Owner(s) Statement:

I hereby certify that I/we own the above described property, that the information given is complete and correct to the best of my knowledge, and that the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use Permit as set forth in the Town of Farmville Zoning Ordinance, as written.

[Signature] Date Nov 19, 2024
Signature of Property Owner(s)

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED.

APPLICATION FEE: \$500 APPLICATION FEE RECEIVED _____ DATE _____
Clerk

CHECKS SHOULD BE MADE PAYABLE TO THE TOWN OF FARMVILLE.
(Fees are nonrefundable, regardless of whether permit application is approved.)



COMMUNITY DEVELOPMENT DEPARTMENT

Ashley Atkins-Austin, CZA
Director of Community Development

Phillip A. Moore, Building Official (Interim)

John Ramsay, Residential Code Inspector

**Michelle Watkins, CPT Administrative
Assistant II, Certified Permit Technician**

Date: December 2, 2024

Re: Case # CUP24-007 Notice of Public Hearing for a Conditional Use Permit for a Mini Warehouse

Dear Property Owner,

You are receiving this letter because you own property next to a site that has applied for a conditional use permit as described below.

The Farmville Planning Commission will hold a public hearing on **Wednesday, December 18, 2024 at 7:00 PM** in the Council Chamber, located on the second floor of the Town Hall, 116 North Main Street, Farmville Virginia to receive public comment on the following item:

- **Case CUP24-007:** Thorne Harvin on behalf of The Rosemyr Corporation, requests a conditional use permit to allow for four (4), one hundred and eighty-one (181) unit, 35,310 square foot mini warehouses (self-storage buildings), two (2), twenty-two (22) unit, 8,250 square foot mini warehouses (self-storage buildings), and one (1) 4,500 square foot office per Town Code Section 29.13.c. The proposed 17.204-acre lot is located on the west edge of Peery Drive. The property is zoned B-3 Highway Commercial.

The Farmville Planning Commission will consider the request following the public hearing. Any person(s) wishing to comment on the above matters should plan to attend this meeting or submit written comments. Please submit written comments to Michelle Watkins at mwatkins@farmvilleva.com or mail written comments to PO Drawer 368, Farmville, VA 23901, to arrive by 4:00 p.m. on Wednesday, December 18, 2024.

Note that the Town Council will hold a public hearing approximately 3 weeks later, and a separate notice will be sent to you.

Questions and comments regarding cases may be directed to the Department of Community Development, 116 North Main Street, PO Drawer 368, Farmville, Virginia, 23901 or by calling (434) 392-8465, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

It is the intent of the Town to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact C. Scott Davis, LP.D., Town Manager, at (434) 392-5686, prior to the meeting.

Sincerely,

Ashley Atkins-Austin, CZA
Director of Community Development

AFFIDAVIT

COMMONWEALTH OF VIRGINIA,
Town of Farmville, to-wit:

Ashley Atkins-Austin, CZA, Director of Community Development for the Town of Farmville, Virginia, being duly sworn, deposes and states, on behalf of the Planning Commission that the attached Notice of Public Hearing was sent by first class mail, pursuant to Code of Virginia Section 15.2-2204(B) on the 2nd day of December 2024 to the following property owners of the Town of Farmville. The Notice of Public Hearing is for the following conditional use permit:

- **Case CUP24-007**

Farmville Hotel Partners LLC
11520 Nuckols Road, Suite 101
Glen Allen, VA 23059

Betty A. Newbill
306 Meriwood Farm Road
Farmville, VA 23901

Farm Ventures LC
5607 Grove Avenue
Richmond, VA 23226

Corporation of the Presiding Bishop of the
Church of Latter-Day Saints
50 East North Temple, 22nd Floor
Salt Lake City, UT 84150

Alleghany Partners LLC
P. O. Box 266
Lynchburg, VA 24504

Wal-Mart Real Estate Business Trust
P. O. Box 8050 MS 0555
Bentonville, AR 72716

Brian Kevin Jones & Mia'Unique Smith
103 Crestview Drive
Farmville, VA 23901

Larry F. & Donna B. Lee
105 Crestview Drive
Farmville, VA 23901

Joseph W. & Betty S. Calhoun
107 Crestview Drive
Farmville, VA 23901

Joseph & Cecelia Fowler
109 Crestview Drive
Farmville, VA 23901

Torres Jorge & Marie E. Solorio
384 North Hardtimes Road
Prospect, VA 23960

Patricia T. Hailey
113 Crestview Drive
Farmville, VA 23901

Karen P. Montgomery
201 Crestview Drive
Farmville, VA 23901

Farmville Home One LLC
11520 Nuckols Road, Suite 101
Glen Allen, VA 23059

Farmville Home Two LLC
11520 Nuckols Road, Suite 101
Glen Allen, VA 23059

Janie Coleman Simpson
2007 Peery Drive
Farmville, VA 23901

Edgar E. Varela & Ruth L. Budd
101 Crestview Drive
Farmville, VA 23901

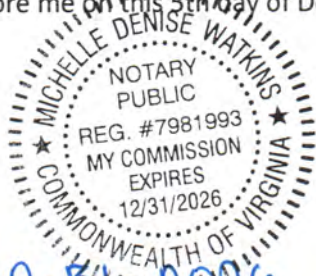
Farmville Investment Group LLC
1802 Bayberry Court, Suite 401
Richmond, VA 23226

Whenever the notices required hereby are sent by an agency, department or division of the local governing body, or their representative, such notices may be sent by first class mail; however, a representative of such agency, department or division shall make affidavit that such mailings have been made and file such affidavit with the papers in the case.

Ashley Atkins-Austin

Ashley Atkins-Austin, CZA, Interim
Director of Community Development

Subscribed and sworn before me on this 5th day of December 2024.



Michelle D. Watkins

Notary Public

Registration Number: 7981993

My commission expires: 12-31-2026

Whenever the notices required hereby are sent by an agency, department or division of the local governing body, or their representative, such notices may be sent by first class mail; however, a representative of such agency, department or division shall make affidavit that such mailings have been made and file such affidavit with the papers in the case.

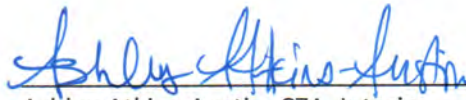
AFFIDAVIT

COMMONWEALTH OF VIRGINIA,
Town of Farmville, to-wit:

Ashley Atkins-Austin, CZA, Director of Community Development for the Town of Farmville, Virginia, being duly sworn, deposes and states, on behalf of the Planning Commission that the attached Notice of Public Hearing was sent by first class mail, pursuant to Code of Virginia Section 15.2-2204(B) on the 5th day of December 2024 to the following property owners of the Town of Farmville. The Notice of Public Hearing is for the following conditional use permit:

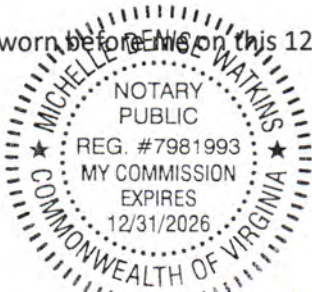
- **Case CUP24-007**

Joseph and Lucie Zehner
2004 Peery Drive
Farmville, VA 23901

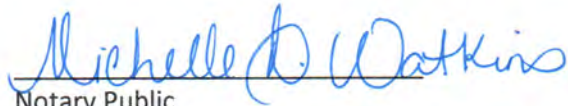


Ashley Atkins-Austin, CZA, Interim
Director of Community Development

Subscribed and sworn before me on this 12th day of December 2024.



My commission expires: 12-31-2024





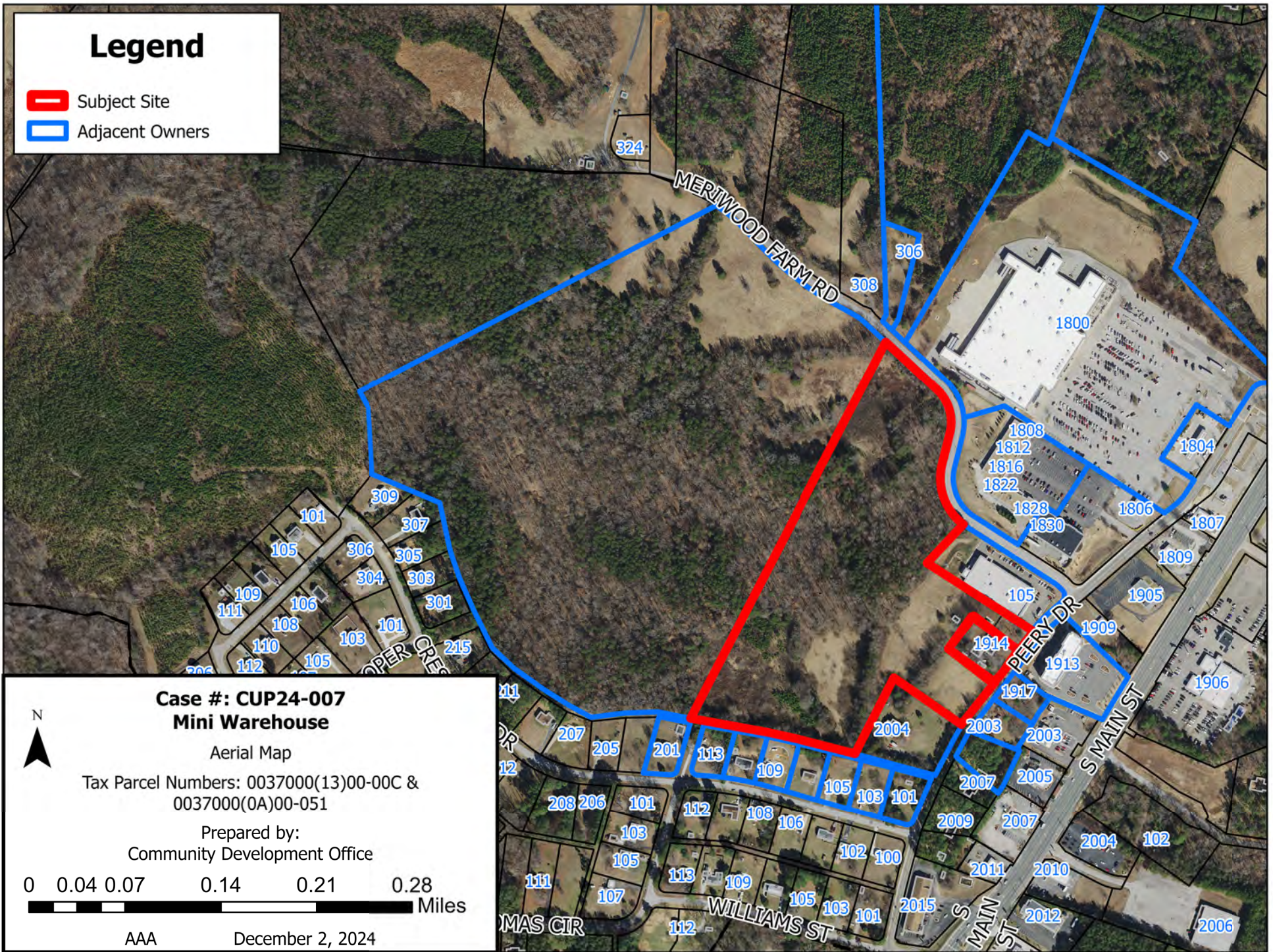
Notary Public

Registration Number: 7981993

Whenever the notices required hereby are sent by an agency, department or division of the local governing body, or their representative, such notices may be sent by first class mail; however, a representative of such agency, department or division shall make affidavit that such mailings have been made and file such affidavit with the papers in the case.

Legend

-  Subject Site
-  Adjacent Owners




Case #: CUP24-007

Mini Warehouse

Aerial Map

Tax Parcel Numbers: 0037000(13)00-00C &
0037000(OA)00-051

Prepared by:
Community Development Office

0 0.04 0.07 0.14 0.21 0.28
 Miles

AAA

December 2, 2024



12/12/2024 02:28 PM



12/12/2024 02:28 PM



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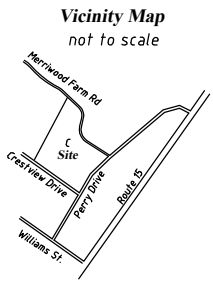
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Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	175.00'	186.32'	177.64'	S16°26'17"E
C2	225.00'	261.71'	247.20'	S19°15'34"E

Watson and Duggan PLC
 Land Surveying
 1001 E. Third St., Farmville, Va. 23901
 434-391-3500



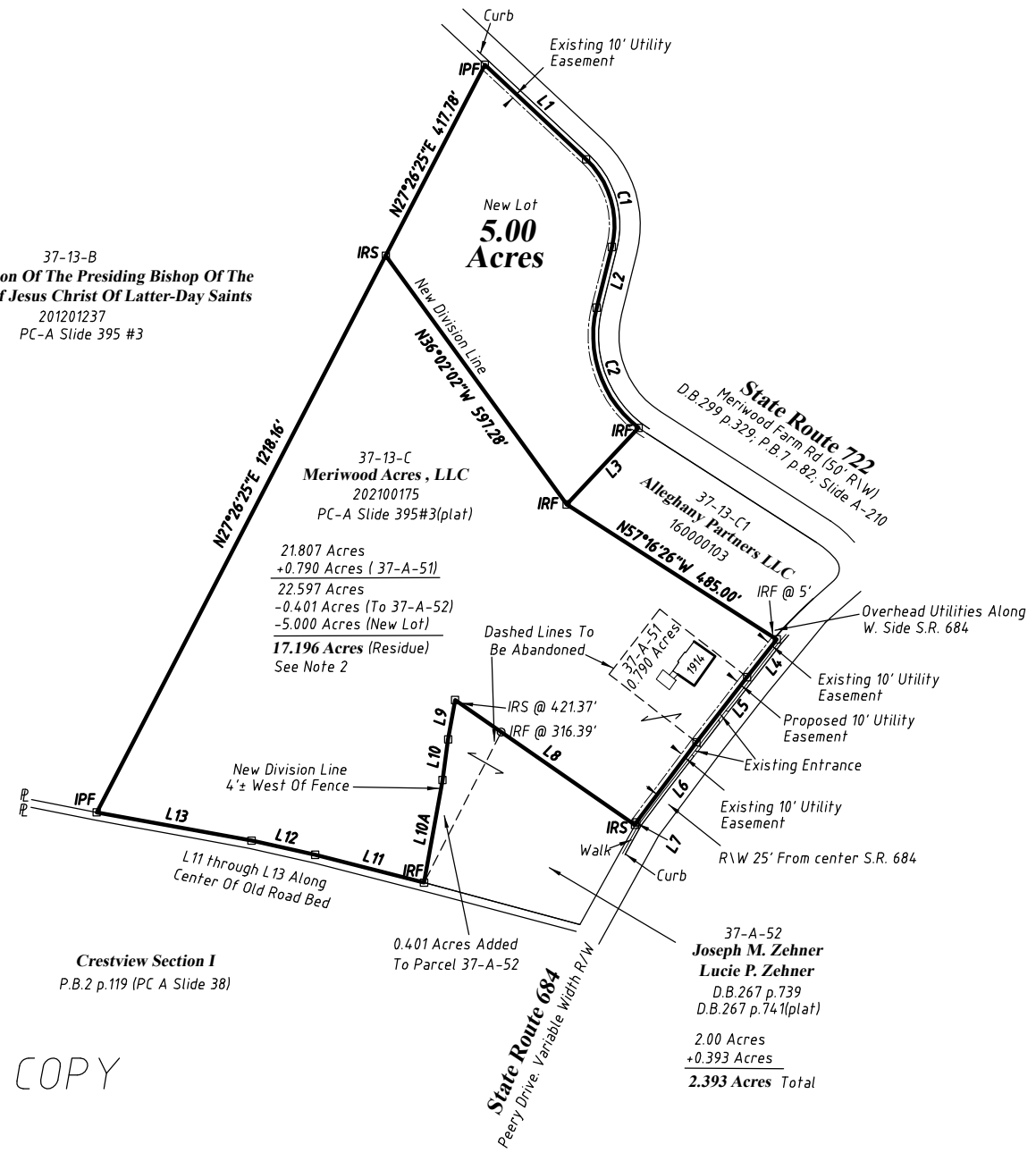
Line Table

LINE	BEARING	DISTANCE
L1	S46°56'21"E	268.73'
L2	S14°03'44"W	121.40'
L3	S43°13'10"W	204.17'
L4	S38°15'13"W	93.28'
L5	S37°51'39"W	160.00'
L6	S36°51'57"W	194.51'
L7	S28°13'47"W	5.72'
L8	N55°14'28"W	425.26'
L9	S09°59'02"W	77.38'
L10	S07°54'50"W	79.78'
L10A	S10°13'20"W	202.57'
L11	N75°37'17"W	218.13'
L12	N77°23'17"W	126.69'
L13	N79°42'17"W	305.64'

Legend
 IRF = Iron Rod Found
 IPF = Iron Pipe Found
 U = Overhead Utility

- Notes**
1. This survey is subject to any easement of record and other pertinent facts which a title search might disclose.
 2. This plat is not based on current field survey. See plat recorded in PC A Slide 395 #3. Minimal current field work was performed to calculate area. No property corners set or property lines were marked. Not all improvements are shown to these properties.
 3. Properties are zoned B3

37-13-B
 Corporation Of The Presiding Bishop Of The
 Church Of Jesus Christ Of Latter-Day Saints
 201201237
 PC-A Slide 395 #3



Owners Consent and Dedication:
 This boundary line adjustment and division containing 3 parcels along with dedicated street R/W and easements, is with the free consent and desires of the undersigned owner(s).

COPY COPY COPY
 Date _____ Owner/ Manger _____
 Date _____ Owner/ Manger _____

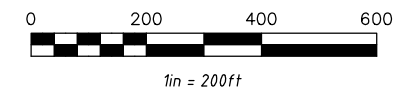
I, _____, A Notary Public in
 and for _____ County, in the
 State of _____
 do hereby certify that the owner(s)
 whose name(s) are signed hereon have
 acknowledge the same before me this

COPY Day of _____ 20 _____ COPY
 My commission expires: _____

 Notary Public

**Composite Plat Of:
 Boundary Line Adjustment
 And
 Division Survey**

Parcel 37-13-C
 For: Lucie Zehner
 Being The Properties Owned By:
 37-13-C
Meriwood Acres, LLC
 Inst. No. 202100175
 37-A-51
Meriwood Acres, LLC
 Inst. No. 202100175
 Town Of Farmville, Prince Edward Co., Va.
 24120 12-04-24



Approval Block
 This Boundary Line Adjustment and Division is approved by the undersigned in accordance with existing regulations and may be admitted to record.

 Community Development Director Date

COPY COPY COPY

COPY COPY COPY



AA SELF STORAGE PEERY DRIVE FARMVILLE, VIRGINIA

OWNER / DEVELOPER

THE ROSEMYR CORPORATION
231 SOUTH GARNETT STREET
HENDERSON, NORTH CAROLINA

CONTACT(S): PAUL R. HARVIN - PRESIDENT
EMAIL: PAUL@ROSEMYR.COM

THORNE HARVIN - SENIOR VICE PRESIDENT
EMAIL: THORNE@ROSEMYR.COM

WILLIAM (BILL) COFFEY, III - SENIOR VICE PRESIDENT
EMAIL: BILL@ROSEMYR.COM

SITE SUMMARY

PARCEL(S) IDENTIFICATION: 0037000(13)00-00C (37-13-C)

PROJECT ADDRESS: 1914 PEERY DRIVE
FARMVILLE, VIRGINIA 23901

PARCEL ACREAGE: +/- 17.20 Ac.

ZONING: HIGHWAY COMMERCIAL (B-3)

PROPOSED USE: SELF STORAGE
OFFICE

PROPOSED No. BUILDING: SELF STORAGE BUILDING
35,310 SF / BLDG
(4 SHOWN)

8,250 SF / BLDG
(2 SHOWN)

OFFICE BUILDING
4,500 SF / BLDG
(1 SHOWN)

PARKING: REQUIRED OFFICE PARKING: 1 SPACE PER 250 SF
18 SPACES
PROVIDED: 18 SPACES

BUILDING SETBACKS: FRONT - 25 FT
SIDE - 0 FT OR 25 FT FROM RESIDENTIAL
REAR - 0 FT OR 25 FT FROM RESIDENTIAL

UTILITIES: WATER - PUBLIC
SEWER - PUBLIC

STORAGE UNITS

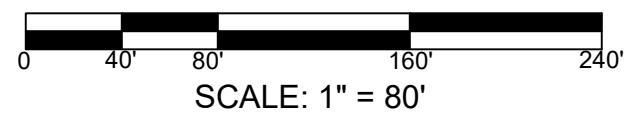
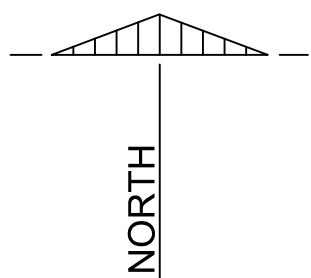
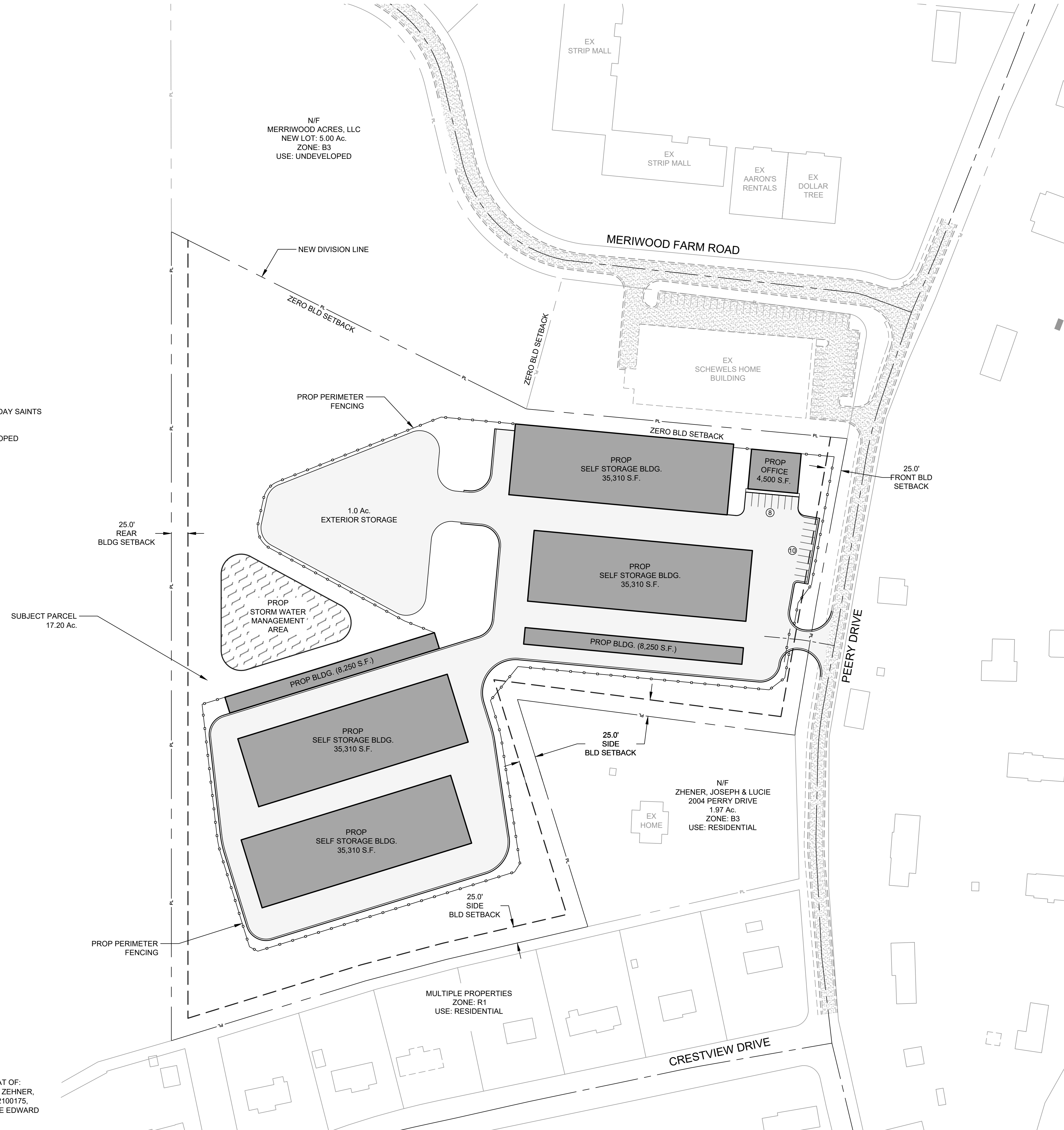
8,250 SF - SELF STORAGE BUILDING
(2 BLDG'S PROPOSED)

STORAGE UNITS	# PER BLDG	TOTAL PROPOSED
15' x 25'	22	44

35,310 SF - SELF STORAGE BUILDING
(4 BLDG'S PROPOSED)

STORAGE UNITS	# PER BLDG	TOTAL PROPOSED
20' x 20'	8	32
10' x 20'	6	24
10' x 15'	44	176
10' x 12'	24	96
10' x 10'	82	328
5' x 12'	17	68

TOTAL SELF STORAGE UNITS PROPOSED 788 UNITS



NOTE:

PROPERTY LINE INFORMATION SHOWN HEREIN FROM PLAT TITLED 'COMPOSITE PLAT OF: BOUNDARY LINE ADJUSTMENT AND DIVISION SURVEY, PARCEL 37-13-C, FOR LUCIE ZEHNER, BEING THE PROPERTIES OWNED BY: 37-13-C MERRIMOOD ACRES, LLC, INST. No. 202100175, 37-A-51 MERRIMOOD ACRES, LLC, INST. No. 202100175, TOWN OF FARMVILLE, PRINCE EDWARD Co., VA.' (24102) DATED 10-28-2024 BY WATSON AND DUGGAN PLC.

PREPARED BY:
B & B Consultants, Inc.
 Engineers • Surveyors • Planners • Lab. Analysis
 212 East Ferrell Street, South Hill, VA 23970
 Phone: (434) 447-7621 Fax: (434) 447-4257
 Other Offices: South Boston • Chase City



MEETING DATE: Wednesday, December 18, 2024 (Planning Commission)

ITEM NO. 6

REQUEST: **CUP24-007-** Thorne Harvin on behalf of The Rosemyr Corporation, requests a conditional use permit to allow for four (4), one hundred and eighty-one (181) unit, 35,310 square foot mini warehouses (self-storage buildings), two (2), twenty-two (22) unit, 8,250 square foot mini warehouses (self-storage buildings), and one (1) 4,500 square foot office per Town Code Section 29.13.c. The proposed 17.204-acre lot is located on the west edge of Peery Drive. The 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: That the Planning Commission recommends Approval/Denial of CUP24-007 to the Town Council with conditions.

MOTION: _____

SECONDED: _____

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



Identification and Location Information

Applicant	Dominion Energy
Property Owner	Virginia Electric and Power Company
Location	Milnwood Road, Tax Map # 0023A09(15)00-000A and 0023A09(15)00-000B
Ward	D
Acreage	0.627 acre
Zoning	R1 Low Density Residential
Future Land Use Recommendation	
Overlays	None
Adjacent Zoning	B-3 Highway Commercial to the right. R-1 Low Density Residential to the left, rear, and across Milnwood Road.
Adjacent Uses	Proposed Dominion Energy site to the right. Undeveloped land owned by the Farmville Moose Lodge to the left. Cell tower to the rear and undeveloped land across Milnwood Road.
Staff Contact	Ashley Atkins-Austin, CZA, Interim Director of Community Development Phone: 434-392-8465 Email: aaustin@farmvilleva.com

Background and Existing Conditions

The request is to rezone approximately 0.627 acre from R-1 Low Density Residential to B-3 Highway Commercial. The area consists of two parcels, tax map numbers 0023A09(15)00-000A (hereafter referred to as Parcel A) and 0023A09(15)00-000B (hereafter referred to as Parcel B).

Dominion Energy purposes to rezone Parcel A and Parcel B as part of its project to expand the existing facilities and operations of the existing Dominion Energy site. The rezoning would allow Dominion Energy to construct additional facilities to expand their operational capabilities and improve services to the customers in the community.

Parcel A contains a manufactured home with an accessory building. Parcel B is a mostly undeveloped parcel with several accessory structures.

Zoning Ordinance Considerations

The R-1 District’s purpose and intent is as follows:

- *Low density residential district, R-1, encompasses low-density single-family residential areas, both existing and planned. This district should provide a suitable environment for families who desire quiet spacious homesites with the amenities of suburban living, without fear of encroachment of dissimilar uses.*

The B-3 District’s purpose and intent is a follows:

- *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

The Existing Land Use Map shows Parcel A as residential and Parcel B as vacant.

The Future Land Use Map shows the area as undesignated, sitting between General Commercial and Institutional designations.

Utilities

There are existing utilities to Parcel A. The applicant will coordinate with Public Works on using and/or abandoning the existing utilities.

Transportation/ Streets

The proposed expansion to the Dominion Energy site is not expected to have an impact to Town streets or the transportation system.

Environmental

The existing site will be demolished to move forward with the Dominion Energy site expansion. There are no known environmental impacts on the subject parcels.

Findings and Recommendations

Staff's Findings

- The rezoning would require a zoning map change.

Recommendations

Staff recommends **approval** of the proposed rezoning.

Additional Information

Attachments

1. Application
2. Adjacent Owner Notice
3. Mailing Affidavit
4. Vicinity and aerial maps
5. Images
6. Overall Layout Plan supplied by applicant with Site Plan

RECEIVED
NOV 20 2024

Re-Zoning/Zoning Amendment Request Application

Town of Farmville
P.O. Drawer 368
Farmville, Virginia 23901
434.392.5686

Request

I, Holly Johnson do hereby petition the Farmville Town Council to amend the Town Zoning Ordinance by:

Modifying the zoning district classification of the following property from R-1 zone to B-3 zone. (See Part A)

Modifying section(s) _____ of the zoning ordinance as noted below. (See Part A)

Property Description

Location:	0202 Milwood Road		
Owner:	Virginia Electric and Power Company		
Tax Map No.	0023A09(15)00-000A / B	Lot No.	Deed Book/Page No. 2023 / 1878
Applicant:	Dominion Energy		
Address:	120 Tredegar Street Richmond, VA 23219		
Phone #:	804-659-8175		

Briefly describe the current use of the property and attach plat of property.

Current property is a vacant former residential property

Part A

Provide a description of the proposed amendment or proposed rezoning to the zoning ordinance map. Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. Describe why the applicant believes that this requested change will be advantageous to the Town.

Applicant proposes to rezone the property from Residential to Commercial as part of a project to expand the facilities and operations of the existing Dominion Energy office. This rezoning will allow Dominion Energy to obstruct additional facilities to expand their operational capabilities and improve service to the customers it serves in the community.

Part B

Provide a list of all the owners to be affected by this proposed change who are contiguous to and directly across the street from the parcel(s) proposed to be changed. Include their mailing addresses as shown on the County land records.

Name	Address
Farmville Moose Lodge #968	1409 LONGWOOD AVENUE, FARMVILLE, VA 23901
Eggleston, James William	3272 WEST THIRD STREET, FARMVILLE, VA 23901
Virginia Electric and Power Company	120 TREDEGAR STREET, RICHMOND, VA 23219

Note: All above information must be supplied by the applicant. Failure to do so will void the application. Additional sheets may be attached if necessary.

Holly Johnson
Applicant Signature

Holly Johnson
Owner Signature

Re-zoning Application Fee \$500

Zoning Amendment Fee \$500

Application Fee received By: _____ Date: _____

The above application charges are nonrefundable, regardless of whether the permit is approved or denied once submitted.



COMMUNITY DEVELOPMENT DEPARTMENT

Ashley Atkins-Austin, CZA
Director of Community Development

Phillip A. Moore, Building Official

John R.C. Ramsay
Residential Code Inspector

Michelle D. Watkins
Administrative Assistant II Permit Technician

Date: December 2, 2024

Re: Case # REZ24-003 Notice of Public Hearing to rezone approximately 0.627-acres from R-1 to B-3. The site is located 202 Milnwood Road and consists of parcel numbers 0023A09(15)00-000A and 0023A09(15)00-000B.

Dear Property Owner,

You are receiving this letter because you own property that is adjacent to a site that is the subject of a proposed rezoning as described below.

The Farmville Planning Commission will hold a public hearing on **Wednesday, December 18, 2024 at 7:00 PM** in the Council Chamber, located on the second floor of the Town Hall, 116 North Main Street, Farmville Virginia to receive public comment on the following item:

- **Case REZ24-002:** Request for amendment to the Official Zoning Map to rezone approximately 0.627-acres from R-1 to B-3. The site is located at 202 Milnwood Road and consists of parcel numbers 0023A09(15)00-000A and 0023A09(15)00-000B.

The Farmville Planning Commission will consider the request following the public hearing. Any person(s) wishing to comment on the above matter should plan to attend this meeting or submit written comments. Please email your written comments to Michelle Watkins at mwatkins@farmvilleva.com or mail written comments to P.O. Drawer 368, Farmville, VA 23901, to arrive by Wednesday, December 18, 2024.

Note that the Town Council will hold a public hearing approximately 3 weeks later, and a separate notice will be sent to you.

Questions and comments regarding cases may be directed to the Department of Community Development, 116 North Main Street, PO Drawer 368, Farmville, Virginia, 23901 or by calling (434) 392-8465, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

It is the intent of the Town to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact C. Scott Davis, LP.D., Town Manager, at (434) 392-5686, prior to the meeting.

Sincerely,

Ashley Atkins-Austin, CZA
Director of Community Development

AFFIDAVIT

COMMONWEALTH OF VIRGINIA,
Town of Farmville, to-wit:

Ashley Atkins-Austin, CZA, Director of Community Development for the Town of Farmville, Virginia, being duly sworn, deposes and states, on behalf of the Planning Commission that the attached Notice of Public Hearing was sent by first class mail, pursuant to Code of Virginia Section 15.2-2204(B) on the 2nd day of December 2024 to the following property owners of the Town of Farmville. The Notice of Public Hearing is for the following conditional use permit:

• **Case REZ24-003**

Virginia Power
P. O. Box 26666
Richmond, VA 23261

Farmville Moose Lodge #968
1409 Longwood Avenue
Farmville, VA 23901

Joyce Paige Eggleston
320 Edgewood Lane
Farmville, VA 23901

Virginia Electric and Power Company
120 Tredegar Street
Richmond, VA 23219

Virginia Electric and Power Company
120 Tredegar Street
Richmond, VA 23219

Virginia Electric and Power Company
120 Tredegar Street
Richmond, VA 23219

Ashley Atkins-Austin, CZA, Interim
Director of Community Development

Subscribed and sworn before me on this 5th day of December 2024.





Notary Public

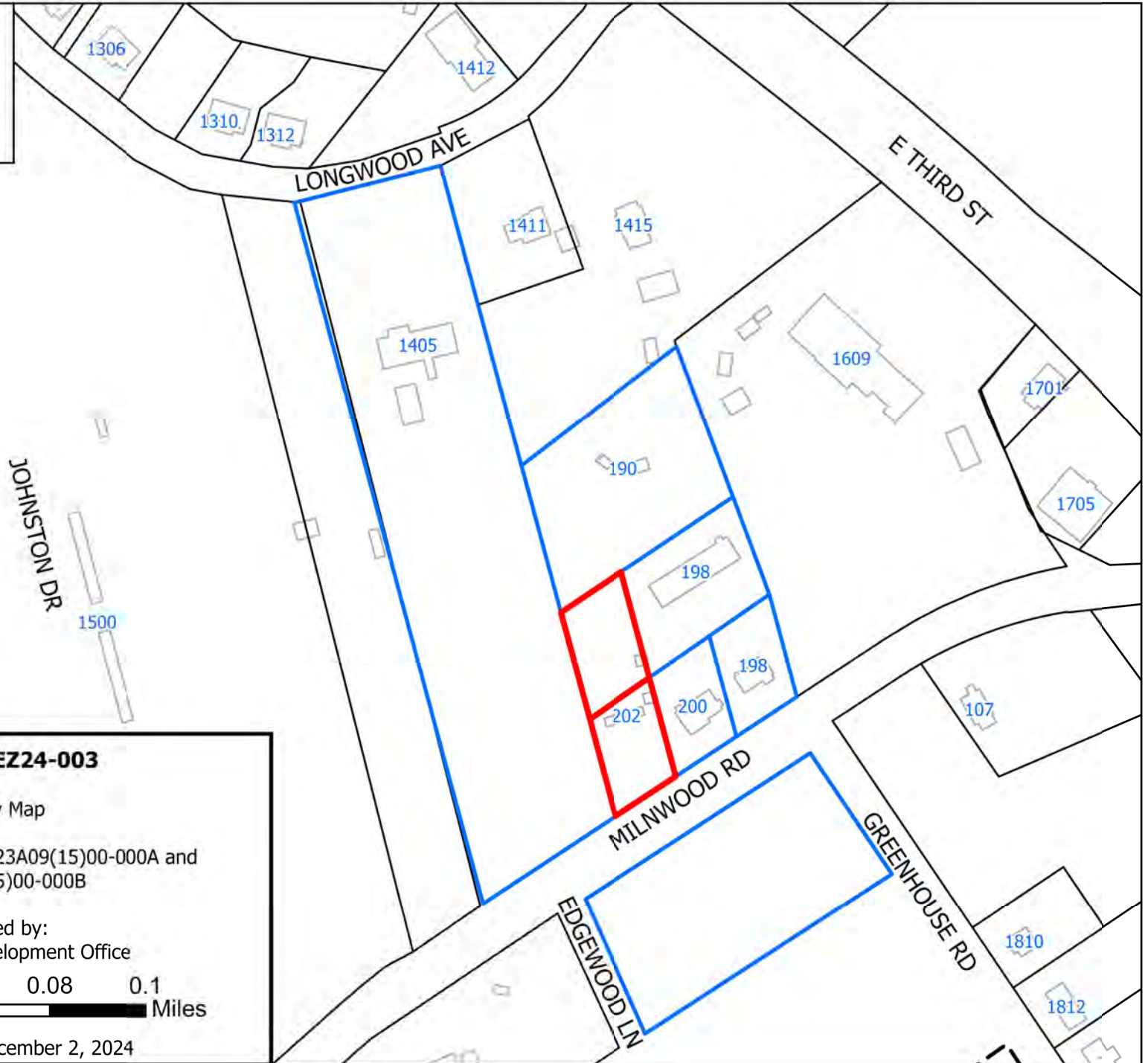
My commission expires: 12-31-2024

Registration Number: 7981993

Whenever the notices required hereby are sent by an agency, department or division of the local governing body, or their representative, such notices may be sent by first class mail; however, a representative of such agency, department or division shall make affidavit that such mailings have been made and file such affidavit with the papers in the case.

Legend

-  Subject Parcels
-  Adjacent Owners




Case #: REZ24-003

Vicinity Map

Tax Parcel Numbers: 0023A09(15)00-000A and
0023A09(15)00-000B



Prepared by:
Community Development Office

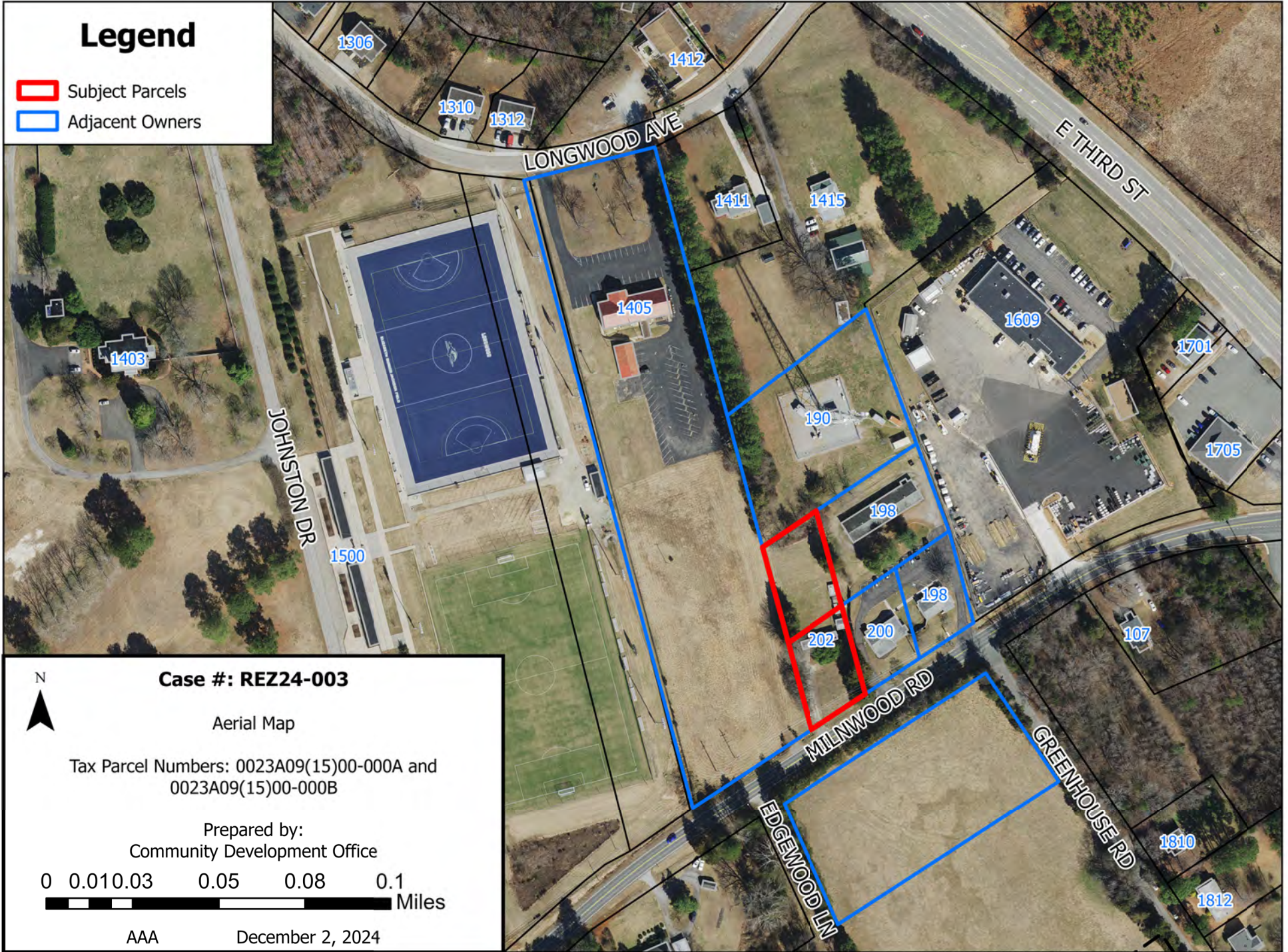
0 0.01 0.03 0.05 0.08 0.1
 Miles

AAA

December 2, 2024

Legend

-  Subject Parcels
-  Adjacent Owners



Case #: REZ24-003

Aerial Map

Tax Parcel Numbers: 0023A09(15)00-000A and 0023A09(15)00-000B

Prepared by:
Community Development Office

0 0.01 0.03 0.05 0.08 0.1
Miles

AAA

December 2, 2024



12/12/2024 02:19 PM



12/12/2024 02:21 PM



GENERAL LAYOUT NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS AND TOWN OF FARMVILLE SPECIFICATIONS AND STANDARDS WHERE APPLICABLE.
2. ALL DIMENSIONS ARE FROM THE FACE OF CURB UNLESS NOTED OTHERWISE.
3. VDOT STANDARD DETAILS, AS REFERENCED, TO BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT VERSION OF VDOT "ROAD AND BRIDGE STANDARDS".
4. QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR PERFORMING THEIR OWN QUANTITY TAKEOFF.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONAL SIGNS, AND STRIPING SHOWN ON THE PLANS.
6. ALL CURB AND GUTTER IS TO BE VDOT STANDARD CURB AND GUTTER.
7. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED ON THE PLAN.
8. COORDINATE WITH ELECTRICAL FOR ELECTRICAL LIGHT POLE LOCATIONS.
9. PAVEMENT STRIPING AND TRAFFIC SIGNAGE TO BE PER MUTCD STANDARDS.

STRIPING NOTES:

1. ALL PERMANENT PAVEMENT MARKINGS DISTURBED BY CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR IN-KIND, UNLESS OTHERWISE CALLED FOR IN THESE PLANS.
2. DO NOT PAINT INSIDE THE GUTTER PAN IN ANY AREA.
3. PAVEMENT MARKING PAINT SHALL BE THERMOPLASTIC TYPE A, WATER EMULSION BASE, TRAFFIC PAINT CONFORMING TO THE REQUIREMENTS OF SECTIONS 704 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS AND FEDERAL SPECIFICATION TT-P-1952. COLOR SHALL BE WHITE UNLESS OTHERWISE INDICATED.
4. ALL PAVEMENT MARKINGS SHALL BE INSTALLED WITH SLIP-RESISTANT PAINT.
5. CONTRACTOR SHALL TIE ALL PROPOSED PAVEMENT MARKINGS TO EXISTING MARKINGS AT THE PROJECT LIMITS.

FIRE LANE:

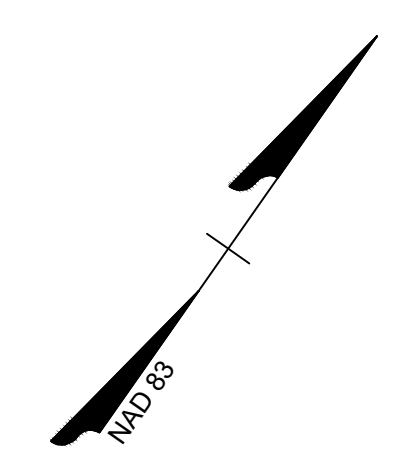
FIRE LANE SIGNAGE AND STRIPING TO MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE MUTCD, THE INTERNATIONAL FIRE CODE, AND VDOT STANDARDS AND SPECIFICATIONS. FINAL PLACEMENT OF STRIPING AND SIGNAGE IS SUBJECT TO CHANGE PENDING TOWN OF FARMVILLE INSPECTION DURING INSTALLATION.

SITE LEGEND:

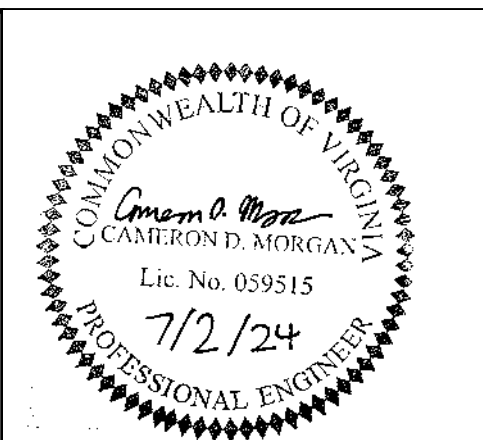
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- CURB
- EXISTING CURB & GUTTER
- CURB & GUTTER
- ▨ TRUNCATED DOMES (FLUSH)
- PROPERTY LINE
- EXISTING TREE EDGE
- EXISTING FENCE
- X- PROPOSED FENCE
- - - EXISTING SIGN
- SIGN
- BOLLARD
- MONUMENT FOUND
- ⊕ TEMPORARY BENCHMARK
- ⊙ STREET LIGHT

SIGN LEGEND

- [A] STOP SIGN (MUTCD STD R1-1)
- [B] DOUBLE-SIDED "NO PARKING - FIRE LANE SIGN"
- [C] ADA PARKING SIGN
- [D] VAN ACCESSIBLE ADA PARKING SIGN
- SIGN



SCALE 1"=40'



THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
 1001 Builders Parkway, Suite 300 | Richmond, VA 23225
 TEL: 804.200.0500 FAX: 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.	DATE
	07/03/2024

DRAWN BY
I. GAGARIN
 DESIGNED BY
P. GRIFFITH
 CHECKED BY
C. MORGAN

SCALE
 1"=40'

TIMMONS GROUP

DOMINION ENERGY FARMVILLE
 TOWN OF FARMVILLE - VIRGINIA-PRINCE EDWARD-TOWN OF FARMVILLE - VIRGINIA
 OVERALL LAYOUT PLAN

JOB NO.	55258.001
SHEET NO.	C4.0

S:\03052528-001-Dominion_Energy_Farmville\DWG\Sheet\CD\55258-001-C4.0 LAYO.dwg | Plotted on 7/3/2024, 4:08 PM | by Parker Griffith

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MEETING DATE: Wednesday, December 18, 2024 (Planning Commission)

ITEM NO. 7

REQUEST: **REZ24-003-** Request for amendment to the Official Zoning Map to rezone approximately 0.627-acres from R-1 to B-3. The site is located at 202 Milnwood Road and consists of parcel numbers 0023A09(15)00-000A and 0023A09(15)00-000B.

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 REZ-003 Town Council.

MOTION: _____

SECONDED: _____

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



116 North Main Street
 Farmville, Virginia 23901
 434-392-8465
 www.farmvilleva.com

Department of Community Development
**CUP24-008 – Public Maintenance and Storage Facility
 in support of a Public Utility**

Staff Report for 12/18/2024 Planning Commission Meeting

Identification and Location Information

Applicant	Virginia Electric and Power Company dba Dominion Energy
Property Owner	Virginia Electric and Power Company
Location	East Third Street and Milnwood Road, Tax Map Numbers 0023A09(0A)00-035, 0023A09(0A)00-034, 0023A09(0A)00-033, 0023A09(0A)00-030A, 0023A09(15)00-000A, and 0023A09(15)00-000B
Ward	D
Acreage	6.770 acres
Zoning	B-3 Highway Commercial & R-1 Low Density Residential
Density	N/A
Future Land Use Recommendation	General Commercial
Overlays	Enterprise Zone
Adjacent Zoning	B-3 Highway Commercial to the north and east. B-3 High Commercial across East Third Street. R-1 Low Density Residential to the west. Both B-3 High Commercial and R-1 Low Density Residential to the south.
Adjacent Uses	One single-family dwelling to the south. Two single-family dwellings to the north. Undeveloped property across East Third Street. Commercial property to the east. Farmville Moose Lodge to the west.
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 allow a public maintenance and service facility to support a public utility.

The site consists of approximately 6.770 acres and encompasses six parcels located on East Third Street and Milnwood Road. The six parcels are identified as tax map numbers 0023A09(0A)00-035, 0023A09(0A)00-034, 0023A09(0A)00-033, 0023A09(0A)00-030A, 0023A09(15)00-000A, and 0023A09(15)00-000B.

Adjacent commercial uses include general office spaces. There is one single-family dwelling across Milnwood Road from the site and two single-family dwellings on Longwood Avenue adjacent to the site. A cell tower is adjacent to the site and on property owned by Virginia Electric and Power Company, it is not part of the Conditional Use Permit. The property is bordered to the west by Farmville Moose Lodge property with the Longwood University athletic fields further west.

The proposal is to demolish the manufactured home, office buildings (Dogwood Park I), and mini warehouse on Milnwood Road. Dominion Energy proposes to expand the existing Dominion Energy building that fronts on East Third Street and construct a fleet garage, transmission building, and a covered vehicle storage facility on the property expansion.

Zoning Ordinance Considerations

This project was considered a public utility with a public maintenance and service facility. The public maintenance and service facility is permitted by **Conditional Use Permit** in the B-3 Highway Commercial



District pursuant to the zoning use matrix in Section 29-22.a (Table 1, Zoning Use Matrix). Public utility and public maintenance and service facility are defined in Section 29-81- Definitions as the following:

- *Public utility.* Any person, firm, corporation, municipal, department or board duly authorized to furnish and furnishing, under federal, state or municipal regulations, to the public electricity, gas, steam, communications, telegraph, transportation or water.
- *Public maintenance and service facility.* A public facility supporting maintenance, repair, vehicular or equipment servicing, material storage, and similar activities including street or sewer yards, equipment service centers, and similar uses having characteristics of commercial services or contracting or industrial activities.

Standards for this specific use are listed in Section 29-35. The minimum standards for a public maintenance and service facility are as follows:

- The outside storage for supplies, materials, or heavy equipment must be in the rear yard and screened from any non-industrial zoned parcels or rights-of-way in accordance with the landscape section of this chapter.
- Outside storage areas shall not exceed thirty-five (35) percent of the total area of the site.

Standards for Review

Section 29-13.c- Standards for review (of a Conditional Use Permit)

1. Conditional use permits may be issued for any of the uses for which a conditional use permit is required by the provisions of this chapter, provided that the governing body, upon a recommendation by the planning commission, shall find that:
 - A. The proposed use will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use.
 - B. The proposed use will not be detrimental to the public welfare or unduly injurious to property values or improvements in the neighborhood.
 - C. The proposed use will not be in conflict with the policies and principles of the town's adopted comprehensive plan.
 - D. Adequate public services, including streets and other trafficways, utilities, police and fire protection, are or reasonably will be available to support the proposed use.
2. In granting any conditional use permit, the governing body shall give due consideration to these relevant factors, as well as to any other reasonable land use and zoning considerations as may be required by the nature of the proposed use or as may be otherwise appropriate to effectuate the intent of this chapter, and the governing body shall designate such conditions as it deems necessary to carry out the intent of this chapter. The application for such conditional use permit shall be accompanied by such written and graphic material as may be necessary to enable the



planning commission and the governing body to make the recommendation and findings set forth above.

Comprehensive Plan Considerations

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

- *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.*

Future Land Use – General Commercial

- *General Commercial land uses are a lower-density element of Farmville’s commercial economy. General commercial lacks the historic significance or 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 is primarily automobile oriented rather than pedestrian oriented like the downtown, including shopping centers that focus on providing ample parking. Despite the practical 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 existing Dominion Energy building on East Third Street and the office buildings and manufactured home on Milnwood Road have connections to the Town’s public water and sewer system. Minor changes are anticipated to the connections to town utilities.

Transportation/ Streets

There is adequate parking on site, and no improvements are required to public streets. Increase in vehicle traffic is not anticipated with the expansion of site.

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.

Findings and Recommendations

Staff’s Findings

- 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.



116 North Main Street
Farmville, Virginia 23901
434-392-8465
www.farmvilleva.com

Department of Community Development
**CUP24-008 – Public Maintenance and Storage Facility
in support of a Public Utility**

Staff Report for 12/18/2024 Planning Commission Meeting

- The application is 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.

Staff's Recommendations

The Staff recommends **approval** of the Conditional Use Permit for a public maintenance and service facility in support of a public utility.

- Staff recommended conditions:
 - The outside storage for supplies, materials, or heavy equipment must be in the rear yard and screened from any non-industrial zoned parcels or rights-of-way in accordance with the landscape section of this chapter.
 - Outside storage areas shall not exceed thirty-five (35) percent of the total area of the site.
 - If the subject CUP is approved, a site plan is required for this development which meets all ordinance requirements. In accordance with the Zoning Ordinance, the plan will be submitted to the Planning Commission for review and approval.

Attachments

1. Application
2. Adjacent Owner Notice
3. Mailing Affidavit
4. Vicinity and aerial maps
5. Images
6. Overall Layout Plan supplied by applicant with site plan

RECEIVED

NOV 20 2024

TOWN OF FARMVILLE
APPLICATION FOR CONDITIONAL USE PERMIT

Please print or type Approved: _____ Date _____
Town Manager

The undersigned owner of the following described property hereby applies for a Conditional Use Permit as provided in Chapter 29 of the Zoning Ordinance of the Town of Farmville, Virginia.

Applicant's Name: Virginia Electric and Power Company dba Dominion Energy
Applicant's Address: 120 Tredegar Street, Richmond, VA 23219
Applicant's Telephone Number: (804) 659-8175

Present Land Use: (ex. Residential, commercial, etc.) Commercial
Zone: B-3

Legal Description of Property w/ Deed Book and Page No.:
153-621; 154-160

Tax Map: _____ Lot: _____ Parcel: _____ Lot Size: _____

Use for which Conditional Use Permit is Requested:
TBD by Town

Will proposed use have any detrimental effects on adjoining property owners? If so, please describe (ex. Noise, dust, fumes, etc.)
No detrimental effects to adjacent properties are anticipated, as this project just proposes an expansion of the already existing uses and facilities for Dominion Energy's operations.

Applicant's Statement (if application is not made by property owner):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Town of Farmville Zoning Ordinance, as written, and also with the description contained in the permit application.

Holly Johnson _____ Date 11/19/2024
Signature of Applicant

Property Owner(s) Statement:

I hereby certify that I/we own the above described property, that the information given is complete and correct to the best of my knowledge, and that the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use Permit as set forth in the Town of Farmville Zoning Ordinance, as written.

Holly Johnson _____ Date 11/19/2024
Signature of Property Owner(s)

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED.

APPLICATION FEE: \$500 APPLICATION FEE RECEIVED _____ DATE _____
Clerk

CHECKS SHOULD BE MADE PAYABLE TO THE TOWN OF FARMVILLE.
(Fees are nonrefundable, regardless of whether permit application is approved.)



COMMUNITY DEVELOPMENT DEPARTMENT

Ashley Atkins-Austin, CZA
Director of Community Development

Phillip A. Moore, Building Official (Interim)

John Ramsay, Residential Code Inspector

**Michelle Watkins, CPT Administrative
Assistant II, Certified Permit Technician**

Date: December 2, 2024

Re: Case # CUP24-008 Notice of Public Hearing for a Conditional Use Permit for a Public Maintenance & Service Facility to support a Public Utility

Dear Property Owner,

You are receiving this letter because you own property next to a site that has applied for a conditional use permit as described below.

The Farmville Planning Commission will hold a public hearing on **Wednesday, December 18, 2024 at 7:00 PM** in the Council Chamber, located on the second floor of the Town Hall, 116 North Main Street, Farmville Virginia to receive public comment on the following item:

- **Case CUP24-008:** Holly Johnson on behalf of Dominion Energy, requests a conditional use permit to allow a public maintenance and service facility to support a public utility per Town Code Section 29-13.c. The site consists of approximately 6.770 acres on six parcels located on East Third Street and Milwood Road. The six parcels are identified as tax map numbers 0023A09(0A)00-035, 0023A09(0A)00-034, 0023A09(0A)00-033, 0023A09(0A)00-030A, 0023A09(15)00-000A, and 0023A09(15)00-000B.

The Farmville Planning Commission will consider the request following the public hearing. Any person(s) wishing to comment on the above matters should plan to attend this meeting or submit written comments. Please submit written comments to Michelle Watkins at mwatkins@farmvilleva.com or mail written comments to PO Drawer 368, Farmville, VA 23901, to arrive by 4:00 p.m. on Wednesday, December 18, 2024.

Note that the Town Council will hold a public hearing approximately 3 weeks later, and a separate notice will be sent to you.

Questions and comments regarding cases may be directed to the Department of Community Development, 116 North Main Street, PO Drawer 368, Farmville, Virginia, 23901 or by calling (434) 392-8465, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

It is the intent of the Town to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact C. Scott Davis, LP.D., Town Manager, at (434) 392-5686, prior to the meeting.

Sincerely,

Ashley Atkins-Austin, CZA
Director of Community Development

AFFIDAVIT

COMMONWEALTH OF VIRGINIA,
Town of Farmville, to-wit:

Ashley Atkins-Austin, CZA, Director of Community Development for the Town of Farmville, Virginia, being duly sworn, deposes and states, on behalf of the Planning Commission that the attached Notice of Public Hearing was sent by first class mail, pursuant to Code of Virginia Section 15.2-2204(B) on the 2nd day of December 2024 to the following property owners of the Town of Farmville. The Notice of Public Hearing is for the following conditional use permit:

• **Case CUP24-008**

Farmville Holdings, LLC
7209 International Drive
Orlando, FL32819

MT Trella Properties LLC
1561 Millers Lane
Manakin Sabot, VA23103

Virginia Power
P. O. Box 26666
Richmond, VA23261

Farmville Moose Lodge #968
1409 Longwood Avenue
Farmville, VA23901

Prince Edward County Farm Bureau
1701 East Third Street
Farmville, VA23901

Centra Southside Professional Services LLC
1705 East Third Street
Farmville, VA23901

1707 East Third Street LLC
230 West Monroe Street, Suite 1920
Chicago, IL60606

John L. Gantt & Donald C. Gantt, Jr.
1801 East Third Street
Farmville, VA23901

L. Edward Garnett, Jr.
140 Royal Circle
Madison Heights, VA24572

Joyce Paige Eggleston
320 Edgewood Lane
Farmville, VA23901

Ashley Atkins-Austin, CZA, Interim
Director of Community Development

Subscribed and sworn before me on this 5th day of December 2024.





Notary Public

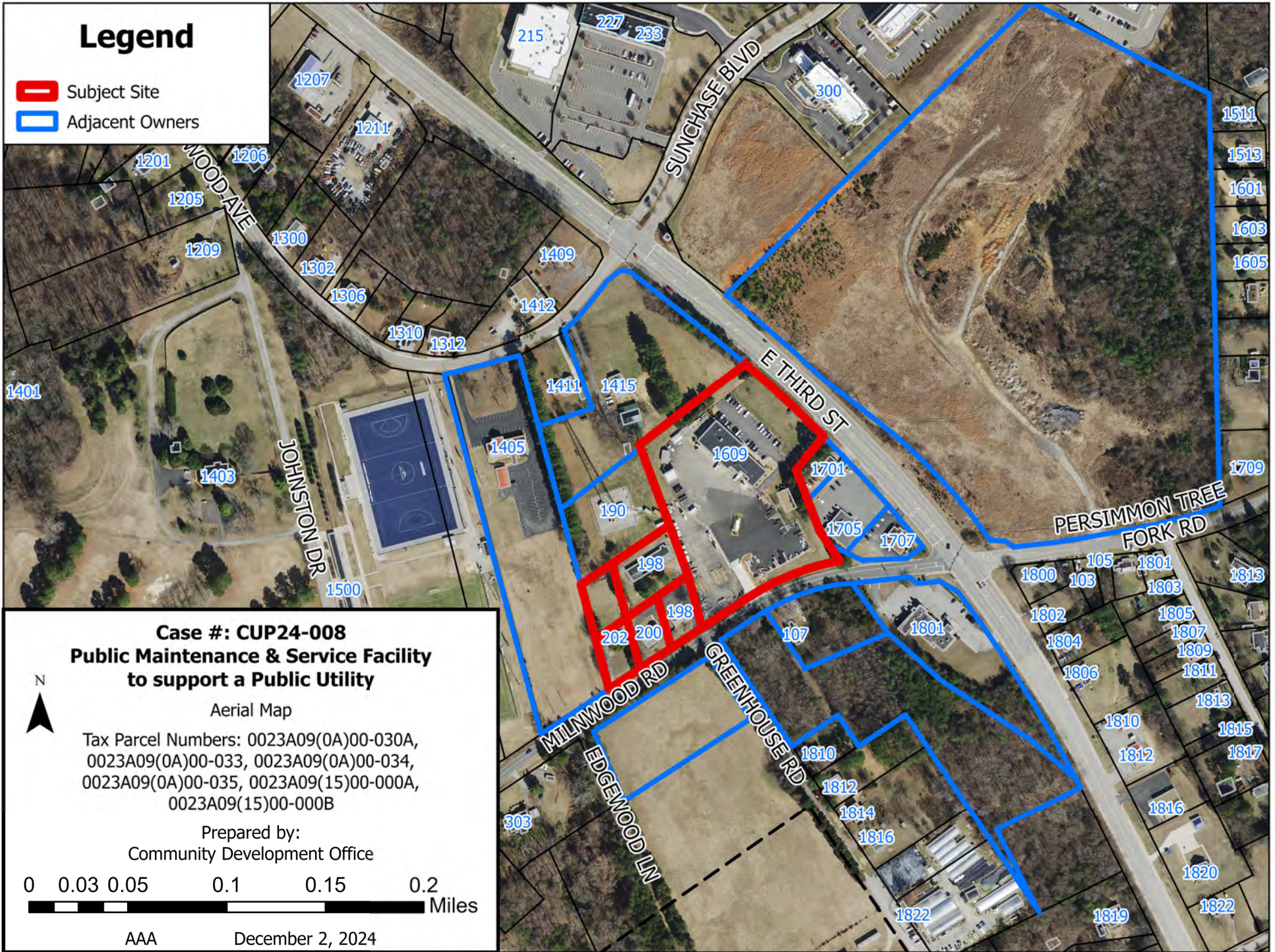
My commission expires: 12-31-2026

Registration Number: 7981993

Whenever the notices required hereby are sent by an agency, department or division of the local governing body, or their representative, such notices may be sent by first class mail; however, a representative of such agency, department or division shall make affidavit that such mailings have been made and file such affidavit with the papers in the case.

Legend

-  Subject Site
-  Adjacent Owners





12/12/2024 02:11 PM



12/12/2024 02:13 PM



12/12/2024 02:18 PM



12/12/2024 02:17 PM



12/12/2024 02:18 PM



12/12/2024 02:19 PM



12/12/2024 02:21 PM



GENERAL LAYOUT NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS AND TOWN OF FARMVILLE SPECIFICATIONS AND STANDARDS WHERE APPLICABLE.
- ALL DIMENSIONS ARE FROM THE FACE OF CURB UNLESS NOTED OTHERWISE.
- VDOT STANDARD DETAILS, AS REFERENCED, TO BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT VERSION OF VDOT "ROAD AND BRIDGE STANDARDS".
- QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR PERFORMING THEIR OWN QUANTITY TAKEOFF.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONAL SIGNS, AND STRIPING SHOWN ON THE PLANS.
- ALL CURB AND GUTTER IS TO BE VDOT STANDARD CURB AND GUTTER.
- ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED ON THE PLAN.
- COORDINATE WITH ELECTRICAL FOR ELECTRICAL LIGHT POLE LOCATIONS.
- PAVEMENT STRIPING AND TRAFFIC SIGNAGE TO BE PER MUTCD STANDARDS.

STRIPING NOTES:

- ALL PERMANENT PAVEMENT MARKINGS DISTURBED BY CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR IN-KIND, UNLESS OTHERWISE CALLED FOR IN THESE PLANS.
- DO NOT PAINT INSIDE THE GUTTER PAN IN ANY AREA.
- PAVEMENT MARKING PAINT SHALL BE THERMOPLASTIC TYPE A, WATER EMULSION BASE, TRAFFIC PAINT CONFORMING TO THE REQUIREMENTS OF SECTIONS 704 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS AND FEDERAL SPECIFICATION TT-P-1952. COLOR SHALL BE WHITE UNLESS OTHERWISE INDICATED.
- ALL PAVEMENT MARKINGS SHALL BE INSTALLED WITH SLIP-RESISTANT PAINT.
- CONTRACTOR SHALL TIE ALL PROPOSED PAVEMENT MARKINGS TO EXISTING MARKINGS AT THE PROJECT LIMITS.

FIRE LANE:

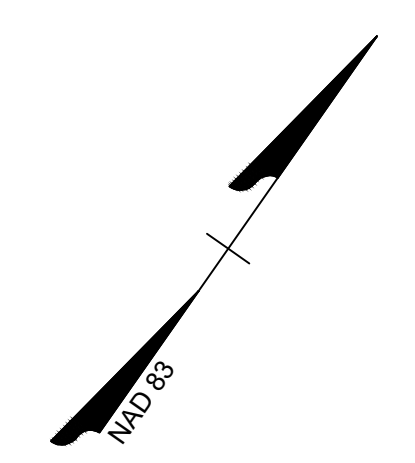
FIRE LANE SIGNAGE AND STRIPING TO MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE MUTCD, THE INTERNATIONAL FIRE CODE, AND VDOT STANDARDS AND SPECIFICATIONS. FINAL PLACEMENT OF STRIPING AND SIGNAGE IS SUBJECT TO CHANGE PENDING TOWN OF FARMVILLE INSPECTION DURING INSTALLATION.

SITE LEGEND:

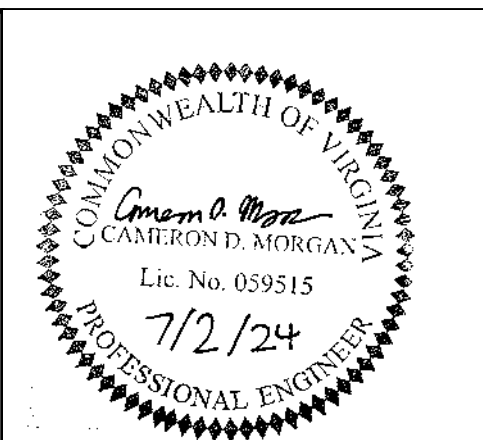
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- CURB & GUTTER
- TRUNCATED DOMES (FLUSH)
- PROPERTY LINE
- EXISTING TREE EDGE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING SIGN
- SIGN
- BOLLARD
- MONUMENT FOUND
- TEMPORARY BENCHMARK
- STREET LIGHT

SIGN LEGEND:

- STOP SIGN (MUTCD STD R1-1)
- DOUBLE-SIDED "NO PARKING - FIRE LANE SIGN"
- ADA PARKING SIGN
- VAN ACCESSIBLE ADA PARKING SIGN
- SIGN



SCALE 1"=40'



THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Builders Parkway, Suite 300 | Richmond, VA 23225
TEL: 804.200.0500 | FAX: 804.560.1016 | www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.	DATE
	07/03/2024

DRAWN BY
I. GAGARIN

DESIGNED BY
P. GRIFFITH

CHECKED BY
C. MORGAN

SCALE
1"=40'

TIMMONS GROUP

DOMINION ENERGY FARMVILLE
TOWN OF FARMVILLE - VIRGINIA-PRINCE EDWARD-TOWN OF FARMVILLE - VIRGINIA

OVERALL LAYOUT PLAN

JOB NO.	55258.001
SHEET NO.	C4.0

S:\03052528-001-Dominion_Energy_Farmville\DWG\Sheet\CD\55258-001-C4.0_LAYOUT.dwg | Plotted on 7/3/2024, 4:08 PM | by Parker Griffith

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MEETING DATE: Wednesday, December 18, 2024 (Planning Commission)

ITEM NO. 8

REQUEST: **CUP24-008-** Holly Johnson on behalf of Dominion Energy, requests a conditional use permit to allow a public maintenance and service facility to support a public utility per Town Code Section 29-13.c. The site consists of approximately 6.770 acres on six parcels located on East Third Street and Milnwood Road. The six parcels are identified as tax map numbers 0023A09(0A)00-035, 0023A09(0A)00-034, 0023A09(0A)00-033, 0023A09(0A)00-030A, 0023A09(15)00-000A, and 0023A09(15)00-000B.

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 to the Town Council.

MOTION: _____

SECONDED: _____

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



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

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. **The provisions of this section shall apply to all construction, reconstruction, or replacement of fences or walls except:**
 - 1. Those required for support of a principal structure or accessory structure.**
 - 2. Engineered retaining walls necessary to the development of a site.**
 - 3. Temporary fences for construction activities, trees protection, and erosion and sediment control.**
- b. **No fence shall be erected by any person without first obtaining in writing a permit from the Zoning Administrator.**
- c. **Fences shall not impair vehicular or pedestrian travel 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.**
- d. **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 without approval of a conditional use permit.**

- e. **Except as provided for in Sec. 29-22.d.2, fences located in front of the building line shall not exceed a maximum of four (4) feet in height without approval of a conditional use permit.**
 - (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.**
- f. **Finished sides of any fence shall face the street and/or adjoining properties.**
- g. **All fences shall be maintained in good repair and in a safe and attractive condition. The owner of the property on which a fence is located shall be responsible for maintenance, including, but not limited to, the replacement of missing, decayed, or broken structural and decorative elements.**



MEETING DATE: Wednesday, December 18, 2024 (Planning Commission)

ITEM NO. 9

REQUEST: **ZTA24-001-** Public hearing for Planning Commission recommendation 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.

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		
Davenport		
Patterson		
Crute		
Miller		
Fraley		



Farmville Planning Commission 2025 Meeting Schedule

Farmville Planning Commission will hold their regular monthly meetings for 2025 on the following dates:

Wednesday, January 15, 2025- **Organizational Meeting**

Wednesday, February 19, 2025

Wednesday, March 19, 2025

Wednesday, April 16, 2025

Wednesday, May 21, 2025

Wednesday, June 18, 2025

Wednesday, July 16, 2024

Wednesday, August 20, 2025

Wednesday, September 17, 2025

Wednesday, October 15, 2025

Wednesday, November 19, 2025

Wednesday, December 17, 2025

Farmville Planning Commission meetings are held in the Council Chamber on the second floor of the Town Hall, at 116 North Main Street, Farmville Virginia, at 7:00 p.m., unless otherwise scheduled.

This list does not include any special meetings which may be called from time to time.



MEMORANDUM

To: C. Scott Davis, LPD, Town Manager
From: Ashley Atkins-Austin, CZA, Director of Community Development
Date: December 6, 2024
Subject: Director's Monthly Report (November 2024), Department of Community Development

Statistics

Item	Amounts	Notes
Zoning Permits	7	
Building Permits	27	
	1	New single-family construction
	14	Trades (mechanical, electrical, plumbing)
	2	Other Structural (interior renovations)
	4	Other Structural (exterior improvements, decks, accessory buildings, porches, etc.)
	6	Signs
FAB Ridership	11,631 riders, 14,416 miles, 1,113 service hours	
Fuel Sold at KVVX	31 sales Totaling \$3371.69 566.60 Gallons	396.10 gallons A V, \$2519.19 170.50 gallons Jet A, \$852.50
Arrivals/Departures at KVVX	See chart	Figures represent 7-day trailing averages only. South Boston (W78) also provided for comparison.

Items of interest

- The Staff participated in the following meetings and trainings in November:
 - James Madison Building and Code Officials Association Regional Meeting (Watkins)
 - Commercial Plan Review DHCD Training (Ramsay)
 - Virginia Municipal Clerks Meeting (Watkins)
 - PermitTechNation Meeting (Watkins)
 - Employee Evaluation Training (Austin, Ramsay, Watkins)
 - Planning Commission Meeting (Austin, Watkins)

- The Planning met on November 20, 2024. There was a public hearing held to hear case CUP24-006, a Conditional Use Permit request for a mobile food truck. A motion was passed to recommend the approval of CUP24-006 to Town Council.

- The Board of Zoning Appeals did not meet in the month of November 2024. No applications had been filed.
- Farmville Regional Airport (KFVX) updates:
 - Additional airport usage figures are attached. Flightaware.com provides 7-day trailing averages for free, and more specific data is available for purchase. For comparison, Staff includes the same data for William M. Tuck Airport (W78) in South Boston.

Staff Contacts | Department of Community Development

Ashley Austin	Director of Community Development	aaustin@farmvilleva.com	434-392-2114
Phillip Moore	Building Official	pmoore@farmvilleva.com	434-392-8465
John Ramsay	Residential Code Inspector	jramsay@farmvilleva.com	434-392-8465
Michelle Watkins	Administrative Assistant II / Certified Permit Technician	mwatkins@farmvilleva.com	434-392-8465

November 2024 Arrivals and Departures

Farmville Regional Airport KFXV

Date	Day	KFXV Arrivals & Departures * Farmville	KFXV Notes Farmville	W78 Arrivals & Departures * South Boston
11/1/2024	FRIDAY	11		8
11/2/2024	SATURDAY	10		8
11/3/2024	SUNDAY	10		7
11/4/2024	MONDAY	10		7
11/5/2024	TUESDAY	11		6
11/6/2024	WEDNESDAY	10		4
11/7/2024	THURSDAY	10		5
11/8/2024	FRIDAY	10		5
11/9/2024	SATURDAY	10		5
11/10/2024	SUNDAY	10		5
11/11/2024	MONDAY	10		6
11/12/2024	TUESDAY	8		7
11/13/2024	WEDNESDAY	9		0
11/14/2024	THURSDAY	8		7
11/15/2024	FRIDAY	6		7
11/16/2024	SATURDAY	8		6
11/17/2024	SUNDAY	6		6
11/18/2024	MONDAY	6		7
11/19/2024	TUESDAY	8		6
11/20/2024	WEDNESDAY	6		6
11/21/2024	THURSDAY	7		6
11/22/2024	FRIDAY	0		4
11/23/2024	SATURDAY	6		4
11/24/2024	SUNDAY	6		0
11/25/2024	MONDAY	6		4
11/26/2024	TUESDAY	6		4
11/27/2024	WEDNESDAY	6		6
11/28/2024	THURSDAY	0		0
11/29/2024	FRIDAY	6		0
11/30/2024	SATURDAY	0		5

* Source: FlightAware.com- 7-day trailing averages