

**Town of Farmville Planning Commission  
Town Council Chamber of the Town Hall  
116 North Main Street, Farmville, VA 23901  
Wednesday, December 18, 2024**

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

**Planning Commission Members Absent:** None

**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 Ms. O'Connor, and with all present members voting "aye", the agenda was adopted with no corrections.

**CONSIDERATION OF MINUTES**

**Minutes of Regular Planning Commission Meeting – November 20, 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 Mr. Crute, and with all present members voting "aye," the minutes from November 20, 2024, were approved as presented.

**PUBLIC PARTICIPATION**

Kyle Ashley provided a brief overview of a petition he put together to present to the Town of Farmville, Prince Edward County, and Cumberland County. The petition is regarding building a road for the Amish Community that would connect from Route 60 in Cumberland County to Main Street in Farmville. The Amish community has experienced the loss of 25 lives and numerous injuries in the past year while traveling. He provided a copy of the petition to the Commissioners and briefly discussed the proposal.

**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.**

Chairperson Patterson set forth case CUP24-007 to the Commissioners.

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

Thorne Harvin, on behalf of Rosemyr Corporation provided an introduction and brief overview along with a hand-out of the proposed request to the Commissioners. Rosemyr Corporation is the parent company to AA Self Storage; there is currently a facility located at 1505 South Main Street in Farmville. The proposed site meets the criteria to allow parking for RV's, Boats, and small trailers as well as providing climate control and standard storage.

The Commissioners and applicant had a brief discussion.

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

Ms. Ruth Bud, resident of Crestview Drive, shared concerns with the Commissioners. Some of her concerns were hours of operation, noise impact, lighting impact, and traffic increase. She shared that the neighborhood has endured years of frustration and safety concerns due to increased traffic flow and speeding drivers in that area.

Mr. Micheal Walker, resident of Landon Street, shared concerns about the traffic impact and lighting. He would like to see a traffic impact study done for the proposed site.

Mr. Stan Montgomery, resident of Crestview Drive, shared concerns about the traffic impact. He feels that Peery Drive has a high volume of traffic with speeding drivers using Peery Drive as a cut-through route. He suggested perhaps putting the entrance of the facility on Meriwood Farm Road.

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

Chairperson Patterson extended the opportunity to Mr. Harvin to clarify a few items with the Commissioners such as lighting, parking, security, operating hours, and traffic. There was brief deliberation amongst the Commissioners.

On a motion by Mr. Crute, seconded by Ms. O'Connor, and with all present members voting "aye", the motion to recommend approval of CUP24-007 to Town Council with a friendly amendment to the motion by Mr. Weiss to include operating hours for customers of 6:30 am until 10:00 pm seven (7) days a week as a condition was passed.

### **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 Milnwood Road and consists of parcel numbers 0023A09(15)00-000A and 0023A09(15)00-000B.**

Chairperson Patterson set forth case REZ24003 to the Commissioners.

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

Alex Rendon, on behalf of Dominion, provided a brief introduction and overview to the Commissioners. He mentioned that he was joined by Cameron Morgan and Roger Rodriguez, Engineers of the project from Timmons Group. Dominion Power is planning to expand their existing facility on West Third Street in Farmville by utilizing the adjacent parcels. The plan is to renovate the existing main building, add additional parking, expand the yard area, put up several free-standing structures, and add a transmission function to the site. The purpose of the expansion is to improve operations.

The Commissioners clarified some items with Mr. Rendon such as transmission systems, entrances and exits, and transmission infrastructure in regard to health impacts.

On a motion by Mr. Crute, seconded by Ms. Fraley, 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.

On a motion by Mr. Crute, seconded by Ms. O'Connor, and with all present members voting "aye", the public hearing was closed.

There was no deliberation amongst the Commissioners. Mr. Weiss suggested that the applicants consider removing interior lot lines in the subject site.

On a motion by Mr. Crute, seconded by Mr. Davenport, and with all present members voting "aye", the motion to recommend approval of REZ24-003 to Town Council was passed.

### **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.**

Chairperson Patterson set forth case CUP-24-008 to the Commissioners.

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

Ms. O'Connor Clarified procedural items with staff regarding the REZ24-003 request. The REZ24-003 request would have to be approved by Town Council and could be added as a condition by the Commissioners.

Mr. Crute mentioned that the legend did not show the parcel identified as 190 included in the Conditional Use, but was included in the site plan. Also, according to the Town's GIS; the parcel is zoned as R1 not B3. It was obvious that parcel 190 was intended to be used.

Mr. Weiss reiterated his suggestion of removing the interior lot lines and would also add a condition as previously mentioned by the applicant's plan to eliminate entrances that currently exist on the lots that were just rezoned, so that Dominion Energy traffic is coming and going from their existing entrance on the main lot.

Mr. Rendon shared that the adjacent owners to the subject site were notified of the construction timeline.

Mr. Rodriguez reiterated parcel 190 not being submitted as part of the Conditional Use Permit request. He mentioned the parcel 190 (tower parcel) had a preexisting CUP to allow that use in the R1 zoned parcel; for that reason, the parcel was not submitted with the current CUP request.

Ms. Ashley mentioned she would have to do some additional research on the mentioned CUP on parcel 190.

Mr. Rodriguez mentioned that the CUP for parcel 190 was previously discussed with Lee Pambid, Former Director of Community Development.

Dr. Miller clarified some items with the applicants regarding the previous existing CUP discussion with Mr. Pambid.

The Commissioners, staff, and applicants continued with a brief discussion. Their plan to move forward is to either research and confirm previous CUP for parcel 190 or submit a new CUP application for parcel 190.

On a motion by Mr. Crute, 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.

On a motion by Mr. Crute, seconded by Ms. O'Connor, and with all present members voting "aye", the public hearing was closed.

Ms. Fraley clarified some items regarding the additional conditions to be added:

- Approval of REZ24-003 from Town Council.
- Interior lot lines eliminated.
- Existing Conditional Use permit on lot 190 allows for current request or additional Rezoning and Conditional Use Permit request will be submitted for subject lot.
- Eliminate the three (3) entrances on Milnwood Road for the residential lot and Dogwood Park.

On a motion by Mr. Crute, seconded by Ms. Fraley, and with all present members voting "aye", the motion to recommend approval of CUP24-008 with noted conditions to Town Council was passed.

### **Public Hearing ZTA-24-001**

**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.**

Chairperson Patterson set forth case ZTA24-001 to the Commissioners.

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

The Commissioners and staff had a brief discussion.

On a motion by Mr. Crute, seconded by Mr. Davenport, 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.

On a motion by Mr. Crute, seconded by Ms. O'Connor, and with all present members voting "aye", the public hearing was closed.

There was no deliberation amongst the Commissioners.

On a motion by Mr. Davenport, seconded by Mr. Crute, and with all present members voting "aye", the motion to recommend approval of ZTA24-001 to Town Council was passed.

### **OLD BUSINESS**

There was no old business before the Commission.

### **NEW BUSINESS**

#### **Staff/Department Updates**

- CUP24-006 – Approved by Council with the conditions listed in Sec. 29-35.d.16, limit of two (2) food trucks at one time on the property, trash and trash receptacles must be removed from the site daily, no additional signage to what is allowed for restaurants, mobile, and a one-time amendment with no fee to his application.

- 2025 Meeting Schedule presented for your information
- Next meeting to be held January 15, 2025

**Commission Updates**

There were no updates from the Commissioners.

**Other Items of Interest**

There were no other items of interest.

**ADJOURNMENT**

On a motion by Mr. Weiss seconded by Mr. Crute, and with all present members voting “aye”, the meeting was adjourned at 8:44 P.M.

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

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Cameron Patterson, Chairperson

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Abigail O’Connor, Secretary