



Town of Farmville Planning Commission

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

Agenda
Wednesday, August 20, 2025 @ 7:00pm

1. **Call to Order** (please silence devices)
2. **Roll Call**
3. **Approval of Agenda**
4. **Consideration of Minutes-Regular Planning Commission Meeting-June 18, 2025**
5. **Public Participation – Speakers have three (3) minutes to make statements on non-agenda items.**
6. **ZTA25-001 – Sidewalks** – Public hearing for Planning Commission recommendation to repeal *Sec. 29-62 (d) (9) d – Sidewalks*; and add *Sec. 29-62 (e)* to require the installation, construction, and dedication of sidewalks for property being developed or subdivided in the B-1, B-2, B-3, R-1, R-2, and R-3 zoning districts.
 - a. Staff Report
 - b. Applicant Statement
 - c. Planning Commission Deliberation
7. **Old Business**
8. **New Business**
 - a. Staff and Department updates
 - b. Commission Items
 - c. Other Items of Interest
9. **Adjournment**

**Town of Farmville Planning Commission
Town Council Chamber of the Town Hall
116 North Main Street, Farmville, VA 23901
Wednesday, June 18, 2025**

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

Planning Commission Members Absent: Patrick Crute and Cameron Patterson

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

CALL TO ORDER

Chairperson Miller called the Planning Commission meeting to order at 7:00 PM.

APPROVAL OF AGENDA

Chairperson Miller noted the agenda was distributed, on a motion by Ms. Fraley, 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 -April 16, 2025

Chairperson Miller noted that the minutes had been distributed and asked if there were any corrections or revisions. On a motion by Mr. Weiss, seconded by Ms. O'Connor, and with all present members voting "aye," the minutes from April 16, 2025, were approved as presented.

PUBLIC PARTICIPATION

There was no public participation.

POD25-001

Sheetz requests site plan approval to demolish the existing Sheetz building, canopy, and car wash, and to construct a new 6,139 square foot building with drive-thru and a new canopy. The site consists of 1.452 acres and sits on tax parcel number 0037009(0A)00-049C. The property is zoned B-3 Highway Commercial.

Chairperson Miller set forth case POD25-001 to the Commissioners.

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

Mr. Ryan Gatewood with L & D professionals, provided a brief overview of the proposed project on behalf of Sheetz. Mr. Gatewood is assisting Sheetz with their redevelopment program.

The commissioners clarified items with Staff and Mr. Gatewood such as the Restaurant component of the project, footprint expansion, technical plan reviews, and storm water reviews.

On a motion by Ms. O'Connor, seconded by Ms. Fraley and with all present members voting "aye", a motion was passed to approve POD25-001.

OLD BUSINESS

Ms. Atkins-Austin provided a brief update on Dominion Power's project, Chipotle's project, and Mr. Blinco's ADU case. The next Planning Commission meeting date is July 16, 2025; and a reminder about the comprehensive plan reviews as provided. Staff recommended that the Commissioners focus their review on land use and transportation and submit their comments by July 11, 2025.

NEW BUSINESS

There was no new business before the Commission.

STAFF UPDATES

Ms. Atkins-Austin offered a congratulations to Mr. Patterson, Mr. Crute, and Ms. O'Connor on their reappointment

COMMISSION UPDATES

Chairperson Miller announced with remorse the departure of Vice Chair Davenport and thanked him for his service to the Planning Commission.

ADJOURNMENT

With no further business, Chairperson Miller asked Vice-Chair Davenport to do the honor of making his final motion to adjourn the meeting. On a motion by Mr. Davenport, seconded by Mr. Weiss and with all present members voting "aye", the meeting was adjourned at 7:16 PM.

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

John Miller, Chairperson

Abigail O'Connor, Secretary



Advertised Notice

Public hearing for Planning Commission recommendation to repeal *Sec. 29-62 (d) (9) (d) – Sidewalks; and add Sec. 29-62 (e)* to require the installation, construction, and dedication of sidewalks for property being developed or subdivided in the B-1, B-2, B-3, R-1, R-2, and R-3 zoning districts.

Request

Staff is requesting the Planning Commission to hold a public hearing on a zoning ordinance text amendment that, upon approval, would clarify the location requirements for sidewalks required in the subdivision ordinance and forward the ordinance to the Town Council for consideration with a recommendation of approval.

Background

At the April 17, 2024, Planning Commission meeting, Planning Commissioners held a public hearing and recommended approval of a zoning text amendment that amended Article VI, Section 29-62.d.9.d to require 5' sidewalks for R-1, R-2, and R-3 districts in addition to the B-1, B-2, and B-3 districts when subdividing. At their regular meeting held on June 12, 2024, the Town Council passed a motion to adopt Ordinance No. 233 to amend the Section 29-62.d.9.d of the Farmville Town Code.

In addition to amending Article VI, Section 29-62.d.9.d, Ordinance No. 233 also amended Article II, Section 29-13.e.4.c. to require the construction of a 5' sidewalk along the street or roadway leading to the structure for all projects that require a site plan.

At the Town Council Retreat held on February 7, 2025, Town Council discussed closing the loophole in the subdivision ordinance that allowed developers to install sidewalks on only one side of the street. In addition to the amendment Staff worked with the Town Attorney on moving the sidewalk provision to a its own subsection with the subdivision article.

Overview

The proposed ordinance removes the provision from Sec. 29-62 (d) (9) (d) and places it as its own subsection in Sec. 29-62 (e).

The proposed ordinance removes the requirement that sidewalks must be installed when one of four listed conditions were met. The added section requires sidewalks for any property being developed or subdivided if the land fronts on an existing street or a street being developed for residential use. In residential subdivisions, sidewalks are required along the frontage of each residential lot.

Staff Recommendation

- The Staff recommends **approval** of the proposed ordinance text amendments listed in **Attachment 1**.



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

Department of Community Development Staff Report: ZTA25-001 Sidewalk Amendment

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

Ordinance No. 241

Amending Chapter 29 – Zoning and Subdivision, Article VI. – Subdivisions of the Farmville Town Code by repealing Sec. 29-62 (d) (9) (d). Sidewalks; and adding Sec. 29-62 (e). Sidewalks, which regulates required sidewalks on property being developed or subdivided in certain zoning districts.

THE TOWN OF FARMVILLE HEREBY ORDAINS:

1. The Town of Farmville amends Chapter 29, Zoning and Subdivision, of the Farmville Town Code by repealing Sec. 29-62 (d) (9) (d) as follows:

Sec. 29-62 (d) *Lots*.

- (1) *Minimum size*. The minimum lot size in any area shall be in accordance with the zoning ordinance for those subdivisions within the corporate limits.
- (2) *Shape*. The lot arrangement, design and shape shall be such that lots shall provide satisfactory and desirable sites for buildings, be properly related to topography and conform to requirements of this chapter. Lots shall not contain peculiarly shaped elongations solely to provide necessary square footage of area but which would be unusable for normal purposes. Pipestem lots, also known as flag lots, are prohibited.
- (3) *Location*. Each lot shall abut on a street dedicated by the subdivision plat or on an existing publicly dedicated street or on a street which has become public by right of use. If the existing streets are not fifty (50) feet in width, the subdivider shall make provisions in the subdivision plat for the dedication of additional road right-of-way to equal one-half (½) the width set out in section 29-62 platting requirements and design standards, from the existing Code. This dedication will be deeded to the town prior to the final approval of the subdivision.
- (4) *Corner lots*. Corner lots shall have extra width sufficient for maintenance of any required building lines on both streets as determined by the agent.
- (5) *Side lines*. Side lines of lots shall be approximately at right angles, or radial to the street line.
- (6) *Remnants*. All remnants of lots below minimum size left over after subdividing a tract shall be added to adjacent lots or otherwise disposed of rather than allowed to remain as unusable parcels.
- (7) *Separate ownership*. Where the land covered by a subdivision includes two (2) or more parcels in separate ownership and lot arrangement is such that a property ownership line divides one (1) or more lots, the land in each lot so divided shall be transferred by deed to single ownership simultaneously with the recording of the final plat. Such deed is to be deposited with the clerk of the court and held with the final plat until the subdivider is ready to record same and they both shall then be recorded together.
- (8) Incorporation of two (2) contiguous parcels of land.

- a. With the approval of the agent, two (2) contiguous parcels of land may be incorporated into one (1) lot.
- b. The town council may make an exception to this section, if they feel the compliance with this section would cause an undue hardship on the property owner or cause a waste of land. Any exception made shall not violate any provisions of the zoning ordinance or other regulation in the town.

(9) *Water and sewer.*

- a. *Public water.* Where public water is available, the service, including fire hydrants, shall be extended to all lots within a subdivision by the subdivider in accordance with the design standards and specifications for water, construction and improvements in the town and meeting the approval of the agent.
- b. *Sewerage facilities.* Where public sewerage facilities are available, the service shall be extended to all lots within a subdivision and septic tanks shall not be permitted. Every subdivision shall be provided by the subdivider with a satisfactory and sanitary means of sewage collection and disposal in accordance with the design standards and specifications for sewerage construction and improvements in the town and meeting the approval of the agent.
- c. *Improvements; pro-rata share.* As allowed by Code of Virginia, §§ 15.2-2243 and 15.2-2242(5), the town may require a subdivider or developer of land to pay his pro rata share of the cost of providing reasonable and necessary road improvements, sewerage, water and drainage facilities, located outside the property limits of the land owned or controlled by him but necessitated or required, at least in part, by the construction or improvement of his subdivision or development as per town water and sewer regulations.
- d. ~~*Sidewalks.* As allowed by Code of Virginia, § 15.2-2242(9), the town requires the dedication of land and construction of a 5' sidewalk on the property in the B-1, B-2, B-3, R-1, R-2, and R-3 zoning districts being subdivided or developed when one (1) of the following applies:~~
 - 1. ~~The land fronts on an existing street;~~
 - 2. ~~Is adjacent to an existing sidewalk;~~
 - 3. ~~Is reasonably required by the proposed development, or~~
 - 4. ~~Is in the adopted comprehensive plan.~~

~~Nothing in this section shall alter VDOT's authority to require sidewalks.~~

- 2. The Town of Farmville amends Chapter 29, Zoning and Subdivision, of the Farmville Town Code by adding Sec. 29-62 (e) Sidewalks as follows:

Sec. 29-62 (e) Sidewalks Required.

- 1. The Town requires that any subdivider or developer install, construct, and dedicate to the Town, a five (5) foot sidewalk on property being developed or subdivided in the B-1, B-2, B-3, R-1, R-2, and R-3 zoning districts and which land affronts either an existing street or a street being developed for residential use.
- 2. For subdivisions involving the construction of residential lots, sidewalk sections shall be required along the frontage of each residential lot.

3. Except as otherwise provided by the Zoning Ordinance, sidewalks shall be constructed of concrete and shall be a minimum of five (5) feet in width and shall be parallel to the street.
4. Nothing in this section shall alter VDOT's authority to require the construction and maintenance of sidewalks.



MEETING DATE: Wednesday, August 20, 2025 (Planning Commission)

ITEM NO. 6

REQUEST: ZTA25-001 – Sidewalks – Public hearing for Planning Commission recommendation to re-peal Sec. 29-62 (d) (9) d – Sidewalks; and add Sec. 29-62 (e) to require the installation, construction, and dedication of sidewalks for property being developed or subdivided in the B-1, B-2, B-3, R-1, R-2, and R-3 zoning 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 recommends approval of ZTA25-001 to Town Council.

MOTION: _____

SECONDED: _____

Commissioner	Yes	No
O'Connor		
Weiss		
Fraley		
Patterson		
Crute		
Miller		

**JOINT MEETING OF THE FARMVILLE TOWN COUNCIL AND FARMVILLE
PLANNING COMMISSION HELD ON JUNE 4, 2025**

At the joint meeting of the Farmville Town Council and Farmville Planning Commission held on Wednesday, June 4, 2025, at 6:00 PM in the Council Chamber of the Town Hall, located at 116 North Main Street, Farmville, Virginia, there were present Mayor Brian Vincent, presiding, and Council members Sallie Amos, A.D. “Chuckie” Reid, Dan Dwyer, Tommy Pairet, Adam Yoelin, Donald Hunter, and John Hardy.

Planning Commission members present were Dr. John Miller, Chair, Patrick Crute, Cameron Patterson, Jennifer Fraley, and Abigail O’Connor.

Staff present were Town Manager C. Scott Davis, Town Attorney Gary Elder, Finance Director Julie Moore, Captain William Hogan, Community Development Director and IT Support Ashley Atkins-Austin, Town Planner Robert Dvorak, and Clerk of Council Mary McKay.

Mayor Vincent called the joint meeting to order, and all guests were welcomed.

Chairman Miller called the Farmville Planning Commission meeting to order.

The Clerk called the roll for Farmville Town Council, noting all Council members were present.

The Clerk called the roll for the Farmville Planning Commission, noting Commission members Rhett Weiss and Jerry Davenport were absent.

ADOPTION OF AGENDA BY FARMVILLE TOWN COUNCIL

Mayor Vincent noted an amended agenda item, adding Closed Session 2.2-3711 A.8. Mr. Hardy made a motion to adopt the amended agenda, seconded by Mr. Reid, and with all Council members stating “aye”, the motion passed.

DECLARATION OF PERSONAL INTEREST

There were no declarations of personal interest made.

CLOSED SESSION 2.2-3711-A.8

On motion by Mr. Dwyer, seconded by Mr. Hunter, and with Council members Amos, Reid, Dwyer, Pairet, Yoelin, Hunter, and Hardy voting “yes”, Council went into closed session under the provisions of Paragraph A.8 of Section 2.2-3711, for the Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel. Nothing in this subdivision shall be construed to permit the closure of a meeting

merely because an attorney representing the public body is in attendance or is consulted on a matter.

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Farmville Town Council has convened a closed session meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the Farmville Town Council that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Farmville Town Council hereby certifies that, to the best of each member's knowledge, only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed session meeting to which this certification resolution applies, and only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Farmville Town Council.

VOTE: Seven ayes, No noes

MOTION: Dwyer

SECOND: Hunter

AYES: Reid, Dwyer, Pairet, Yoelin, Hunter, Hardy, and Amos

NOES: None

ABSENT DURING VOTE: None

ABSENT DURING MEETING: None

Clerk of Council

**JOINT PUBLIC HEARING - RESOLUTION NO. 2025-06-01 - TO AMEND A
CONDITIONAL USE PERMIT ISSUED ON JUNE 13, 2007, TO IMMIGRATION CENTERS
OF AMERICA-FARMVILLE, LLC FOR PARCEL 0022000(OA)00-080B, 508 WATERWORKS
ROAD**

Town of Farmville
Town Council
PUBLIC HEARING NOTICE

Farmville Town Council
Joint Meeting with Farmville Planning Commission on June 4, 2025

The Farmville Town Council will hold a joint meeting with the Farmville Planning Commission on Wednesday, June 4, 2025, at 6:00 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:

- **Resolution No. 2025-06-01**

Application by Williams Mullin on behalf of Abyon Real Estate, LLC requesting to amend a conditional use permit that was issued to Immigration Centers of America-Farmville, LLC on June 13, 2007 with the following explanation:

1. At a meeting of the Farmville Town Council (“Town Council”) on June 13, 2007, the Town Council approved an application for a conditional use permit (the “CUP”) “on behalf of Mr. Russell Harper with Immigration Centers of America-Farmville, LLC to establish a private immigration detention facility to house Level 1 classified detainees at the property located off Waterworks Road.”
2. In 2007 when the CUP was approved, Sec. 29-312(28) of the Town Zoning Ordinance authorized “private or public immigration detention or holding facilities for adult immigrant level 1 detainees” within the B-3 Business District classification upon approval by Town Council of a conditional use permit.
3. In 2011, in order to be in compliance with protocols of the United States Department of Immigrations and Customs Enforcement, the Town Council approved an amendment to the Town Zoning Ordinance at the Applicant’s request to remove any reference to the classification of detainees. Specifically, the zoning text amendment revised Sec. 29-312(28) of the Town Zoning Ordinance to redefine the use as follows: “private or public detention or holding facilities for adult immigration detainees, with a conditional use permit.”
4. Since 2011, the Property has been continuously operated consistent with Town Council’s approval of the zoning text amendment.
5. While the Applicant has consistently understood its use of the Property to be authorized based on the 2011 Town Council approvals, the Applicant submits this Application for amendment to the CUP for the sole purpose of resolving any current or future ambiguity that such use was clearly authorized by the Town at that time.

The applicant hereby requests approval of an amendment to the present conditional use permit for the captioned property to authorize the following use: “Private detention or holding facilities for adult immigrant detainees.”

The full text of the proposed resolution is available online at www.farmvilleva.com or by contacting the Clerk of Council at (434) 392-9465.

The Farmville Town Council 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 Mary McKay at mmckay@farmvilleva.com or mail written comments to PO Drawer 368, Farmville, VA 23901 to arrive by 4:00 PM on Wednesday, June 4, 2025.

Questions and comments related to the public hearing 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 AM and 5:00 PM, Monday through Friday.

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

Mayor Vincent opened the joint public hearing period. The Clerk read the emails received.

Allison Crews, 2790 West Third Street, Farmville, VA

Dear Farmville Leadership, Please deeply consider the decision to willingly expand the Immigration Centers of America in our community. I do not support amendments or resolutions doing such. Please reflect with your hearts. Blessings to all,

M. Leigh Lunsford, 808 High Street, Farmville, VA

I am concerned about this resolution. I am concerned because the Trump administration is not following due process. I do not believe our town should be associated with locking up immigrants or United States citizens without due process. Can we guarantee that all individuals brought to the facility in Farmville will have gone through due process? I hope that you will carefully weigh this resolution.

Mary Clem, Amelia County

Hello- I oppose the expansion of Farmville Detention Center. I am concerned about adequate staffing- also adequate sensitivity training for the staff. I worked there years ago and witnessed rude behavior toward the detainees and a lack of respect for different customs and religious practices. Thank you,

Joanna E. Penick, Research Interviewer Supervisor, Mid-Atlantic Twin Registry, Office of the Vice President for Research and Innovation, Virginia Commonwealth University, Richmond, VA

I am writing as a former resident and current land and home owner in Farmville to voice my opposition to expanding the Immigration Detention Center in Farmville. This will be one more thing to put Farmville on the wrong side of history, and can we really afford any more marks in that category? As someone who spent the first 18 years of my life in Farmville, and who still is invested in the town, I implore you to consider denying this request. These centers are poorly managed and dehumanizing. There have been reports of suspicious deaths and illnesses at this particular center since its inception. Why add further blight to Farmville's already sullied name?

Ashley Miller

My name is Ashley Miller. I'm a resident of Prince Edward County. I am ABSOLUTELY in opposition to this detention center coming to our little town. This town is a town I love and one I call home and it is morally reprehensible what the current administration is doing in regards to immigration enforcement. I don't want this stain on my town and home. I don't want to be part of this. Not to mention, do you know what happens when you treat people like criminals? They become one. It will undoubtedly make our town less safe and hurt any chances of visitors from other areas. I don't want this and will not sit by idly as this happens to our town. I know very many in the town share my feelings and concerns. I implore you to hear your residents and say no to this. Hopeful for a future where no one seeking a better life is treated as a criminal.

Misty Dufraim

Since I am unable to attend the meeting tonight that will discuss the proposal of expanding the private detention/ holding facility for adult immigrant detainees, I wanted to inform you that I do NOT support the expansion being proposed. Please take into consideration the thoughts of the people who live in Farmville and the Farmville area, while additionally considering that the current federal government has not been detaining immigrants in a legal fashion. Too often recently have we seen immigrants, many of them here in the country legally, being detained by federal agents and being sent away without due process. These are actions that I do not support, and nor do I want our town to have anything to do with. Thank you for your time.

Faye Green, 207 First Avenue, Farmville, VA, was present to address the Council and wanted to be on record for her opposition of the ICE [Immigration and Customs Enforcement] center in Farmville. She expressed hope that the facility would not be made larger and that when Council looks at the proposed amendment, she wishes that some way could be found to remove the facility from the community.

Chuck Green, 207 First Avenue, Farmville, VA, also addressed the Council to speak against the proposal for the ICE facility expansion. He spoke on immigration control expanding beyond its original intent of controlling the nation's borders to being a national harassment of immigrants. He stated there is proof that more than half have no criminal record and are considered an asset to the country as part of the nation's workforce. Mr.

Green concluded his comments by asking for consideration of the detrimental effect of this facility.

With no one else signed up to speak, Mayor Vincent closed the joint public hearing period.

RESOLUTION NO. 2025-06-01 – TO AMEND A CONDITIONAL USE PERMIT ISSUED ON JUNE 13, 2007, TO ICA-FARMVILLE, LLC (508 WATERWORKS ROAD)

Recommendation by Farmville Planning Commission – A motion was made by Mr. Crute to recommend approval of Resolution No. 2025-06-01 to Town Council, seconded by Ms. O'Connor, and with no further discussion, with a recorded vote of Commission members Crute, Miller, Patterson, Fraley and O'Connor voting "aye", the motion passed.

BACKGROUND: Town Manager Davis provided information on the request to amend a conditional use permit that was issued to the Immigration Centers of America-Farmville, LLC on June 13, 2007. In 2007, there was a code change in the zoning ordinance to allow detention centers with a conditional use permit to house Level 1 detainees. A conditional use permit was granted. In 2011, in order to be in compliance with the immigration and customs enforcement (ICE) protocol, it was necessary to amend the language in the town ordinance. The existing conditional use permit needed to be amended as well. On September 14, 2011, at a joint meeting with the Farmville Planning Commission and Farmville Town Council, Commission members agreed to recommend that the Town Council amend the Town ordinance. Town Council agreed to amend the ordinance to read "private or public detention or holding facilities for adult immigrant detainees, with a conditional use permit" and the code was changed. What didn't occur was that the conditional use permit was amended by both bodies. This came to light to the current staff when Abyon, the current owner, asked for a zoning certification letter. The letter was provided, but Abyon did not agree with the letter because the information was based off the 2007 conditional use permit, which should have been amended in 2011. Staff are now trying to make the records properly reflect what was done in that year. Since that time, the property has been operating with the Town Council's approval of the ordinance amendment.

Commission member O'Connor advised that the zoning ordinance states, "private or public detention or holding facilities for adult immigration detainees with a conditional use permit", but the request is to have a conditional use permit that says private detention or holding facilities. She asked if there was a reason why the public is not included this time in the request and if this is going to cause a problem down the line?

Town Attorney Gary Elder was called upon to provide input and advised that he doesn't think it will be an issue. The current operating facility is a private facility and appears is the only issue before the Planning Commission and Town Council. He added that he didn't think anyone had asked for it to be broadened to public or private.

Commission member Crute voiced two questions for confirmation:

- The terms *public* and *level one* are being stricken from the existing conditional use permit.
- The amendment to the conditional use permit does not create any situation where it directly authorizes expansion or any significant changes to how the facility operates today.

Town Manager Davis advised the facility has been operating from 2011 to today based on what was thought to have occurred in 2011, and has operated for 14 years under the premise, from both the owner and the Town, that the detention center was to have only adult detainees.

Chairman Miller invited the applicant's representative to speak. Attorney John "Jack" Babcock came forward to address the two bodies.

Commission member Patterson asked for a description of the varying levels of detainees. In 2007, there was a focus on level one. In 2011, a reference to the level was removed.

Mr. Babcock reported not being prepared to speak to the level of detainees but could obtain that information from their client if needed and could provide clarification of the conditional use permit.

Deliberation of Planning Commission – Chairman Miller reported the recommendation under consideration being the focus of aligning some language. Commission member Crute advised that the task of the body is to view the request from the perspective of land use and seems to be straightforward in clarifying the conditional use permit in relation to the ordinance that was approved in 2011.

From the comments shared at the joint public hearing, Mayor Vincent provided for further reference that the Town of Farmville previously was a governmental intermediary in the agreement with the ICA-Farmville facility, however, is no longer a party to that agreement. The proposed request is more of an administrative correction of an error that occurred in 2011 but does not expand the facility.

The Town Manager followed Mayor Vincent's comment by stating that no action tonight does anything to the facility as it is the owner's prerogative whether to remain the same in the future or seek to expand.

FARMVILLE TOWN COUNCIL – REQUEST APPROVAL OF RESOLUTION NO. 2025-06-01 – TO AMEND A CONDITIONAL USE PERMIT ISSUED ON JUNE 13, 2007, TO ICA-FARMVILLE, LLC (508 WATERWORKS ROAD)

Mrs. Amos made a motion to approve Resolution No. 2025-06-01 – to amend a Conditional Use Permit issued on June 13, 2007, to ICA-Farmville, seconded by Mr. Hunter, and with a recorded vote of Council members Reid, Dwyer, Pairet, Hunter, Hardy, and Amos voting “yes”, and Council member Yoelin abstaining, the motion passed.

Mr. Yoelin advised the reason for the abstention as, “because I feel like it”.

Resolution No. 2025-06-01

To amend a conditional use permit that was issued to Mr. Russell Harper with Immigration Center of America-Farmville, LLC to establish a private immigration detention facility to house level 1 classified detainees at a property located off Waterworks Road. The amended conditional use permit will now read “a conditional use permit to establish a private detention or holding facility for adult immigrant detainees.” The property is located at 508 Waterworks Road (the “Property”) on tax map number 22000(0A)00-080B.

WHEREAS, Williams Mullen on behalf of Abyon Real Estate, LLC (the “Applicant”), requested to amend a conditional use permit that was issued to Immigration Centers of America-Farmville, LLC on June 13, 2007; and

WHEREAS, at a meeting of the Farmville Town Council (“Town Council”) on June 13, 2007, the Town Council approved an application for a conditional use permit (the “CUP”) on behalf of Mr. Russell Harper with Immigration Centers of America-Farmville, LLC to establish a private immigration detention facility to house Level 1 classified detainees at the property located off Waterworks Road.

WHEREAS, in 2007 when the CUP was approved, Sec. 29-312(28) of the Town Zoning Ordinance authorized “private or public immigration detention or holding facilities for adult immigrant level 1 detainees” within the B-3 Business District classification upon approval by Town Council of a conditional use permit.

WHEREAS, in 2011, in order to be in compliance with protocols of the United States Department of Immigrations and Customs Enforcement, the Town Council approved an amendment to the Town Zoning Ordinance at the Applicant’s request to remove any reference to the classification of detainees. Specifically, the zoning text amendment revised Sec. 29-312(28) of the Town Zoning Ordinance to redefine the use as follows: “private or public detention or holding facilities for adult immigration detainees, with a conditional use permit.”

WHEREAS, since 2011, the Property has been continuously operated consistent with Town Council’s approval of the zoning text amendment.

WHEREAS, while the applicant has consistently understood its use of the Property to be authorized based on the 2011 Town Council approvals, the Applicant submits this Application for amendment to the CUP for the sole purpose of resolving any current or future ambiguity that such use was clearly authorized by the Town at that time.

WHEREAS, after a joint public hearing and due consideration, the Planning Commission recommends approval of this conditional use permit amendment; and

WHEREAS, upon recommendation of the Planning Commission, the Town Council finds that the public necessity, convenience, general welfare, and good planning and zoning practice allows for this amendment to the conditional use permit be granted; NOW THEREFORE,

BE IT RESOLVED BY THE TOWN OF FARMVILLE TOWN COUNCIL:

1. The Town of Farmville Town Council grants an amendment to the conditional use permit issued on June 13, 2007 to Mr. Russell Harper with Immigration Centers of America-Farmville, LLC, to now say “to establish a private detention or holding facility for adult immigrant detainees.”.
2. This resolution shall be in full force and effect upon passage.

Approved: _____
Mayor

Attest: _____
Clerk of Council

I certify that the above resolution was:

Adopted on _____.

Ayes: _____. Nays: _____. Absent: _____. Abstain: _____.

The Honorable A.D. “Chuckie” Reid: _____.

The Honorable Sallie O. Amos _____.

The Honorable Daniel E. Dwyer _____.

The Honorable Tommy Pairret _____.

The Honorable John F. Hardy _____.

The Honorable Donald L. Hunter _____.

The Honorable Adam Yoelin _____.

JOINT DISCUSSION: COMPREHENSIVE PLAN UPDATE

Town Manager Davis reported from a previous discussion the Council’s approval of holding joint meetings with the Planning Commission to review the Comprehensive Plan. A suggestion also was made at the Council Retreat to have a chapter-by-chapter review of the plan. Planning Commission members were asked to advise Community Development Director Ashley Atkins-Austin on why a change is wanted or what a good change would be. Council members were asked to share that same information with the Town Manager. A summary was provided of when to hold the joint meetings based on the workload of the two bodies. The dates will be provided in advance so that all are aware of the material to be discussed. An August start date was proposed.

Mr. Yoelin inquired about the alignment of the Comprehensive Plan with the Town’s zoning and ordinances. The Town Manager mentioned some amendments made to the plan such as the future land use map being changed due to rezoning property in town. Mr. Yoelin further mentioned the previous discussion of having PUDs (Planned Unit Developments) in the Comprehensive Plan that were never actually established for the Town.

ADJOURNMENT OF FARMVILLE PLANNING COMMISSION MEETING

On a motion by Mr. Crute, seconded by Ms. Fraley, and with all Commission members voting “aye”, the Farmville Planning Commission meeting was adjourned.

DISCUSSION: PRINCE EDWARD VOLUNTEER RESCUE SQUAD

Town Manager Davis mentioned his comments from the last meeting on the funding provided to the Volunteer Rescue Squad and the EMS (emergency medical services) levy. A representative from the squad provided comments during the Public Hearing on the FY2025-2026 Town Budget. Prince Edward County Administrator Doug Stanley was asked to attend the June 4, 2025 meeting to explain the EMS levy and the Virginia State Code in reference to EMS agencies. An inquiry also was made by a Council member asking for staff to speak with the squad regarding their financials and the possibility of a review by the Town’s Finance Director.

Mr. Stanley initially provided comments concerning the ICA-Farmville facility, being one of the largest taxpayers and employers in the community. With the County being the contract holder and the Town being the host location, he is allowed entry into the facility 24 hours/day and extended an offer of a tour to Council members. He would coordinate with their staff to ensure entry is allowed for a tour. He added that he wants to ensure the facility runs correctly and individuals are treated well.

Mr. Stanley distributed a handout to Council members which included the current Prince Edward County Emergency Services Response Plan that addresses how everyone is supposed to work together in providing an emergency response. Also, a spreadsheet reflecting the use of levy money and other county funding was included. A brief review was made of the funding provided to the squad. He reported that permission is needed by the Board of Supervisors with a license to operate in the County.

Finance Director Julie Moore stated that a review was made of the rescue squad's 2024 audit and their current profit and loss statement through May 15, 2025. Based on that review and some discussions with their staff, a report was made:

Fiscal year 2024 – there was a loss of \$131,393;

Fiscal year 2025 through May 15th – there is a projected loss of \$7,504. This figure will be higher once their audit is completed, and journal entries are made.

Soft billing is utilized for their collections. For fiscal year 2023, only 45% of what was billed was collected, 43% in fiscal year 2024, with a projection of 41% for fiscal year 2025. Their staff doesn't want to look into alternatives to soft billing as they feel it would send the wrong message. Ms. Moore reported that their revenue is declining every year, and their fleet is aging. She reported on several expensive equipment items that will need to be replaced. Some support was provided in the past year from Longwood University and Hampden-Sydney College for the CARES program. Ms. Moore stated that the squad is trying to be proactive and providing awareness of their financial needs. Discussion was held with additional discussion requested with Mr. Stanley to collaborate on how to help the squad in the future. Mr. Stanley reported that he has a scheduled meeting with PEVRS staff later in the week.

- Mr. Hunter asked if Squad Care mailings are sent out only once/year, if other advertising is done, and the possibility of adding a flyer to the monthly utility bills.

- Town Manager Davis asked the Finance Director about the possibility of CARES funding being increased over time to help with the costs. PEVRS staff provided a breakdown of funding received for clarification.
- Town Manager Davis also said that the Town helps the squad by covering fuel and maintenance costs.
- Mr. Hunter asked about the fundraising efforts by the squad.
- Mr. Pairet thanked PEVRS staff for allowing insight of the financial operations of the squad and the challenges being faced.
- Mayor Vincent expressed appreciation to PEVRS staff for allowing a financial review and for County Administrator Doug Stanley's attendance and information.

TOWN MANAGER'S REPORT

Colony Construction staff are in town over the next several weeks performing milling and paving work on streets allocated to be paved this year. The Town Manager reported that most of the streets to be paved are in Mr. Hunter's ward (Ward D) and Mrs. Amos' ward (Ward E).

COMMENTS BY MAYOR AND TOWN COUNCIL

Mr. Hardy asked if a little advance notice could be made to business owners on the streets scheduled to be closed due to the paving work.

Mr. Hunter mentioned the tall grass on South Virginia Street, the corner lot [416] and one lot in the 300 block, and asked if someone could take care of these areas. He also reported being asked about the summer camp for the six to seven-year-old age group, as the YMCA is not holding that camp this year. He advised not knowing if the YMCA will continue with the camp and it may be that the Town needs to expand theirs. The Town Manager reported the numbers being at maximum due to online registration this year. He mentioned the current limit of how many participants can fit on two buses, and the need for more staff and transportation if the program is expanded.

Mr. Yoelin asked about several items:

- A previous discussion of trees being removed on Park Avenue due to paving needs. He talked about the possibility of providing notice to property owners if there are trees needing to come down next to their property and if the town might look into possibly replacing them with less expensive but better maintained trees that won't interfere with the infrastructure.

- Noticed smaller trees near the splashpad area being used for shade and asked if a temporary shelter could be placed to help shade the area from the sun. This would help the trees not get damaged if leaned upon while still in the vulnerable growing stage. Town Manager Davis noted the previous destruction from a storm of a mid-size tent placed by the Town, but he is amenable to anyone wanting to bring their own small tent. Mr. Yoelin then asked about a more permanent structure being placed like the one on Wilck's Lake Island with the Town Manager advising he could look into the suggestion.
- Asked about the heavy equipment being used earlier in the day at the Farmer's Market. The Town Manager was unaware of the activity but would follow up on any work being done at that location.
- Asked for a status of the replacement bus shelter in front of the library. Town Manager Davis advised that a shelter no longer used on Longwood University's campus will soon be transferred to the library location.

Mr. Dwyer mentioned the tall grass needing to be addressed on the vacant property located on Edmunds Street, first house on the left if heading towards CVS Pharmacy.

Mr. Reid agreed with Mr. Dwyer and mentioned there are other vacant lots needing care. He questioned the heavy equipment at the Scope building on Griffin Boulevard as inquiries have been made by residents. The Town Manager reported not being aware since it is private property. He added for everyone to please feel free to call the Community Development office with property addresses for any tall grass issues. In the next fiscal year and once all the water meters are replaced, personnel who were reading the meters will notify of tall grass issues as part of their duties.

Mrs. Amos asked and provided a thank you to whoever is responsible for placing the beautiful multi-colored patio sets at the business fronts. She expressed appreciation for Mr. Pairet's efforts and for the Town Manager and Finance Director for arranging a review of the squad's financial books. She offered thanks and appreciation to the Prince Edward Volunteer Rescue Squad executive staff who were in attendance.

Mayor Vincent also thanked all for their attendance and participation. He concluded by reporting on the Small Town's Conference set to begin in Farmville the following morning.

There being no other business and on a motion by Mr. Reid, seconded by Mr. Dwyer, with all Council members stating "aye", the meeting adjourned at 7:43 PM.

Farmville Town Council
Joint Meeting with Farmville Planning Commission on June 4, 2025

APPROVED:

ATTEST:

Brian R. Vincent, Mayor

Mary H. McKay, Clerk of Council



MEMORANDUM

To: C. Scott Davis, LPD, Town Manager
From: Ashley Atkins-Austin, CZA, Director of Community Development
Date: Friday, August 8, 2025
Subject: Director's Monthly Report (July 2025) Department of Community Development

Statistics

Item	Amounts	Notes
Zoning Permits	21	
Building Permits	35	
	6	New single-family construction
	14	Trades (mechanical, electrical, plumbing)
	12	Other Structural (exterior improvements, Interior improvements/renovations, decks, accessory buildings, porches, etc.)
	3	Signs
FAB Ridership	3,494 riders, 11, 380 miles, 621 hours of service	
Fuel Sold at KVVX	58 sales Totaling \$9667.48 1736.20 Gallons	986.50 gallons A V, \$5731.56 749.70 gallons Jet A, \$3935.92
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 June:
 - Board of Zoning Appeals Meeting (Austin, Dvorak, Watkins)
 - CPR/AED Certification (Ramsay)
 - Certified Planners Commission Program (Dvorak)
 - Permit Technicians of Central Virginia Meeting (Watkins)
 - Local Building Appeals Process Training (Watkins)
 - Virginia Building Code Academy Meeting (Watkins)
 - James Madison Building and Code Officials Association Regional Meeting (Watkins)

- The Planning Commission did not meet in the month of July 2025. No public hearings were scheduled or advertised.
- The Board of Zoning Appeals met on July 24, 2025. There was a public hearing held to hear case:
 - **BZA25-003-VAR-** The applicant, Jon Atkinson, requests a 3’ variance to the required 60’ front yard setback in the R-3 High Density Residential District as stated in Section 29-22.b (Table 2), to construct a 5’ x 10’ porch onto an existing single-family residential dwelling. The proposed porch is to replace an existing front porch that is in disrepair. The 0.266 acre site is located at 512 East Second Street on Parcel Number 0023A05(01)13-003A. **A motion was passed to approve the variance request.**
- 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
John Ramsay	Building Official	jramsay@farmvilleva.com	434-392-8465
Robert Dvorak	Town Planner	rdvorak@farmvilleva.com	434-392-8465
Michelle Watkins	Administrative Assistant II / Certified Permit Technician	mwatkins@farmvilleva.com	434-392-8465

July 2025 Arrivals and Departures

Farmville Regional Airport KFXV

Date	Day	KFXV Arrivals & Departures * Farmville	KFXV Notes Farmville	W78 Arrivals & Departures * South Boston
7/1/2025	TUESDAY	8		8
7/2/2025	WEDNESDAY	6		8
7/3/2025	THURSDAY	6		8
7/4/2025	FRIDAY	6		8
7/5/2025	SATURDAY	8		7
7/6/2025	SUNDAY	7		6
7/7/2025	MONDAY	0		7
7/8/2025	TUESDAY	8		8
7/9/2025	WEDNESDAY	8		8
7/10/2025	THURSDAY	8		8
7/11/2025	FRIDAY	6		8
7/12/2025	SATURDAY	6		6
7/13/2025	SUNDAY	6		7
7/14/2025	MONDAY	5		4
7/15/2025	TUESDAY	0		4
7/16/2025	WEDNESDAY	4		4
7/17/2025	THURSDAY	4		4
7/18/2025	FRIDAY	6		4
7/19/2025	SATURDAY	6		4
7/20/2025	SUNDAY	6		4
7/21/2025	MONDAY	6		4
7/22/2025	TUESDAY	6		4
7/23/2025	WEDNESDAY	7		4
7/24/2025	THURSDAY	8		5
7/25/2025	FRIDAY	8		5
7/26/2025	SATURDAY	8		5
7/27/2025	SUNDAY	8		5
7/28/2025	MONDAY	10		5
7/29/2025	TUESDAY	10		5
7/30/2025	WEDNESDAY	10		5
7/31/2025	THURSDAY	9		3

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