

**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