



Town of Farmville Planning Commission

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

Agenda **Wednesday, September 17, 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-**August 20, 2025**
- 5. Public Participation – Speakers have three (3) minutes to make statements on non-agenda items.**
- 6. Case CUP25-005-** Rev. Franklin R. Royster’s request for a Conditional Use Permit (CUP) to allow a religious assembly as an accessory use to a single-family dwelling. The property is located at 2509 Layne Street and identified as Tax Map Parcel Number 0023000(05)00-002. The proposed use will allow the applicant to host a weekly bible study.
 - a.** Staff Report
 - b.** Applicant Statement
 - c.** Public Hearing-Speakers have three (3) minutes to make statements.
 - d.** Planning Commission Deliberation
- 7. POD25-003-** The request is to expand the existing two-story structure from 3,256 square feet by adding a one-story, 1,084 square foot addition, and a 301 square foot steel frame structure to house new steps.
 - a.** Staff Report
 - b.** Applicant Statement
 - c.** Planning Commission Deliberation
- 8. POD25-004-** The request is to relocate the helipad from its existing location to a new location within the site. The property is Enterprise Zone and the 100-year flood zone, also known as the Special Flood Hazard Area (SFHA). The proposed site of the relocated helipad is not within the SFHA.
 - a.** Staff Report
 - b.** Applicant Statement
 - c.** Planning Commission Deliberation

9. Old Business

- a. Adam Blincoe's request for a conditional use permit to allow an accessory dwelling unit per Town Code Section 29-22. a. The 0.402-acre site is located at 709 High Street on Tax Map Number 0023A03(11)01-002. This property is zoned R-1 Low Density Residential.

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, August 20, 2025**

Planning Commission Members Present: Chairperson John Miller, Jennifer Fraley, Patrick Crute, Cameron Patterson, and Sydney French.

Planning Commission Members Absent: Abigail O'Connor and Rhett Weiss

Staff Present: Director of Community Development Ashley Atkins-Austin, Administrative Assistant II Michelle Watkins, CPT, and Robert Dvorak, Town Planner.

CALL TO ORDER

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

Chairperson Miller deviated from the agenda briefly by introducing and welcoming the new appointed Planning Commissioner representing Ward D, Ms. Sydney French.

APPROVAL OF AGENDA

Chairperson Miller noted the agenda was distributed and amended item 7B to add Public Hearing in lieu of Applicant Statement. On a motion by Mr. Crute, seconded by Mr. Patterson, and with all present members voting "aye", the amended agenda was adopted.

NOMINATIONS AND ELECTION OF VICE-CHAIRPERSON

Chairperson Miller noted that Mr. Davenport has departed as Planning Commissioner/Vice-Chairperson and opened the floor for new nominations. Mr. Crute was Nominated by Mr. Patterson, by voice acclamation, Mr. Crute was elected Vice-Chairperson.

CONSIDERATION OF MINUTES

Minutes of Regular Planning Commission Meeting -June 18, 2025

Chairperson Miller noted that the minutes had been distributed and asked if there were any corrections or revisions. On a motion by Mr. Patterson, seconded by Ms. Fraley, and with all present members voting "aye," the minutes from June 18, 2025, were approved as presented.

PUBLIC PARTICIPATION

There was no public participation.

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.

Chairperson Miller set forth case ZTA25-001 to the Commissioners.

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

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

Mr. Jake Romaine, President of Downtown Partnership and owner of the North Street Press Club, spoke in opposition to the proposed Zoning Text Amendment. He mentioned an ordinance already being in place, and adding more regulations can increase the cost of new builds in subdivisions. He shared that the average of new homes being built in the 23901-zip code has changed from 50 to 100 homes per year to five (5) per year. He expressed that increasing the cost of new builds will not fix the housing shortage. Mr. Romaine stated that the town currently does not spend money on sidewalks and finds it very interesting that the ask is that developers build new sidewalks.

Mr. Luther Cifers, resident of Prince Edward County and Investor in the Town of Farmville, spoke in opposition to the proposed Zoning Text Amendment. He shared that the first step of his American Dream was home ownership. He believes that home ownership, the dignity of home ownership, is one of the pillars of our society and it's one of the things that takes the members of our community from humble beginnings into a path of wealth creation. He stated that as representatives and stewards of this municipality; there is a need to be stewards for the mentioned opportunity as well. He mentioned that he has studied housing for the past 18 months and that housing is important to him. He would like to invest in something that has an impact on the community. He feels that the increase in housing cost is driven by new regulations over the past 15-20 years. He considers affordable homes in a community to be \$225,000 where the median household income is \$50,000; but feels it's impossible with the current restrictions in lot developments. He expressed that as much as we may think that making a better municipality is better for everyone, frankly, the ideal municipality is not always ideal for the citizens that are living in the municipality, especially in an era of rapidly rising costs in every area of their lives. He asked the Commission to take a little bit more time to study this, allow more than three minutes of input from stakeholders and people who understand the issues very well and take the opportunity to do something that's good for the constituents.

Mr. Ian Brock, Owner of Brock Construction, spoke in opposition to the proposed Zoning Text Amendment. He expressed that from a contractor's point of view, the cost of building a new Sidewalk exceeds more than just minimum sidewalk costs. There are also design and engineering fees involved. He Feels that this possibly leads to Erosion and Sediment controls under stormwater management programs and that is tens of thousands of dollars adding up. He expressed that if thinking about the Town's future as Dr. Miller just mentioned; if there's no homes built, no affordable homes available, there will be no Town.

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

There was a brief deliberation amongst the Commissioners.

Ms. French requested clarification from Staff regarding the definition of “property development”. Ms. Atkins-Austin shared that the build of a single-family home does not require a site plan and would not have the same review as a subdivision which would initiate the enforcement of the sidewalk provision.

Mr. Patterson spoke about loopholes and expressed not wanting to create any issues that isn't

there. He mentioned that he is curious to learn more about what's been experienced from the Town's prospective. Ms. Atkins-Austin shared that she was not present at the Council's Retreat and not a part of the conversations regarding the provision loopholes, but believes it was regarding Mr. Lapp's project on Layne Street.

Chairperson Miller asked Councilman Hardy and Councilman Yoelin if they wished to speak on the matter. Councilman Hardy declined. Counselman Yoelin verified that the Subdivision at Layne Street was a concern. He shared that Mr. Lapp was given the option to choose which side of the street he installed sidewalks on at his subdivision development and chose to take the less expensive option. Councilman Yoelin stated that is the loophole that they were trying to close and is actively seeking participation for solutions from stakeholders.

Chairperson Miller mentioned that the five-foot provision looks like it's pretty fixed and asked what type of flexibility it has. Ms. Atkins-Austin shared that she does not believe there is an option to ask for any type of waiver in this ordinance. Chairperson Miller also mentioned that the Comprehensive Plan speaks to a pedestrian friendly Town and affordable housing.

Mr. Crute asked Staff who wrote the language for the sidewalk ordinance, Ms. Atkins-Austin stated that she believes that Katherine Klein Douglas, Town Attorney wrote the language.

Mr. Patterson shared that he felt there was opportunity for a broader conversation and not necessarily making any decisions immediately. He mentioned that there are thoughts to be considered regarding the burdens that could be placed on the developers. He mentioned having a broader conversation in the future with Council and reviewing the Comprehensive Plan would be a moment to think more broadly about those implications.

Ms. Fraley asked if there was a way to retrieve data regarding safety aspects of sidewalks and use that data as a part of a review. She mentioned there are sidewalks blocked by mailboxes, and some sidewalks in need of repair; and she is keen on making sure sidewalks are accessible for the residents and for all walks of life and abilities. Staff will look for VDOT data.

Mr. Crute shared that he feels that the Town, Developers, and other entities, in some way should be responsible for the cost of new sidewalks. He doesn't feel like the sidewalk regulation would impact a lot of people. He shared that there needs to be a collective solution and a larger conversation about the Comprehensive Plan.

On a motion by Mr. Crute, seconded by Mr. Patterson, and with all present members voting "aye", a motion was passed to defer recommendation to Town Council for ZTA25-001 to allow for additional review and data.

OLD BUSINESS

Input for the Comprehensive Plan updates are still being reviewed. Staff received comments from the Planning Commissioners and forwarded them to the Town Manager. There is no timeline currently for further discussion.

A copy of the approved minutes from the joint meeting held on June 4, 2025, with Town Council and Planning Commission was provided in the Planning Commission meeting packet for informational purposes.

NEW BUSINESS

Chairperson Miller thanked Staff of the Community Development department for their commitment to professional Development.

STAFF UPDATES

POD24-004, Dominion Energy Expansion; The performance Bond for the E&S and Stormwater permit from DEQ has been received. There was a preconstruction meeting held on August 11, 2025 with project stakeholders.

CUP25-003, Staff met with Mr. Blincoe and his contractor to discuss the need for building plans and site plan. There is no anticipated date for bringing the case back to Planning Commission for a vote.

Performance bonds have been received from the Sheetz demo and rebuild project. According to the last update from Prince Edward, the stormwater permit has been issued but the bond had not been received. There is no anticipated date for the start of the demolition.

Next Planning Commission meeting is September 17, 2025.

ADJOURNMENT

With no further business, Chairperson Miller called for a motion to adjourn the meeting. On a motion by Mr. Crute, seconded by Ms. Fraley and with all present members voting “aye”, the meeting was adjourned at 7:30 PM.

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

John Miller, Chairperson

Abigail O'Connor, Secretary



Identification and Location Information

Applicants	Reverend Franklin Roosevelt Royster
Property Owner	Same
Location	2509 Layne Street, Tax Map # 0023000(05)00-002
Ward	A
Acreage	0.11 acre
Zoning	R3 High Density Residential
Future Land Use Recommendation	High Density Residential
Overlays	None
Adjacent Zoning	East, West and South: R3 Low Density Residential & North (across Layne St.): B3 Highway Commercial.
Adjacent Uses	East, West and South: Single-family dwellings & North (across Layne St.): "store, general"
Staff Contact	Robert Dvorak, Town Planner Phone: 434-392-8465 Email: rdvorak@farmvilleva.com

Background and Existing Conditions

The applicant, Rev. Royster, was sent a Zoning Violation letter for a noncompliant sign, as the result of a complaint about the sign. It was communicated to staff, by the applicant's counsel, that the sign was to advertise the location of a proposed bible study. Rev. Royster complied with the request of the letter to remove the sign. Based on the interpretation of Town Code by his counsel at the time, Rev. Royster applied for a Conditional Use Permit to allow for an accessory use of 2509 Layne Street for religious assembly. The applicant is looking to host a weekly bible study attended by three people, as proposed in materials provided with the application.

The subject site is 0.11 acres located at 2509 Layne Street, in the R3 High Density Residential District. The current primary use for the structure is a single-family home.

Zoning Ordinance Considerations

Religious Assembly is permitted by **Conditional Use Permit** in the R3 High Density Residential District pursuant to the zoning use matrix in Section 29-22.a (Table 1, Zoning Use Matrix).

A *Religious Assembly* is defined in Section 29-81- Definitions as the following:

- *Religious assembly. A use located in a permanent building and providing regular organized religious worship and related incidental activities, except primary or secondary schools and day care facilities.*

Comprehensive Plan Considerations

The R3 District's purpose and intent is as follows:

- *High density Residential district, R-3, encompasses high-density residential areas, both existing and planned, as well as certain compatible public, semipublic, and very limited commercial land*



uses. This district should provide a suitable environment for persons desiring the amenities of apartment living and the convenience of being closest to shopping and employment centers and other community facilities.

Utilities

The property has access to the Town's public water and sewer system.

Transportation/ Streets

There is no on-street parking available on Layne Street, with "No Parking" Signs on either side of the right of way.

Environmental

The site is a standard residential lot and 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 standard for the accessory use, as religious assembly.

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.
- 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.
- An approval in this single instance will not have a detrimental effect on the neighborhood fabric or neighboring properties, if the conditions applied are adhered to.

Recommendations:

The Staff recommends **approval** of the Conditional Use Permit for an accessory use, as religious assembly.

Conditions:

- The number of participants in the bible study is not to exceed three persons per weekly occurrence. This number was included in the material provided by the applicant.
- The applicant shall provide adequate off-street parking as is required by Town Code. Sec. 29-33.h. Table 6 indicates that the primary use of the structure as a Single-family Home requires 2 off-street parking spaces; the accessory use as religious assembly with 200sqft of space without fixed seating requires 2 additional off-street parking spaces.
- The town may revoke the permit if the permit holder violates any provision of this section.

Attachments

1. Application



2. Adjacent Owner Notice
3. Vicinity and aerial maps
4. Site Photos

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.



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

Department of Community Development Conditional Use Permit Application

Please print or type

Approved _____
Town Manager

Date _____

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		Owner	
Name	Same as Owner	Name	Royster, Franklin Roosevelt
Address		Address	2509 Layne Street, Farmville, VA 23901
Phone		Phone	(724) 699-7555
Email		Email	froyster44@gmail.com

Site Details		Purpose
Physical Address of Lot:	See Owner Address	☐ Change of Use
Current Structure on Site?	Yes ☒ No ☐	☐ New Construction
Parcel Number:	0023000(05)00-002	☐ Room Addition
Deed Book and Page:	202201737	☐ Garage
Zoning District:	R3 High-Density Residential	☐ Shed
Acreage:	0.11	☐ Moving Lot Line
Current Use:	Single-family residence	☒ Other:
Proposed Use:	Religious Assembly (accessory use only)	Request for Accessory Use (Religious Assembly)

Will proposed use have any detrimental effects on adjoining property owners? If so, please describe (ex. Noise, dust, fumes, etc.)

PLEASE SEE ATTACHMENT.

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.

N/A Rev Franklin Roosevelt Royster
Applicant Signature

7/29/2025
Date

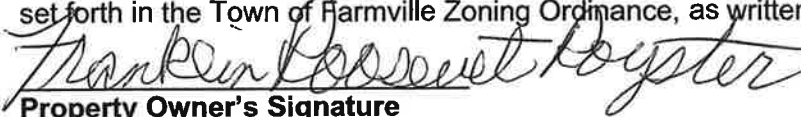


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Department of Community Development Conditional Use Permit Application

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.


Property Owner's Signature


Date

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

.....
Town Use Only

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.)

CONDITIONAL USE PERMIT APPLICATION

Reverend Franklin Roosevelt Royster (the "Reverend") is the owner of a single-family residence located at 2509 Layne Street, Farmville, VA 23901 and zoned R3 (High-Density Residential). The Reverend is a leader of the evangelic ministry commonly known as *Heirs of the Living Water*, a non-stock corporation registered with the Virginia (ID 08144586) through which he offers Sunday services by radio on 790 WPIC AM and on iHeart Radio, Facebook and YouTube.

The Reverend would now like to offer a weekly Bible Study at his residence. The Reverend intends to invite a total of three (3) people to join his weekly Bible Study groups. They expect to meet weekly for approximately 1 hour in the evening. The Reverend has two (2) parking spaces located on his property. All individuals joining his Bible Study group will car pool and as such, the additional space in his driveway will satisfy the parking needs associated with this proposed use. An aerial photograph of the site showing the driveway, along with an excerpt from the Town's GIS map showing the parameters of the parcel, are set forth below for reference. A photograph of the driveway is included as well.

In order to confirm this would be lawful under the applicable zoning ordinances of the Town of Farmville, the Reverend, through his attorney, has been in close communication with the Director of Community Development and the Town Planner. The Reverend believes the definition of "Religious assembly" under the code under Chapter 29 as shown below, to include the activities he is proposing and as such, is requesting a Conditional Use Permit to proceed.

Religious assembly. A use located in a permanent building and providing regular organized religious worship and related incidental activities, except primary or secondary schools and day care facilities.

In recognition of the ongoing conversations with, and concerns voiced by, the Community Development Director and the Town Planner, the Reverend is submitting the information below to aid the Planning Commission in their decision process. The Reverend appreciates your consideration of this matter, and welcomes any questions that the Planning Commission may have related thereto.

Aerial Photograph:



GIS Screenshot

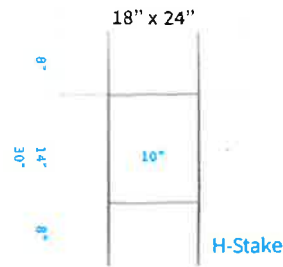


Photograph of Driveway

*****Please note that a ramp has been installed in front of the house which is not shown below. However, it does not encroach upon the space on the site reserved for parking as shown below.***



Signage Illustration:



Standards for Review

Section 29-13 of the Town Code provides as follows:

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.*

As proposed, the Reverend's Bible Study group is not expected to, in any way, impact the health or safety of persons or injure property values. On the contrary, the Town Code identifies the proposed use as one among a few that *can* be conditionally permitted in residential areas, and overall these religious activities are expected to promote inclusiveness within the neighborhood.

More specifically, the purpose and intent of the R-3 zoning district as identified under the Town Code is to include "certain compatible public, semipublic, and very limited commercial land uses" to provide "a suitable environment for persons desiring the amenities of apartment living and the convenience of being closest to shopping and employment centers and other community facilities." The Reverend's Bible Study groups constitute a type of compatible use. These Bible Study groups are open to the public but capped at three (3) participants. The Reverend will erect a sign to help these participants find the site of the meeting. The Town Planner has confirmed via email that the proposed sign is consistent with what would be deemed a "Temporary Sign" that is allowed in the R-3 residential zoning district under the Town Code. See Signage illustration above for reference.

Further, the restricted number of participants, and requirement that all participants carpool ensures that all parking is off-street and accounted for on site as described above. In addition, the timing, duration and frequency of these meetings (once a week on a weekday evening for one hour) underscores the fact that the proposed use will have no impact on traffic or transportation in the neighborhood. It is also worth noting that the Bible Study meeting location as proposed is not within or close to, the areas of greatest concern related to traffic congestion as identified in the Town of Farmville's Comprehensive Plan, nor would the proposed use interfere with the priority projects as shown on the map excerpted below

from the Town of Farmville's Comprehensive Plan¹. The Reverend has no reason to believe that the proposed use would otherwise conflict with the policies and principles identified in the Town of Farmville's Comprehensive Plan.

Lastly, the requested Conditional Use Permit further the Land Use Goal and Strategy under the Comprehensive Plan as identified below.

Goal: Plan for a balance of compatible land uses meeting the community and economic needs of a growing town.

Strategy: Allow for a wider mix of residential types, including [but not limited to] accessory dwellings and live/work units.



Additional Relevant Factors

Section 29-13 of the Town Code further provides that "[i]n 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[.]"

To this end, the Reverend calls to the Planning Commission's attention, the analogous requests for non-religious uses that it has approved within more than one residential zoning districts over the last decade:

- (1) Bed and Breakfast (CUP15-006; approved 12/9/2015)
- (2) Shelter (CUP17-001; approved 3/8/2017)
- (3) Home businesses (CUP18-002, approved 8/8/2018 & CUP19-005, approved 11/13/2019)
- (4) School (CUP18-003, approved 11/14/2018 & CUP20-002, approved 10/14/2020)
- (5) Educational facility (CUP19-006, approved 12/11/2019)
- (6) Solar energy facility (CUP24-001, approved 6/12/2024)
- (7) Mobile restaurant (CUP24-006; with 7/10/24 with Town Council voting unanimously to adopt a zoning amendment allowing mobile restaurants in the R-3 district).

The "Religious assembly" the Reverend is proposing should not be treated any differently by the Planning Commission to ensure consistent application of the Town Code, and more broadly to comply with applicable federal law - namely, the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA") which states that "[n]o government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a nonreligious assembly or institution."

¹ <https://www.farmvilleva.gov/DocumentCenter/View/224/Farmville-Comprehensive-Plan-Adopted-June-10-2020-PDF?bidId=>

More specifically, the Reverend's proposal may pose a lesser concern on the topic of traffic given compared to others that the Planning Commission previously approved. For example, that the owner of the Milnwood Road day care center was expected to welcome up to eight (8) children (outside of her own four (4) children) into the basement of her home and this additional use likely involved daily disruptions for drop-off and pick-up for up to eight (8) different vehicles. In the present case, the Reverend is only inviting three (3) adults into his home for Bible Study which is expected to occur in his approx. 200SF living area once a week for one hour in the evening. As planned, there is no reason to believe these Bible Study groups will pose any disruption to the traffic in the neighborhood.

In addition, none of above matters were denied approval on the basis of parking requirements, despite concerns raised by members of the Planning Commission related to the adequacy of those spaces for the proposed use. For example, the dossier for the day care center located on Milnwood Road (CUP20-002, approved 10/14/2020), reflects that one of the members of the Planning Commission "expressed concerns about traffic" and "questioned if the driveway space and ample parking would be provided to avoid traffic issues." This matter was approved *after* the off-street parking requirements currently reflected Section 29-33 went into effect². There is no mention of a minimum number of required spots in the conditions upon which the approval was granted and the sole discussion related to the topic was disposed of following a statement by the owner/applicant that "she ha[d] spoken with her staff, and they have a plan in place to prevent traffic issues on Milnwood Road[]" with the Town Council adding that "she also communicate the plan with the parents."³

Lastly, it should be noted that the off-street parking requirements imposed by Section 29-33 on the Reverend's proposed Bible Study groups are not in alignment with the purpose of these restrictions which, as expressly stated, is "to meet the expanding needs of a growing town". The Reverend is trying to meet demand for religious assembly on a smaller scale. As written, there is no way for the Reverend to meeting the parking requirements to obtain a Conditional Use Permit for this use.

Based on several phone calls and emails with the Town Planner and Director of Community Development, in order for the Reverend to use a portion of his living area equal to approx. 200SF for Bible Study, he would need at least four (4) parking spaces including the two (2) on his own driveway. The logic, as I understand it, is as follows: one (1) parking spot is required for each 100SF (i.e. 2 for 200SF), and we must assume "peak demand" (i.e. that both residential parking spaces in the Reverend's driveway will be occupied at the time the Bible Study meets), which yields a total of four (4) parking spaces. However, there are no off-street parking spaces near his residence on Layne Street, metered or otherwise, to meet this requirement. There are also no public parking lots that would allow reasonably allow for this. **In fact, a brief survey of the Town map would support the contention that no homeowner residing in the Town of Farmville would be able to satisfy the parking requirements under the Town Code for Religious assembly, despite its classification as a conditionally-permitted use under the Town Code.** While the Town Planner has unequivocally communicated his opposition to the Reverend's proposal, stating that "[i]t is our interpretation that the combined uses of single-family home and religious assembly require more off-street parking than can be accounted for on the subject property[]", it appears that this interpretation may truly be applicable to all single-family homes in the Town and not just the subject property. **Such an interpretation is likely to be the subject of heightened judicial scrutiny based on the requirements of RLUIPA, insofar as it effectively prohibits religious assembly without barring non-religious uses that are also conditionally-permitted under the Town Code.**

Note: the provisions of Section 29-33(e)(1) related to religious assembly do not apply in this instance. This provision allows for other spaces of assembly (theaters, stores etc) to be used to support religious assembly; however, it refers only to those spaces that are not open between the hours of 6am and 6pm on Sundays, and therefore presumes that religious

² Ordinance 196 was adopted on 6/10/2020. See

https://library.municode.com/va/farmville/ordinances/code_of_ordinances?nodeId=1026681

³ CUP20-002

assembly would occur during that window. That is not true here, as the proposed meetings will occur in the evening hours on weekdays.



COMMUNITY DEVELOPMENT DEPARTMENT

Ashley Atkins-Austin, CZA
Director of Community Development

John Ramsay, Building Official

Robert W. Dvorak, Town Planner

Michelle D. Watkins, CPT
Administrative Assistant II Permit Technician

Date: August 29, 2025

Re: Case # CUP25-005 Notice of Public Hearing for a Conditional Use Permit for an accessory use, as religious assembly

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, September 17, 2025, 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 CUP25-005:** Rev. Franklin R. Royster's request for a Conditional Use Permit (CUP) to allow a religious assembly as an accessory use to a single family dwelling. The property is located at 2509 Layne Street and identified as Tax Map Parcel Number 0023000(05)00-002. The proposed use will allow the applicant to host a weekly bible study.

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 submit written comments to Michelle Watkins at mwatkins@farmvilleva.com or by mail to PO Drawer 368, Farmville, VA 23901, to arrive by 4:00 p.m. on Wednesday, September 17, 2025.

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

Owner	Mailing Address	City	State	Zip
TWO SISTERS THRIFT LLC	P. O. BOX K	FARMVILLE	VA	23901
OCTAVIA LAMBERT	2511 LAYNE STREET	FARMVILLE	VA	23901
FRANKLIN ROOSEVELT ROYSTER	2509 LAYNE STREET	FARMVILLE	VA	23901
SHELLY L. CLARK-REED	2507 LAYNE STREET	FARMVILLE	VA	23901
BEN HENRY CONSTRUCTION LLC	306 INDUSTRIAL PARK ROAD	FARMVILLE	VA	23901

Legend

-  Subject Site
-  Adjacent Owners



Legend

-  Subject Site
-  Adjacent Owners

W THIRD ST

2600

2519

LAYNE ST

2575

2574

2543

2541

2539

2537

2535

2511

2509

2507

2505

2503

Case #: CUP25-005
Religious Assembly

Vicinity Map

Tax Parcel Numbers: 0023000(05)00-002

Prepared by:
Community Development Office

0 0.01 0.02 0.04 0.06 0.08 Miles

AAA

September 2, 2025















MEETING DATE: Wednesday, September 17, 2025 (Planning Commission)

ITEM NO. 6

REQUEST: Case CUP25-005- Rev. Franklin R. Royster's request for a Conditional Use Permit (CUP) to allow a religious assembly as an accessory use to a single-family dwelling. The property is located at 2509 Layne Street and identified as Tax Map Parcel Number 0023000(05)00-002. The proposed use will allow the applicant to host a weekly bible study.

BACKGROUND: Written staff report and other supporting materials and verbal report by Robert Dvorak, Town Planner.

RECOMMENDATION: That the Planning Commission recommends approval of CUP25-005 to Town Council.

MOTION: _____

SECONDED: _____

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



Identification and Location Information

Applicant	Deb Hamby & Dale Davis
Property Owner	Cifers Enterprises LLC
Location	208 South Street, Tax Map # 0023A04(23)01-002, 0023A04(23)01-003, 0023A04(23)01-005
Ward	E
Acreage	Total – 18,338.76 sf, 0.421 acre
Zoning	B2 Transitional Commercial
Density	N/A
Future Land Use Recommendation	Downtown Commercial
Overlays	Floodplain overlay district, Enterprise Zone, partially located in Main Street District
Adjacent Zoning	B2 Transitional Commercial to left, right, and rear of the property, B1 Downtown Commercial across South Street.
Adjacent Uses	Public parking to the left, parking and restaurant to the right, Gross Creek and mini warehouse to the rear. Parking and retail across South Street.
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 expand the existing two-story structure from 3,256 square feet by adding a one-story, 1,084 square foot addition, and a 301 square foot steel frame structure to house new steps.

The existing wood deck and stairs to the left of the existing structure have been demolished.

The applicant has submitted and received approval for a lot line vacation plat to consolidate the three existing parcels into one lot containing a total of 0.421 acre.

The site is located in the Enterprise Zone and the 100-year flood zone, also known as the Special Flood Hazard Area.

Zoning Ordinance Considerations

Authority

Site plans are required for all new structures, all renovated structures, and all additions to existing structures, with exceptions listed in Sec. 29-13 (e) of the zoning ordinance. Site plans are required to be reviewed by the Planning Commission pursuant to Town Code Section 29-13.e.4.e. Please note that this does not go to the Town Council. Once this is approved by the Planning Commission, any remaining items to be addressed will be handled administratively prior to signature sets being authorized.



Definition and Standards

Restaurant, general is permitted **by-right** in the B2 Transitional Commercial District pursuant to the zoning use matrix in Section 29-22.a (Table 1, Zoning Use Matrix). A *restaurant, general* is defined in Section 29-81- Definitions as the following:

- *Restaurant, general.* An establishment engaged in the preparation of food and beverages and characterized primarily by table service to customers in non-disposable containers.

There are no additional standards for this use listed in Section 29-35.

District's Intent

The B-2 zoning district's purpose and intent is as follows (Section 29-22.j):

- *B-2 transitional commercial; purpose and intent.* Transitional commercial district, B-2, is intended to encompass the expanding major downtown center and to provide for its orderly expansion. Business district B-2 should provide a framework for the perpetuation of a strong nucleus for the business community in which each business can enhance other businesses and where all the amenities and services of downtown can be provided. Business district B-2 is intended to accommodate shopping facilities which can supply the needs of families living in the immediate area. At the same time, business district B-2 is intended to be relatively free of the nuisance effects which businesses can render on adjacent residential areas.

Review and comments

The existing vehicular entrance/exit is adequate for a commercial entrance from a local street. Adequate provision for traffic circulation and control within the site.

Site Plan parking calculations based on one (1) parking space for each 150 square feet of floor space, including outside seating. With 4,148 square feet of floor space, 29 parking spaces are required, 34 parking spaces are shown on the architectural site plan.

The steel structure will sit with the front yard setback. The applicants have applied for a variance to the required front yard setback.

The site does not meet size requirements for an erosion and sediment control plan or a stormwater plan.

The proposed landscaping plan has been sent to the Town Horticulturist for review.

Comprehensive Plan Considerations

Land Use – Existing Conditions – B-2 Business (Transitional Commercial) - The B-2 district intended to be a transitional zone between downtown commercial areas, general commercial areas and residential



neighborhoods. This is an appropriate place for higher density residential uses such as apartments and townhomes, but also makes room for light commercial uses such as offices, financial services, boutique retail, and other service uses that can serve neighborhood residents while fitting in with the character of nearby neighborhoods.

Land Use – Future Conditions – Downtown Commercial - Farmville’s historic downtown core is both an essential hub of commerce for residents and a major attraction for visitation and tourism. The downtown is a dense mix of commercial uses, including shopping, restaurants, and hotels. The Downtown Commercial area is the appropriate zone for commercial uses that are pedestrian-oriented, enhance a vibrant street life, and contribute to the economy of the larger downtown business zone. The downtown should maintain a balance of local and tourist-focused retail along with restaurants, accommodations, and other uses that contribute to an active street life and vibrant Farmville economy. While the Town should embrace downtown investment, the character and architectural quality of the downtown should be very carefully guarded through careful site planning, architectural review, and construction planning. While keeping only active commercial uses on the streetfront is important to a vibrant downtown, additional investment and vitality downtown may come from more fully using upper floor spaces above streetfront commercial as offices or as residences. Residential use in particular should be welcomed in the downtown as a way to increase patronage of downtown businesses and extend business vitality into weekdays and evenings. The overall focus of downtown land use should not be on any one use, but on the maintenance of a cohesive district where a variety of businesses and uses all contribute to the success of their neighbors.

Utilities

Water supply and sanitary sewer utilities are existing. No new connections for water or sewer are anticipated with the proposed addition. The site plan shows an existing electric line and a proposed new electric line. Plans call for the addition of a propane tank with a line running to the existing building.

Transportation/ Streets

The site is located on an existing street. No improvements are required to the existing public street, and no new streets are proposed. Light traffic related to the use is expected. No impact on the mass transit system is expected.

Environmental

The site is located in the floodplain within the 100-year flood zone. Emissions (dust, heat, noise, light, vibrations, etc.) and patron-related noise and traffic will be consistent with other commercial uses in the area.

Findings and Recommendations

Staff’s Findings

- The application appears to meet the standards of review for site plans set forth in Section 29-13.e of the Town Zoning Ordinance.



- The application is substantially consistent with the Future Land Use Map and Downtown Commercial District.
- 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.

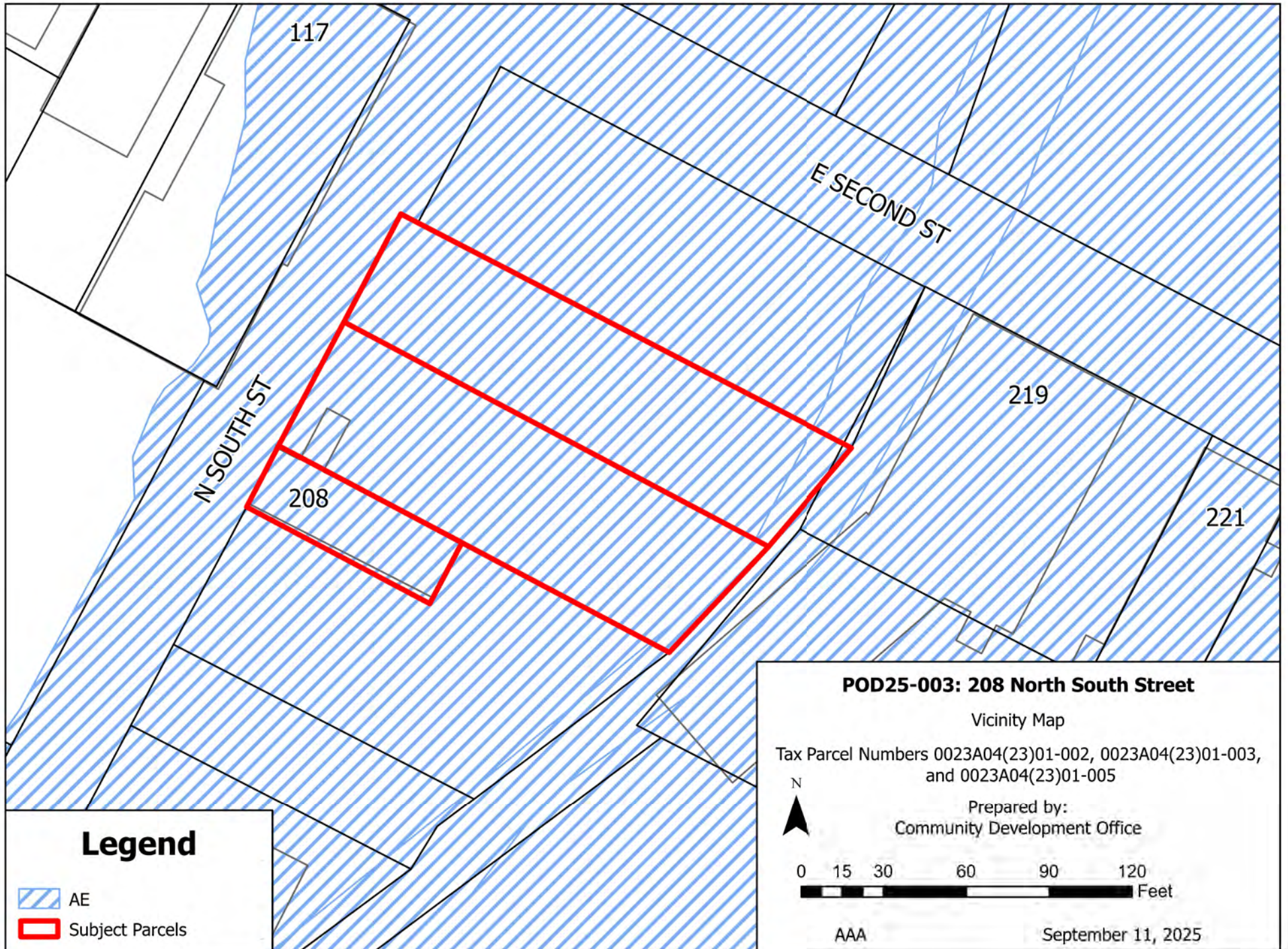
Staff's Recommendations

The Staff recommends **approval** of POD25-003, a site plan for a restaurant remodel and expansion.

- No staff recommended conditions at this time.

Attachments

1. Vicinity and aerial maps
2. Cover Sheet from Architectural Set
3. Site Plan from Architectural Set
4. Elevations from Architectural Set
5. Site Plan plus notes from Applicant
6. Dumpster Plan
7. Lot consolidation plat





Legend

 AE

 Subject Parcels

POD25-003: 208 North South Street

Aerial Map

Tax Parcel Numbers 0023A04(23)01-002, 0023A04(23)01-003,
and 0023A04(23)01-005

Prepared by:
Community Development Office



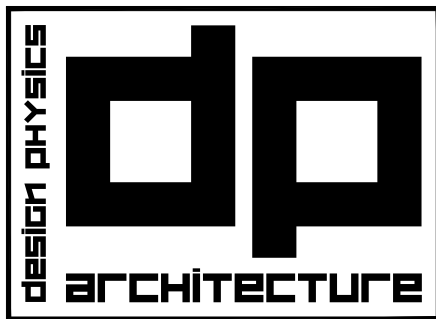
0 15 30 60 90 120 Feet

AAA

September 11, 2025

renovation/addition plans for SEARED STEAKHOUSE RESTAURANT

FARMVILLE, VIRGINIA



4940 OLD MAIN STREET
HENRICO, VIRGINIA 23231
PH: 804-598-9216
FX: 703-935-1432

1. WORK SHALL INCLUDE ALL LABOR, ASSEMBLIES, AND FINISH WORK INCLUDING ALL PARTS AND MATERIALS NECESSARY TO MAKE A COMPLETE, IN-PLACE, PROPERLY WORKING AND FINISHED INSTALLATION.

2. ALL DIMENSIONS AND DESCRIPTIONS ON CONSTRUCTION DRAWINGS ARE COMPLEMENTARY. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH REQUIRED BY ALL RELATED DOCUMENTS. MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE PROCEEDING.

3. THE WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. REFER ANY QUESTIONS TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING.

4. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ACCEPTED FIRST CLASS CONSTRUCTION PRACTICES.

5. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER COMPLETION OF ALL WORK REQUIRED BY THESE DOCUMENTS.

6. ALL CONTRACTORS SHALL VISIT THE PROJECT TO FAMILIARIZE THEMSELVES WITH SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION. BY SUBMITTING A BID, THE CONTRACTOR AND HIS SUBCONTRACTORS ARE CONFIRMING THAT THEY HAVE VISITED THE SITE AND HAVE INCLUDED IN THEIR BID ANY ADDITIONAL ITEMS OF CONSTRUCTION THAT MY BE REQUIRED DUE TO EXISTING SITE CONDITIONS.

7. THE GENERAL CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND REPORT DIFFERENCES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT FOR RESOLUTION PRIOR TO BID SUBMISSION.

8. THE CONTRACTOR SHALL FIELD MEASURE ALL DISTANCES AND CLEARANCES PRIOR TO COMMENCEMENT OF NEW WORK OR ORDERING MATERIAL. ANY DEVIATION TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THAT PORTION OF WORK. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS OR SIZES. VERIFY ALL DIMENSIONS IN THE FIELD.

9. PRIOR TO PROCEEDING WITH ANY WORK THAT MAY RESULT IN ADDITIONAL COST OR ADDITIONAL TIME TO THE PROJECT, THE CONTRACTOR SHALL DETERMINE THE ADDITIONAL COST OR TIME OR, IF THE EXACT COSTS FOR TIME CANNOT BE DETERMINED, THE CONTRACTOR SHALL MAKE HIS MOST REASONABLE ESTIMATE (AN ESTIMATE OF THE WORST CASE) AND SUBMIT THE ADDITIONS TO THE ARCHITECT FOR APPROVAL. SHOULD THE CONTRACTOR FAIL TO ADVISE THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK, ADDITIONAL COST OR TIME WILL NOT BE APPROVED.

10. IDENTIFY DELIVERY TIMES FOR ALL ITEMS AND PLACE THE ORDERS FOR THE LONG LEAD TIME ITEMS SO AS NOT TO DELAY THE PROJECT.

11. THE CONTRACTOR SHALL PROTECT THE EXISTING BUILDING AND EXISTING FINISHES SCHEDULED TO REMAIN IN A MANNER WHICH WILL NOT SOIL, DEFACE OR DAMAGE THE EXISTING FACILITIES, FINISHES OR FIXTURES IN ANY FASHION. PROVIDE PROTECTIVE MATERIALS AS NECESSARY. DAMAGE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE COMPLETE SATISFACTION OF AND AT NO COST TO THE OWNER. AFTER ANY WORK HAS BEEN COMPLETED WITHIN ANY OCCUPIED SPACES, THE CONTRACTOR SHALL CLEAN THE SPACE OF ALL CONSTRUCTION DUST, TOOLS, STAINS AND DEBRIS.

12. DO NOT ALTER, LOAD OR PENETRATE THE EXISTING STRUCTURE IN ANY MANNER.

13. REMOVE ALL CONSTRUCTION DEBRIS AS REQUIRED TO MAINTAIN A CLEAN ENVIRONMENT AND TO PREVENT THE POSSIBILITY OF ACCIDENT OR FIRE. COORDINATE REMOVAL WORK WITH BUILDING MANAGEMENT.

14. ANY AND ALL MATERIALS AND INSTALLATION METHODS USED IN THE MODIFICATION OF THE EXISTING ROOF SYSTEM SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EXISTING ROOF WARRANTY.

15. HEIGHTS OF ELECTRICAL, DATA, AND COMMUNICATION OUTLETS WHEN SURROUNDED BY OR ABUTTING MILLWORK SHALL BE CONFIRMED WITH THE ARCHITECT.

16. CONTACT ARCHITECT FOR CLARIFICATION IF EXISTING OUTLET HEIGHTS OR LOCATIONS DO NOT MATCH THAT INDICATED IN THE DRAWINGS.

17. REPLACE ALL EXISTING ELECTRICAL DEVICES AND COVER PLATES TO MATCH THOSE SPECIFIED. CONTACT THE ARCHITECT PRIOR TO PROCEEDING WITH REPLACEMENTS.

18. PROVIDE FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS AS REQUIRED BY CODE.

19. PROVIDE A FINAL PROFESSIONAL CLEANING OF THE ENTIRE SPACE AFTER CONSTRUCTION AND PUNCH LIST ITEMS ARE COMPLETE AND PRIOR TO TENANT OCCUPANCY.

20. CONTRACTOR TO SALVAGE AND STORE UNUSED MATERIALS ORDERED FOR PROJECT. PROVIDE UNUSED MATERIALS AS ATTIC STOCK AS REQUIRED BY TENANT OR BUILDING MANAGEMENT.

21. PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL ASSEMBLE ORIGINAL COPIES OF ALL NEW EQUIPMENT AND MATERIALS WARRANTIES AND OPERATIONS INFORMATION AND DELIVER TO THE TENANT OR BUILDING MANAGER (AS APPROPRIATE) IN A NEATLY INDEXED AND LABELED 3-RING BINDER.

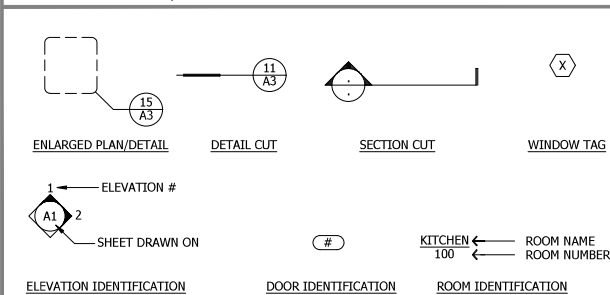
22. UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN INSTALL ALL MATERIAL/PRODUCTS FOR THIS PROJECT IN STRICT ACCORDANCE WITH THE MANUFACTURERS LATEST PUBLISHED SPECIFICATIONS/ RECOMMENDATIONS.

23. OWNER WILL SUBMIT FOR AND CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT. SECURE AND PAY FOR ALL OTHER PERMITS, FEES AND LICENSES AND INSPECTIONS NECESSARY FOR A PROPER COMPLETION OF ALL WORK ASSOCIATED WITHIN THESE CONSTRUCTION DRAWINGS.

24. PERFORM ALL WORK IN STRICT ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES/ORDINANCES.

25. USE THE EXISTING BUILDING IN A MANNER WHICH WILL NOT DEFACE OR DAMAGE THE EXISTING FACILITIES IN ANY FASHION. ALL DAMAGE BY CONTRACTOR SHALL BE REPAIRED/ REPLACED BY THE CONTRACTOR AT NO COST TO THE BUILDING'S OWNER. PROVIDE PROTECTIVE MATERIAL AS WARRANTED.

26. PATCH AND REPAIR PARTITIONS, FLOORS OR CEILINGS WHERE EXISTING FINISHES HAVE BEEN DISTURBED OR INTERRUPTED DUE TO REMOVAL OF EXISTING CONTIGUOUS PARTITIONS, DOORS, WINDOWS, CASEWORK OR MECHANICAL, ELECTRICAL OR PLUMBING FIXTURE OR DEVICE, TO PROVIDE A SMOOTH MONOLITHIC FINISH TO MATCH ADJACENT SURFACE. COORDINATE WITH ELECTRICAL, PLUMBING, AND MECHANICAL DRAWINGS.



DRAWING SYMBOLS

DRAWING INDEX

CS	COVER SHEET	A610	STOREFRONT DETAILS
A5100	ARCHITECTURAL SITE PLAN	A611	STOREFRONT DETAILS
G100	FIRST FLOOR LIFE SAFETY PLAN	A612	STOREFRONT DETAILS
G101	SECOND FLOOR LIFE SAFETY PLAN	A613	STOREFRONT DETAILS
G102	FIRST FLOOR LIFE SAFETY PLAN - FIRE CURTAINS DEPLOYED	A614	EXTERIOR DETAILS
G103	ASSEMBLIES SHEET	A615	METAL DOOR DETAILS
G104	ACCESSIBILITY SHEET	A620	ROOF DETAILS
D100	EXISTING/DEMO FIRST FLOOR PLAN	A621	ROOF DETAILS
D101	EXISTING/DEMO SECOND FLOOR PLAN	A622	EXTERIOR DETAILS
S-100	STRUCTURAL PLANS	G1	GENERAL // SCHEDULES
S-101	STRUCTURAL PLANS	P1	GENERAL // DRAWING INDEX
S-200	STRUCTURAL DETAILS	P2	LOADS // SCHEDULES
S-201	STRUCTURAL DETAILS	P3	SANITARY PLANS
S-202	STRUCTURAL NOTES	P4	WATER SUPPLY PLANS // ROOF PLAN
S-203	STRUCTURAL NOTES	P5	RISER DIAGRAM
A100	FIRST FLOOR NEW WORK PLAN	M1	GENERAL
A101	SECOND FLOOR NEW WORK PLAN	M2	SCHEDULES
A102	ROOF NEW WORK PLAN	M3	HVAC PLAN
A150	FIRST FLOOR EQUIPMENT PLAN	M4	SPECIFICATION
A151	SECOND FLOOR EQUIPMENT PLAN	E1	GENERAL
A152	ENLARGED STAIR PLANS	E2	POWER PLAN
A200	DOOR SCHEDULE & DETAILS	E3	LIGHTING PLAN
A300	EXTERIOR ELEVATIONS	E4	PANELBOARDS
A301	EXTERIOR ELEVATIONS	E5	SPECIFICATIONS
A400	BUILDING SECTION		
A401	BUILDING SECTION		
A402	WALL SECTIONS		
A403	WALL SECTIONS		
A404	WALL SECTION		
A405	WALL SECTION		
A406	STAIR/RAMP SECTIONS		
A500	INTERIOR DETAILS		
A501	INTERIOR DETAILS		
A600	EXTERIOR DETAILS		

DRAWING INDEX

OWNER

SEARED STEAKHOUSE
208 SOUTH ST
FARMVILLE VIRGINIA 23901

MEP ENGINEER

PERMITZIP
1212 WESTOVER HILLS BLVD
RICHMOND VIRGINIA 23225
833-896-9335

ARCHITECT

DESIGN PHYSICS, LLC
4940 OLD MAIN STREET UNIT 101
HENRICO VIRGINIA 23231
804-598-9216

DIRECTORY

BUILDING NARRATIVE

RESTAURANT TENANT UPFIT & ADDITION. THE UPFIT WILL COVER THE TWO FLOORS OF THE EXISTING BUILDING AND A SINGLE STORY ADDITION WILL BE ADDED. EXISTING BUILDING IS III-B CONSTRUCTION, ADDITION WILL BE V-B CONSTRUCTION. SEPARATION WILL BE PROVIDED BY 2 HOUR FIRE CURTAINS. BUILDING USE GROUP WILL CHANGE TO A-2. NEW METAL EXTERIOR EGRESS STAIR WILL REPLACE EXISTING WOODEN STAIR

GENERAL BUILDING DATA

ADDRESS:	208 SOUTH STREET FARMVILLE, VIRGINIA 23901
CODES:	2021 VIRGINIA EXISTING BUILDING CODE (IBC) 2021 VIRGINIA CONSTRUCTION CODE (IBC) 2017 ICC/ANSI A117.1 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRIC CODE, NFPA 70
USE GROUP:	A-2 ASSEMBLY (RESTAURANT)
CONSTRUCTION TYPE:	EXISTING III-B ADDITION V-B
AREA:	4,148 SF
SPRINKLERED:	NO
BUILDING HEIGHT:	2 STORY BUILDING (EXISTING NO CHANGE) 1 STORY ADDITION

INTERIOR FINISHES (CHAPTER 8)

SMOKE DEVELOPMENT (803.1)	CLASS C SMOKE DEVELOPMENT 0-450
FLAME SPREAD (TABLE 803.13)	CLASS C FLAME SPREAD 76-200

FIRE PROTECTION AND LIFE SAFETY SYSTEMS (CHAPTER 9)

AUTOMATIC SPRINKLER SYSTE (903)	NO - NOT REQUIRED
PORTABLE FIRE EXTINGUISHERS (906)	YES PER NFPA 10
FIRE ALARM (907.2.2)	REQUIRED TO ACTIVATE FIRE CURTAINS

OCCUPANT LOAD

FIRST FLOOR 70 OCCUPANTS, SEE G100 FOR OCCUPANT BREAKDOWN
SECOND FLOOR 68 OCCUPANTS, SEE G101 FOR OCCUPANT BREAKDOWN

1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
OCCUPANCY B - MAX OCCUPANTS 50, MAX COMMON PATH OF TRAVEL 75'

TABLE 1006.3.3(2) - NUMBER OF EXITS REQUIRED: 2 PROVIDED: 3

1008.2.1 MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11LUX) AT THE WALKING SURFACE.

ACCESSIBILITY REQUIREMENTS (CHAPTER 11, ADAAG, OTHER)

THE DESIGN COMPLIES WITH THE FOLLOWING PROVISIONS AS APPLICABLE:
VIRGINIA CONSTRUCTION CODE, CHAPTER 11
ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG) AS AMENDED THROUGH SEPTEMBER 2002

1110.2 TOILET AND BATHING FACILITIES
EXCEPTION 3 - WHERE MULTIPLE SINGLE-USER TOILET ROOMS OR BATHING ROOMS ARE CLUSTERED AT A SINGLE LOCATION, AT LEAST 50 PERCENT BUT NOT LESS THAN ONE ROOM FOR EACH USE AT EACH CLUSTER SHALL BE ACCESSIBLE.

INTERIOR ENVIRONMENT (CHAPTER 12)

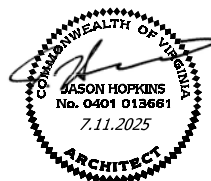
OCCUPIED ROOMS: NATURAL VENTILATION PROVIDED PER 1203.5 THROUGH FRESH AIR INTAKE OF MECHANICAL SYSTEMS.

TOILET & BATHROOMS: MECHANICAL VENTILATION PROVIDED PER 1203.5.2.1 AND EXHAUSTED TO THE EXTERIOR
ARTIFICIAL LIGHT: PROVIDED PER 1204.3

FIXTURE COUNT:

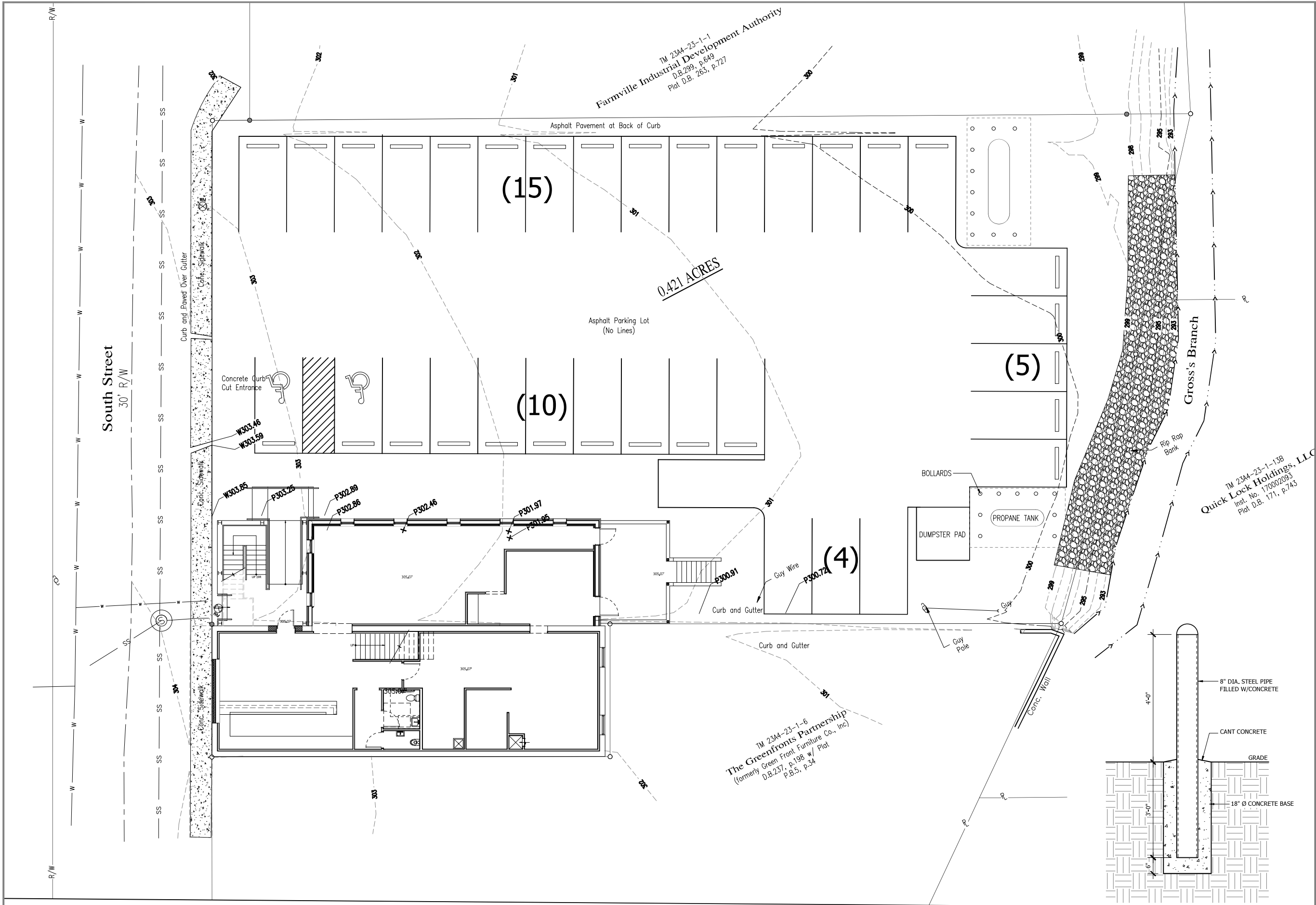
MINIMUM NUMBER OF REQUIRED PLUMBING FACILITIES TABLE P403.1

CLASSIFICATION	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAIN	OTHER
ASSEMBLY (128)	M - 1 PER 75 F - 1 PER 75	1 PER 200	1 PER 500	1 SERVICE SINK
MALE: FEMALE:	64 OCC/125 = 0.51 64 OCC/125 = 0.51	128 OCC/200 = 0.64	128 OCC/500 = 0.25	
COMMERCIAL KITCHEN (8)	1 PER 50	1 PER 50	1 PER 100	1 SERVICE SINK
MALE: FEMALE:	4 OCC/50 = 0.08 4 OCC/50 = 0.08	4 OCC/50 = 0.08	4 OCC/100 = 0.04	
STORAGE/ MECHANICAL (2)	1 PER 500	1 PER 750	1 PER 1,000	1 SERVICE SINK
MALE: FEMALE:	1 OCC/500 = 0.002 1 OCC/500 = 0.002	2 OCC/750 = 0.002	2 OCC/1000 = 0.002	
TOTAL MALE: FEMALE: UNISEX:	0.592 0.592 1.184 = 2 W.C.	.72 = 1 LAV	0.29 = 1	1 SERVICE SINK
PROVIDED UNISEX:	4 W.C.	4 LAVS	410.4 - NOT REQUIRED IN RESTAURANT	1 SERVICE SINK



PERMIT SUBMISSION: 7.11.2025

GENERAL NOTES



ARCHITECTURAL SITE PLAN

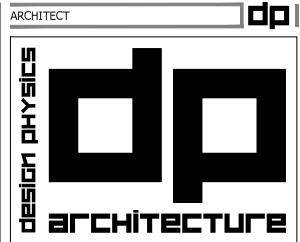
SCALE: 1/8" = 1'-0"

1
AS100

BOLLARD DETAIL

SCALE: 3/4" = 1'-0"

2
AS100



4940 OLD MAIN STREET
HENRICO, VIRGINIA 23231
PH: 804-598-9216
FX: 703-935-1432

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CONSULTANT

SEAL



PROJECT

SEARED STEAKHOUSE

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT SUBMISSION	7.11.2025

DRAWING TITLE

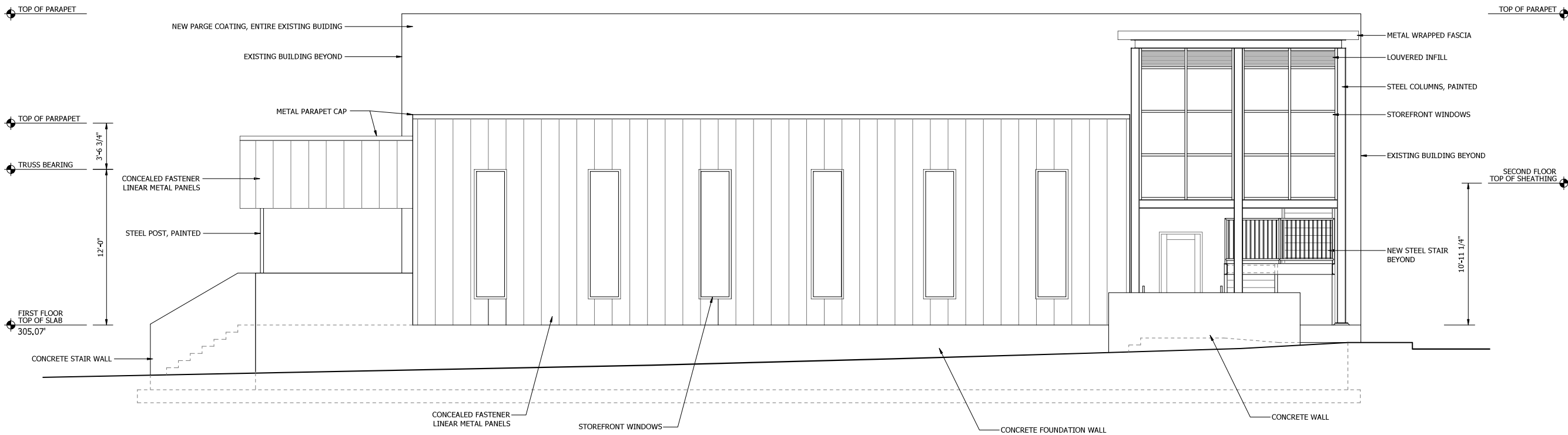
ARCH. SITE PLAN

DRAWING INFORMATION

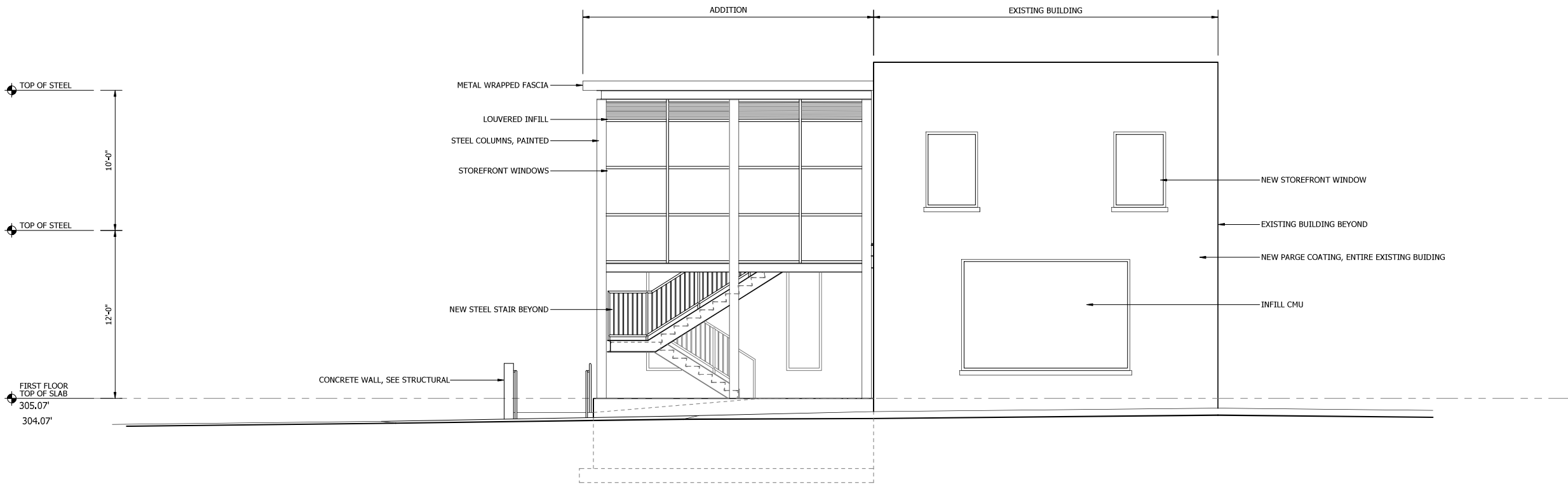
DATE	7.11.2025
DRAWN BY	JMH
PROJECT NUMBER	2024-445

AS100

DRAWING NUMBER



EXTERIOR ELEVATIONS 1
SCALE: 1/4" = 1'-0" A300



EXTERIOR ELEVATIONS 2
SCALE: 1/4" = 1'-0" A300



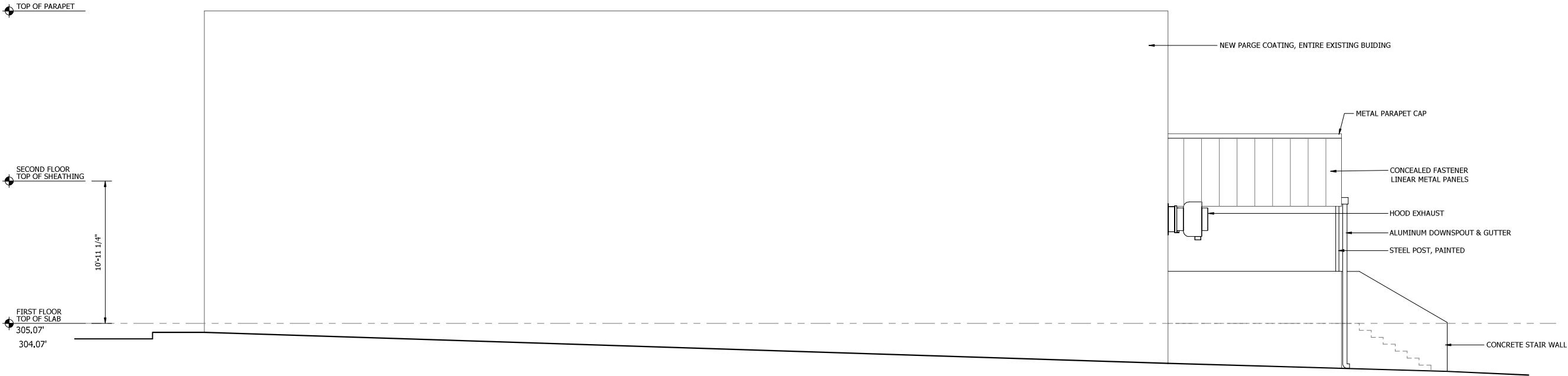
SEARED STEAKHOUSE

NO.	DESCRIPTION	DATE
1	PERMIT SUBMISSION	7.11.2025

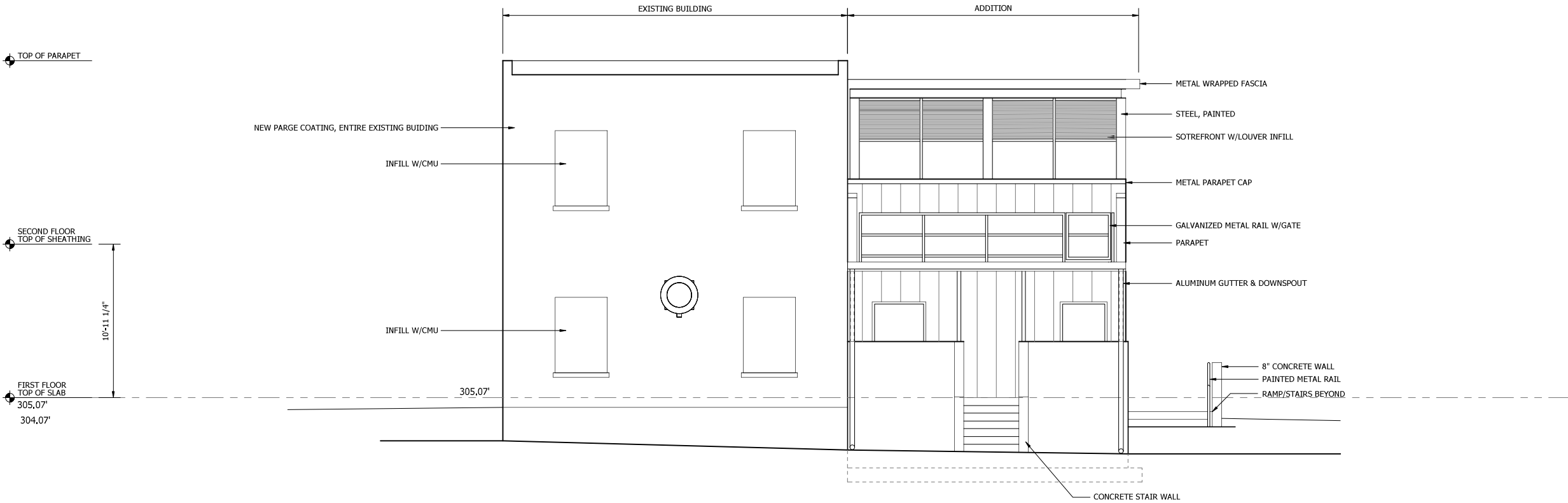
EXTERIOR ELEVATIONS

DATE	7.11.2025
DRAWN BY	JMH
PROJECT NUMBER	2024-445

A300



EXTERIOR ELEVATIONS 1
SCALE: 1/4" = 1'-0" A301



EXTERIOR ELEVATIONS 2
SCALE: 1/4" = 1'-0" A301



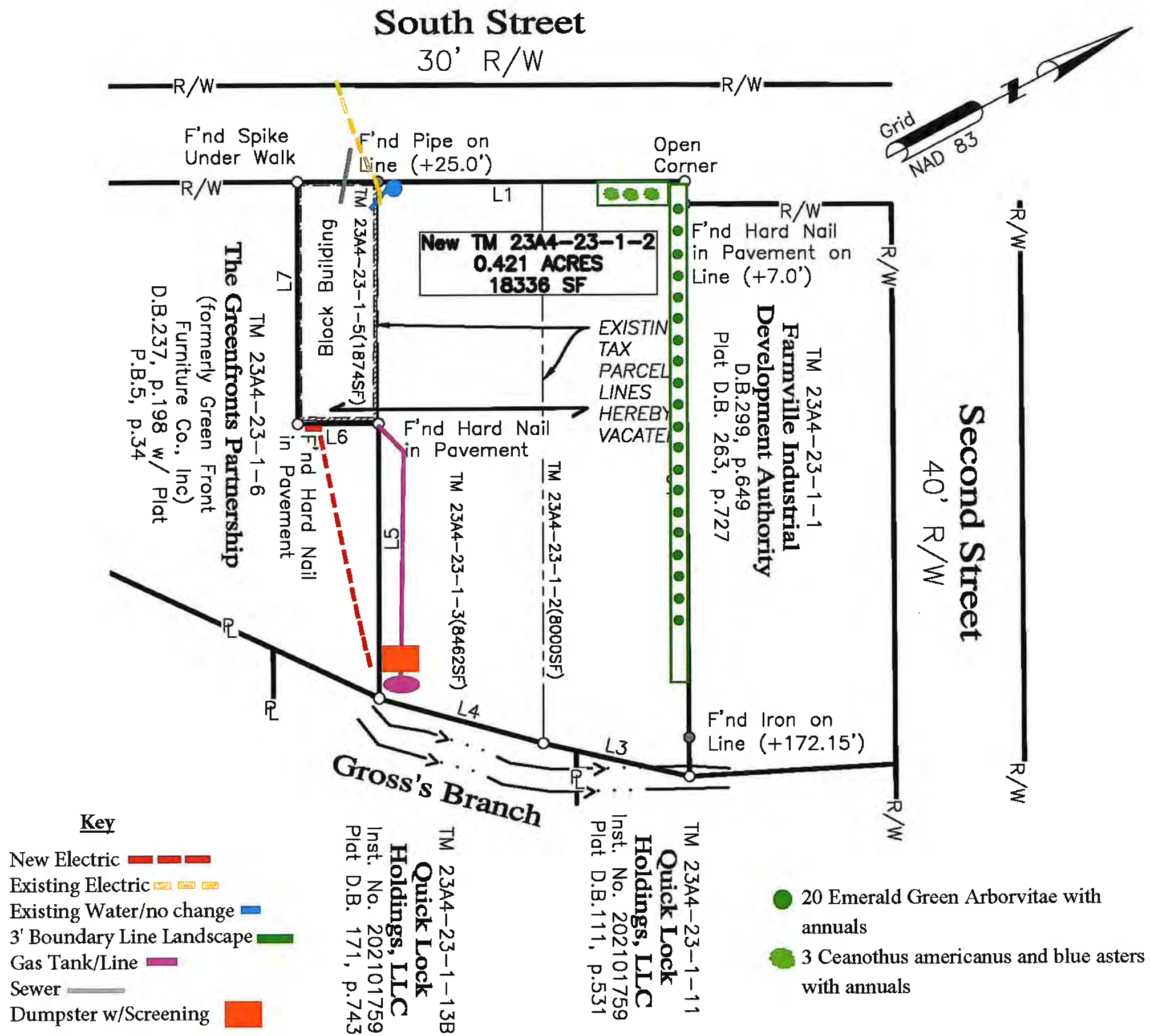
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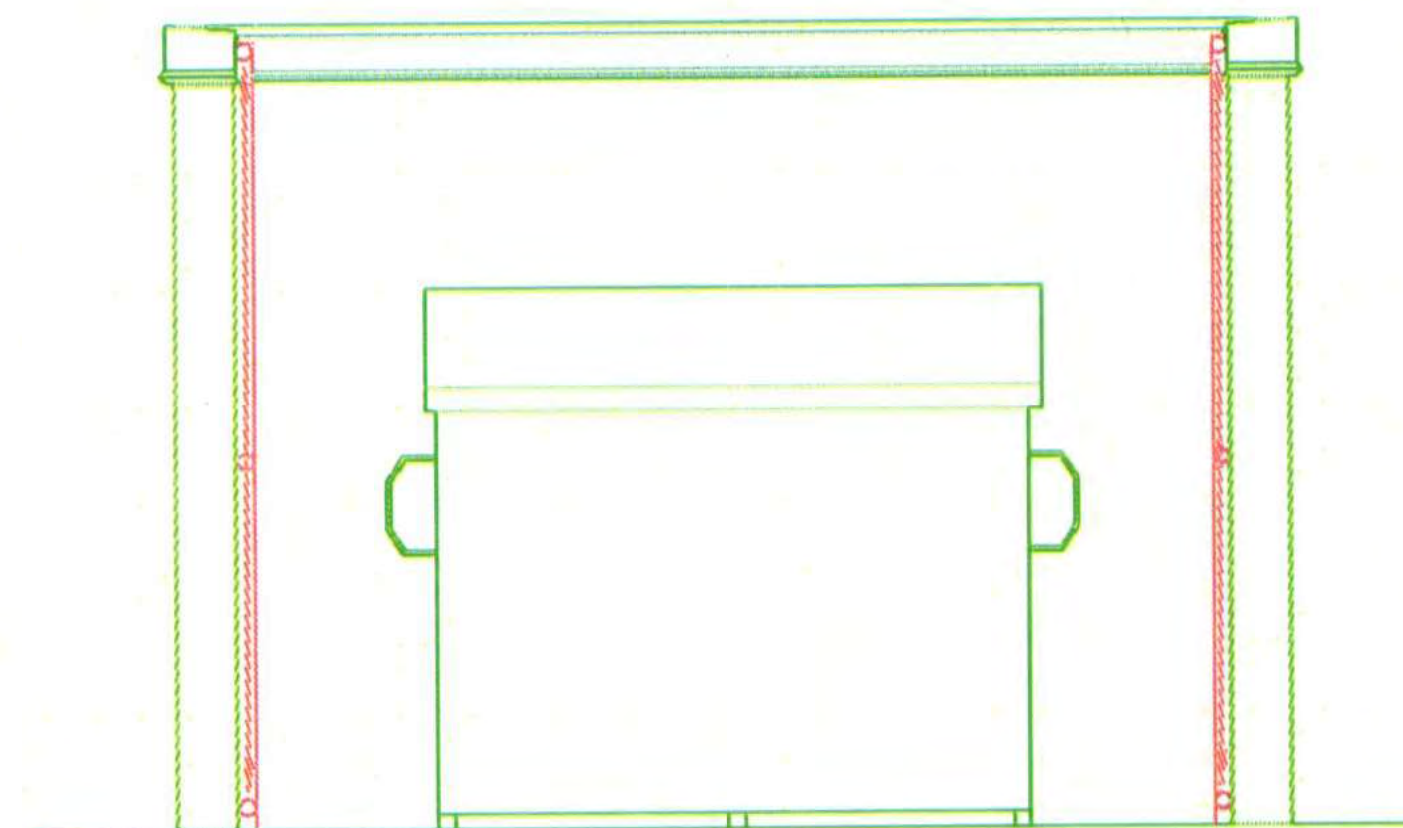
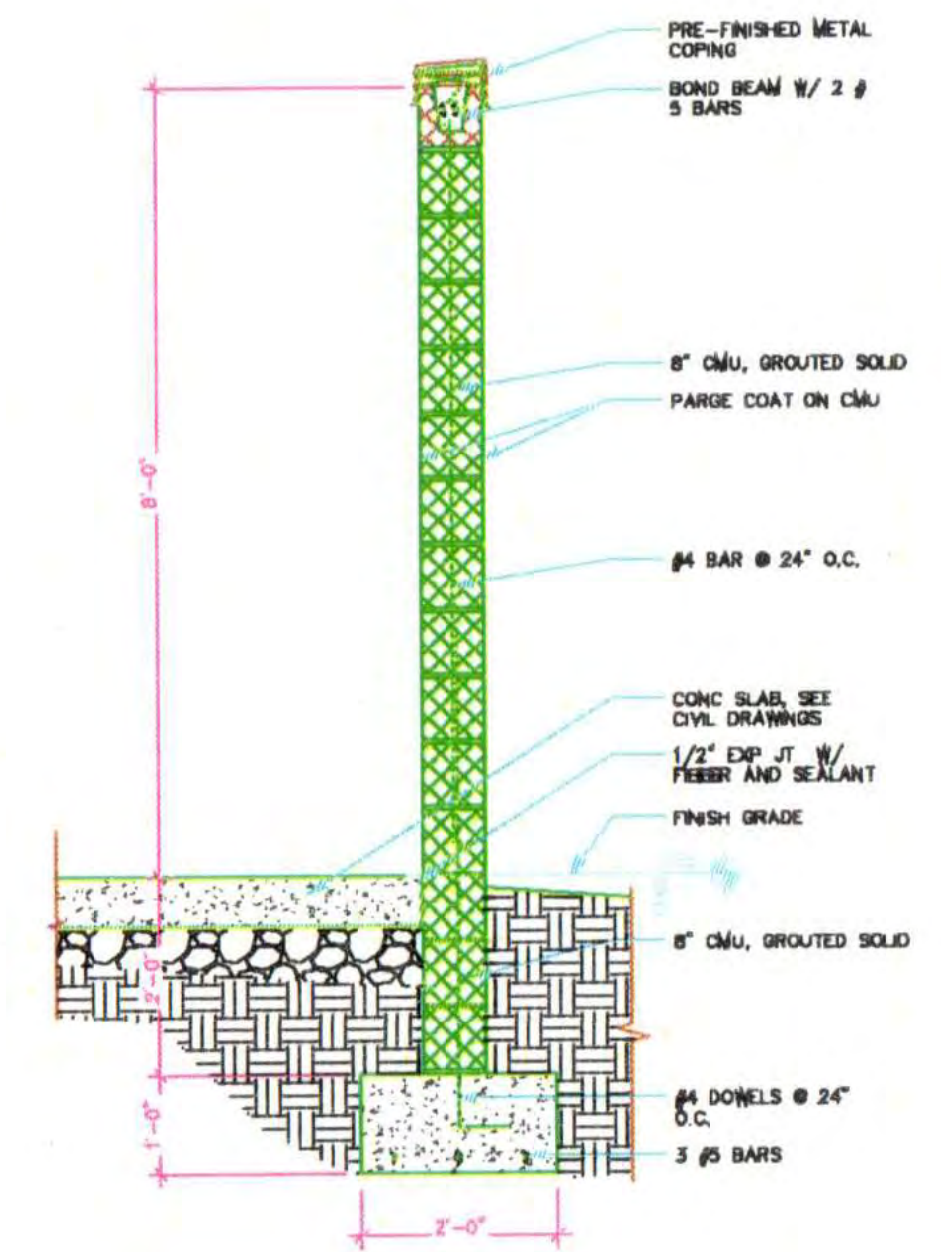
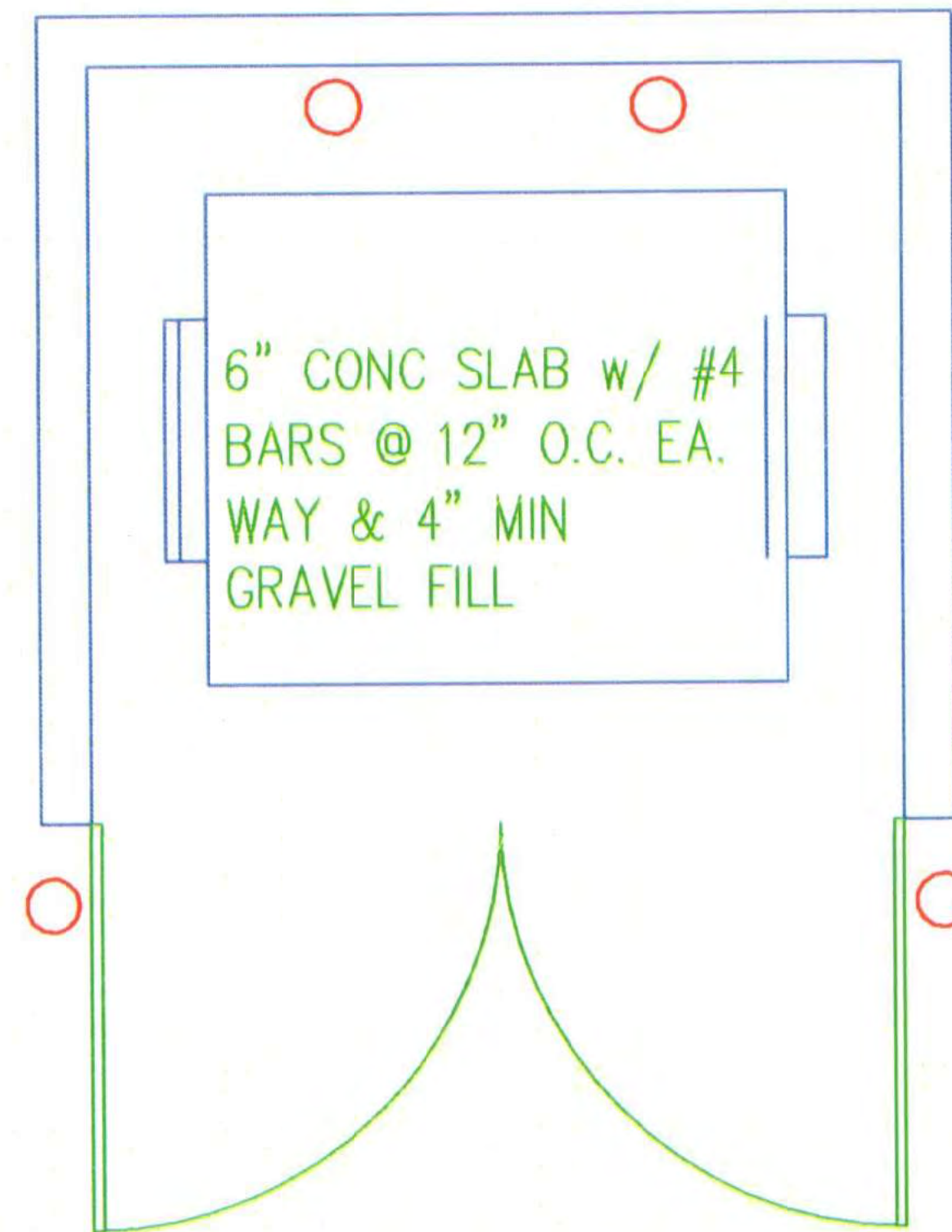
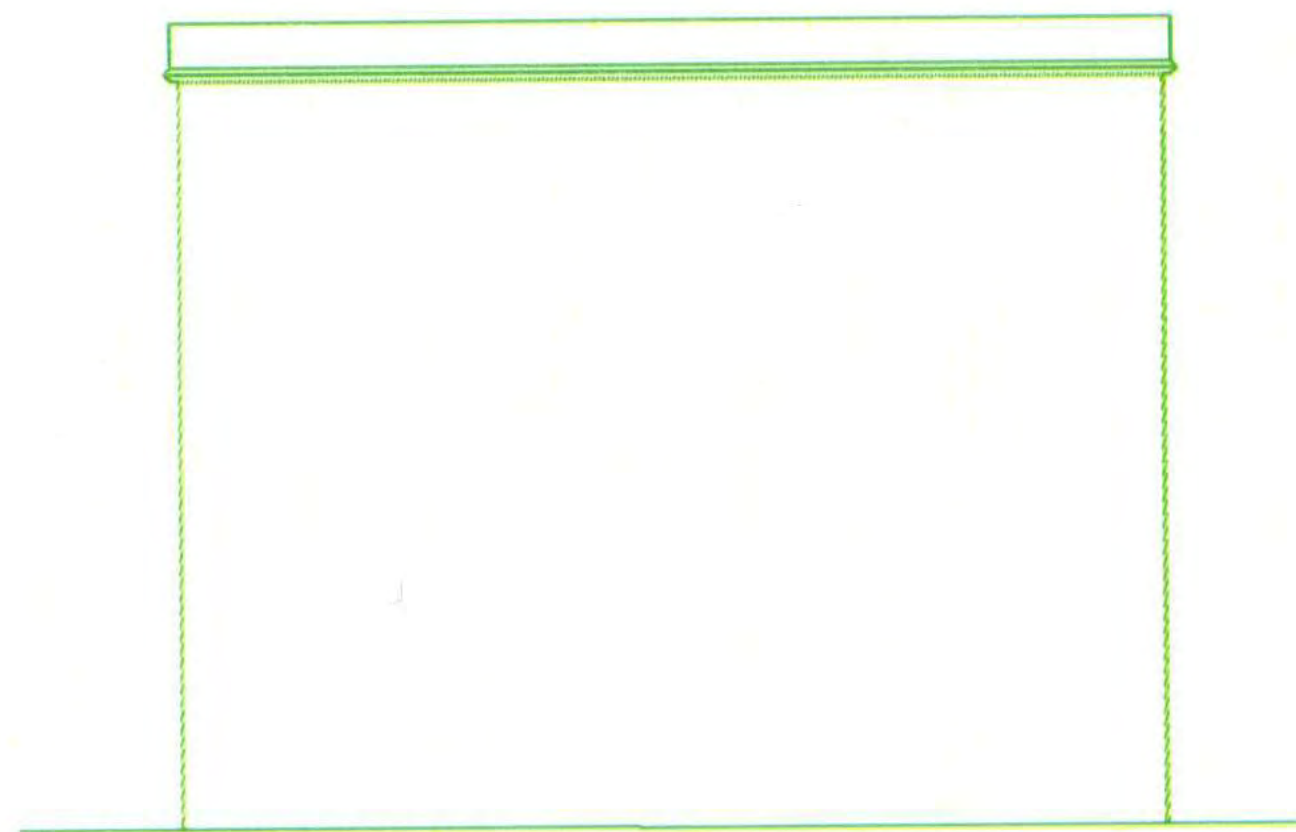
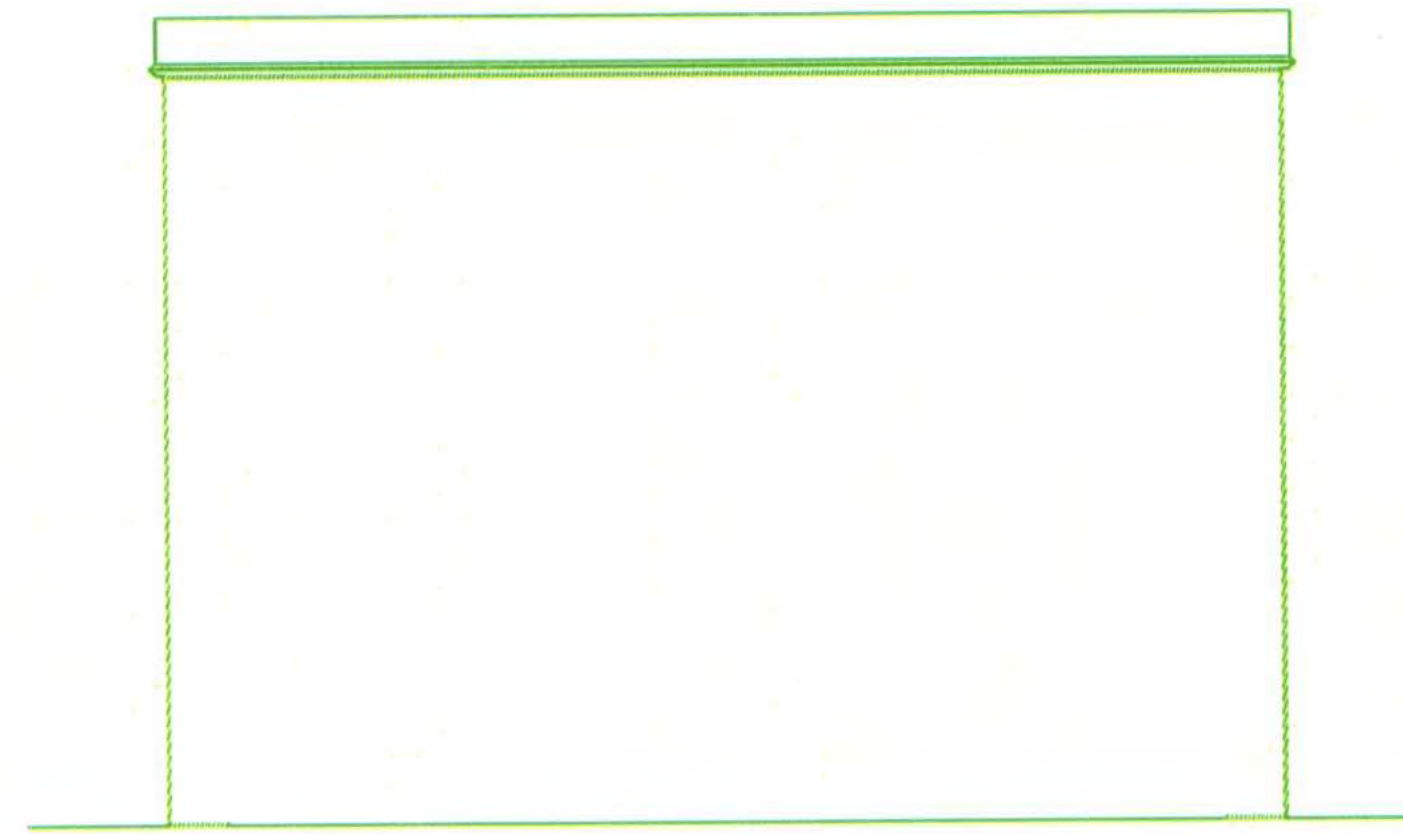
NO.	DESCRIPTION	DATE
1	PERMIT SUBMISSION	7.11.2025

EXTERIOR ELEVATIONS

DATE	7.11.2025
DRAWN BY	JMH
PROJECT NUMBER	2024-445

A301







MEETING DATE: Wednesday, September 17, 2025 (Planning Commission)

ITEM NO. 7

REQUEST: POD25-003- The request is to expand the existing two-story structure from 3,256 square feet by adding a one-story, 1,084 square foot addition, and a 301 square foot steel frame structure to house new steps.

BACKGROUND: Written staff report and other supporting materials and verbal report by Ashley Atkins-Austin, Director of Community Development.

RECOMMENDATION: That the Planning Commission Approves POD25-003.

MOTION: _____

SECONDED: _____

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



Identification and Location Information

Applicant	Zach Johnson with Hurt & Proffitt
Property Owner	Southside Hospital
Location	800 Oak Street, Tax Map # 0023A03(01)05-001
Ward	B
Acreage	656,487.40 sf, 15.071 acre
Zoning	B-2 Transitional Commercial
Density	N/A
Future Land Use Recommendation	Mixed Use Commercial
Overlays	Floodplain overlay district and Enterprise Zone
Adjacent Zoning	B-2 Transitional Commercial to left, right, and across West Third Street. R-3 High Density Residential across Oak Street. R-1 Low Density Residential to the rear of the property.
Adjacent Uses	Office, general across West Third Street. Office, general and single family dwellings across Oak Street. Office, general and multi-family dwellings adjacent to site along Oak Street. Wilck's Lake and public walking trails adjacent to the site along West Third Street. Single family dwellings to the rear of the property.
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 relocate the helipad from its existing location to a new location within the site.

The property is Enterprise Zone and the 100-year flood zone, also known as the Special Flood Hazard Area (SFHA). The proposed site of the relocated helipad is not within the SFHA.

Zoning Ordinance Considerations

Authority

Site plans are required for all new structures, all renovated structures, and all additions to existing structures, with exceptions listed in Sec. 29-13 (e) of the zoning ordinance. Site plans are required to be reviewed by the Planning Commission pursuant to Town Code Section 29-13.e.4.e. Please note that this does not go to the Town Council. Once this is approved by the Planning Commission, any remaining items to be addressed will be handled administratively prior to signature sets being authorized.

Review and comments

The primary use of the property is hospital; a helipad is an accessory use. The relocation of the helipad does not change the primary use of the property.

There are no additional standards for this use listed in Section 29-35.



The existing vehicular entrance/exit is adequate for a commercial entrance from a local street. Adequate provision for traffic circulation and control within the site.

The changes to existing parking will not affect the sites compliance with the required number of parking spaces for the hospital use.

The site plan will be forwarded to the Department of Public Works for review of erosion and sediment control. Staff will contact Prince Edward County for an opinion on stormwater needs.

No new landscaping is planned with the relocation.

Comprehensive Plan Considerations

Land Use – Existing Conditions – B-2 Business (Transitional Commercial) - The B-2 district intended to be a transitional zone between downtown commercial areas, general commercial areas and residential neighborhoods. This is an appropriate place for higher density residential uses such as apartments and townhomes, but also makes room for light commercial uses such as offices, financial services, boutique retail, and other service uses that can serve neighborhood residents while fitting in with the character of nearby neighborhoods.

Land Use – Future Conditions – Mixed Use Commercial - The Mixed Use Commercial category is intended to be a transitional zone between downtown commercial areas and residential neighborhoods. This is an appropriate place for higher density residential uses, such as apartments and townhomes, and also provides opportunity for light commercial uses such as offices, financial services, boutique retail, and other service uses that can serve neighborhood residents while fitting in with the character of nearby neighborhoods. Restaurants and other high volume or highly-active businesses may not be appropriate for these areas. Commercial and residential uses may be located in adjacent separate structures or in single structures that include both use types in a coordinated building plan. Commercial uses should occupy ground floors, street corners, or other logical spaces with exclusive entrances and parking. While uses transition between residential and commercial, building design should likewise transition between typical residential design and the appearance of Farmville’s historic downtown.

Utilities

No changes to existing utilities are anticipated with the relocation of the helipad.

Transportation/ Streets

No improvements are required to existing public streets, and no new streets are proposed.

Environmental

The site is located in the floodplain within the 100-year flood zone. Emissions (dust, heat, noise, light, vibrations, etc.) will be consistent with what already exists with the current helipad location.



Findings and Recommendations

Staff's Findings

- The application appears to meet the standards of review for site plans set forth in Section 29-13.e of the Town Zoning Ordinance.
- The application is substantially consistent with the Future Land Use Map and Mixed use Commercial District.
- There are no significant impacts to the capacities of the utility or transportation systems.
- There are no added environmental impacts to the site or adjacent properties.

Staff's Recommendations

The Staff recommends **approval** of POD25-004, a site plan for the relocation of the helipad at Southside Community Hospital.

- No staff recommended conditions at this time.

Attachments

1. Vicinity and aerial maps
2. Submitted plan set



HURT&PROFFITT	
SHEET NO. G-001	REV. ----

JUL 30, 2023 - 3:10pm: \\VAN1001\Projects\2023\24-1480\Drawings\CAD\0224-1480_COVER.dwg
THIS SHEET IS INTENDED TO BE REPRODUCED AT 24X36. REPRODUCTION OF THIS SHEET AT A DIFFERENT SIZE THAN INTENDED SHALL VOID THE SCALE SHOWN ON THE SHEET.

DEMOLITION NOTES:

- NO LAND DISTURBING ACTIVITY SHALL OCCUR PRIOR TO OBTAINING A LAND DISTURBANCE PERMIT FROM THE LOCAL AUTHORITY.
- ALL EXCESS CONSTRUCTION DEBRIS AND UNSUITABLE MATERIAL TO BE DISPOSED OF BY CONTRACTOR IN A MANNER ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. NO BURNING IS ALLOWED ON-SITE.
- CONTRACTOR RESPONSIBLE FOR COORDINATION WITH ALL APPLICABLE UTILITY COMPANIES & OWNER AS NECESSARY DURING CONSTRUCTION AND DURING RELOCATION OF EXISTING UTILITIES.
- CONTRACTOR TO NOTIFY ENGINEER AND APPLICABLE UTILITY SERVICE PROVIDER OF ANY CONFLICTS WITH UNDERGROUND UTILITIES.
- CONTRACTOR TO SUPPLY THE TOWN OF FARMVILLE WITH THE NAME AND CERTIFICATION NUMBER OF THE RESPONSIBLE LAND DISTURBER AND POST THE LAND DISTURBANCE BOND AT THE AMOUNT SET BY THE TOWN OF FARMVILLE WHEN OBTAINING THE LAND DISTURBANCE PERMIT.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, AND FEES AT HIS EXPENSE FOR THIS PROJECT THAT HAVE NOT BEEN OBTAINED BY OWNER. CONTRACTOR SHALL COORDINATE WITH OWNER.
- DEMOLITION CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO OWNER AND CIVIL ENGINEER PRIOR TO SUBMISSION OF BIDS.
- ALL PORTIONS OF WORK SHALL BE DONE IN ACCORDANCE WITH ALL CITY, STATE, AND NATIONAL CODES (ORDINANCES, AND STANDARDS).
- CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
- DEMOLITION CONTRACTOR TO ACQUIRE ALL NECESSARY PERMITS TO COMPLETE DEMOLITION. VERIFY WITH THE TOWN OF FARMVILLE BUILDING DEPARTMENT, ZONING, RIGHT OF WAY, AND ALL OTHER GOVERNING AUTHORITIES.
- ALL PLUMBING, SANITARY, GAS, CABLE TV, ELECTRICAL, AND TELEPHONE LINES SERVICING THIS SITE THAT ARE SCHEDULED TO BE DEMOLISHED SHALL CAPPED IN ACCORDANCE WITH TOWN OF FARMVILLE, STATE AND NATIONAL CODES.
- DEMOLITION CONTRACTOR TO NOTIFY UTILITY NOTIFICATION CENTER NO LESS THAN 48 HOURS OR MORE THAN (5) WORKING DAYS PRIOR TO DEMOLITION OF EXISTING UTILITIES AS REQUIRED BY LOCAL UTILITIES. CONTRACTOR TO VERIFY.
- DEMOLITION CONTRACTOR TO PROVIDE ALL BARRICADES, SCAFFOLDING, AND OTHER MEANS OF PROTECTION REQUIRED TO COMPLY WITH ALL NATIONAL LAWS, STATE LAWS, AND TOWN OF FARMVILLE ORDINANCES TO SAFE GUARD PERSONS. ANY FILL MATERIAL REQUIRED SHALL BE CLEAN, NO CONCRETE RUBBLE ETC. WILL BE ACCEPTED.
- TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION AND CONSTRUCTION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL AUTHORITY/VDOT STANDARDS.
- CONTRACTOR SHALL SAWCUT PAVEMENT AS SHOWN AND WHERE PROPOSED PAVEMENT, SIDEWALK AND CURB ADJACENT EXISTING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY EXISTING SITE IMPROVEMENTS, NOT SPECIFICALLY PLANNED FOR DEMOLITION, DAMAGED DUE TO DEMOLITION OR CONSTRUCTION ACTIVITY.
- CONTRACTOR TO SUPPLY ALL TRAFFIC CONTROL MEASURES INCLUDING LANE AND SIDEWALK CLOSURES FOR THE DURATION OF THE PROJECT. TRAFFIC CONTROL PLAN TO BE SUBMITTED TO THE TOWN OF FARMVILLE FOR APPROVAL (IF APPLICABLE).
-

EROSION CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PER THE STANDARDS AND SPECIFICATIONS OF THE MOST RECENT VERSION OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES FOR THE DURATION OF THE PROJECT. ALL EROSION CONTROL DEVICES SHALL BE CHECKED DAILY TO ENSURE THAT ALL ARE PROPERLY IN PLACE AND FUNCTIONING AS PLANNED. ALL FAILING E&S MEASURES WILL BE FIXED, CORRECTED OR REPLACED IMMEDIATELY, AND WITHIN 24 HOURS FOLLOWING ANY RUNOFF PRODUCING STORM EVENT.
- ALL DISTURBED AREAS NOT RECEIVING OTHER PROPOSED IMPROVEMENTS TO RECEIVE TEMPORARY SEEDING, PERMANENT SEEDING AND MULCH. ALL SLOPES OF 2:1 OR GREATER MUST RECEIVE BLANKET AND MATTING IN ADDITION TO SEEDING AND MULCHING PRACTICES AS STATED IN THE MOST RECENT VERSION OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.
- SEE GRADING NOTE #4 ON THIS SHEET FOR FILL COMPACTION REQUIREMENTS.
- CONTRACTOR TO TEMPORARY SEED & MULCH DIVERSIONS IMMEDIATELY FOLLOWING CONSTRUCTION.
- CONTRACTOR TO BE RESPONSIBLE FOR REROUTING ALL TEMPORARY DIVERSIONS AND SILT FENCE AS NECESSARY DURING CONSTRUCTION TO MAINTAIN PROPER DRAINAGE OF DISTURBED AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL ADDITIONAL E&S MEASURES OR MAINTENANCE REQUESTS OR REROUTING, OR RELOCATING, E&S MEASURES AS DEEMED NECESSARY BY THE LOCAL AUTHORITY OR LATEST EDITION OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.
- ALL FILL AREAS TO BE STRIPPED OF UNSUITABLE MATERIAL BEFORE PLACING AND COMPACTING FILL MATERIAL.
- CONTRACTOR SHALL CONTACT ENGINEER IF ADDITIONAL CONSTRUCTION ENTRANCE MEASURES ARE NEEDED TO PREVENT THE TRACKING OF MUD, DIRT, OR DEBRIS ONTO ANY PAVED SURFACES INSIDE OR OUTSIDE OF THE PROPOSED CONSTRUCTION LIMITS.
- UPON COMMENCEMENT OF DEMOLITION ACTIVITIES THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SUPPLYING THE NECESSARY SAMPLES AND RESULTS TO DETERMINE FERTILIZER AND NUTRIENT APPLICATION FOR THE ESTABLISHMENT OF GRASS IN THE SITE.

E&S MAINTENANCE AND INSPECTION NOTES

SECTION C-PCM-04 - SILT FENCE

MAINTENANCE

- INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. MAKE ANY REPAIRS IMMEDIATELY.
- PAY CLOSE ATTENTION TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING. THIS IS COMMONLY A SIGN THE FENCE HAS EITHER BEEN IMPROPERLY INSTALLED OR IS PLACED IN A LESS THAN OPTIMAL LOCATION. IF THE FENCE CANNOT BE RELOCATED, THEN MORE FREQUENT INSPECTIONS WILL BE WARRANTED.
- REPLACE THE FABRIC PROMPTLY IF THE FABRIC ON A SILT FENCE DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY.
- REMOVE TRASH, FLOATABLES, AND LARGE SEDIMENT DEPOSITS AFTER EACH STORM EVENT AND WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- DRESS TO CONFORM TO EXISTING GRADE, PREPARE, AND SEED ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED.
- WHERE SILT FENCE OR ANY OF ITS DERIVATIVES HAVE FAILED BECAUSE OF CONCENTRATED RUNOFF, A ROCK FILTER OUTLET (SPECIFICATION BMP C-SCM-08) MUST BE PLACED AT THE LOCATION. DO NOT REINSTALL USING THE COMPROMISED PRACTICE.

SECTION C-SCM-03 - TEMPORARY STONE CONSTRUCTION ENTRANCE

MAINTENANCE

- INSPECT THE CONSTRUCTION ENTRANCE WEEKLY AND IMMEDIATELY AFTER EACH RAINFALL.
- MAINTAIN THE ENTRANCE TO PREVENT TRACKING OR FLOW OF DIRT, MUD, OR SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, INCLUDING PERIODIC TOP DRESSING WITH ADDITIONAL STONE AND REPAIR OR CLEANOUT OF STRUCTURES THAT TRAP SEDIMENT OR BOTH. MAINTAIN A STOCKPILE OF ROCK AT THE SITE FOR TOP DRESSING PURPOSES.
- MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE STONE AND COMPROMISE THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE. WHEN THIS OCCURS, TOP DRESS THE PAD WITH NEW STONE. COMPLETE STONE REPLACEMENT IS NECESSARY WHEN THE PAD BECOMES WHOLLY CLOGGED WITH SEDIMENT AND THE TOP DRESSING IS NO LONGER EFFECTIVE AT REMOVING ACCUMULATED SEDIMENT FROM TIRES.
- IMMEDIATELY REMOVE ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR STORM DRAINS. DO NOT USE WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS UNDER ANY CIRCUMSTANCES.
- IMMEDIATELY REMOVE STONES FROM THE ADJOINING ROADWAY THAT CONSTRUCTION TRAFFIC DISLODGED FROM THE ENTRANCE.
- MAINTAIN THE AREA UNDER THE WASH RACK FREE OF ACCUMULATED SEDIMENT. REPAIR OR REPLACE THE WASH RACK IF IT BECOMES DAMAGED.

SECTION C-SCM-04 - INLET PROTECTION

MAINTENANCE

- ROUTINE INSPECTION AND MAINTENANCE ARE CRITICAL TO ENSURING THE ADEQUATE PERFORMANCE OF INLET PROTECTION. INCLUDE THE FOLLOWING ACTIVITIES AS PART OF ANY MAINTENANCE PROGRAM:
 - INSPECT ALL INLET PROTECTION DEVICES AT LEAST TWICE WEEKLY (72 HOURS OR MORE BETWEEN EACH INSPECTION) AND AFTER EVERY SIGNIFICANT RAINFALL EVENT (0.25 INCH OR MORE).
 - DURING EXTENDED RAINFALL EVENTS, INSPECT INLET PROTECTION DEVICES AT LEAST ONCE EVERY 24 HOURS.
 - REPLACE CLOGGED AGGREGATE OR FILTER FABRIC IMMEDIATELY.
 - LOOK FOR DAMAGE OR TEARS TO FABRIC CAUSED BY LARGE FLOWS.
 - INSPECT DOWNSTREAM INLETS, PIPES, AND OTHER INFRASTRUCTURE AFTER SEVERE STORMS TO CHECK FOR BYPASSED MATERIAL.
 - REMOVE SEDIMENT FROM TEMPORARY INLET PROTECTION METHODS WHEN SEDIMENT REACHES DEPTHS OF 2 OR 3 INCHES. MORE FREQUENT SEDIMENT REMOVAL IS REQUIRED FROM PAVED AREAS SUCH AS STREETS OR PARKING LOTS.
 - REMOVE ALL INLET PROTECTION DEVICES WITHIN 30 DAYS AFTER THE SITE IS STABILIZED, OR WHEN THE INLET PROTECTION IS NO LONGER NEEDED.
 - BRING THE DISTURBED AREA TO FINAL GRADE AND APPROPRIATELY STABILIZE ALL BARE AREAS AROUND THE INLET WITH VEGETATION.
 - CLEAN STORM DRAINAGE SYSTEM OF SEDIMENT AND DEBRIS BEFORE FINAL INSPECTION.
 - IN KARST AREAS, INSPECT EXCAVATED DROP INLET SEDIMENT TRAPS REGULARLY AND AFTER EACH PRECIPITATION EVENT FOR SUBSIDENCE. SUBSIDENCE IS A CRITERION OF FAILURE. AS SUCH, MITIGATE SUBSIDENCE IMMEDIATELY USING THE APPROPRIATE ENGINEERING PRACTICE.

SECTION C-SSM-05 - SOIL STABILIZATION BLANKETS AND MATTING

MAINTENANCE

- INSPECT ALL SOIL STABILIZATION BLANKETS AND MATTING PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS, TO CHECK FOR EROSION AND UNDERMINING. REPAIR ANY DISLOCATION OR FAILURE IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR CHANNEL. CONTINUE TO MONITOR THESE AREAS UNTIL THEY BECOME PERMANENTLY STABILIZED; AT THAT TIME, AN ANNUAL INSPECTION IS ADEQUATE.

SECTION C-SSM-09 - TEMPORARY SEEDING

MAINTENANCE

- INSPECT SEEDED AREAS EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 0.5 INCH OR MORE OF PRECIPITATION. RESEED ANY BARE AREAS > 500 SQUARE FEET.
- COVER SEEDED AREA WITH STRAW OR MULCH TO MODERATE SOIL MOISTURE AND TEMPERATURE DURING THE INITIAL GERMINATION PERIOD.
- SUPPLY TEMPORARY SEEDING WITH ADEQUATE MOISTURE. SUPPLY WATER AS NEEDED, ESPECIALLY IN ABNORMALLY HOT OR DRY WEATHER OR ON ADVERSE SITES. CONTROL WATER APPLICATION RATES TO PREVENT RUNOFF.

SECTION C-SSM-10 - PERMANENT SEEDING

MAINTENANCE

- EVEN WITH CAREFUL, WELL-PLANNED SEEDING OPERATIONS, FAILURES CAN OCCUR. WHEN PLANTS HAVE NOT GERMINATED ON AN AREA OR HAVE DIED, RESEED THESE AREAS IMMEDIATELY TO PREVENT EROSION DAMAGE. HOWEVER, IT IS EXTREMELY IMPORTANT TO DETERMINE WHY GERMINATION FAILED AND TAKE ANY CORRECTIVE ACTION NECESSARY BEFORE RESEEDING THE AREA. HEALTHY VEGETATION IS THE MOST EFFECTIVE EROSION CONTROL AVAILABLE.

SECTION C-SSM-11 - MULCHING

MAINTENANCE

- INSPECT ALL MULCHES AND SOIL COVERINGS PERIODICALLY AND AFTER RAINSTORM EVENTS TO CHECK FOR EROSION. WHERE EROSION IS OBSERVED IN MULCHED AREAS, APPLY ADDITIONAL MULCH. INSPECT NETS AND MATS AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, REINSTALL NETTING OR MATTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. INSPECT MULCHES UNTIL GRASSES ARE FIRMLY ESTABLISHED.
- WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR (APPROXIMATELY EVERY 3 MONTHS) TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE; REPAIR AS NEEDED.

SANITARY NOTES:

- NO NEW SANITARY SEWER CONNECTIONS ARE PROPOSED FOR THIS PROJECT.

WATER NOTES:

- NO NEW WATER CONNECTIONS ARE PROPOSED FOR THIS PROJECT.

GRADING NOTES:

- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PER THE STANDARDS AND SPECIFICATIONS OF THE MOST RECENT VERSION OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES FOR THE DURATION OF THE PROJECT. ALL EROSION CONTROL DEVICES SHALL BE CHECKED DAILY TO ENSURE THAT ALL ARE PROPERLY IN PLACE AND FUNCTIONING AS PLANNED. ALL EROSION CONTROL DEVICES WILL BE REPAIRED (CLEANED) AS NECESSARY, AND WITHIN 48 HOURS FOLLOWING ANY RUNOFF PRODUCING STORM EVENT.
- ALL DISTURBED AREAS TO RECEIVE TEMPORARY SEEDING, PERMANENT SEEDING AND MULCH. ALL SLOPES OF 3:1 OR GREATER MUST RECEIVE BLANKET AND MATTING IN ADDITION TO SEEDING AND MULCHING PRACTICES AS STATED IN THE MOST RECENT VERSION OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.
- STRUCTURAL FILL PLACEMENT RECOMMENDATIONS

STRUCTURAL FILL MATERIAL UNDER AND WITHIN 15 FEET OF THE BUILDING PAD SHOULD BE PLACED UNIFORMLY IN HORIZONTAL LIFTS, WITH A MAXIMUM 8-INCH LOOSE THICKNESS, AND COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR).

STRUCTURAL FILL MATERIAL FOR SLOPES, PAVEMENTS, AND UTILITIES SHOULD BE PLACED UNIFORMLY IN HORIZONTAL LIFTS, WITH A MAXIMUM 8-INCH LOOSE THICKNESS, AND COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR). THE UPPER 12 INCHES OF PAVED AREAS WITH TRAFFIC SHOULD BE PLACED IN THE SAME MANNER EXCEPT COMPACTED TO A MINIMUM OF 98%.

TABLE 3: RECOMMENDED MINIMUM DENSITY TEST FREQUENCIES

LOCATION OF FILL PLACEMENT	MINIMUM TEST FREQUENCY
BUILDING PAD	ONE (1) COMPACTION TEST PER 1,000 SQUARE FEET PER LIFT
PAVEMENT AREAS	ONE (1) COMPACTION TEST PER 2,500 SQUARE FEET PER LIFT
UTILITIES	ONE (1) COMPACTION TEST PER 1,000 SQUARE FEET PER LIFT ONE(1) COMPACTION TEST PER 50 LINEAL FEET PER LIFT

NOTE: A MINIMUM OF THREE (3) COMPACTION TESTS ARE RECOMMENDED PER LIFT, REGARDLESS OF THE AREA OR LINEAR FOOTAGE.

- FIELD QUALITY CONTROL
- SPECIAL INSPECTIONS: CONTRACTOR WILL ENGAGE A QUALIFIED SPECIAL INSPECTOR TO PERFORM THE FOLLOWING SPECIAL INSPECTIONS:
 - DETERMINE PRIOR TO PLACEMENT OF FILL THAT SITE HAS BEEN PREPARED IN COMPLIANCE WITH REQUIREMENTS.
 - DETERMINE THAT FILL MATERIAL AND MAXIMUM LIFT THICKNESS COMPLY WITH REQUIREMENTS.
 - DETERMINE, AT THE REQUIRED FREQUENCY, THAT IN-PLACE DENSITY OF COMPACTED FILL COMPLIES WITH REQUIREMENTS.
- TESTING AGENCY: CONTRACTOR WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
- ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
- FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ENGINEER.
- TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 6938, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
 - PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. (186 SQ. M) OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
 - FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 50 FEET (30 M) OR LESS OF WALL LENGTH, BUT NO FEWER THAN THREE TESTS.
 - TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET (305 M) OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN THREE TESTS.
- WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL MATERIALS TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- CONTRACTOR IS TO FURNISH THE NAME OF THEIR VIRGINIA CERTIFIED RESPONSIBLE LAND DISTURBER TO THE TOWN OF FARMVILLE PRIOR TO ANY LAND DISTURBANCE.
- CONTRACTOR TO TEMPORARY SEED & MULCH DIVERSIONS IMMEDIATELY FOLLOWING CONSTRUCTION.
- CONTRACTOR TO BE RESPONSIBLE FOR REROUTING ALL TEMPORARY DIVERSIONS AND SILT FENCE AS NECESSARY DURING CONSTRUCTION TO MAINTAIN PROPER DRAINAGE OF DISTURBED AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL ADDITIONAL E&S MEASURES OR MAINTENANCE REQUESTS OR REROUTING, OR RELOCATING, E&S MEASURES AS DEEMED NECESSARY BY THE TOWN OF FARMVILLE OR LATEST EDITION OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.
- ALL FILL AREAS TO BE STRIPPED OF UNSUITABLE MATERIAL BEFORE PLACING AND COMPACTING FILL MATERIAL. ALL FILL TO BE PLACED ON EXISTING GRADES 4:1 OR FLATTER
- CONTRACTOR SHALL BACKFILL TO THE EDGE OF PAVEMENT AND COMPACT. CONTRACTOR SHALL SEED, FERTILIZE AND MULCH IMMEDIATELY UPON COMPLETION OF GRADING OPERATIONS.
- CONTRACTOR SHALL CONTACT ENGINEER IF ADDITIONAL CONSTRUCTION ENTRANCE MEASURES ARE NEEDED TO PREVENT THE TRACKING OF MUD, DIRT, OR DEBRIS ONTO ANY PAVED SURFACES INSIDE OR OUTSIDE OF THE PROPOSED CONSTRUCTION LIMITS.
- UPON COMMENCEMENT OF DEMOLITION ACTIVITIES THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SUPPLYING THE NECESSARY SAMPLES AND RESULTS TO DETERMINE FERTILIZER AND NUTRIENT APPLICATION FOR THE ESTABLISHMENT OF GRASS IN THE SITE.
- NO SITE WORK, LOGGING, GRUBBING OR GRADING IS PERMITTED PRIOR TO ISSUANCE OF A LAND DISTURBING PERMIT. NO BURNING OF ANY DEBRIS WITHOUT PRIOR APPROVAL FROM THE FIRE MARSHAL'S OFFICE.
- ALL EROSION/STORMWATER MANAGEMENT MEASURES MUST BE DE-WATERED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY AND ALL TEMPORARY EROSION MUST BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION OF THE SITE.
- CONTRACTOR TO SUPPLY ALL NECESSARY TRAFFIC CONTROL MEASURES INCLUDING LANE AND SIDEWALK CLOSURE WHEN WORKING IN THE RIGHT OF WAY FOR THE DURATION OF THE PROJECT. CONTRACTOR PROVIDE AND SUBMIT TRAFFIC CONTROL PLAN TO BE SUBMITTED TO THE TOWN OF FARMVILLE FOR APPROVAL. CONTRACTOR TO NOTIFY 911 DISPATCH AND/OR ANY OTHER APPLICABLE AGENCIES FOR EMERGENCY PREPAREDNESS WHEN BLOCKING, REROUTING OR REDUCING LANES OF TRAFFIC.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTIFYING THE AMOUNT OF SOIL MATERIAL INCLUDING TOP SOIL THAT WILL NEED TO BE MOVED TO ACHIEVE THE PROPOSED FINISHED SITE GRADES AND SUBGRADES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR INCLUDING IN THE BID THE COST TO IMPORT OR EXPORT SOIL AS NEEDED TO ACHIEVE THE AFOREMENTIONED GRADES. THERE WILL BE NO ADDITIONAL PAYMENT TO THE CONTRACTOR FOR THE IMPORT OR EXPORT OF SOILS. TOP SOIL THAT WILL BE USED TO DRESS FINISHED SLOPES CAN BE STOCKPILED TEMPORARILY ON THE SITE.

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HAND CPOM
LYNCHBURG, VA 24501

2524 LANGHORNE ROAD
LYNCHBURG, VA 24501

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GENERAL NOTES
FOR

SOUTHSIDE COMMUNITY HOSPITAL HELIPAD RELOCATION
TOWN OF FARMVILLE, VIRGINIA

PROJECT NO.	20241480
LAT.	37.30269°
LONG.	-78.40440°
DATE:	7/30/2025
DRAWN BY:	ZPJ
CHECKED BY:	PCP



REVIEW
SET

HURT & PROFFITT	
SHEET NO. G-002	REV. ----

THIS SHEET IS INTENDED TO BE REPRODUCED AT A DIFFERENT SIZE THAN INTENDED. THE SCALE SHOWN ON THE SHEET.

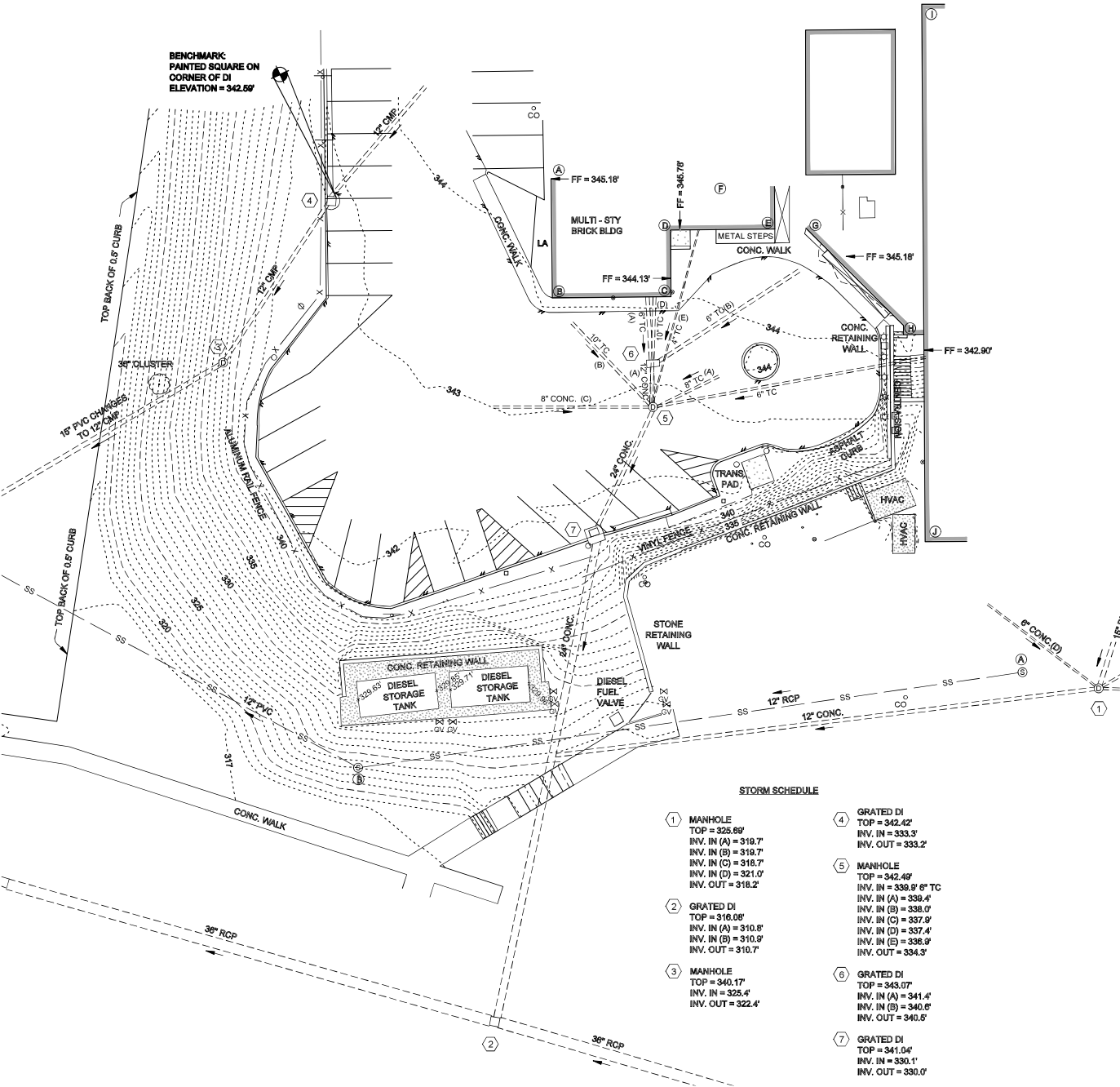
11/13/2025 - 2:03pm - C:\Users\JAB\OneDrive\Documents\2024\20241480\Survey\CA\Map\0000.dwg

SANITARY SCHEDULE

- (A) MANHOLE
TOP = 325.89'
INV. IN (A) = 323.3'
INV. IN (B) = 322.0'
INV. IN (C) = 312.7'
- (B) MANHOLE
TOP = 322.65'
INV. IN = 308.0'
INV. OUT = 307.1'
- (C) MANHOLE
TOP = 316.92'
INV. IN (A) = 302.8'
INV. IN (B) = 302.3'
INV. IN (C) = 301.8'
INV. OUT = 301.8'

EXISTING BUILDING HEIGHTS

- (A) POINT ON LINE = 355.3'
(B) TOP BLDG COR. = 355.8'
(C) TOP BLDG COR. = 355.8'
(D) TOP BLDG COR. = 366.7'
(E) TOP BLDG COR. = 366.7'
(F) TOP BLDG PEAK = 378.3'
(G) TOP BLDG COR. = 367.8'
(H) TOP BLDG COR. = 367.7'
(I) TOP BLDG COR. = 378.7'
(J) TOP BLDG COR. = 378.7'

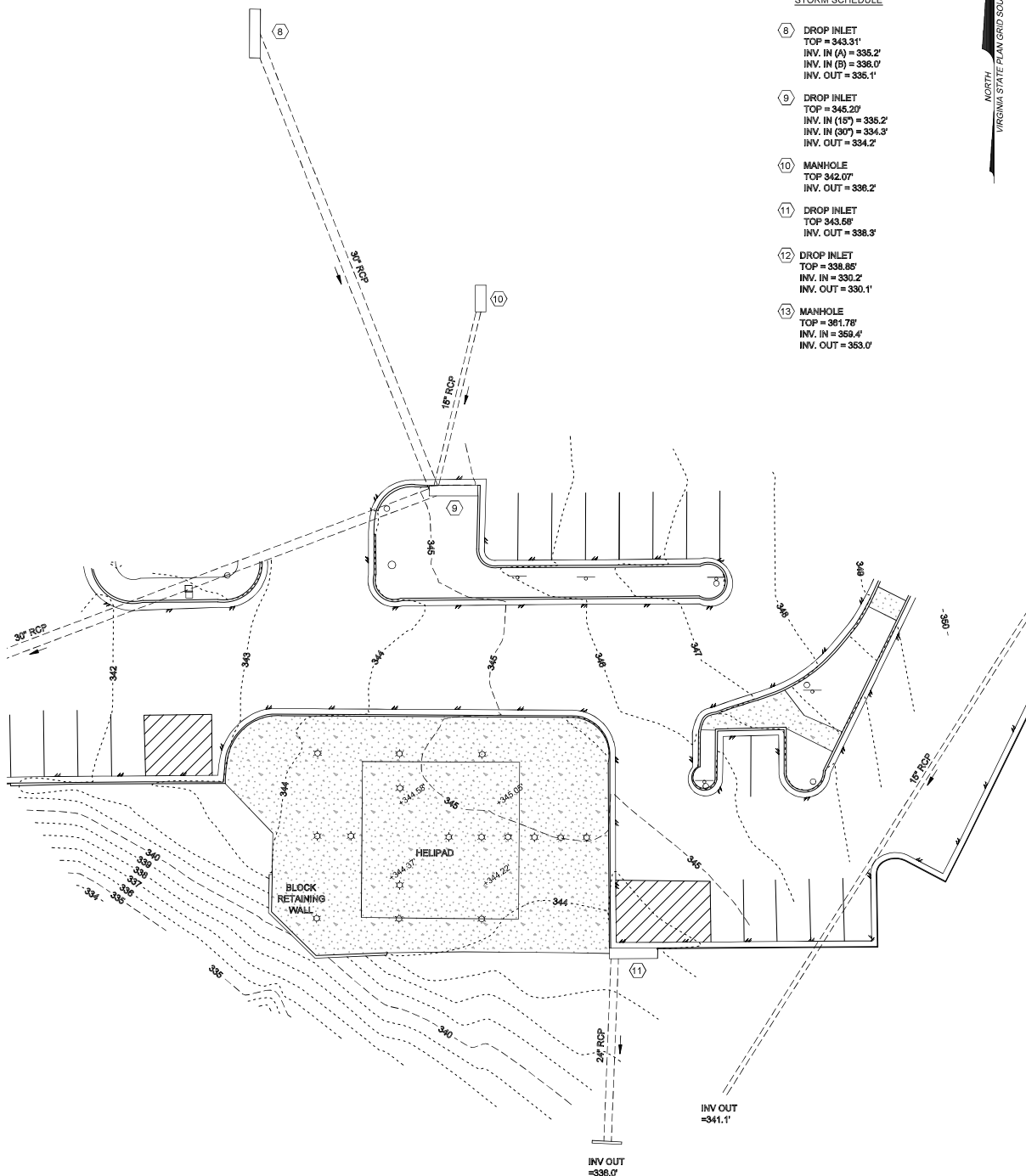


STORM SCHEDULE

- (1) MANHOLE
TOP = 325.89'
INV. IN (A) = 319.7'
INV. IN (B) = 319.7'
INV. IN (C) = 318.7'
INV. IN (D) = 321.0'
INV. OUT = 318.2'
- (2) GRATED DI
TOP = 316.08'
INV. IN (A) = 310.8'
INV. IN (B) = 310.9'
INV. IN (C) = 310.9'
INV. OUT = 310.7'
- (3) MANHOLE
TOP = 340.17'
INV. IN = 325.4'
INV. OUT = 322.4'
- (4) GRATED DI
TOP = 342.42'
INV. IN (A) = 333.3'
INV. IN (B) = 333.3'
INV. OUT = 333.2'
- (5) MANHOLE
TOP = 342.49'
INV. IN = 338.9' 6" TC
INV. IN (A) = 338.4'
INV. IN (B) = 338.0'
INV. IN (C) = 337.9'
INV. IN (D) = 337.4'
INV. IN (E) = 338.9'
INV. OUT = 334.3'
- (6) GRATED DI
TOP = 343.07'
INV. IN (A) = 341.4'
INV. IN (B) = 340.8'
INV. OUT = 340.5'
- (7) GRATED DI
TOP = 341.04'
INV. IN = 330.1'
INV. OUT = 330.0'



- NOTES:
1. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT RESPONSIBLE CHARGE OF J. ADAM BRYANT FROM AN ACTUAL GROUND SURVEY. THE DATA WAS OBTAINED ON JANUARY 20, 2025. THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
 2. VERTICAL CONTROL FOR THIS PROJECT IS BASED ON NAVD83 (GEOID 12B).
 3. THE UTILITIES SHOWN HEREON ARE PLOTTED BASED ON VISIBLE AND PHYSICAL EVIDENCE IN THE FIELD. THIS SURVEY CANNOT GUARANTEE THAT ALL UTILITIES WITHIN THE PROJECT AREA ARE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE UNDERGROUND UTILITIES MARKED PRIOR TO EXCAVATION/LAND DISTURBANCE OF ANY KIND.
 4. NO BOUNDARY SURVEY HAS BEEN PERFORMED AT THIS TIME.
 5. THIS SURVEY WAS PREPARED AT THE REQUEST OF CENTRA HEALTH.



STORM SCHEDULE

- (8) DROP INLET
TOP = 343.31'
INV. IN (A) = 335.2'
INV. IN (B) = 336.0'
INV. OUT = 335.1'
- (9) DROP INLET
TOP = 345.20'
INV. IN (15") = 335.2'
INV. IN (30") = 334.3'
INV. OUT = 334.2'
- (10) MANHOLE
TOP = 342.07'
INV. OUT = 338.2'
- (11) DROP INLET
TOP = 343.58'
INV. OUT = 338.3'
- (12) DROP INLET
TOP = 338.85'
INV. IN = 330.2'
INV. OUT = 330.1'
- (13) MANHOLE
TOP = 361.78'
INV. IN = 359.4'
INV. OUT = 353.0'

LEGEND

- BOLLARD POST
□ ELECTRIC POLE
□ TELEPHONE PEDESTAL
□ ROOF DOWNSPOUT
□ CLEANOUT
○ STORM MANHOLE
○ SANITARY MANHOLE
★ FLOOD LIGHT
/// EDGE OF PAVEMENT
⊙ GAS METER
⊙ BENCHMARK
— FENCE
— LA LANDSCAPE AREA
— SS UG SAN. SEWER LINE
■ CONCRETE



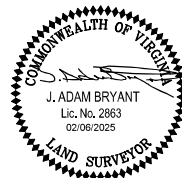
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TOPOGRAPHIC SURVEY
FOR HELIPAD RELOCATION
CENTRA SOUTHSIDE
FARMVILLE, VIRGINIA

PROJECT NO. 20241480
FILE NO.
LAT. 37.302845°
LONG. -78.404781°
DATE: 01/20/2024
DRAWN BY: MCM
CHECKED BY: JAB



HURT & PROFFITT
SHEET NO. V-101
REV.

THIS SHEET IS INTENDED TO BE REPRODUCED AT 24X36". REPRODUCTION OF THIS SHEET AT A DIFFERENT SIZE THAN INTENDED SHALL VOID THE SCALE SHOWN ON THE SHEET.

Jul 30, 2025 - 3:10pm: V:\M1701\Projects\2024\2024-1480\Engineering\CAD\2024-1480_SITE.dwg

SANITARY SCHEDULE

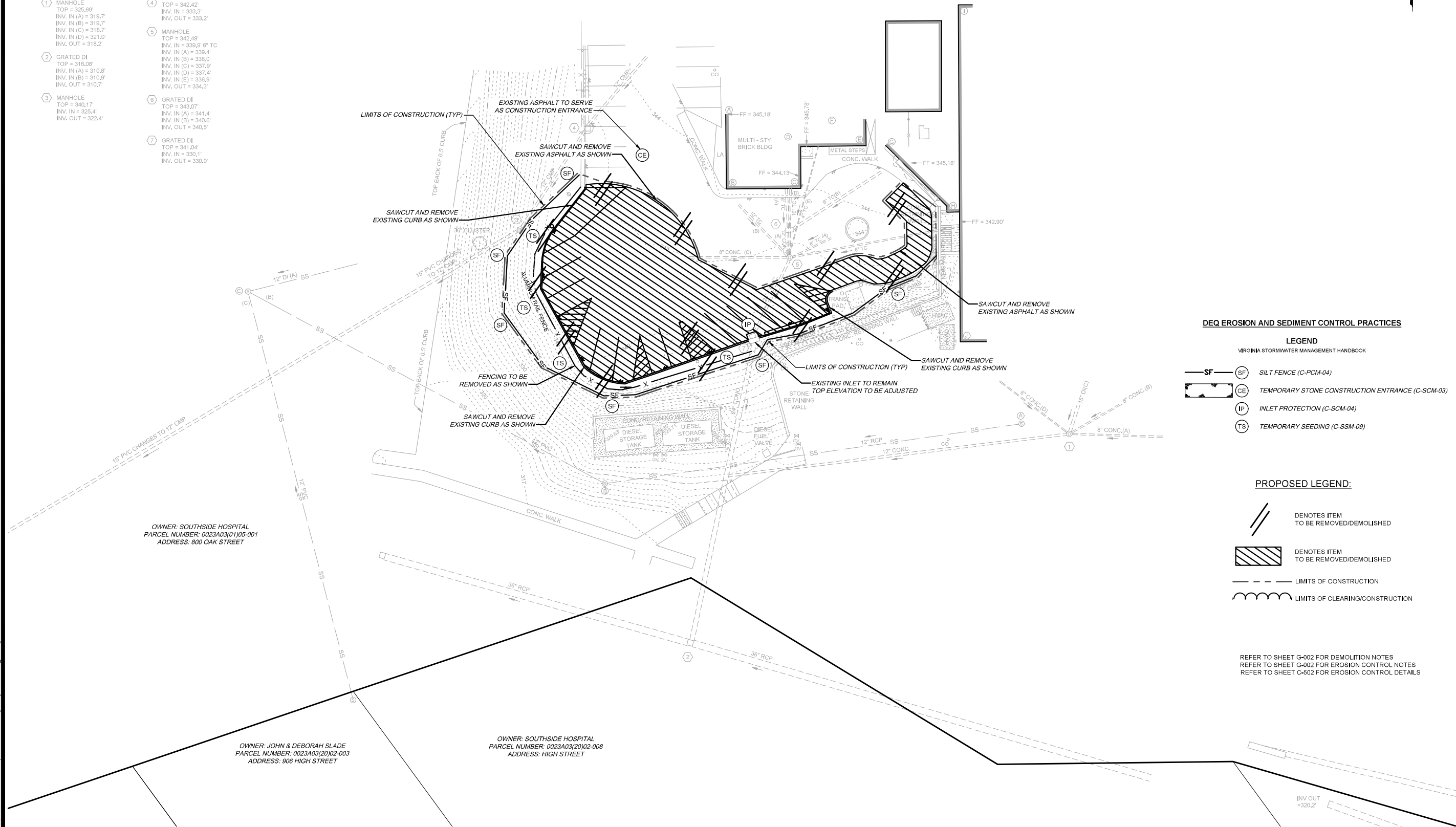
- (A) MANHOLE
TOP = 325.89'
INV. IN (A) = 323.3'
INV. IN (B) = 322.0'
INV. IN (C) = 312.7'
- (B) MANHOLE
TOP = 322.55'
INV. IN = 309.0'
INV. OUT = 307.1'
- (C) MANHOLE
TOP = 316.92'
INV. IN (A) = 302.6'
INV. IN (B) = 302.3'
INV. IN (C) = 301.9'
INV. OUT = 301.8'

EXISTING BUILDING HEIGHTS

- (A) POINT ON LINE = 355.3'
TOP BLDG COR. = 355.9'
TOP BLDG COR. = 355.9'
TOP BLDG COR. = 356.7'
TOP BLDG COR. = 366.7'
TOP BLDG PEAK = 378.3'
TOP BLDG COR. = 357.8'
TOP BLDG COR. = 357.7'
TOP BLDG COR. = 378.7'
TOP BLDG COR. = 378.7'

STORM SCHEDULE

- (1) MANHOLE
TOP = 325.69'
INV. IN (A) = 319.7'
INV. IN (B) = 319.7'
INV. IN (C) = 318.7'
INV. IN (D) = 321.0'
INV. OUT = 318.2'
- (2) GRATED DI
TOP = 316.08'
INV. IN (A) = 310.8'
INV. IN (B) = 310.9'
INV. IN (C) = 310.7'
- (3) MANHOLE
TOP = 340.17'
INV. IN = 325.4'
INV. OUT = 322.4'
- (4) GRATED DI
TOP = 342.42'
INV. IN = 333.3'
INV. OUT = 333.2'
- (5) MANHOLE
TOP = 342.49'
INV. IN = 339.9' 6" TC
INV. IN (A) = 339.4'
INV. IN (B) = 338.0'
INV. IN (C) = 337.9'
INV. IN (D) = 337.4'
INV. IN (E) = 336.9'
INV. OUT = 334.3'
- (6) GRATED DI
TOP = 343.07'
INV. IN (A) = 341.4'
INV. IN (B) = 340.5'
INV. OUT = 340.5'
- (7) GRATED DI
TOP = 341.04'
INV. IN = 330.1'
INV. OUT = 330.0'



OWNER: SOUTHSIDE HOSPITAL
PARCEL NUMBER: 0023A03(01)05-001
ADDRESS: 800 OAK STREET

OWNER: JOHN & DEBORAH SLADE
PARCEL NUMBER: 0023A03(20)02-003
ADDRESS: 906 HIGH STREET

OWNER: SOUTHSIDE HOSPITAL
PARCEL NUMBER: 0023A03(20)02-008
ADDRESS: HIGH STREET

DEQ EROSION AND SEDIMENT CONTROL PRACTICES

- LEGEND
VIRGINIA STORMWATER MANAGEMENT HANDBOOK
- (SF) SILT FENCE (C-PCM-04)
(CE) TEMPORARY STONE CONSTRUCTION ENTRANCE (C-SCM-03)
(IP) INLET PROTECTION (C-SCM-04)
(TS) TEMPORARY SEEDING (C-SSM-09)

PROPOSED LEGEND:

- // DENOTES ITEM TO BE REMOVED/DEMOLISHED
[Hatched Box] DENOTES ITEM TO BE REMOVED/DEMOLISHED
--- LIMITS OF CONSTRUCTION
--- LIMITS OF CLEARING/CONSTRUCTION

REFER TO SHEET G-002 FOR DEMOLITION NOTES
REFER TO SHEET G-002 FOR EROSION CONTROL NOTES
REFER TO SHEET C-502 FOR EROSION CONTROL DETAILS

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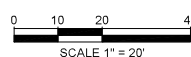
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2324 LANSHORNE ROAD
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DEMOLITION AND STAGE 1 EROSION CONTROL PLAN
FOR
SOUTHSIDE COMMUNITY HOSPITAL HELIPAD RELOCATION
TOWN OF FARMVILLE, VIRGINIA

PROJECT NO.	20241480
LAT.	37.30269°
LONG.	-78.40440°
DATE:	7/30/2025
DRAWN BY:	ZPJ
CHECKED BY:	PCP



REVIEW
SET



HURT & PROFFITT

SHEET NO.	REV.
C-101	----

*THIS SHEET IS INTENDED TO BE REPRODUCED AT 24"X36". REPRODUCTION OF THIS SHEET AT A DIFFERENT SIZE THAN INTENDED SHALL VOID THE SCALE SHOWN ON THE SHEET.

Jul 30, 2025 - 3:10pm: V:\N1701\Projects\2024\20241480\Drawings\CAD\20241480_SITE.dwg

SANITARY SCHEDULE

- (A) MANHOLE
TOP = 325.89'
INV. IN (A) = 323.3'
INV. IN (B) = 322.0'
INV. IN (C) = 312.7'
- (B) MANHOLE
TOP = 322.55'
INV. IN = 309.0'
INV. OUT = 307.1'
- (C) MANHOLE
TOP = 316.92'
INV. IN (A) = 302.6'
INV. IN (B) = 302.3'
INV. IN (C) = 301.9'
INV. OUT = 301.8'

EXISTING BUILDING HEIGHTS

- (A) POINT ON LINE = 355.3'
TOP BLDG COR. = 355.9'
TOP BLDG COR. = 355.9'
TOP BLDG COR. = 356.7'
TOP BLDG COR. = 366.7'
TOP BLDG PEAK = 378.3'
TOP BLDG COR. = 357.8'
TOP BLDG COR. = 357.7'
TOP BLDG COR. = 378.7'
TOP BLDG COR. = 378.7'

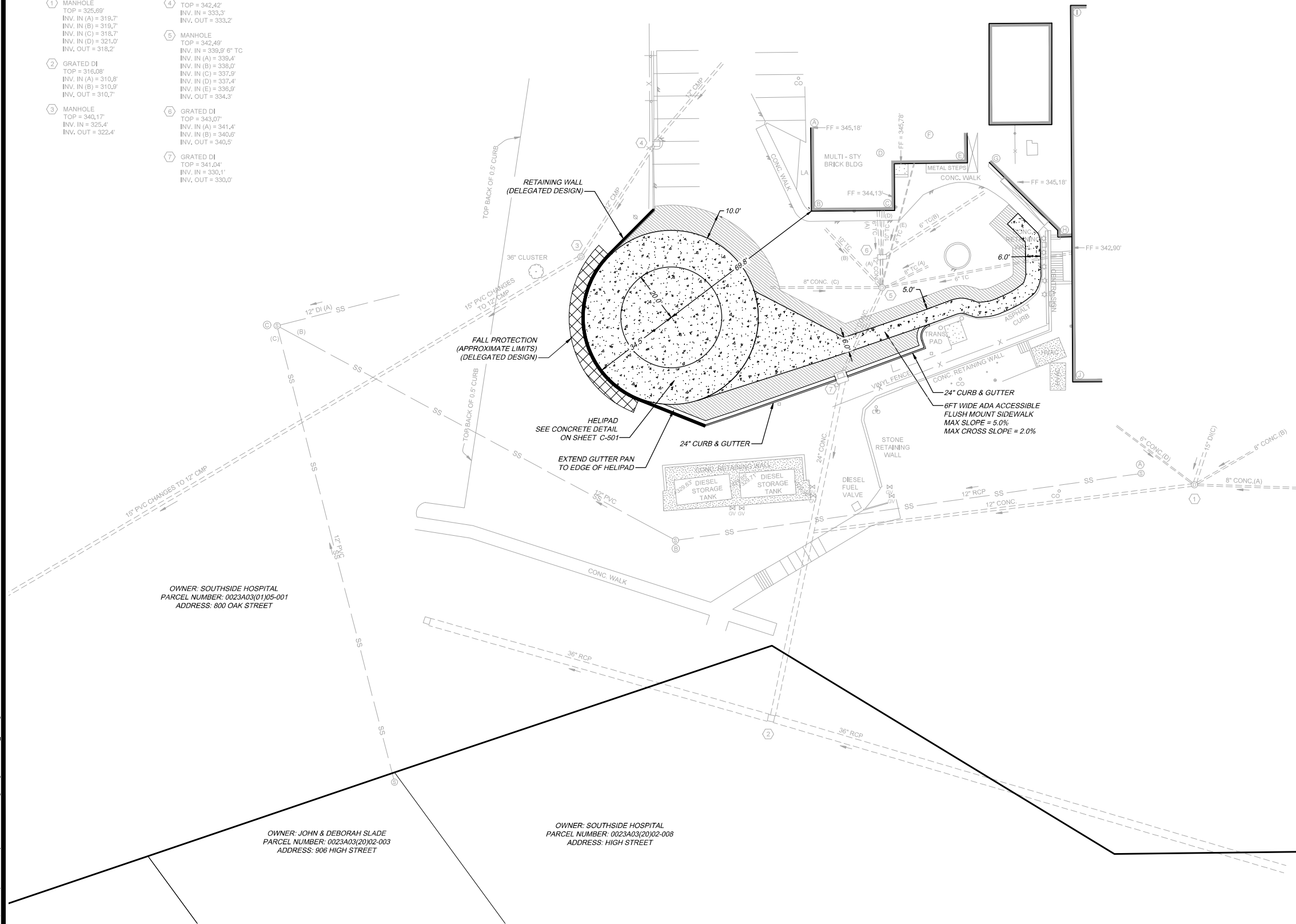
STORM SCHEDULE

- (1) MANHOLE
TOP = 325.69'
INV. IN (A) = 319.7'
INV. IN (B) = 319.7'
INV. IN (C) = 318.7'
INV. IN (D) = 321.0'
INV. OUT = 318.2'
- (2) GRATED DI
TOP = 316.08'
INV. IN (A) = 310.8'
INV. IN (B) = 310.9'
INV. OUT = 310.7'
- (3) MANHOLE
TOP = 340.17'
INV. IN = 325.4'
INV. OUT = 322.4'
- (4) GRATED DI
TOP = 342.42'
INV. IN = 333.3'
INV. OUT = 333.2'
- (5) MANHOLE
TOP = 342.49'
INV. IN = 339.9' 6" TC
INV. IN (A) = 339.4'
INV. IN (B) = 338.0'
INV. IN (C) = 337.9'
INV. IN (D) = 337.4'
INV. IN (E) = 336.9'
INV. OUT = 334.3'
- (6) GRATED DI
TOP = 343.07'
INV. IN (A) = 341.4'
INV. IN (B) = 340.5'
INV. OUT = 340.5'
- (7) GRATED DI
TOP = 341.04'
INV. IN = 330.1'
INV. OUT = 330.0'

OWNER: SOUTHSIDE HOSPITAL
PARCEL NUMBER: 0023A03(01)05-001
ADDRESS: 800 OAK STREET

OWNER: JOHN & DEBORAH SLADE
PARCEL NUMBER: 0023A03(20)02-003
ADDRESS: 906 HIGH STREET

OWNER: SOUTHSIDE HOSPITAL
PARCEL NUMBER: 0023A03(20)02-008
ADDRESS: HIGH STREET



PROPOSED LEGEND:

- CONCRETE
- STANDARD DUTY ASPHALT PAVEMENT

REFER TO SHEET C-002 FOR SITE NOTES
REFER TO SHEET C-002 FOR UTILITY NOTES
REFER TO SHEET C-501 FOR SITE DETAILS

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SITE PLAN
FOR
SOUTHSIDE COMMUNITY HOSPITAL HELIPAD RELOCATION
TOWN OF FARMVILLE, VIRGINIA

PROJECT NO. 20241480
LAT. 37.30269°
LONG. -78.40440°
DATE: 7/30/2025
DRAWN BY: ZPJ
CHECKED BY: PCP



REVIEW
SET

0 10 20 40
SCALE 1" = 20'

HURT & PROFFITT

SHEET NO. C-102
REV. ----

THIS SHEET IS INTENDED TO BE REPRODUCED AT 24"X36". REPRODUCTION OF THIS SHEET AT A DIFFERENT SIZE THAN INTENDED SHALL VOID THE SCALE SHOWN ON THE SHEET.

Jul 30, 2025 - 3:10pm: V:\M1701\Projects\2024\2024-1480\Drawings\CA0024-1480_SITE.dwg

SANITARY SCHEDULE

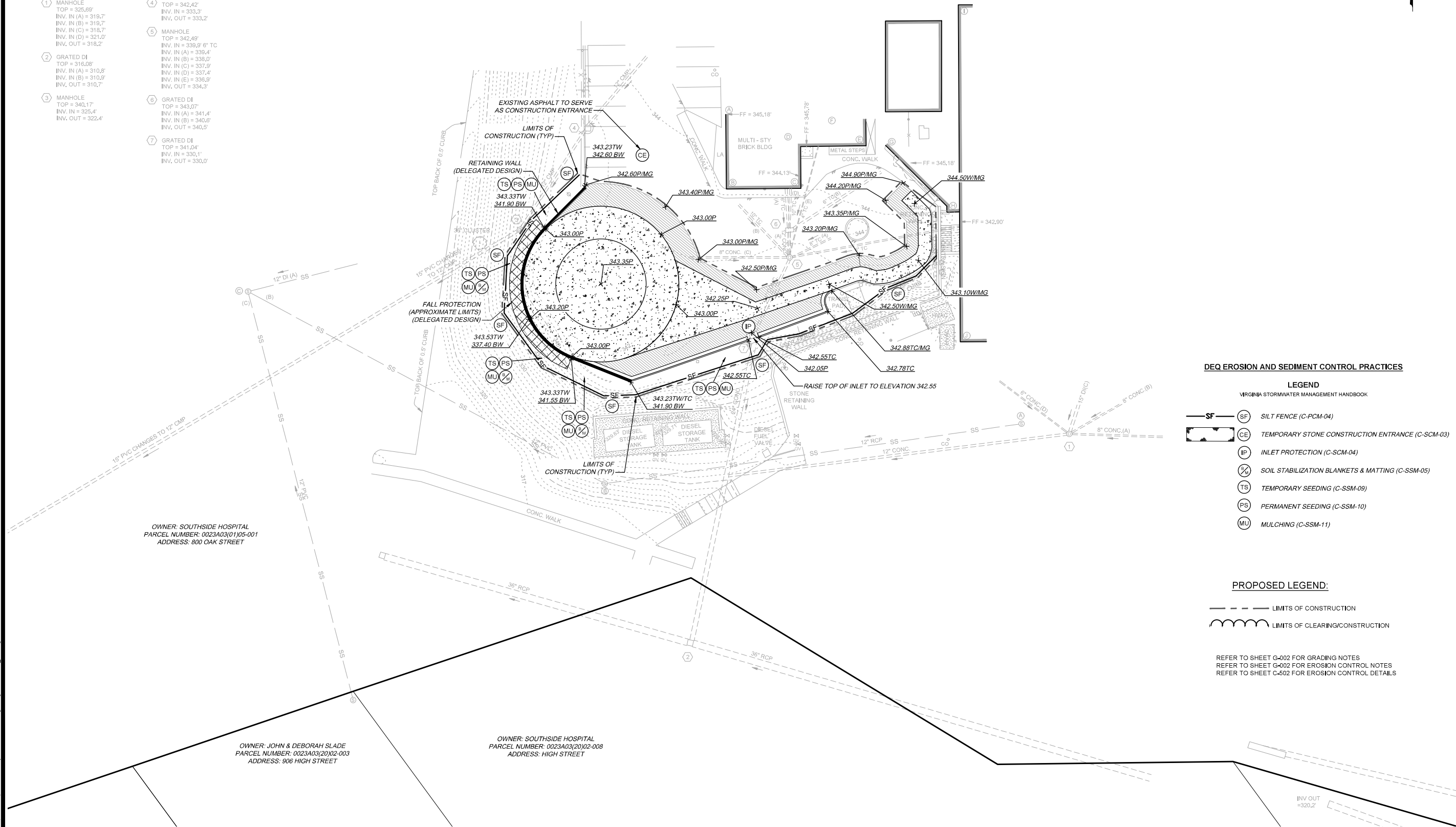
- (A) MANHOLE
TOP = 325.89'
INV. IN (A) = 323.3'
INV. IN (B) = 322.0'
INV. IN (C) = 312.7'
- (B) MANHOLE
TOP = 322.55'
INV. IN = 309.0'
INV. OUT = 307.1'
- (C) MANHOLE
TOP = 316.92'
INV. IN (A) = 302.6'
INV. IN (B) = 302.3'
INV. IN (C) = 301.9'
INV. OUT = 301.8'

EXISTING BUILDING HEIGHTS

- (A) POINT ON LINE = 355.3'
TOP BLDG COR. = 355.9'
TOP BLDG COR. = 355.9'
TOP BLDG COR. = 356.7'
TOP BLDG COR. = 366.7'
TOP BLDG PEAK = 378.3'
TOP BLDG COR. = 357.8'
TOP BLDG COR. = 357.7'
TOP BLDG COR. = 378.7'
TOP BLDG COR. = 378.7'

STORM SCHEDULE

- (1) MANHOLE
TOP = 325.69'
INV. IN (A) = 319.7'
INV. IN (B) = 319.7'
INV. IN (C) = 318.7'
INV. IN (D) = 321.0'
INV. OUT = 318.2'
- (2) GRATED DI
TOP = 316.08'
INV. IN (A) = 310.8'
INV. IN (B) = 310.9'
INV. OUT = 310.7'
- (3) MANHOLE
TOP = 340.17'
INV. IN = 325.4'
INV. OUT = 322.4'
- (4) GRATED DI
TOP = 342.42'
INV. IN = 333.3'
INV. OUT = 333.2'
- (5) MANHOLE
TOP = 342.49'
INV. IN = 339.9' 6" TC
INV. IN (A) = 339.4'
INV. IN (B) = 338.0'
INV. IN (C) = 337.9'
INV. IN (D) = 337.4'
INV. IN (E) = 336.9'
INV. OUT = 334.3'
- (6) GRATED DI
TOP = 343.07'
INV. IN (A) = 341.4'
INV. IN (B) = 340.6'
INV. OUT = 340.5'
- (7) GRATED DI
TOP = 341.04'
INV. IN = 330.1'
INV. OUT = 330.0'



OWNER: SOUTHSIDE HOSPITAL
PARCEL NUMBER: 0023A03(01)05-001
ADDRESS: 800 OAK STREET

OWNER: JOHN & DEBORAH SLADE
PARCEL NUMBER: 0023A03(20)02-003
ADDRESS: 906 HIGH STREET

OWNER: SOUTHSIDE HOSPITAL
PARCEL NUMBER: 0023A03(20)02-008
ADDRESS: HIGH STREET

DEQ EROSION AND SEDIMENT CONTROL PRACTICES

LEGEND
VIRGINIA STORMWATER MANAGEMENT HANDBOOK

- SF SILT FENCE (C-PCM-04)
- CE TEMPORARY STONE CONSTRUCTION ENTRANCE (C-SCM-03)
- IP INLET PROTECTION (C-SCM-04)
- TS SOIL STABILIZATION BLANKETS & MATTING (C-SSM-05)
- PS TEMPORARY SEEDING (C-SSM-09)
- PS PERMANENT SEEDING (C-SSM-10)
- MU MULCHING (C-SSM-11)

PROPOSED LEGEND:

- LIMITS OF CONSTRUCTION
- LIMITS OF CLEARING/CONSTRUCTION

REFER TO SHEET G-002 FOR GRADING NOTES
REFER TO SHEET G-002 FOR EROSION CONTROL NOTES
REFER TO SHEET C-502 FOR EROSION CONTROL DETAILS

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GRADING AND STAGE 2 EROSION CONTROL PLAN
FOR
SOUTHSIDE COMMUNITY HOSPITAL HELIPAD RELOCATION
TOWN OF FARMVILLE, VIRGINIA

PROJECT NO. 20241480
LAT. 37.30269°
LONG. -78.40440°
DATE: 7/30/2025
DRAWN BY: ZPJ
CHECKED BY: PCP



REVIEW
SET

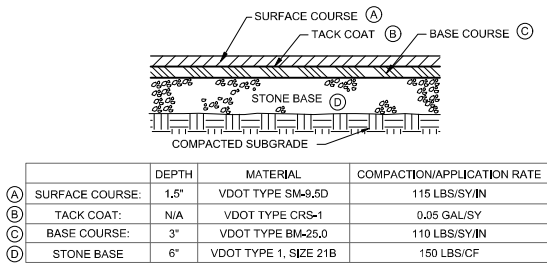
0 10 20 40
SCALE 1" = 20'

HURT & PROFFITT

SHEET NO. C-103
REV. ----

*THIS SHEET IS INTENDED TO BE REPRODUCED AT 24"X36". REPRODUCTION OF THIS SHEET AT A DIFFERENT SIZE THAN INTENDED SHALL VOID THE SCALE SHOWN ON THE SHEET.

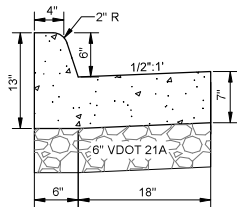
Jul 30, 2025 - 3:04pm: V:\NT\01\Projects\2024\2024-1480\Engineering\CAD\2024-1480_DETAL.dwg



NOTE:
1. APPLICATION OF TACK AT JOINTS, ADJACENT TO CURBS, GUTTERS OR OTHER APPURTENANCES SHALL BE APPLIED BY HAND WAND AT THE RATE OF 0.3 GAL/SQ.YD.

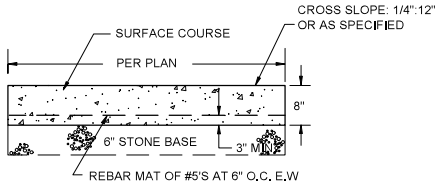
2. ACTUAL PAVING SECTIONS TO BE BASED ON CBR RESULTS.

STANDARD DUTY PAVEMENT SECTION
N.T.S.



NOTES:
1. SCORE CURB AND GUTTER AT 10' O.C.
2. PROVIDE 1/2" EXPANSION JOINTS AT 90' O.C.
3. CONCRETE TO BE 4,000 P.S.I.
4. THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED PARALLEL TO THE SLOPE OF THE SUBBASE COURSES PROVIDED A MINIMUM DEPTH OF 7" IS MAINTAINED.

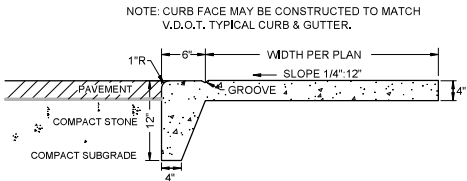
2' CURB AND GUTTER
N.T.S.



NOTES:
SURFACE COURSE: 8" REINFORCED VDOT A4 CONCRETE
BASE STONE: 6" V.D.O.T. #21B
EXPANSION JOINTS PER SPECS
1. A MAXIMUM WATER CEMENTITIOUS RATIO (W/CM) OF 0.45
2. A MINIMUM DESIGN COMPRESSIVE STRENGTH OF 4500 PSI
3. AIR ENTRAINMENT (4.5 % - 7.5 % AS PLACED)

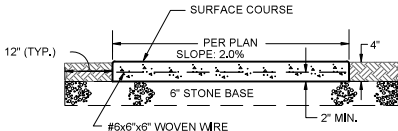
SUPPORT PAD TO BE 8" THICK SLAB. REBAR MAT OF #5'S AT 6" O.C. . . . EACH WAY PLACED ON CHAIRS OR SUPPORTS TO ENSURE 3 OR MORE INCHES OF COVER FOR TOP AND BOTTOM.

HELIPAD CONC. PAVEMENT SECTION
N.T.S.



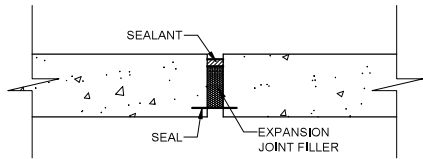
SIDEWALK AND CURB TO BE POURED MONOLITHICALLY OF ONE COURSE 4000 PSI CONCRETE WITH A WOOD FLOAT FINISH. FRONT FACE OF CURB TO BE RUBBED TO A SMOOTH FINISH TO A DEPTH OF 8". CONSTRUCTION JOINTS AT 6' INTERVALS. EXPANSION JOINTS AT 30' INTERVALS FILLED WITH PRE-MOLDED 5/8" JOINT FILLER.

FLUSH MOUNT SIDEWALK
N.T.S.



BASE STONE: 6" VDOT #21A
SURFACE COURSE: 4" CLASS 4000 PSI CONCRETE
SIDEWALK TO BE POURED MONOLITHICALLY WITH A WOOD FLOAT FINISH. CONSTRUCTION JOINTS @ 6' INTERVALS. EXPANSION JOINTS @ 30' INTERVALS FILLED W/ PRE-MOLDED 5/8" JOINT FILLER.

TYP. CONC. WALK SECTION
N.T.S.



NOTES:
1. ALL CURB AND GUTTER/SIDEWALK JOINTS TO HAVE EXPANSION JOINT FILLER AND SEALANT.

EXPANSION JOINT DETAIL
N.T.S.

HURT & PROFFITT
INSPIRED / RESPONSIVE / TRUSTED



434.847.7798
2524 LANEHORNE ROAD
LYNCHBURG, VA 24501
HANDP.COM
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

**SITE DETAILS
FOR
SOUTHSIDE COMMUNITY HOSPITAL HELIPAD RELOCATION
TOWN OF FARMVILLE, VIRGINIA**

PROJECT NO. 20241480
LAT. 37.30269°
LONG. -78.40440°
DATE: 7/30/2025
DRAWN BY: ZPJ
CHECKED BY: PCP



**REVIEW
SET**

HURT & PROFFITT
SHEET NO. C-501
REV. ----

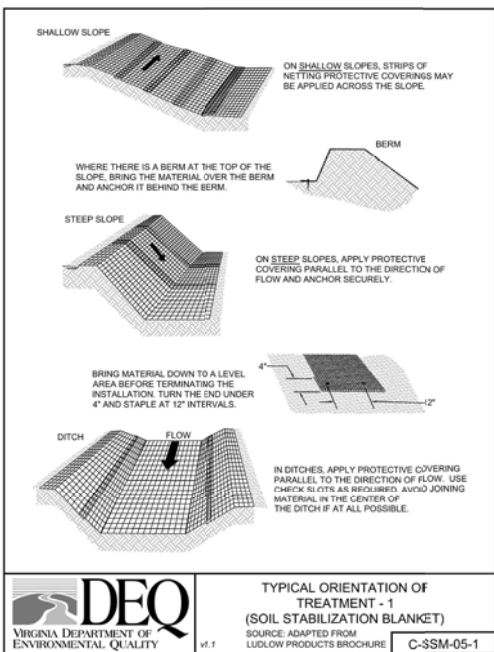
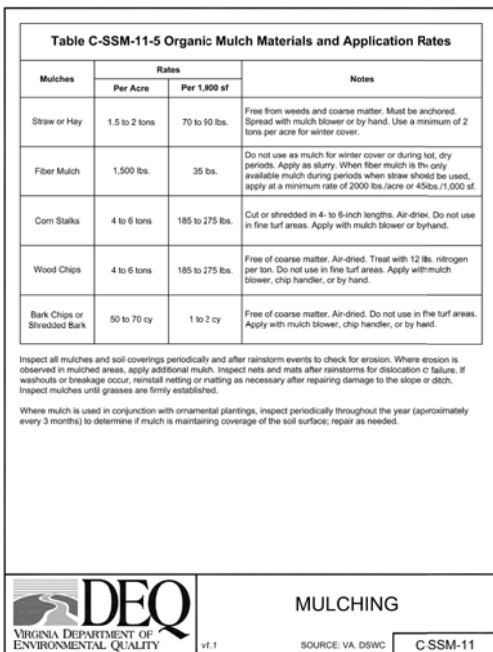


TABLE 3.31-B (Revised June 2003) TEMPORARY SEEDING SPECIFICATIONS QUICK REFERENCE FOR ALL REGIONS		
SEED		
APPLICATION DATES	SPECIES	APPLICATION RATES
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass (<i>Lolium multi-florum</i>) & Cereal (Winter) Rye (<i>Secale cereale</i>)	50 - 100 (lbs/acre)
Feb. 16 - Apr. 30	Annual Ryegrass (<i>Lolium multi-florum</i>)	80 - 100 (lbs/acre)
May 1 - Aug. 31	German Millet	50 (lbs/acre)
FERTILIZER & LIME		
• Apply 10-20-20 fertilizer at a rate of 450 lbs. / acre (or 10 lbs. / 1,000 sq. ft.) • Apply Pulverized Agricultural Limestone at a rate of 2 tons/acre (or 50 lbs. / 1,000 sq. ft.)		
NOTE: • A soil test is necessary to determine the actual amount of lime required to adjust the soil pH of site. Incorporate the lime and fertilizer into the top 4 - 6 inches of the soil by diskj or by other means. When applying Slowly Available Nitrogen, use rates available in Erosion & Sediment Control Technical Bulletin #4, 2003 Nutrient Management for Development Sites at http://www.dcr.state.va.us/esw/esw4.html#pubs		

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW HELIPAD AND ASSOCIATED SITEWORK AT 800 OAK STREET, LOCATED IN FARMVILLE, VIRGINIA. A TOTAL OF 8,500 SF WILL BE DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES.

EXISTING SITE CONDITIONS
THIS SITE IS PAVED CURRENTLY SERVES AS A PARKING AREA. RUNOFF FLOWS FROM NORTH TO SOUTH, WHERE IT DISCHARGES INTO THE EXISTING STORM DRAIN NETWORK.

ADJACENT PROPERTY
THIS SITE IS ADJOINED BY THE EXISTING HOSPITAL TO THE EAST AND PARKING AREAS TO THE NORTH, SOUTH, AND WEST.

CRITICAL AREAS
THERE ARE NO CRITICAL AREAS ASSOCIATED WITH THIS PROJECT.

OFFSITE AREAS
PROPOSED GRADING WILL RESULT IN A BALANCED SITE. ANY ADDITIONAL BORROW OR WASTED SOIL FROM THE SITE WILL BE EITHER STOCKPILED ON SITE, OR REMOVED TO A LOCATION CHOSEN BY THE CONTRACTOR AT A LATER DATE. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT A SITE PLAN IS SUBMITTED FOR APPROVAL, FOR ANY BORROW OR FILL AREAS OFF SITE, OR AN AMENDED PLAN IS FILED FOR ANY STOCKPILE AREAS ON SITE.

SOILS
THE SOIL SURVEY MAP FOR PRINCE EDWARD COUNTY, VIRGINIA, VERSION 18, DATED AUGUST 30, 2024 INDICATES THAT THIS SITE CONSISTS OF:
WILKES SANDY LOAM, ERODED STEEP PHASE (HYDROLOGIC SOIL GROUP B)

STORMWATER
QUALITY
THIS PROJECT DISTURBS LESS THAN 10,000 SF AND IS THEREFORE EXEMPT FROM STORM WATER QUALITY REQUIREMENTS.

QUANTITY
THIS PROJECT DISTURBS LESS THAN 10,000 SF AND IS THEREFORE EXEMPT FROM STORM WATER QUANTITY REQUIREMENTS.

EROSION AND SEDIMENT CONTROL

C-PCM-04 SILT FENCE (SF) – SILT FENCE (AND ITS DERIVATIVES WIRE-SUPPORTED (REINFORCED) AND SUPER SILT FENCE) IS A TEMPORARY SEDIMENT BARRIER CONSISTING OF A SYNTHETIC FILTER FABRIC ENTRENCHED AND STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS

C-SCM-03 TEMPORARY STONE CONSTRUCTION ENTRANCE (CE) – A PAD WITH A FABRIC FILTER LINER UNDERNEATH THE STONE LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE. THERE ARE SEVERAL TYPES OF TRACK-OUT CONTROLS THAT MINIMIZE THE AMOUNT OF SEDIMENT, SUCH AS DIRT OR MUD, LEAVING OR BEING TRACKED OUT FROM THE CONSTRUCTION SITE ATTACHED TO VEHICLES.

C-SCM-04 INLET PROTECTION (IP) – A SEDIMENT FILTER OR AN EXCAVATED IMPOUNDING AREA AROUND A STORM DRAIN DROP INLET OR CURB INLET.

C-SSM-05 SOIL STABILIZATION BLANKETS AND MATTING (BM) – SOIL STABILIZATION BLANKETS AND MATTING ARE A FORM OF PROTECTIVE BLANKET (TREATMENT I OR SOIL STABILIZATION MATTING (TREATMENT II) ON A PREPARED PLANTING AREA OF A STEEP SLOPE, CHANNEL, OR SHORELINE.

C-SSM-09 TEMPORARY SEEDING (TS) – THE ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER ON DISTURBED AREAS BY SEEDING WITH APPROPRIATE RAPIDLY GROWING ANNUAL PLANTS.

C-SSM-10 PERMANENT SEEDING (PS) – PERMANENT SEEDING IS THE ESTABLISHMENT OF PERENNIAL VEGETATIVE COVER ON DISTURBED AREAS BY PLANTING

C-SSM-11 MULCHING (MU) – MULCHING IS THE APPLICATION OF A PROTECTIVE BLANKET OF STRAW OR OTHER PLANT RESIDUES/MATERIALS TO THE SOIL SURFACE DURING THE ESTABLISHMENT OF TEMPORARY AND PERMANENT SEEDING.

VEGETATIVE MEASURES

TEMPORARY SEEDING/PERMANENT STABILIZATION: SEEDING MEASURES SHALL BE TAKEN ON DISTURBED SOIL AT CUT/FILL SLOPES, SIDES OF SEDIMENT BASINS, DITCH LINES, OR AREAS OUTSIDE OF ON-GOING CONSTRUCTION PRACTICES WITHIN SEVEN (7) DAYS OF COMPLETED GRADING. ALL AREAS DISTURBED BY CONSTRUCTION WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINAL GRADING, UNLESS OTHERWISE INDICATED. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE LATEST EDITION OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.

MAINTENANCE

INSPECTIONS SHALL BE CONDUCTED AT A FREQUENCY OF AT LEAST ONCE EVERY FOUR BUSINESS DAYS, OR AT LEAST ONCE EVERY FIVE BUSINESS DAYS AND NO LATER THAN 24 HOURS FOLLOWING A MEASURABLE STORM EVENT. IN THE EVENT THAT A MEASUREABLE STORM EVENT OCCURS WHEN THERE ARE MORE THAN 24 HOURS BETWEEN BUSINESS DAYS, THE INSPECTION SHALL BE CONDUCTED ON THE NEXT BUSINESS DAY. ALL FAILING OR DAMAGED E&S MEASURES WILL BE CORRECTED OR REPLACED AS SOON AS THEY ARE OBSERVED.

MANAGEMENT STRATEGIES

- EROSION AND SEDIMENT CONTROL SHOULD BE DISCUSSED BETWEEN THE GRADING CONTRACTOR AND THE OWNER PRIOR TO ANY EXCAVATION SO THAT LIMITS OF CONSTRUCTION AND EROSION CONTROL METHODS ARE CLEARLY UNDERSTOOD BY BOTH PARTIES.

- CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE

- THERE IS TO BE NO TRACKING OF MUD OR DIRT BY CONSTRUCTION EQUIPMENT ONTO ANY PAVED DRIVES OR ROADS.

- SEDIMENT TRAPPING MEASURES WILL BE INSTALLED AS A FIRST STEP IN GRADING AND WILL BE SEEDDED AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.

– SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING

– AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC

- AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY E&S CONTROLS WILL BE CLEANED UP AND REMOVED.

PERMANENT STABILIZATION

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING.

SUGGESTED CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL PERIMETER CONTROLS AND ALL APPURTENANCES AS SHOWN ON PLANS.
3. CLEAR AND GRUB SITE, STRIP AND STOCKPILE TOPSOIL.
4. COMPLETE SITE DEMOLITION.
5. BEGIN SITE BULK GRADING.
6. GRADE DRIVE AREAS AND INSTALL BASE STONE.
7. GRADE HELIPAD.
8. INSTALL UTILITIES; INSTALL INLET AND OUTLET PROTECTION AS EACH STORMWATER STRUCTURE IS PLACED.
9. CONSTRUCT HELIPAD.
10. COMPLETE FINISH GRADING.
11. SPREAD TOPSOIL, TEMPORARY/PERMANENT SEEDING AND MULCHING TO BE PLACED ON ALL DISTURBED AREAS AS INDICATED ON THE PLANS.
12. INSTALL PAVEMENT.
13. CONTRACTOR TO RESTORE ALL AREAS BACK TO EITHER PROPOSED GRADES OR EXISTING CONDITIONS AFTER COMPLETION OF THE PROJECT. ALL DISTURBED AREAS, HAIL ROADS, CONSTRUCTION ROADS, LAY DOWN AREAS, ETC. SHALL BE RESTORED.
14. ALL TEMPORARY E&S MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT SITE STABILIZATION.

PROJECT NO.	20241480
LAT.	37.30269°
LONG.	-78.40440°
DATE:	7/30/2025
DRAWN BY:	ZPJ
CHECKED BY:	PCP



REVIEW SET

HURT & PROFFITT	
SHEET NO. C-502	REV. ----

HURT & PROFFITT
INSPIRED / RESPONSIVE / TRUSTED



 434.847.7796
2524 LANGHORNE ROAD
LYNCHBURG, VA. 24501
HANDP.COM

E&S DETAILS
FOR
SOUTHSIDE COMMUNITY HOSPITAL HELIPAD RELOCATION
TOWN OF FARMVILLE, VIRGINIA

TOWN OF FARMVILLE: VIRGINIA



MEETING DATE: Wednesday, September 17, 2025 (Planning Commission)

ITEM NO. 8

REQUEST: POD25-004- The request is to relocate the helipad from its existing location to a new location within the site. The property is Enterprise Zone and the 100-year flood zone, also known as the Special Flood Hazard Area (SFHA). The proposed site of the relocated helipad is not within the SFHA.

BACKGROUND: Written staff report and other supporting materials and verbal report by Ashley Atkins-Austin, Director of Community Development.

RECOMMENDATION: That the Planning Commission Approves POD25-004.

MOTION: _____

SECONDED: _____

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



Identification and Location Information

Applicants	Adam Blincoe
Property Owner	Same
Location	709 High Street, Tax Map # 0023A03(11)01-002
Ward	C
Acreage	0.402 acre
Zoning	R1 Low Density Residential
Future Land Use Recommendation	Low Density Residential
Overlays	None
Adjacent Zoning	R1 Low Density Residential on all sides of the property.
Adjacent Uses	Single-family dwellings on all sides of the property.
Staff Contact	Robert Dvorak, Town Planner Phone: 434-392-8465 Email: rdvorak@farmvilleva.com

Background and Existing Conditions

Public hearing and consideration of an application by Adam Blincoe for a Conditional Use Permit (CUP) to construct a single story 26' by 25' Accessory Dwelling Unit (ADU). The project is proposed at 709 High Street. The 0.402 -acre property is zoned R-1 low density residential and consists of a single-family dwelling with a shed. The shed has been removed.

Zoning Ordinance Considerations

Accessory Dwellings are permitted by **Conditional Use Permit** in the R1 Low Density Residential District pursuant to the zoning use matrix in Section 29-22.a (Table 1, Zoning Use Matrix).

An *Accessory Dwelling (or Accessory Dwelling Unit)* is defined in Section 29-81- Definitions as the following:

- *A dwelling that exists as part of a principal dwelling or on the same lot as the principal dwelling and is subordinate in size to the principal dwelling.*

The R1 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.*

Comprehensive Plan Considerations

Land Use Goals and Strategies

Goal: Plan for a balance of compatible land uses meeting the community and economic needs of a growing town.



Strategy: Allow for a wider mix of residential types, *including accessory dwellings* and live/work units.

Utilities

The property has access to the Town's public water and sewer system.

Transportation/ Streets

No significant impact to public streets.

Environmental

The site is a standard residential lot and 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 standard for a residential 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 appears to meet the Comprehensive Plan's land use goals and strategies.
- 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.
- An approval in this single instance will not have a detrimental effect on the neighborhood fabric or neighboring properties because the accessory structure is residential in character and is immediately adjacent to its own primary structure and no others. Additionally, the zoning ordinance allows for one single accessory dwelling with proper review and approval.

Recommendations

The Staff recommends **approval** of the Conditional Use Permit for an accessory dwelling.

Conditions:

- The structure will be no larger than presented on sketch. A one-story, 26' X 25' accessory dwelling unit.
- The structure shall comply with all setback requirements that apply to the primary structure.
- Only one (1) accessory dwelling shall be allowed on the lot or parcel of land.
- No recreational vehicle may be used as an accessory dwelling.
- Any accessory dwelling shall comply with all applicable requirements of the state department of health and the Virginia Uniform Statewide Building Code.
- No signage advertising or promoting the existence of the structure shall be permitted on the exterior of the structure or anywhere on the property.
- The town may revoke the permit if the permit holder violates any provision of this section.



Attachments

1. Application
2. Adjacent Owner Notice
3. Vicinity and aerial maps
4. Site Photos
5. Design of ADU

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.

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: Adam Blincoe
 Applicant's Address: 709 High ST. Farmville VA. 23901
 Applicant's Telephone Number: (484) 557-9088

Present Land Use: (ex. Residential, commercial, etc.) Residential
 Zone: _____
 Legal Description of Property w/ Deed Book and Page No.: _____

Tax Map: _____ Lot: _____ Parcel: _____ Lot Size: _____
 Use for which Conditional Use Permit is Requested: guest House for family members

Will proposed use have any detrimental effects on adjoining property owners? If so, please describe (ex. Noise, dust, fumes, etc.) _____

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.

Brian W. Kersen Date 3-20-05
 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.

Adam Blincoe Date 3/20/25
 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 Linchey Smith DATE 3/20/2025
 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

John Ramsay, Building Official

Robert Dvorak, Town Planner

Michelle D. Watkins, CPT
Administrative Assistant II Permit Technician

Date: March 31, 2025

Re: Case # CUP25-003 Notice of Public Hearing for a Conditional Use Permit for an accessory dwelling unit

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, April 16, 2025, 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 CUP25-003:** Adam Blincoe's request for a conditional use permit to allow an accessory dwelling unit per Town Code Section 29-22.a. The 0.402 acre site is located at 709 High Street on Tax Map Number 0023A03(11)01-002. This property is zoned R-1 Low Density Residential.

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 submit written comments to Michelle Watkins at mwatkins@farmvilleva.com or by mail to PO Drawer 368, Farmville, VA 23901, to arrive by 4:00 p.m. on Wednesday, April 16, 2025.

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

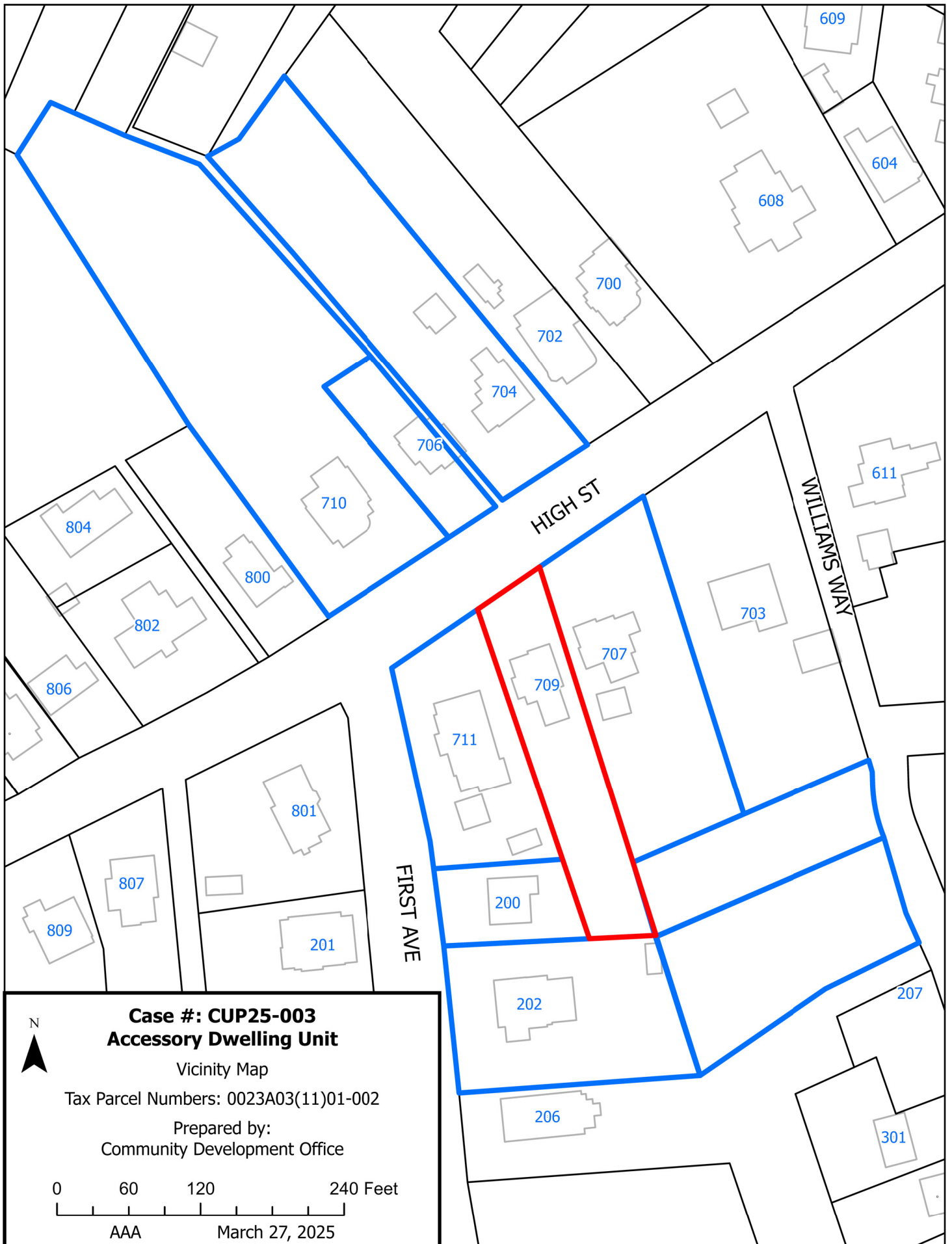
Questions and comments regarding cases may be directed to the Department of Community Development, 116 North Main Street, PO Drawer 368, Farmville, Virginia, 23901 or by calling (434) 392-8465, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

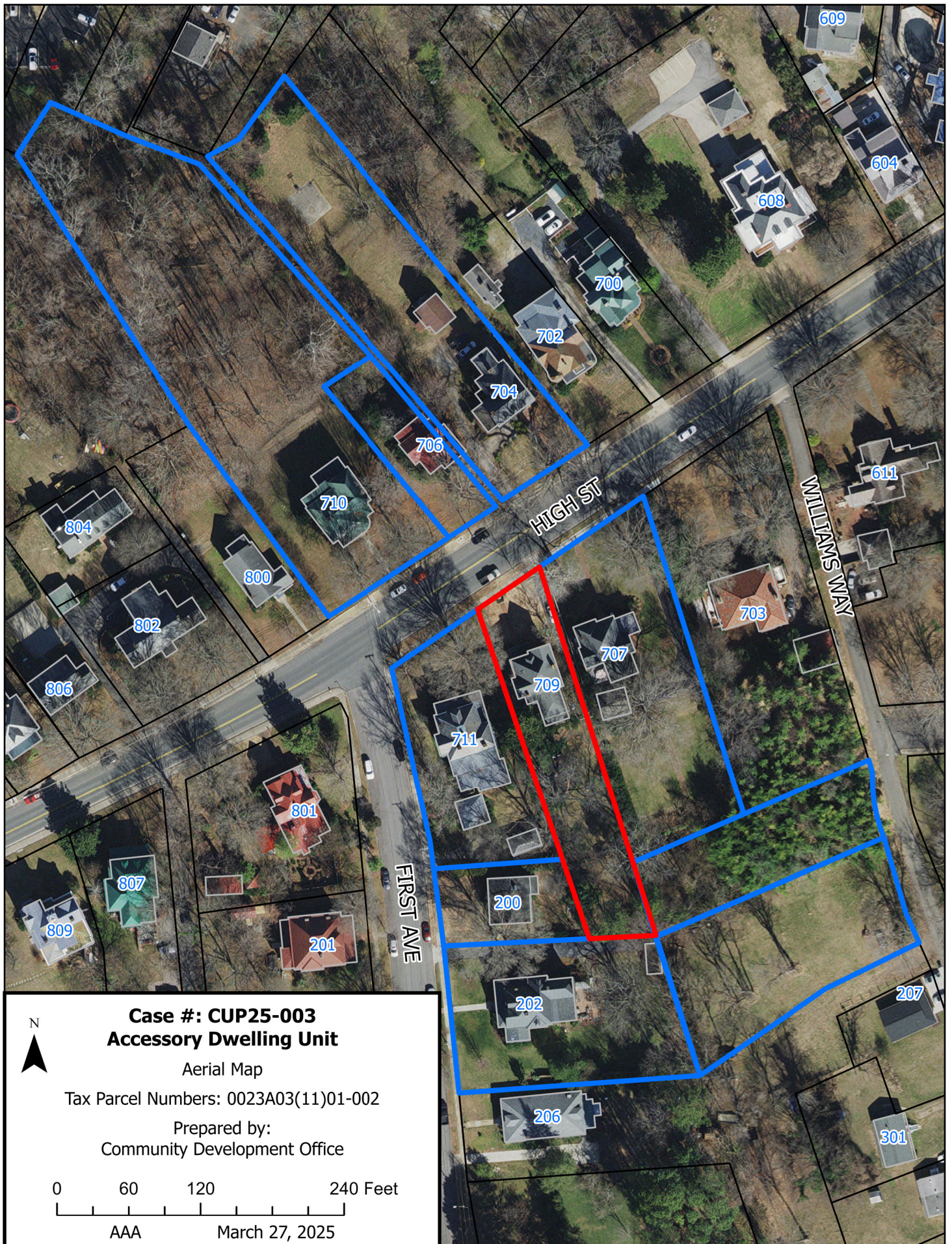
It is the intent of the Town to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact C. Scott Davis, LP.D., Town Manager, at (434) 392-5686, prior to the meeting.

Sincerely,

Ashley Atkins-Austin, CZA
Director of Community Development

Parcel Number	Owner	Mailing Address	City	State	Zip
0023A03(01)05-018	Katherine Hargrove Andrews	704 High Street	Farmville	VA	23901
0023A03(01)05-019	Travis & Zachary Mason	706 High Street	Farmville	VA	23901
0023A03(11)01-001	Pamela Williams Butler	711 High Street	Farmville	VA	23901
0023A03(11)01-003	John and Donna Vancleave	707 High Street	Farmville	VA	23901
0023A03(11)01-005	N. Garrison & Catherine Elder	703 High Street	Farmville	VA	23901
0023A03(11)01-020	Charles H. Dowdy III & Candace Dowdy	202 First Avenue	Farmville	VA	23901
0023A03(11)11-001A	Roland & Leeann Sherrod	10325 Althea Bend Court	Mechanicsvill	VA	23116
0023A03(20)02-014	Elizabeth Taylor Carter	1800 Cloister Court	Richmond	VA	23238





Case #: CUP25-003
Accessory Dwelling Unit

Aerial Map

Tax Parcel Numbers: 0023A03(11)01-002

Prepared by:
Community Development Office

0 60 120 240 Feet
AAA March 27, 2025



04/09/2025 10:01 AM

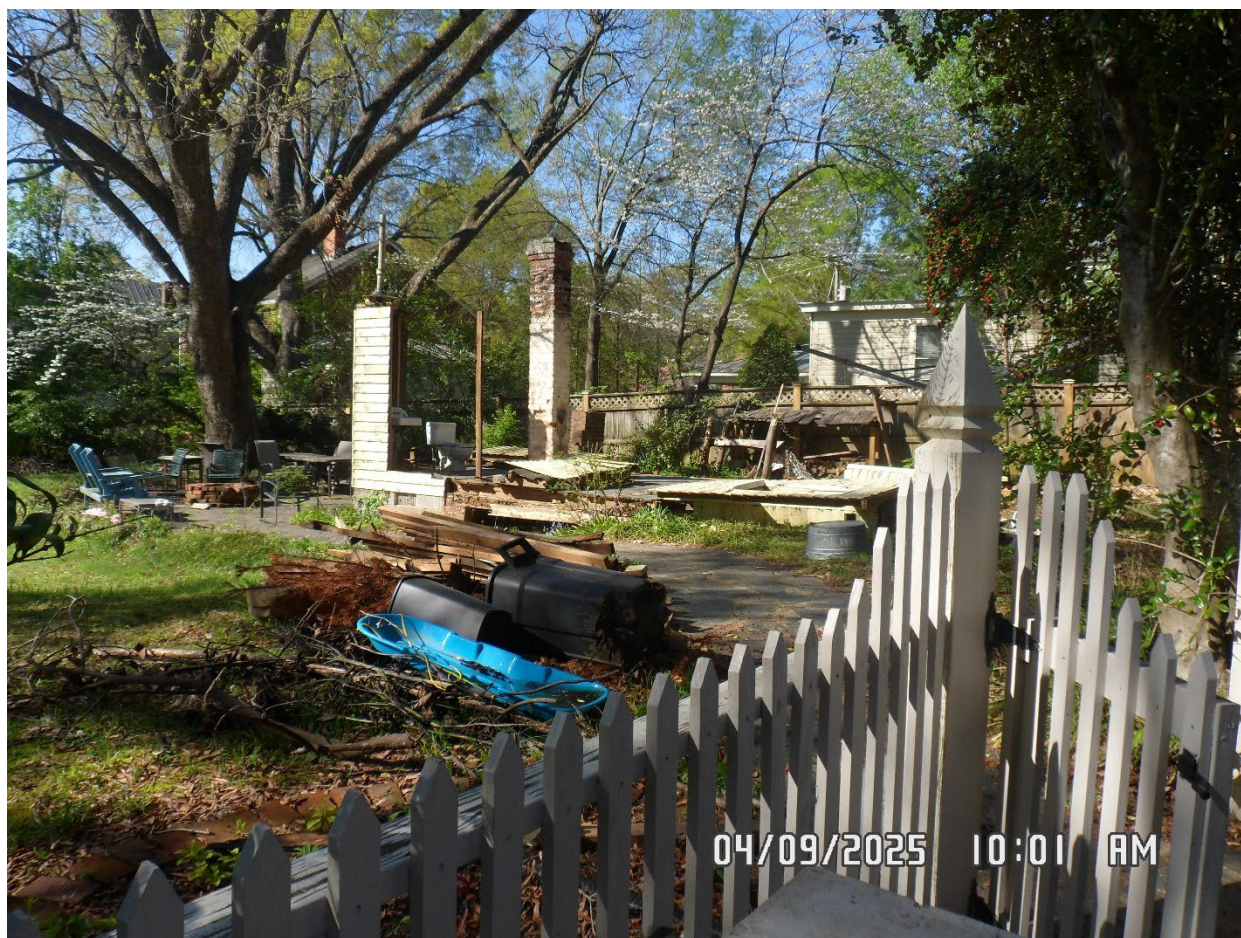














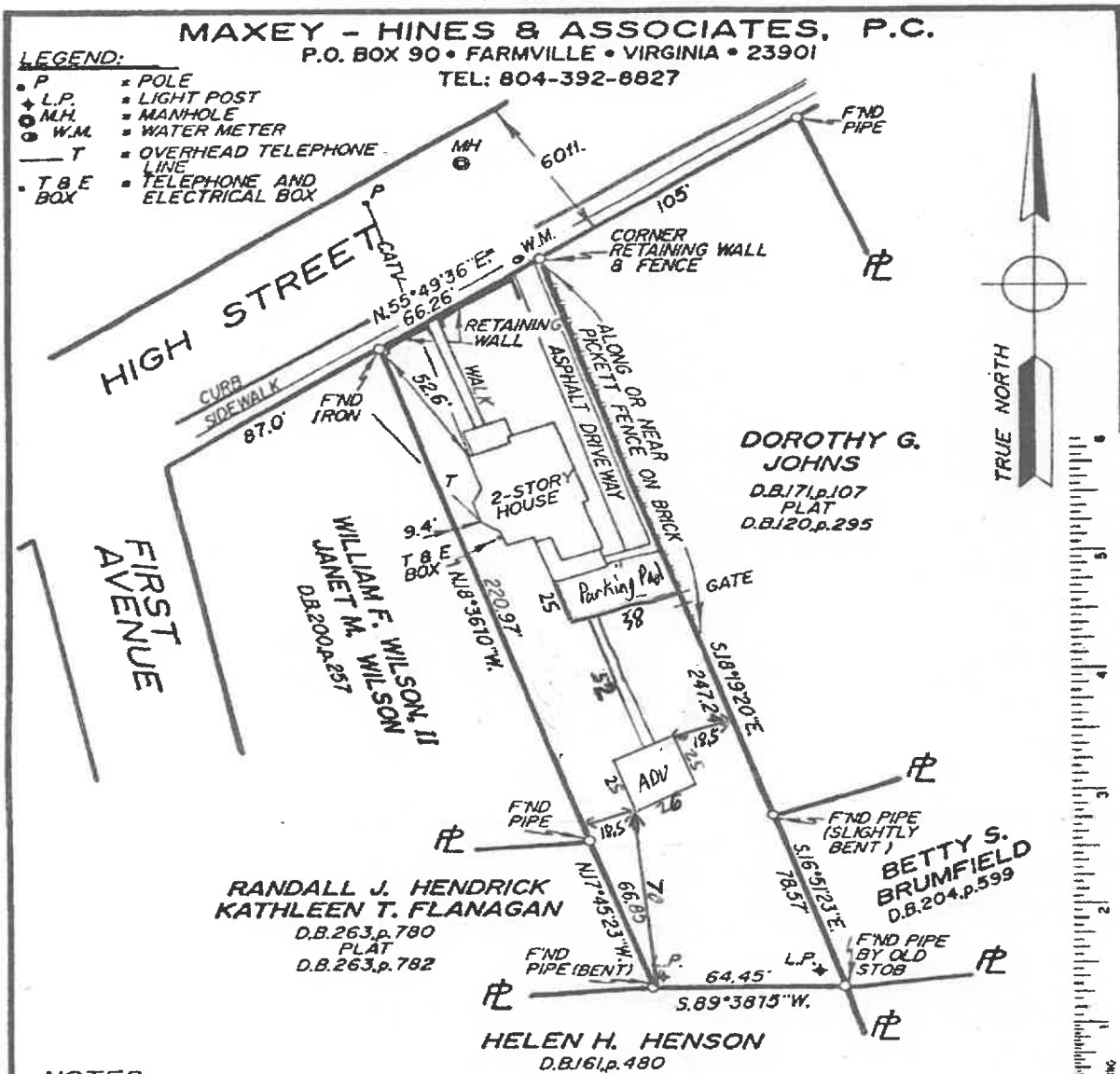
MAXEY - HINES & ASSOCIATES, P.C.

P.O. BOX 90 • FARMVILLE • VIRGINIA • 23901

TEL: 804-392-8827

LEGEND:

- P
- ◆ L.P.
- M.H.
- W.M.
- T
- T B E
- BOX
- POLE
- LIGHT POST
- MANHOLE
- WATER METER
- OVERHEAD TELEPHONE LINE
- TELEPHONE AND ELECTRICAL BOX



NOTES:

1. TAX MAP NO. 23A3 ((11)) -1-2
2. CURRENT ADDRESS: 709 HIGH STREET, FARMVILLE, VA. 23901
3. THIS LAND IS SITUATED IN F.I.R.M. FLOOD PLAIN ZONE C AS SHOWN ON THE TOWN OF FARMVILLE COMMUNITY-PANEL NO. 510118 0005 B EFFECTIVE DATE SEPTEMBER 1, 1978.

To all parties interested in title to premises surveyed; This plat agrees with found plats, deed descriptions, ground evidence, and local witnesses as near as possible. DRAWN BY: HHW

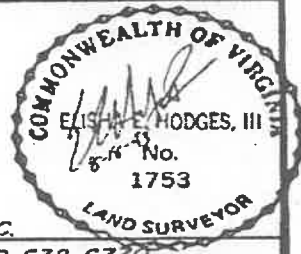
SCALE: 1 in. = 50 ft. DATE: AUG. 18, 1993 TOTAL ACREAGE: 0.443 ACRES

REQUESTED BY: WILLIAM E. DeREGIBUS and MELISSA L. DeREGIBUS

OWNER(S): GRACE P. HUBBARD
D.B.240,p.453

LOCATED IN: *The Town of FARMVILLE, PRINCE EDWARD COUNTY, VA.*

PURPOSE: To delineate boundaries and show improvements on subject premises.



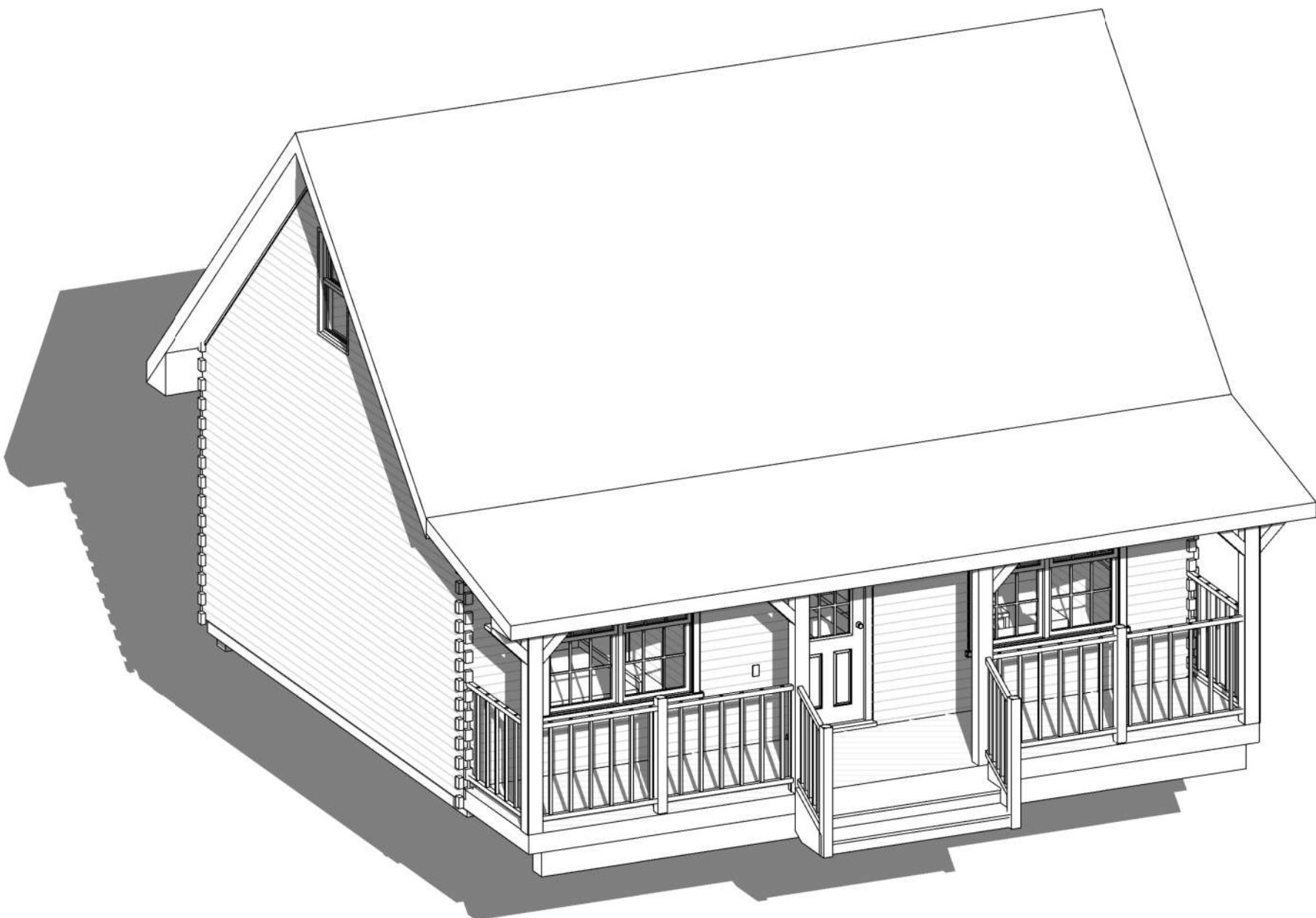
P.C.

F.B. 638-6770

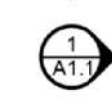
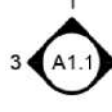
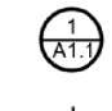
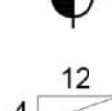
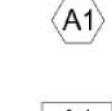
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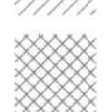
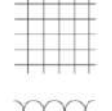
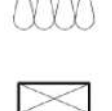
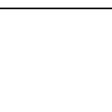


AXONOMETRIC VIEW



SYMBOLS LEGEND

-  SECTION MARKER
-  ELEVATION MARKER
-  INTERIOR ELEVATIONS
-  DETAIL CALLOUT
-  DATUM MARKER
-  SLOPE MARKER
-  COMPASS (TRUE NORTH)
-  WINDOW CALLOUT
-  DOOR CALLOUT

-  SOIL
-  CONCRETE
-  BRICK
-  CMU BLOCK
-  RIGID INSULATION
-  BATT INSULATION
-  DIMENSIONAL LUMBER
-  ELECTRIC OUTLET
-  SWITCH
-  CEILING LIGHT
-  RECESSED LIGHT
-  WALL-MOUNTED LIGHT
- CEILING FAN

SHEET INDEX

- A-000 COVER PAGE
- A-001 FIRST FLOOR PLAN
- A-002 SECOND FLOOR PLAN
- A-003 ELEVATION I
- A-004 ELEVATION II
- B-101 FOUNDATION PLAN
- B-102 FIRST FLOOR PLAN
- B-103 SECOND FLOOR PLAN
- B-104 DETAILED ELEVATIONS I
- B-105 DETAILED ELEVATIONS II
- B-106 ELECTRICAL PLAN
- B-107 ROOF PLAN
- B-108 ROOF FRAMING PLAN
- B-109 SECTION DETAIL
- B-110 DETAILS I
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- C-101 DOOR SCHEDULE
- C-102 WINDOW SCHEDULE

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ADIRONDACK CABIN

COVER PAGE

Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

A-000

Sheet Number	A-000
Scale	

NOTES

1. DRAWINGS SHOULD BE PRINTED ON ANSI C SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING 1/2" = 1'-0"
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No.	Description	Date

ADIRONDACK CABIN

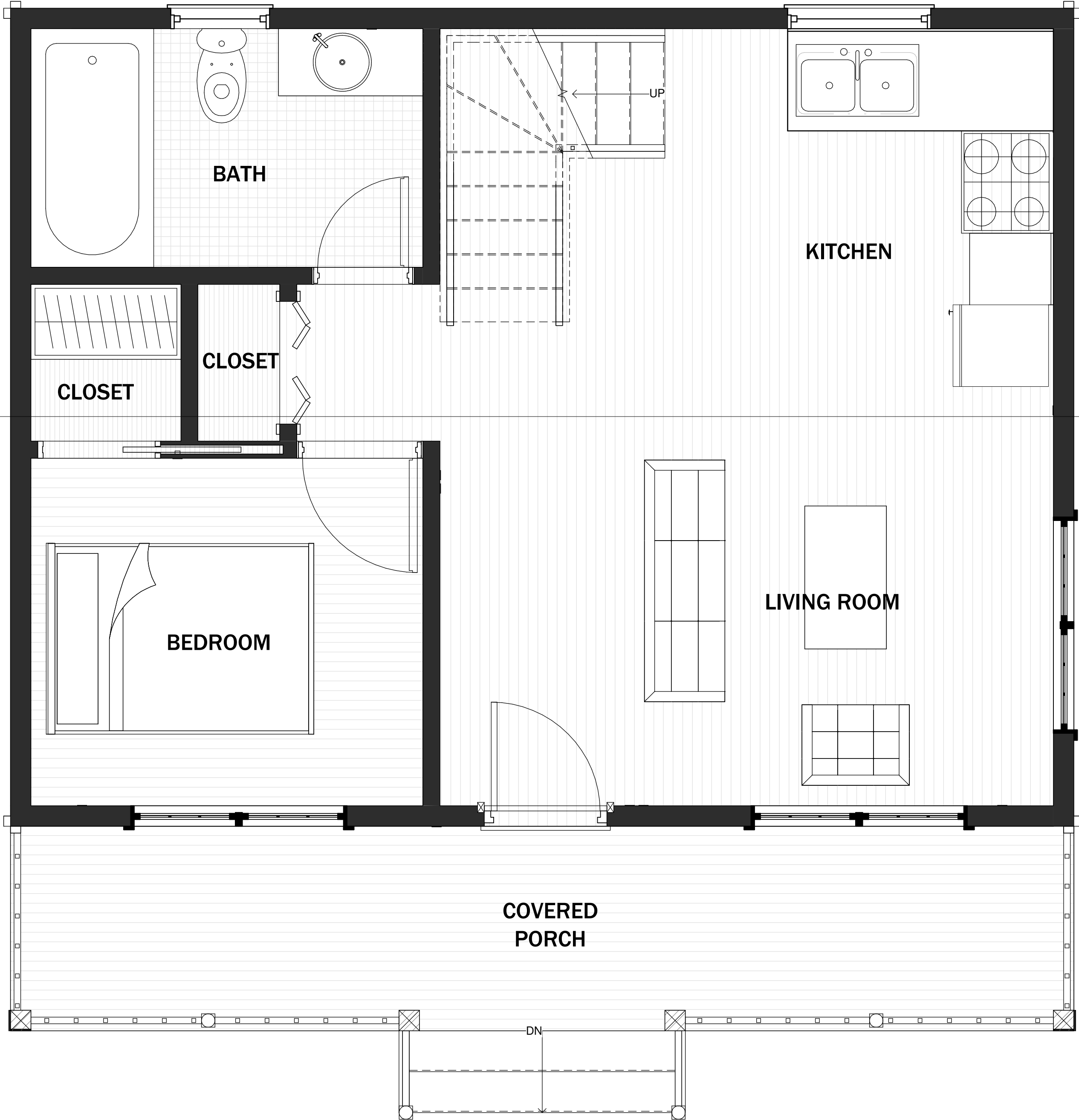
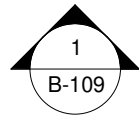
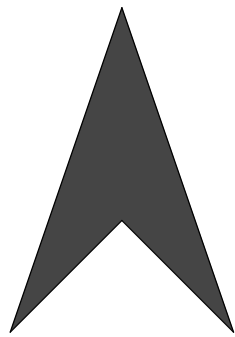
GROUND FLOOR PLAN

Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

A-001

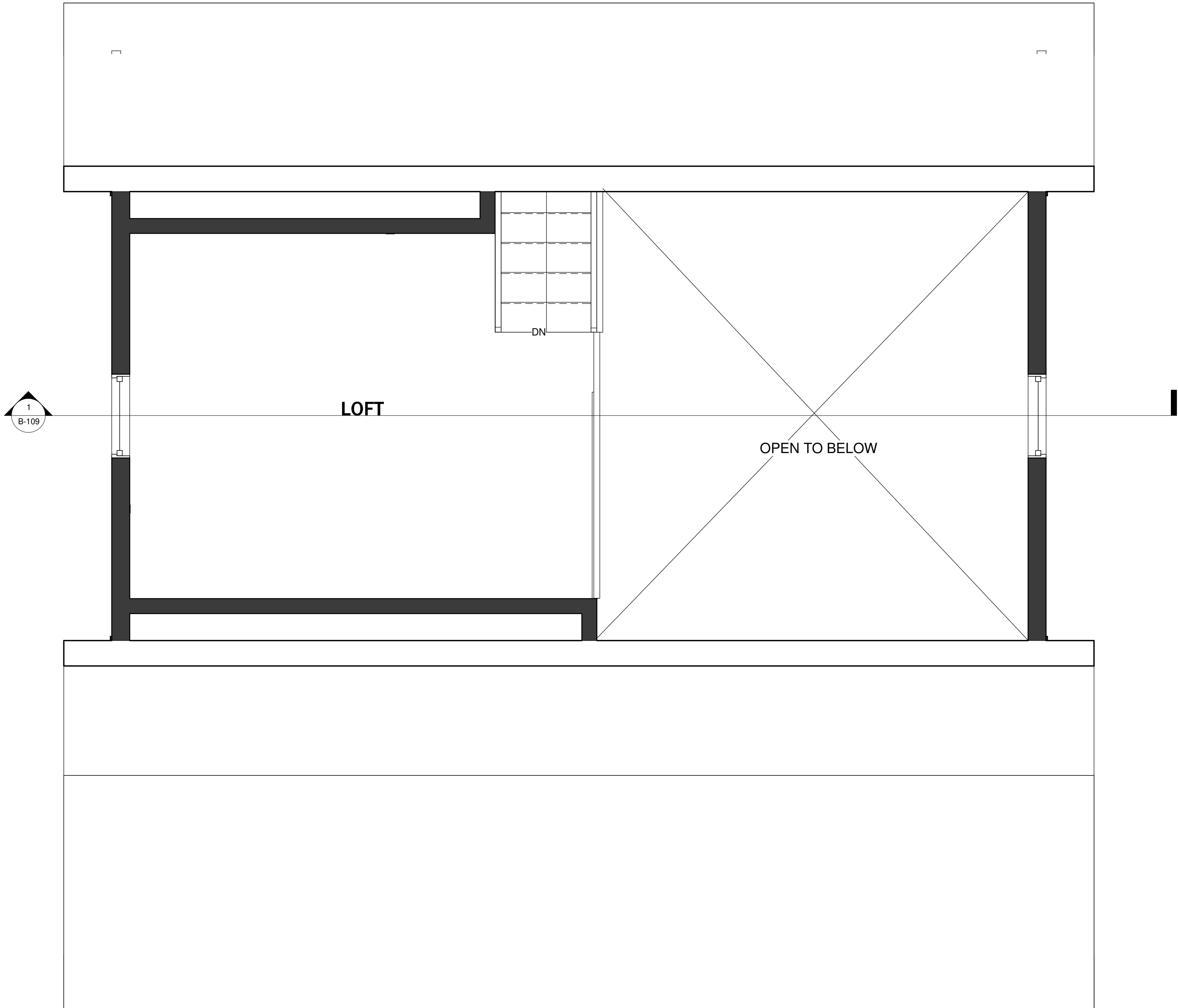
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Scale	1/2" = 1'-0"

N



GROUND FLOOR PLAN

- NOTES
- DRAWINGS SHOULD BE PRINTED ON ANSI C SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING 1/2" = 1'-0"
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GROUND FLOOR PLAN

ADIRONDACK CABIN

SECOND FLOOR PLAN

Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

A-002

Sheet Number	A-002
Scale	1/2" = 1'-0"

NOTES

- DRAWINGS SHOULD BE PRINTED ON ANSI C SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING 3/8" = 1'-0"
- CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL, CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
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Roof Plan
20' - 11 1/2"

Second Floor
10' - 6"
Ceiling Height
9' - 6"

First Floor Level
1' - 6"
Ground Floor
0' - 0"

SOUTH EXTERIOR ELEVATION

BASEMENT
-8' - 0"

Roof Plan
20' - 11 1/2"

Second Floor
10' - 6"
Ceiling Height
9' - 6"

First Floor Level
1' - 6"
Ground Floor
0' - 0"

NORTH EXTERIOR ELEVATION

ADIRONDACK CABIN

ELEVATION I

Project number BB-HP0014
Date 09/2021
Drawn by B.B
Checked by J.L

A-003

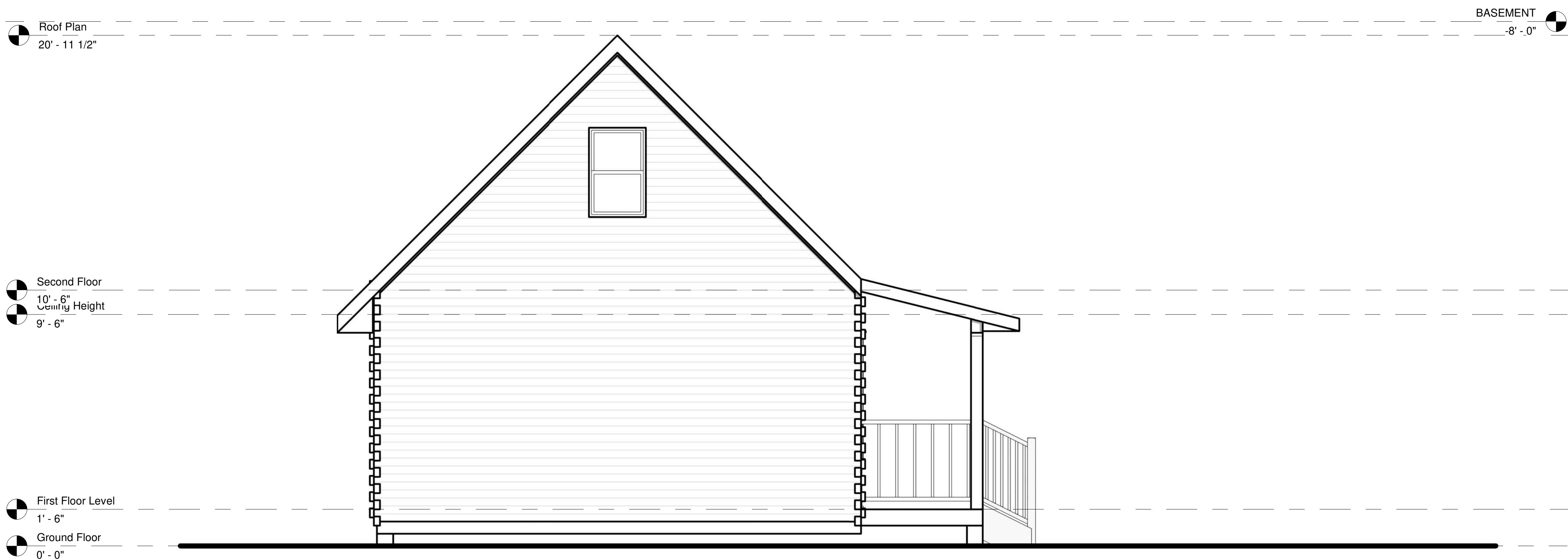
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Scale 3/8" = 1'-0"

NOTES

- DRAWINGS SHOULD BE PRINTED ON ANSI C SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING 3/8" = 1'-0"
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EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

No.	Description	Date

ADIRONDACK CABIN

ELEVATIONS II

Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

A-004

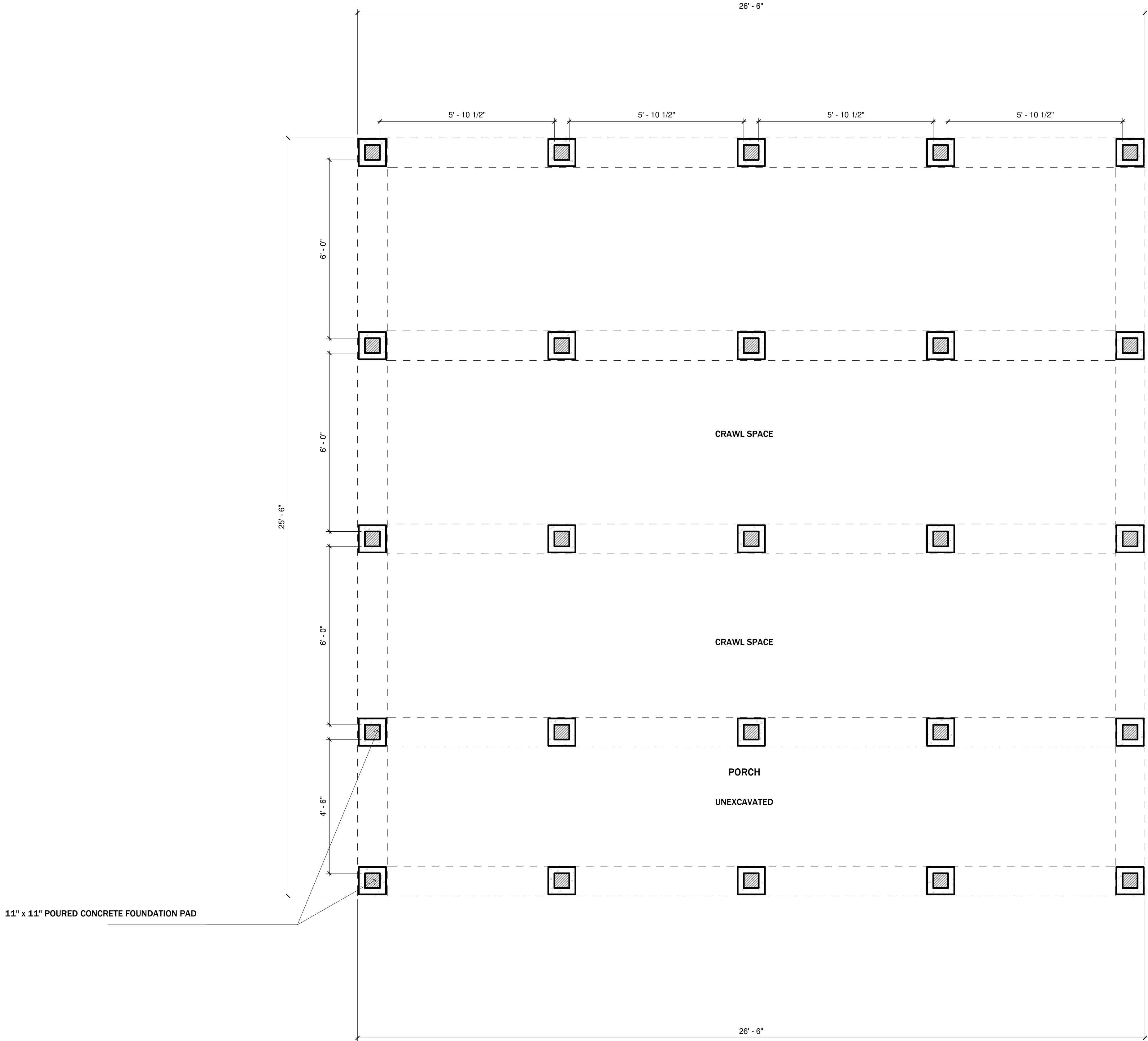
Sheet Number	A-004
Scale	3/8" = 1'-0"

ALL DIMENSIONS TO BE VERIFIED ON SITE

N

NOTES

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FOUNDATION PLAN

ADIRONDACK CABIN

FOUNDATION PLAN

Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

B-101

Sheet Number	B-101
Scale	1/2" = 1'-0"

NOTES

1. DRAWINGS SHOULD BE PRINTED ON ANSI C SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING 1/2" = 1'-0"
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No.	Description	Date

ADIRONDACK CABIN

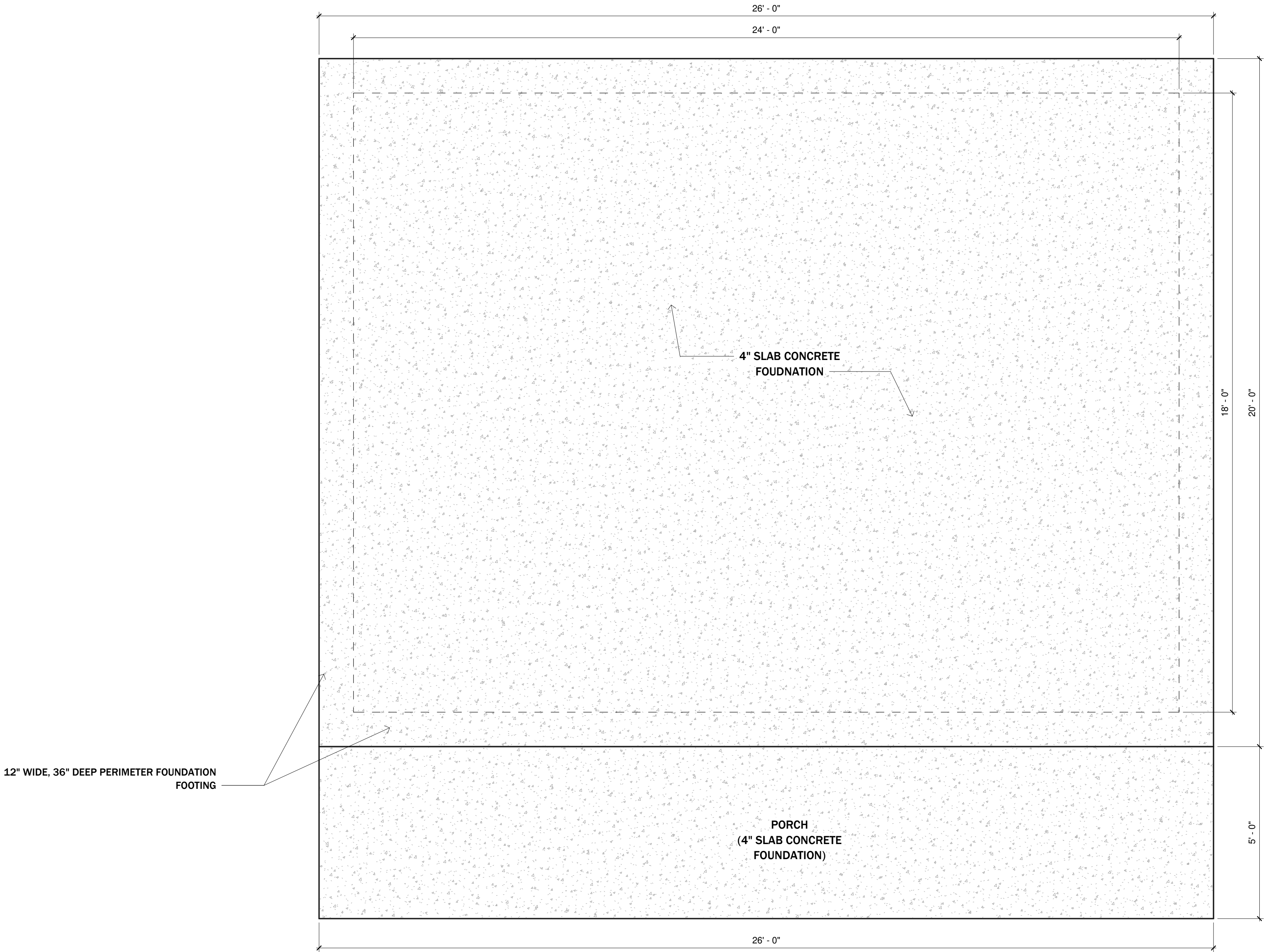
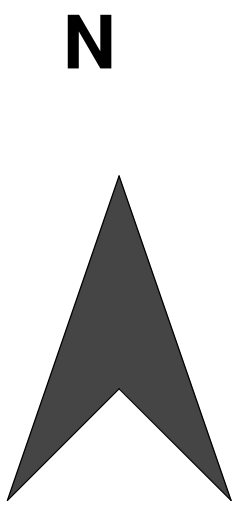
SLAB FOUNDATION
OPTION

Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

B-101.5

Sheet Number	B-101.5
Scale	1/2" = 1'-0"

ALL DIMENSIONS TO BE VERIFIED ON SITE



1. DRAWINGS SHOULD BE PRINTED ON ANSI C SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING $1/2" = 1'-0"$
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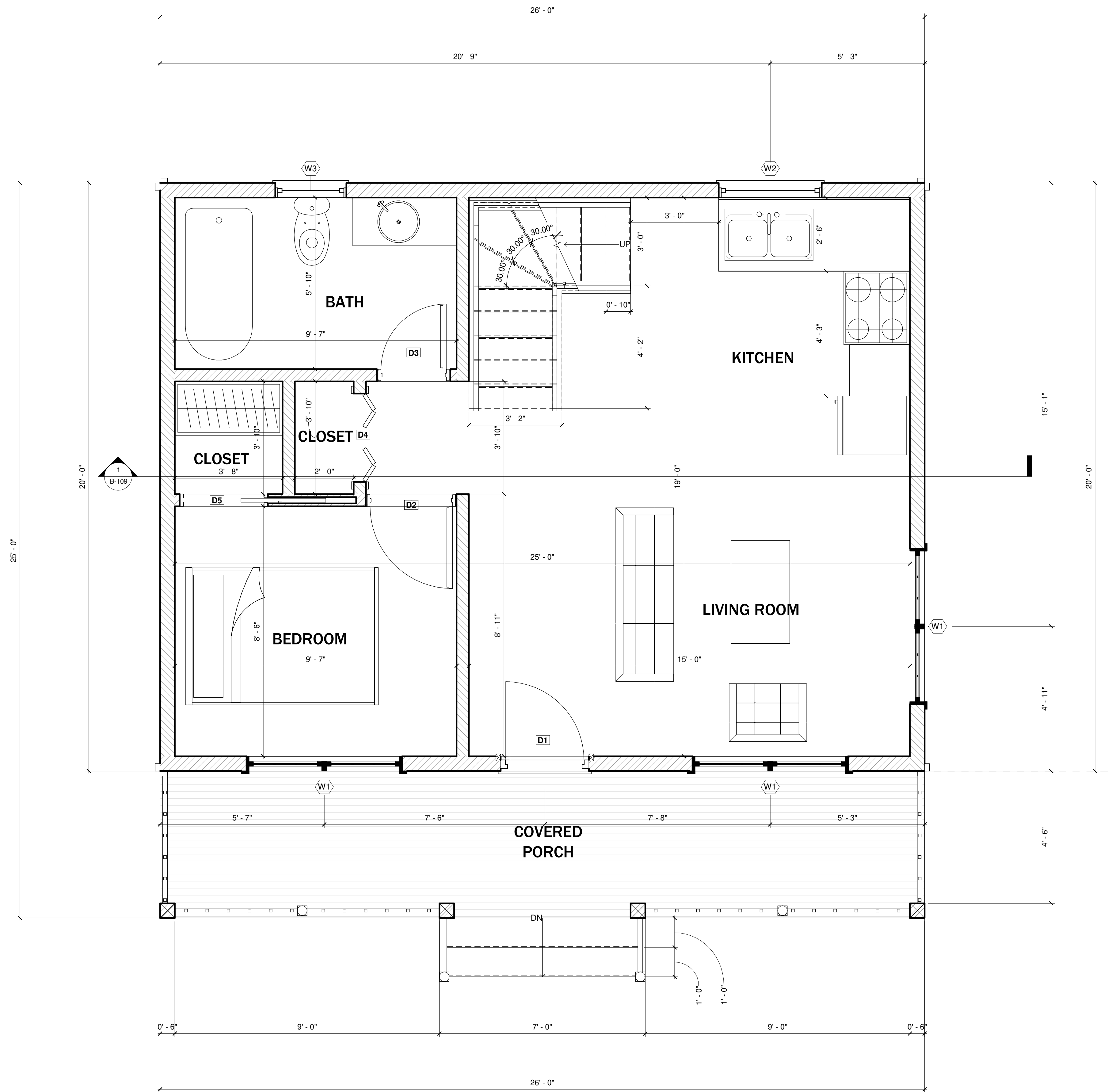
ADIRONDACK CABIN

GROUND FLOOR

Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

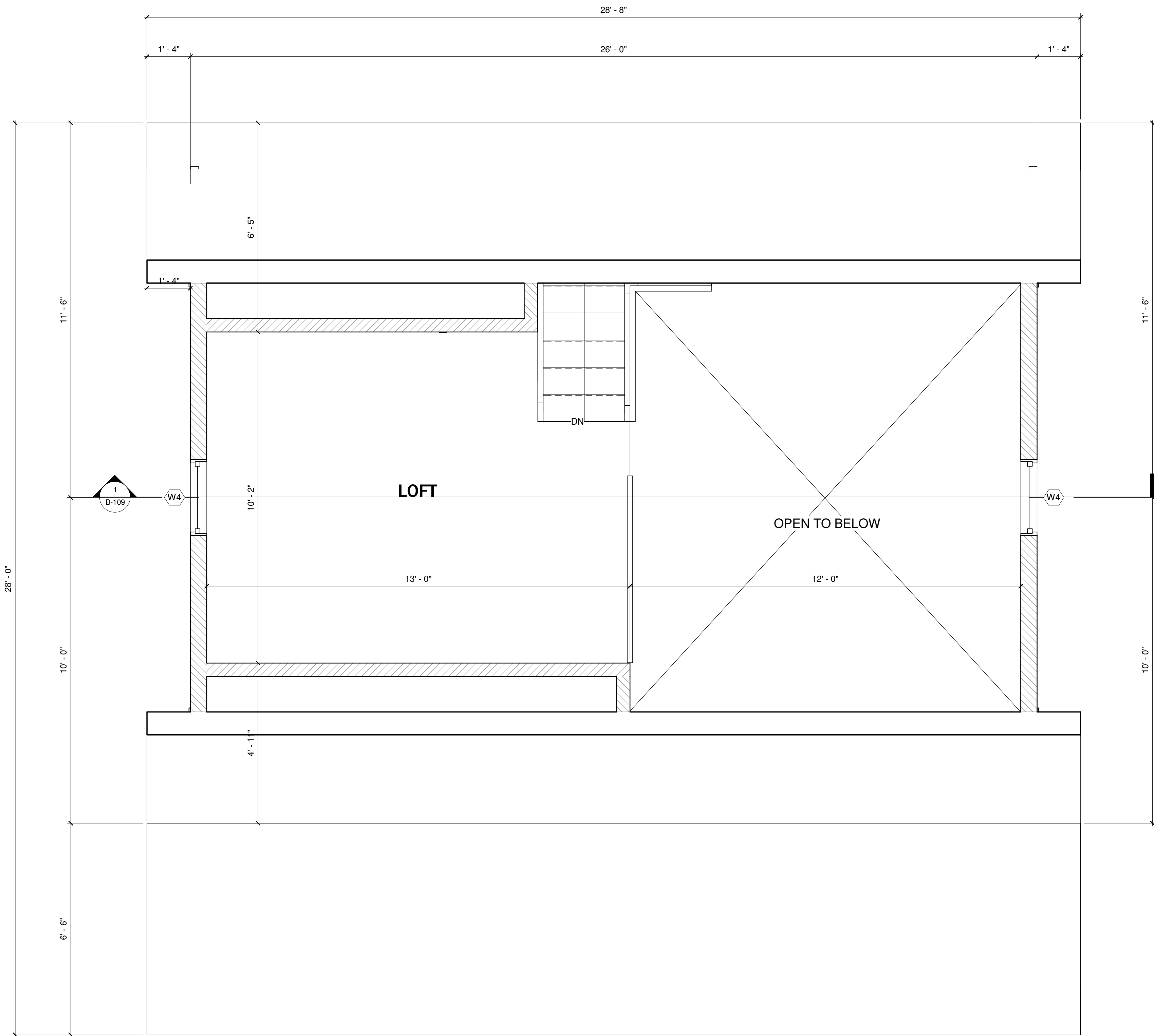
B-102

Sheet Number	B-102
Scale	1/2" = 1'-0"



GROUND FLOOR PLAN

- NOTES
- DRAWINGS SHOULD BE PRINTED ON ANSI C SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING 1/2" = 1'-0"
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GROUND FLOOR PLAN

ADIRONDACK CABIN

SECOND FLOOR PLAN

Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

B-103

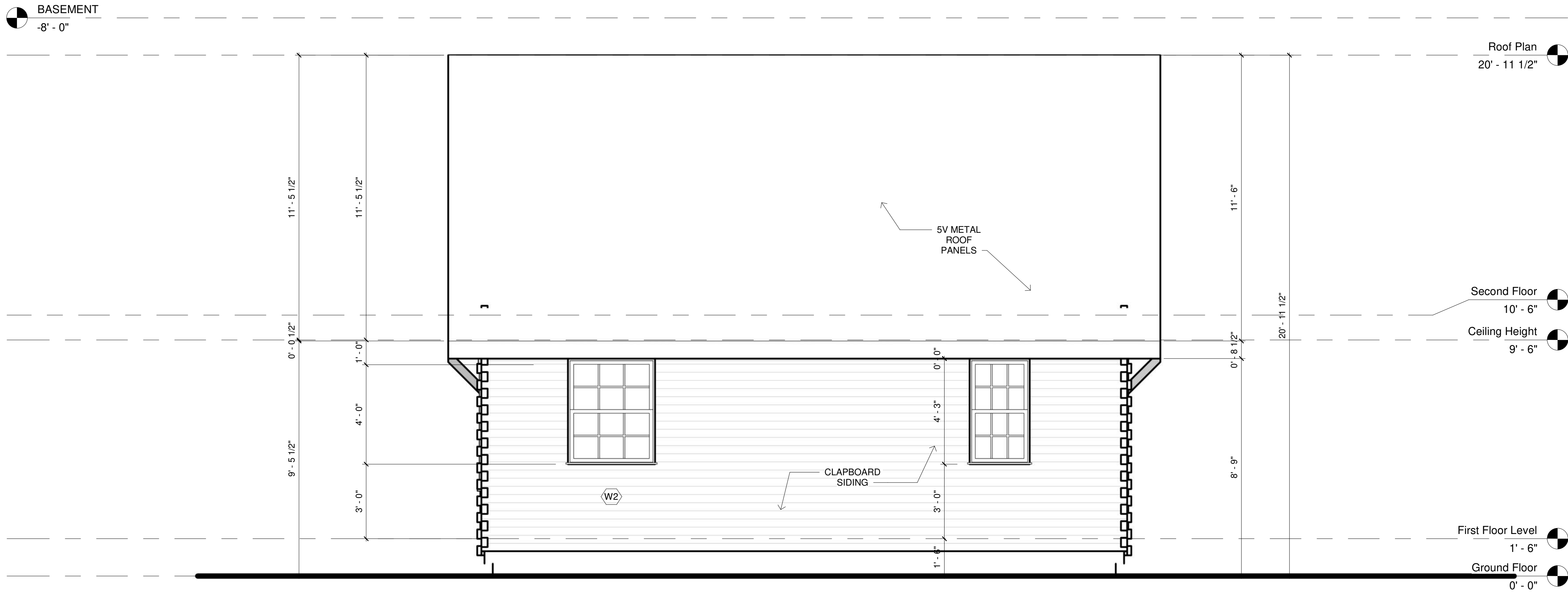
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NOTES

1. DRAWINGS SHOULD BE PRINTED ON ANSI C SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING 3/8" = 1'-0"
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL, CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
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SOUTH EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

ADIRONDACK CABIN

NORTH & SOUTH ELEVATION

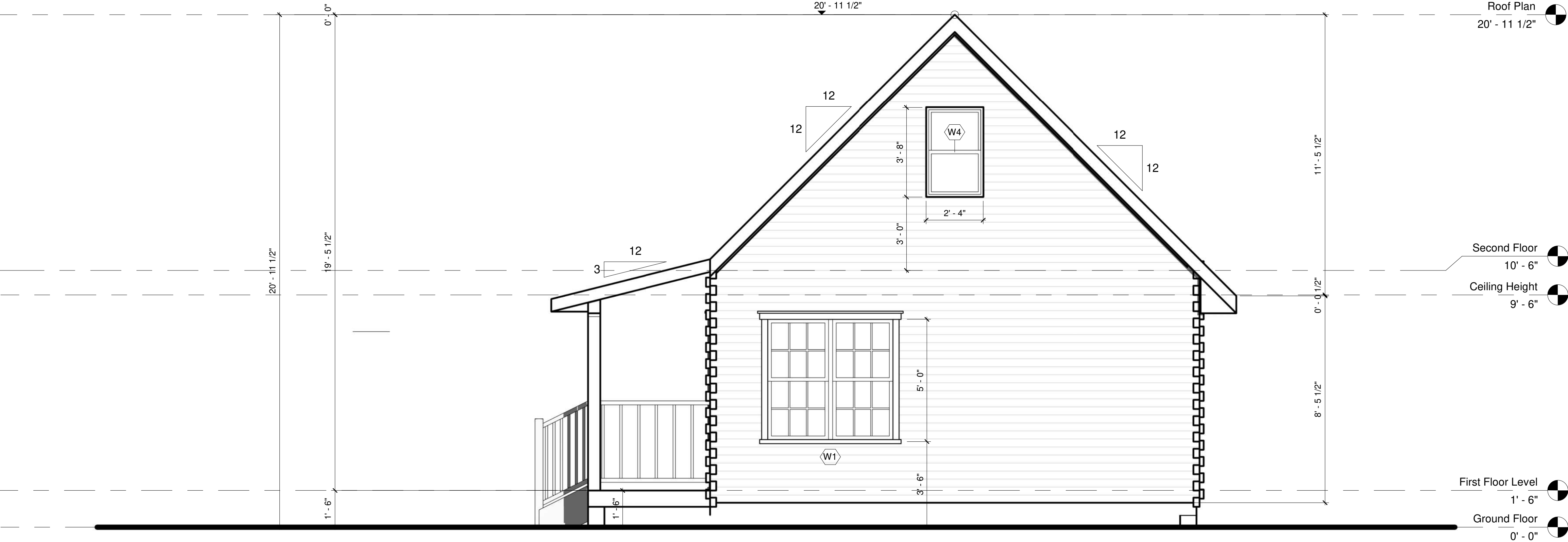
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Date	09/2021
Drawn by	B.B
Checked by	J.L

B-104

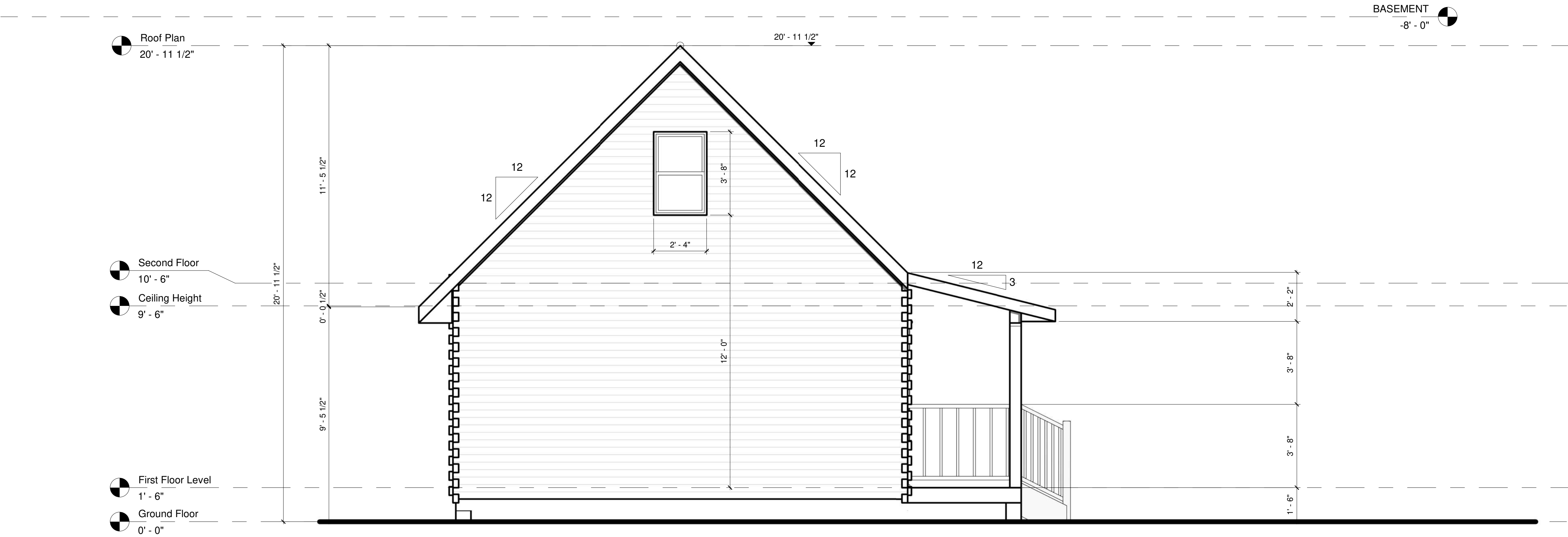
Sheet Number	B-104
Scale	3/8" = 1'-0"

NOTES

1. DRAWINGS SHOULD BE PRINTED ON ANSI C SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING 3/8" = 1'-0"
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EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

ADIRONDACK CABIN

EAST & WEST ELEVATION

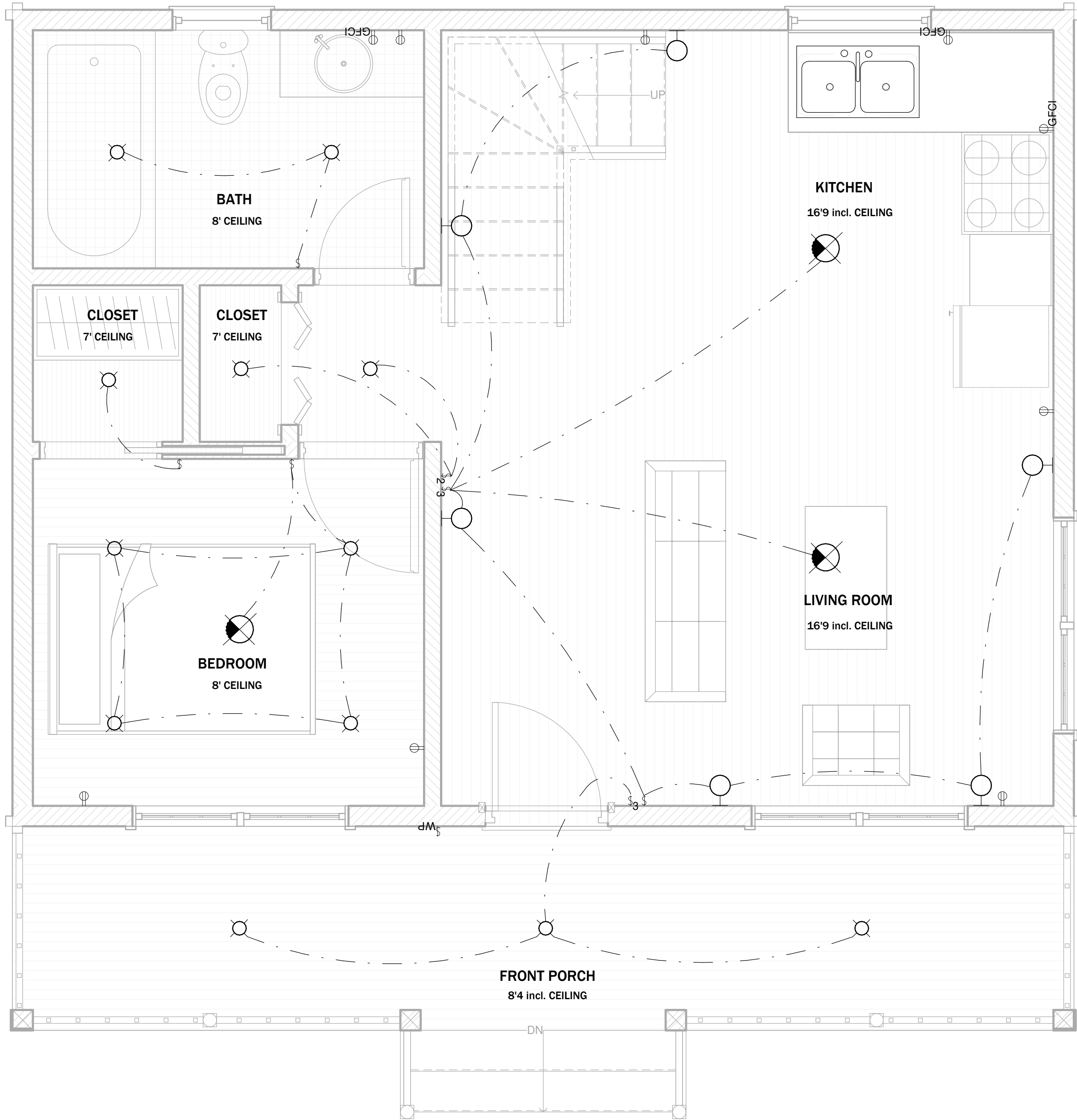
Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

B-105

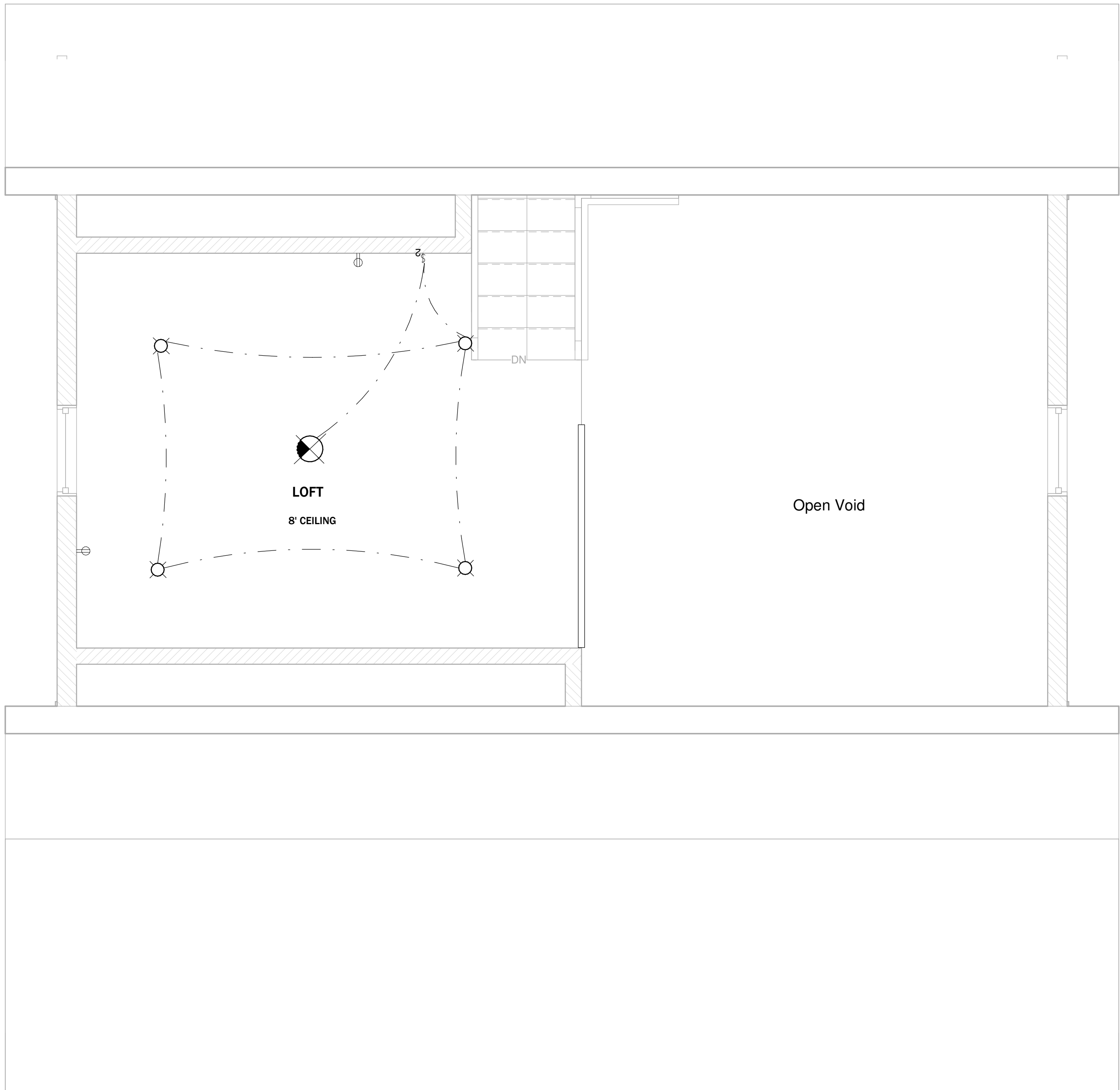
Sheet Number	B-105
Scale	3/8" = 1'-0"

NOTES

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ELECTRICAL PLAN



ADIRONDACK CABIN

ELECTRICAL PLAN

Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

B-106

Sheet Number	B-106
Scale	1/2" = 1'-0"

NOTES

1. DRAWINGS SHOULD BE PRINTED ON ANSI C SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING 1/2" = 1'-0"
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No.	Description	Date

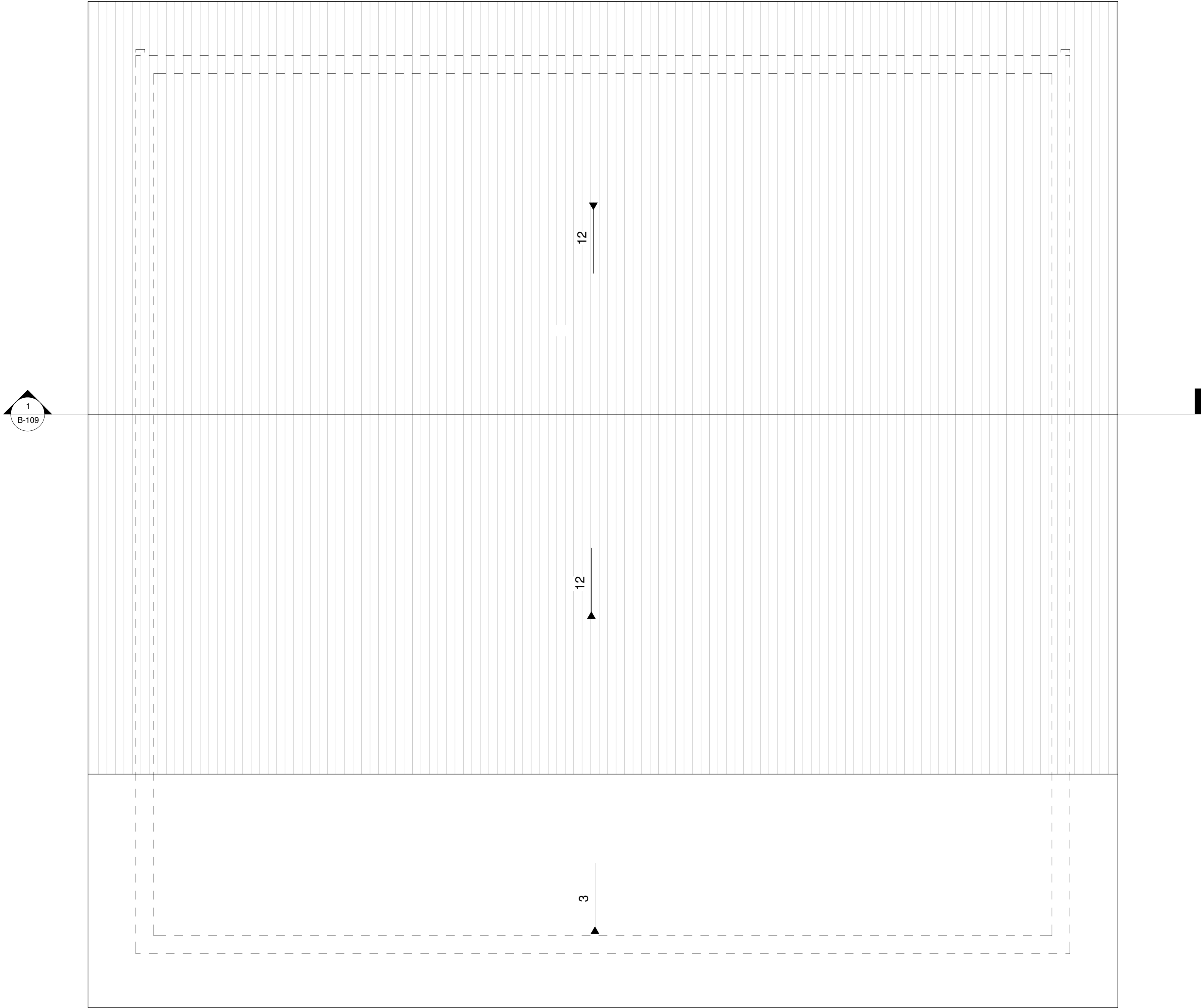
ADIRONDACK CABIN

ROOF PLAN

Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

B-107

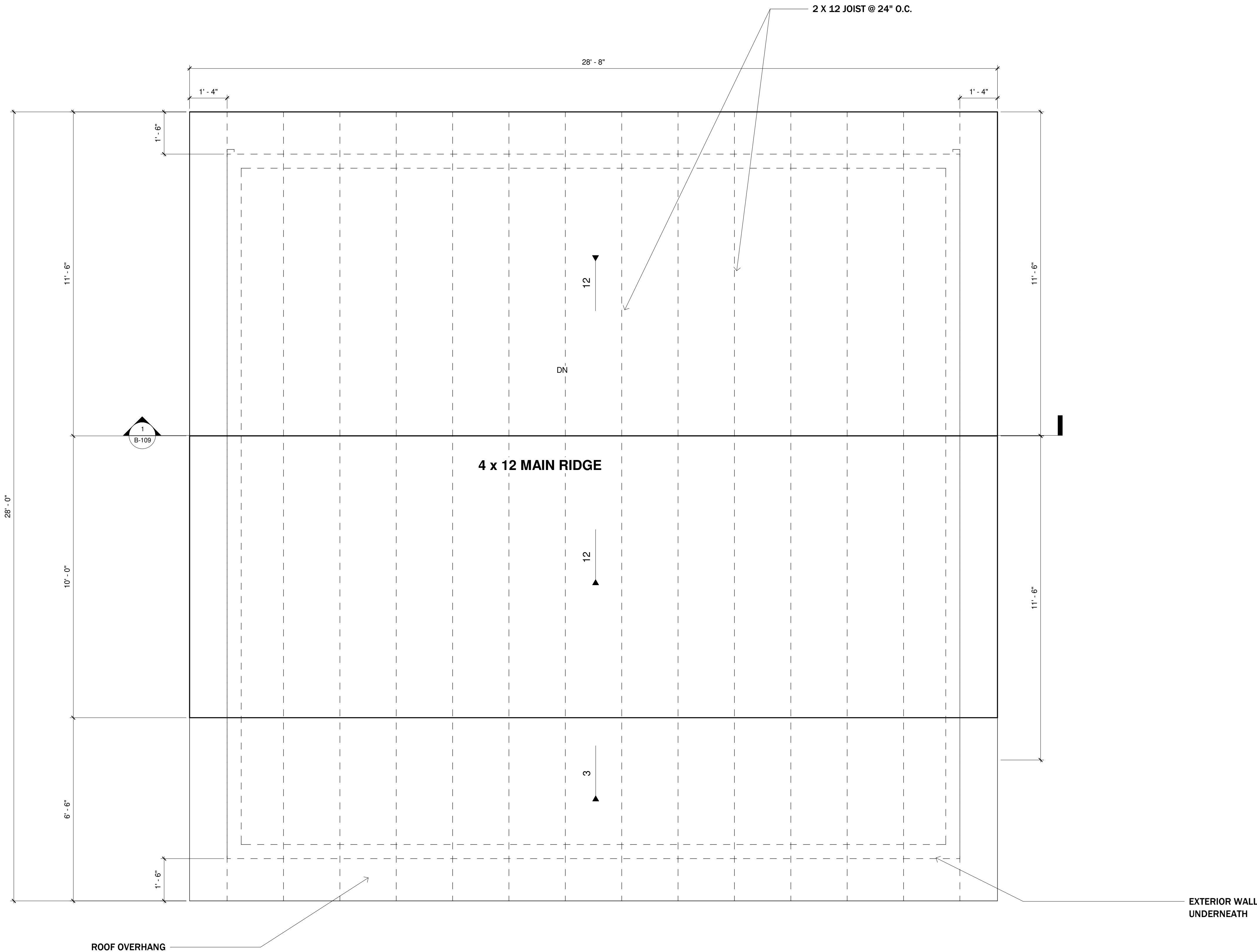
Sheet Number	B-107
Scale	1/2" = 1'-0"



ROOF PLAN

NOTES

1. DRAWINGS SHOULD BE PRINTED ON ANSI C SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING 1/2" = 1'-0"
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No.	Description	Date

ADIRONDACK CABIN

ROOF FRAMING PLAN

Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

B-108

Sheet Number	B-108
Scale	1/2" = 1'-0"

NOTES

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Roof Plan
20' - 11 1/2"

Second Floor
10' - 6"

Ceiling Height
9' - 6"

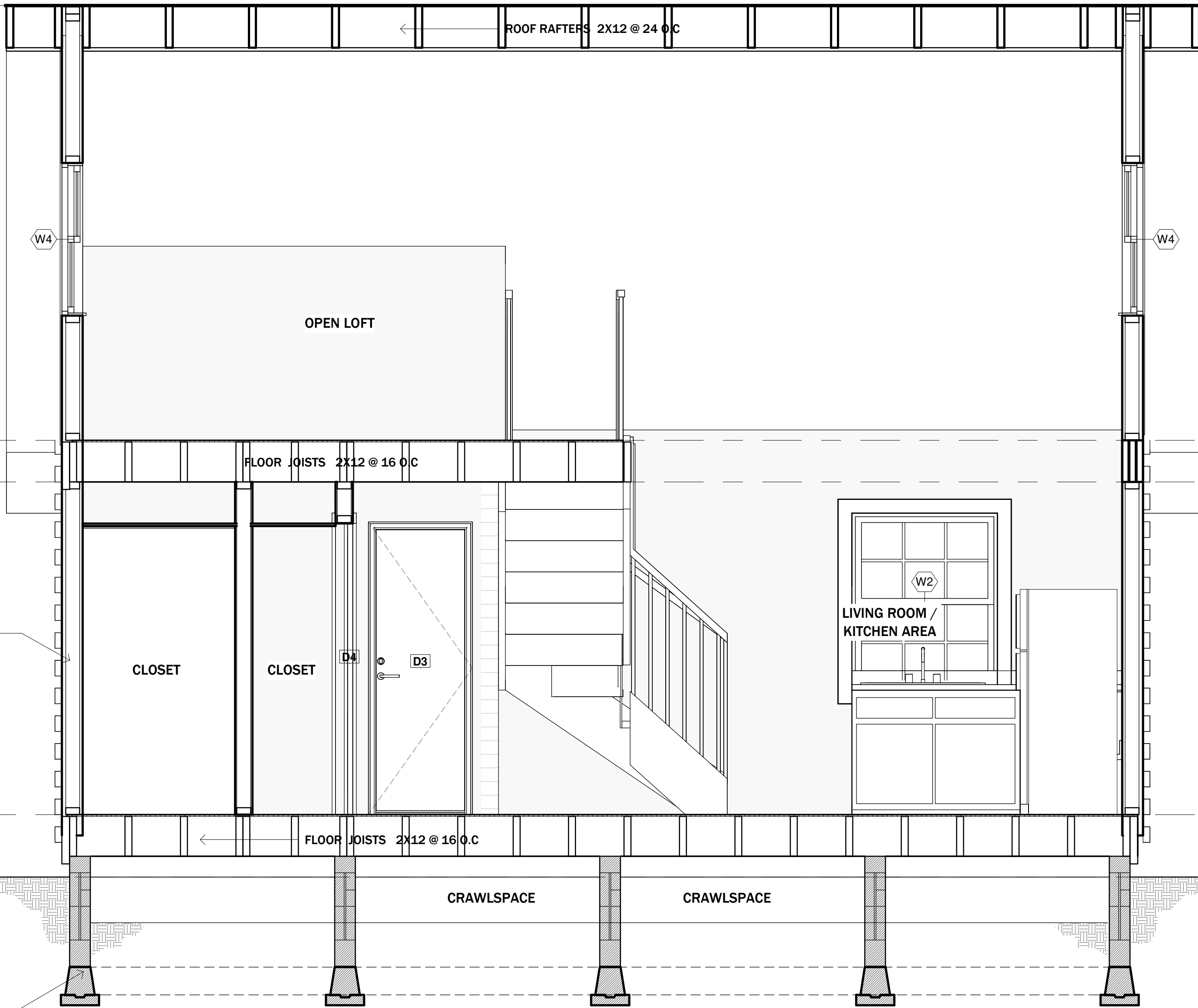
First Floor Level
1' - 6"

Ground Floor
0' - 0"

BASEMENT
-8' - 0"

WALL FRAME 2X6 @ 36" O.C

FOUNDATION FOOTING



SECTION DETAIL 1

ADIRONDACK CABIN

SECTION DETAIL

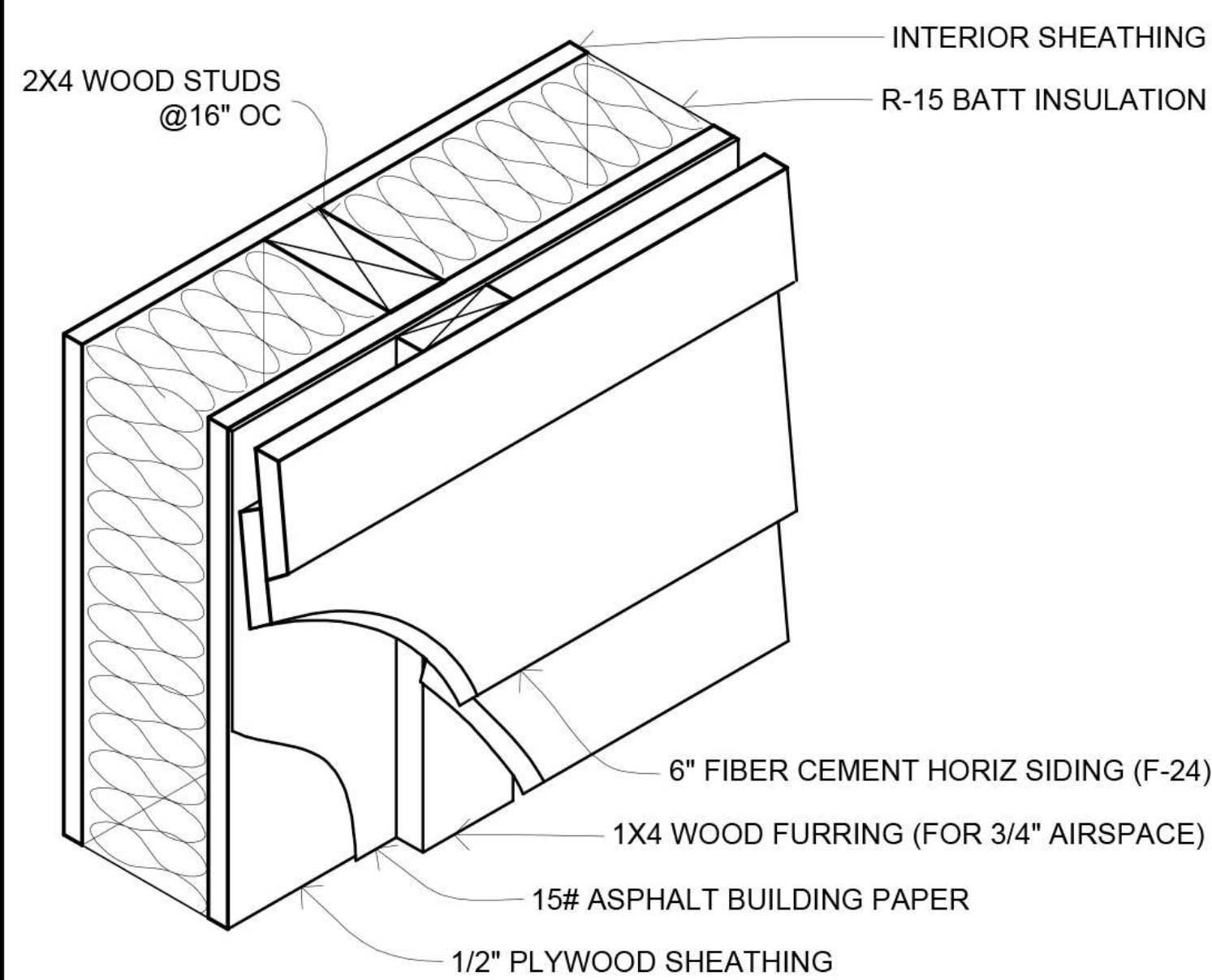
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Date	09/2021
Drawn by	B.B
Checked by	J.L

B-109

Sheet Number	B-109
Scale	1/2" = 1'-0"

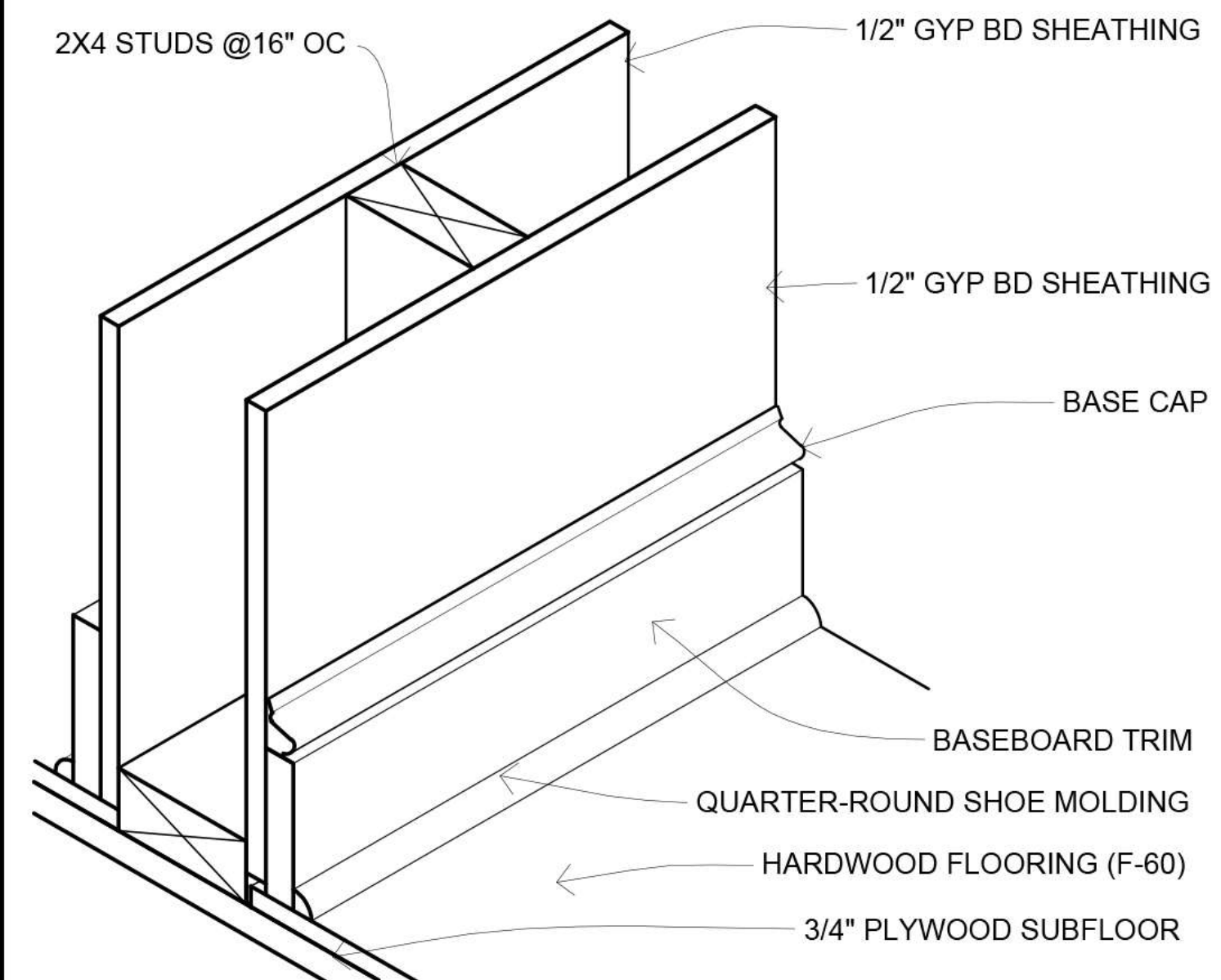
NOTES

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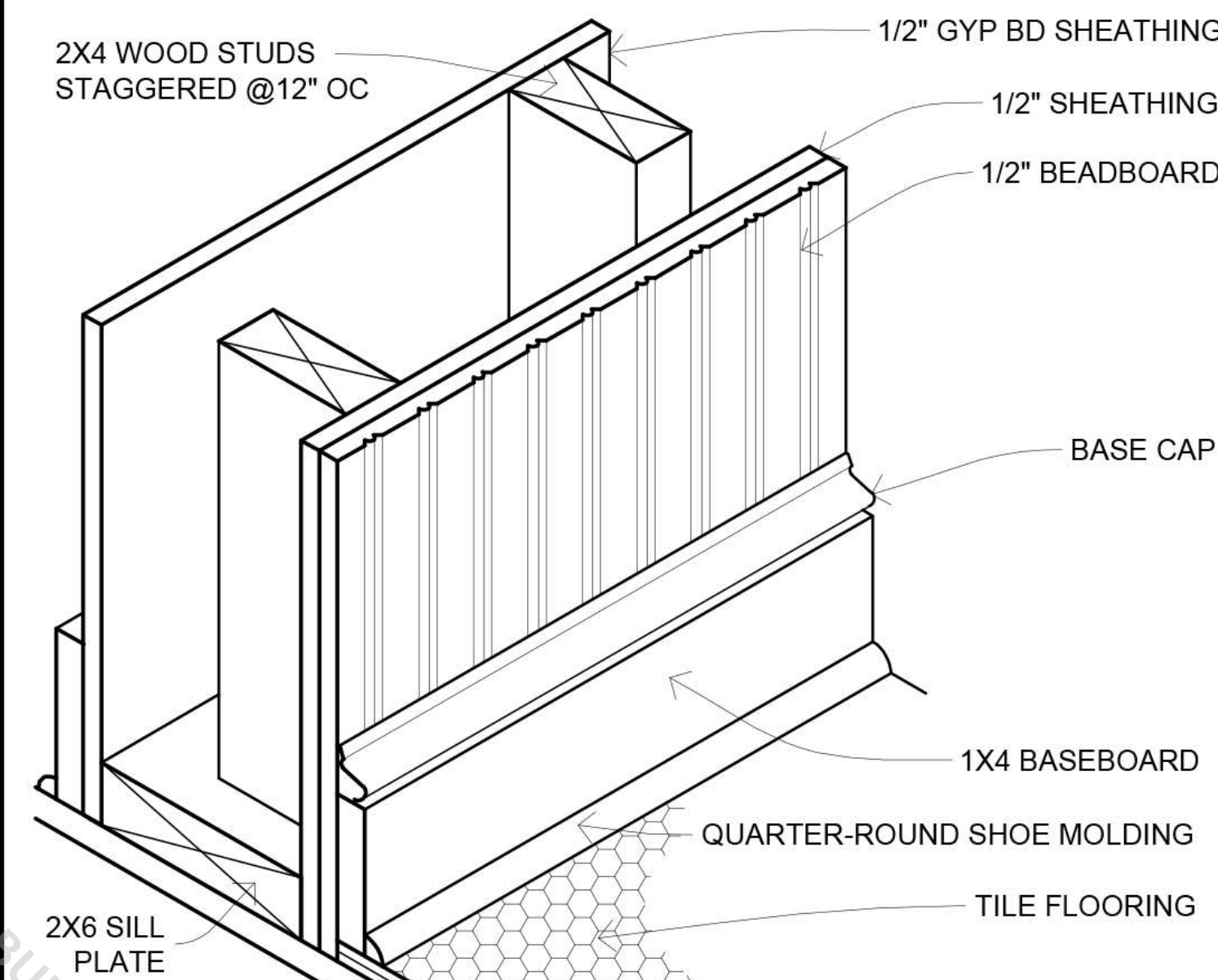
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TYPICAL EXTERIOR WALL



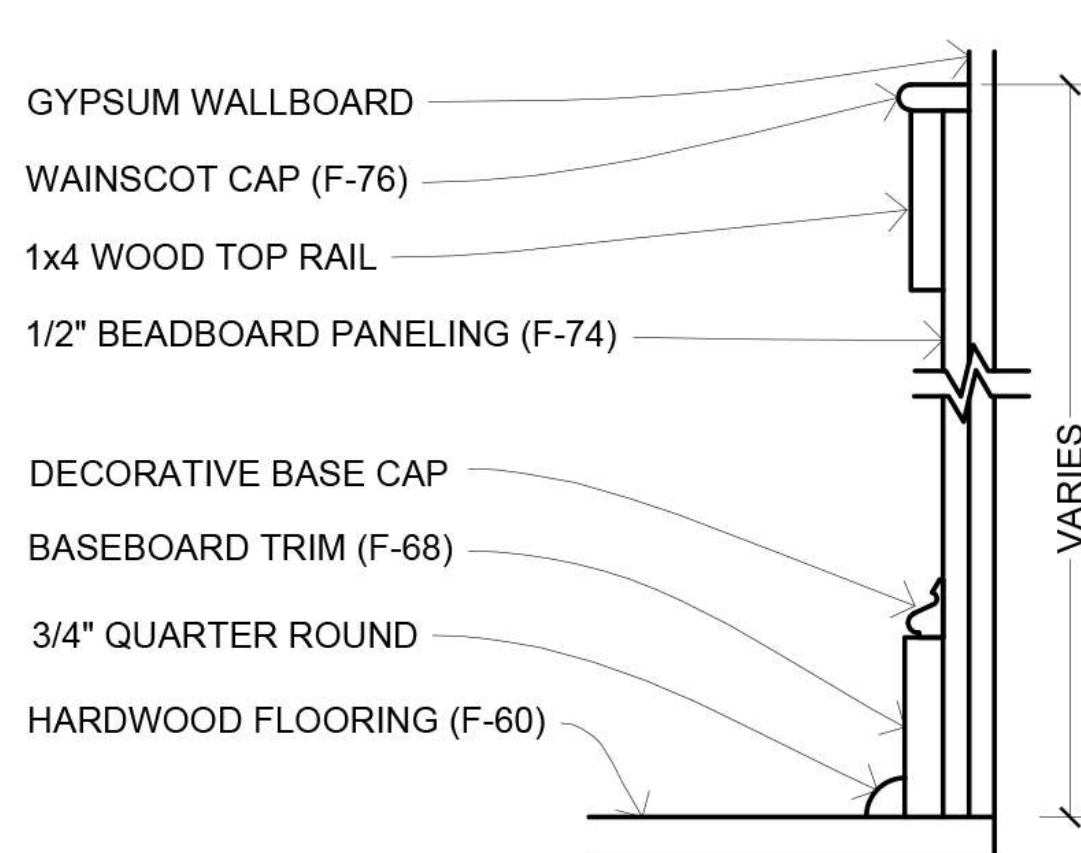
2

TYPICAL INTERIOR WALL



3

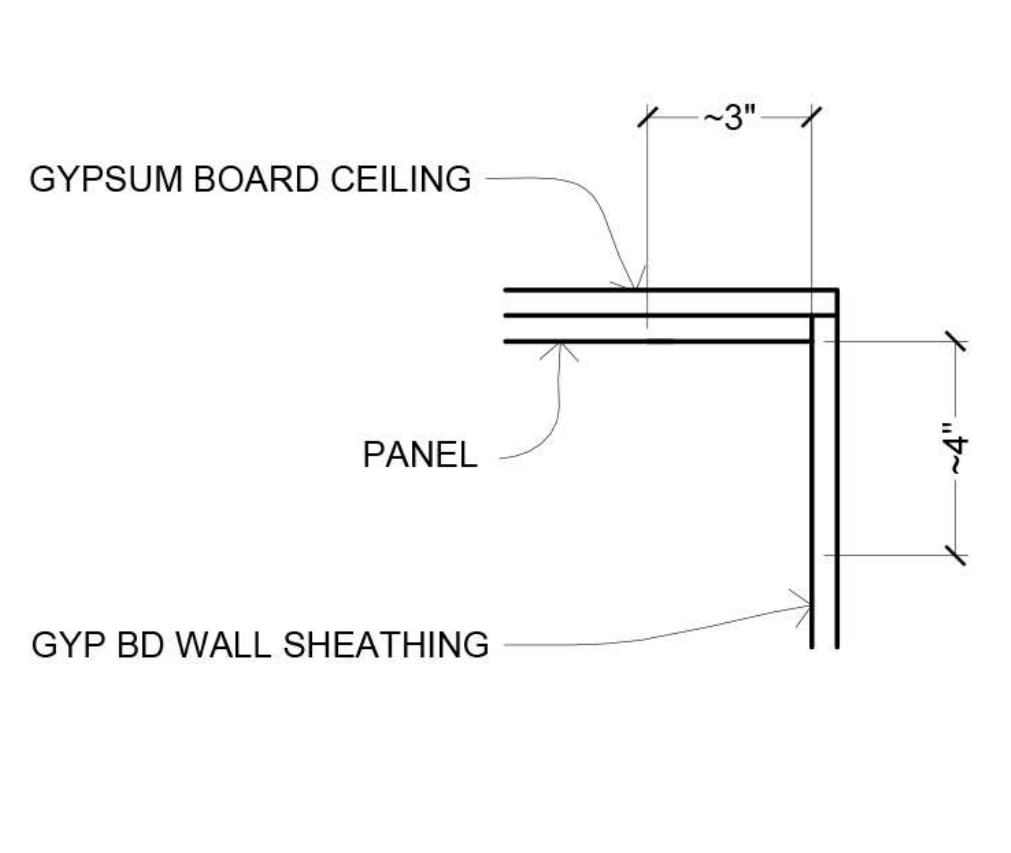
PLUMBING WALL @ TILE FLOOR



4

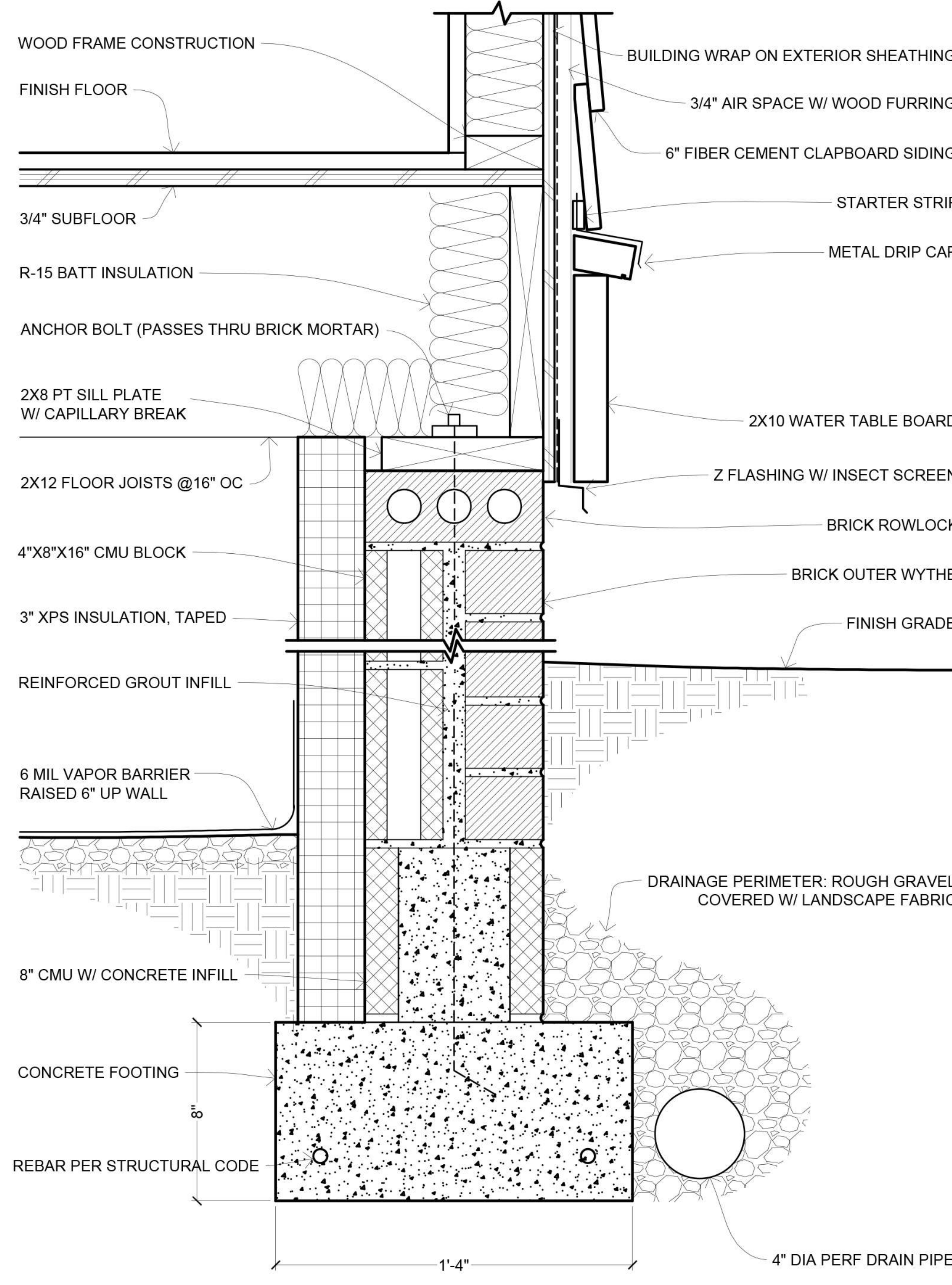
WAINSCOT DETAIL

OPTIONAL



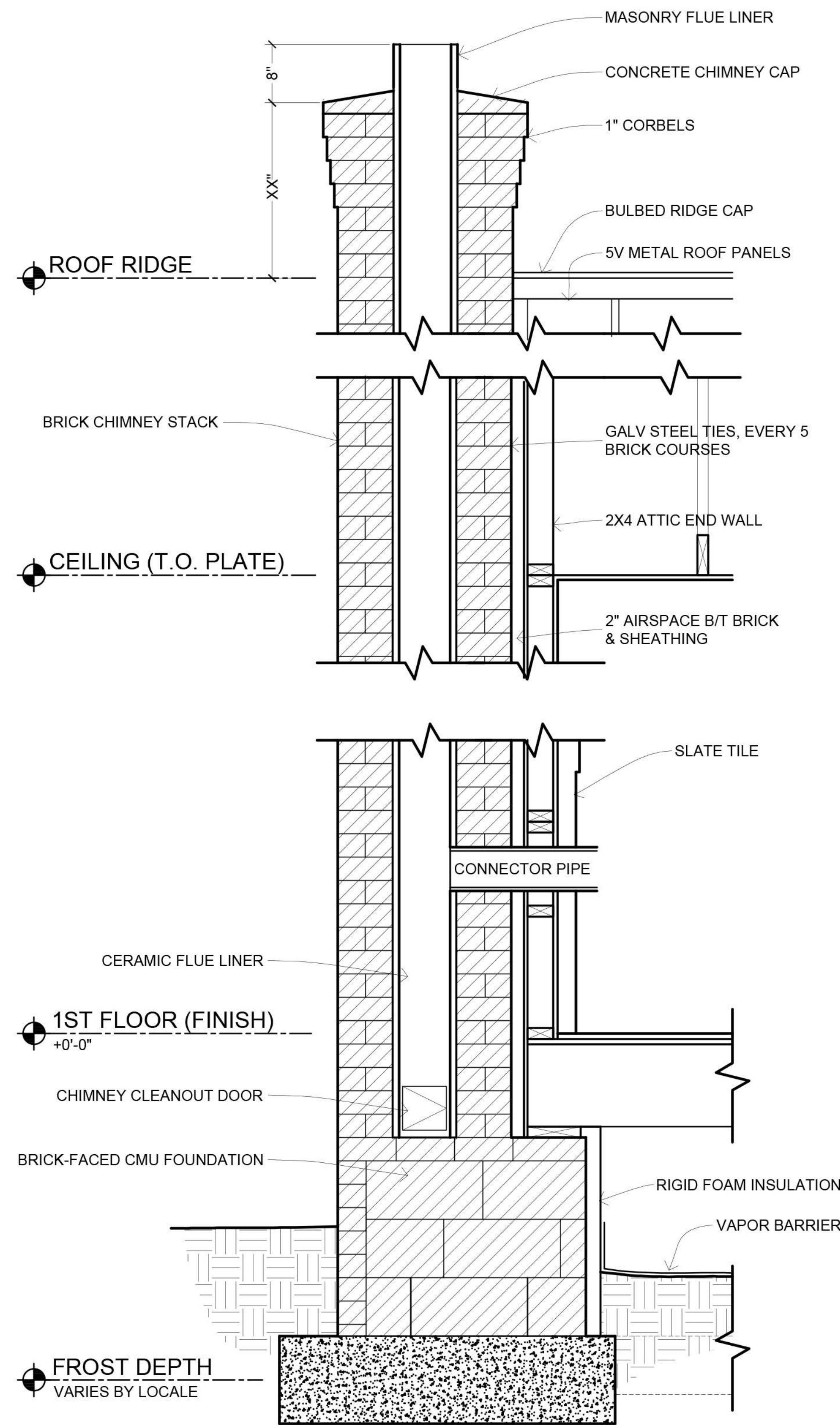
5

CEILING DETAIL



6

FOUNDATION DETAIL



7

DETAIL SECTION THROUGH CHIMNEY

No.	Description	Date

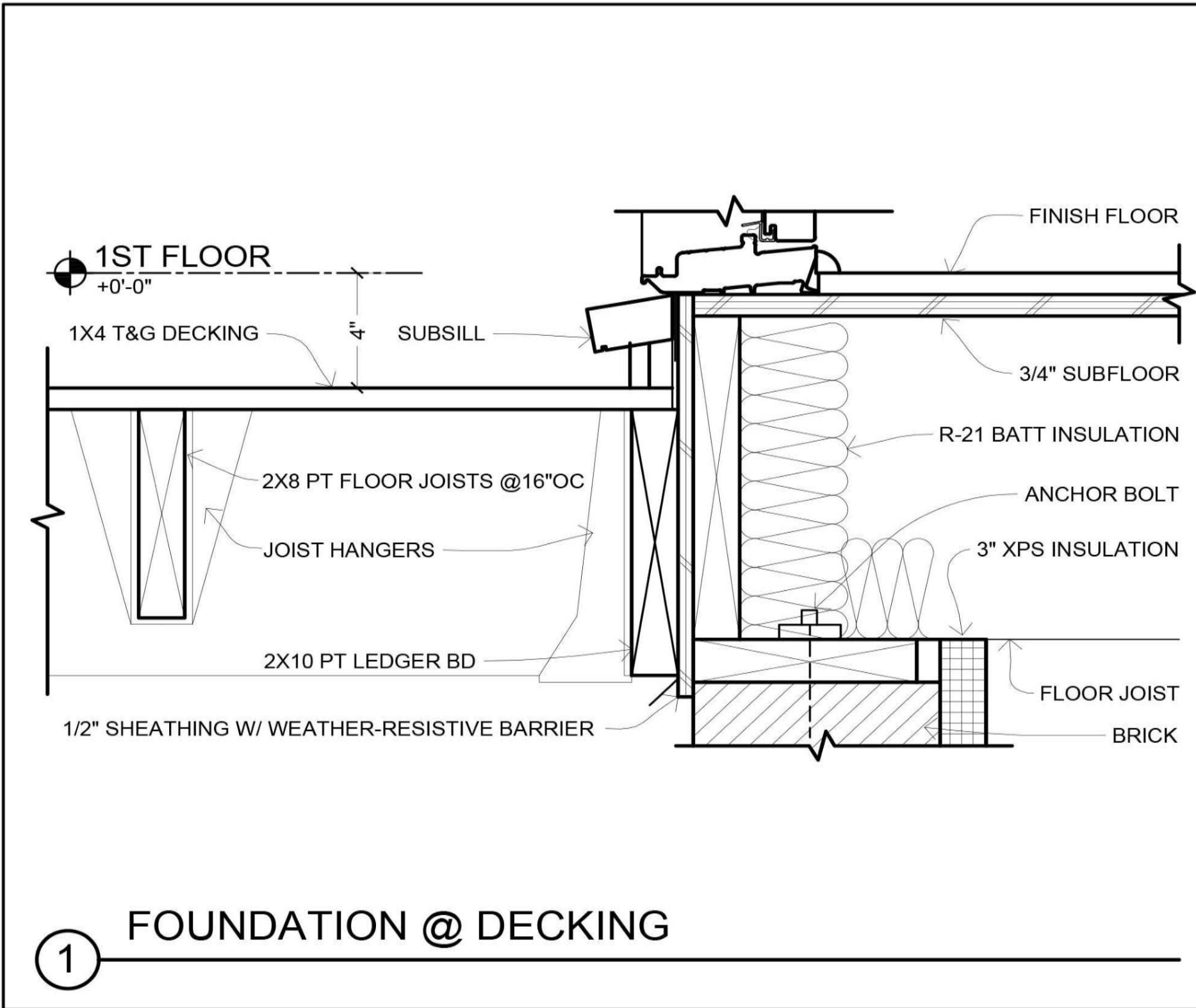
ADIRONDACK CABIN

DETAILS

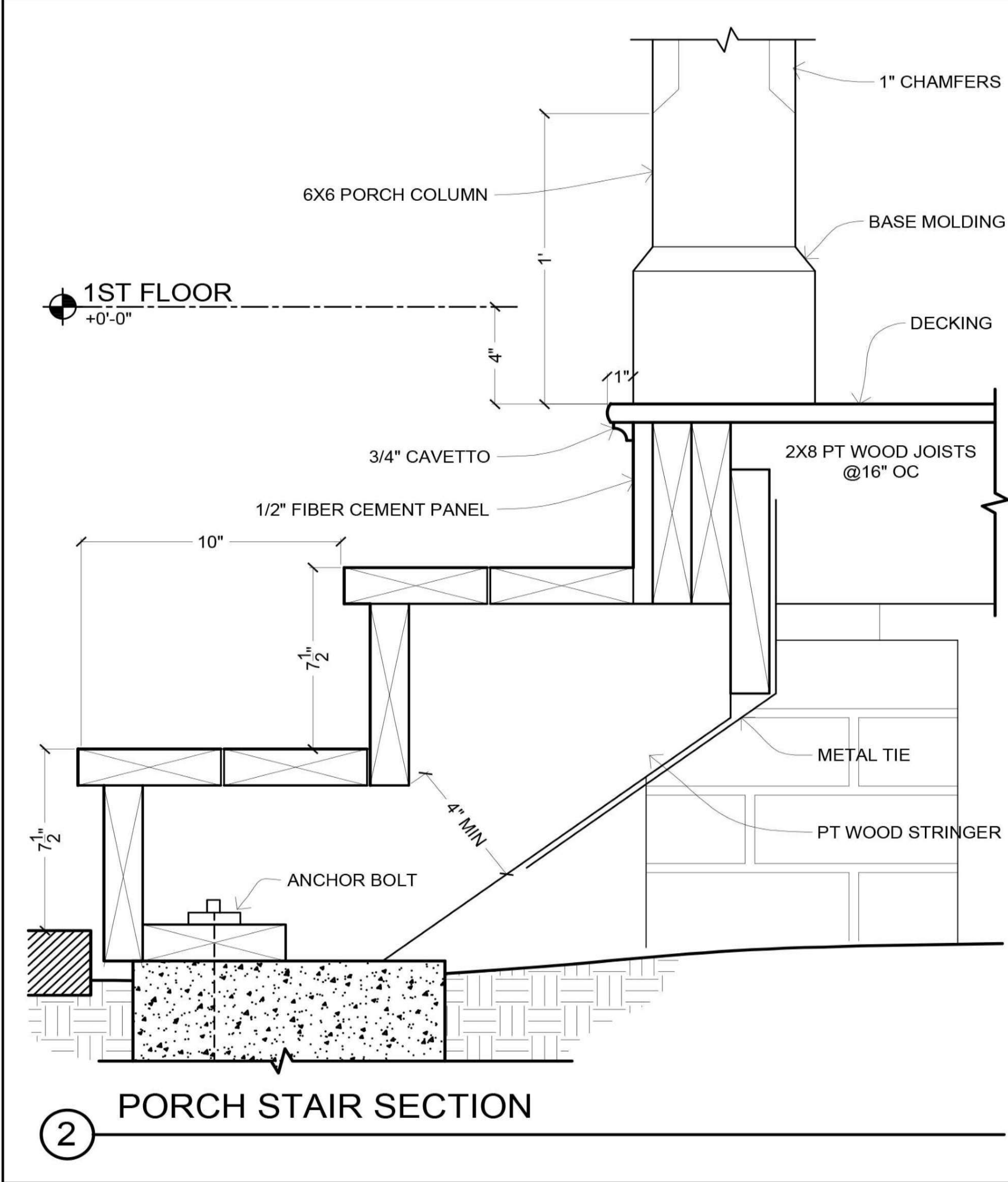
Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

B-110

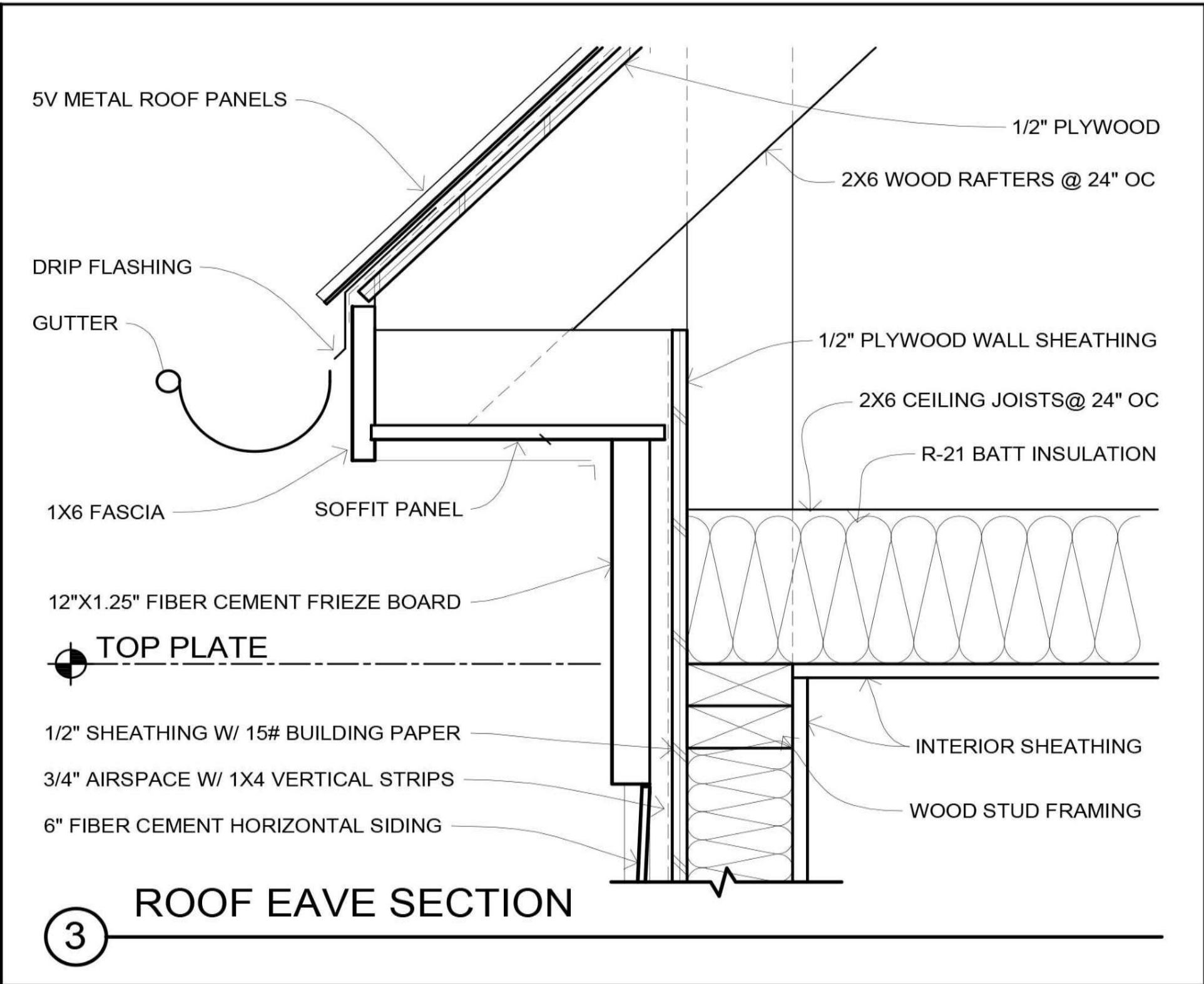
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Scale	



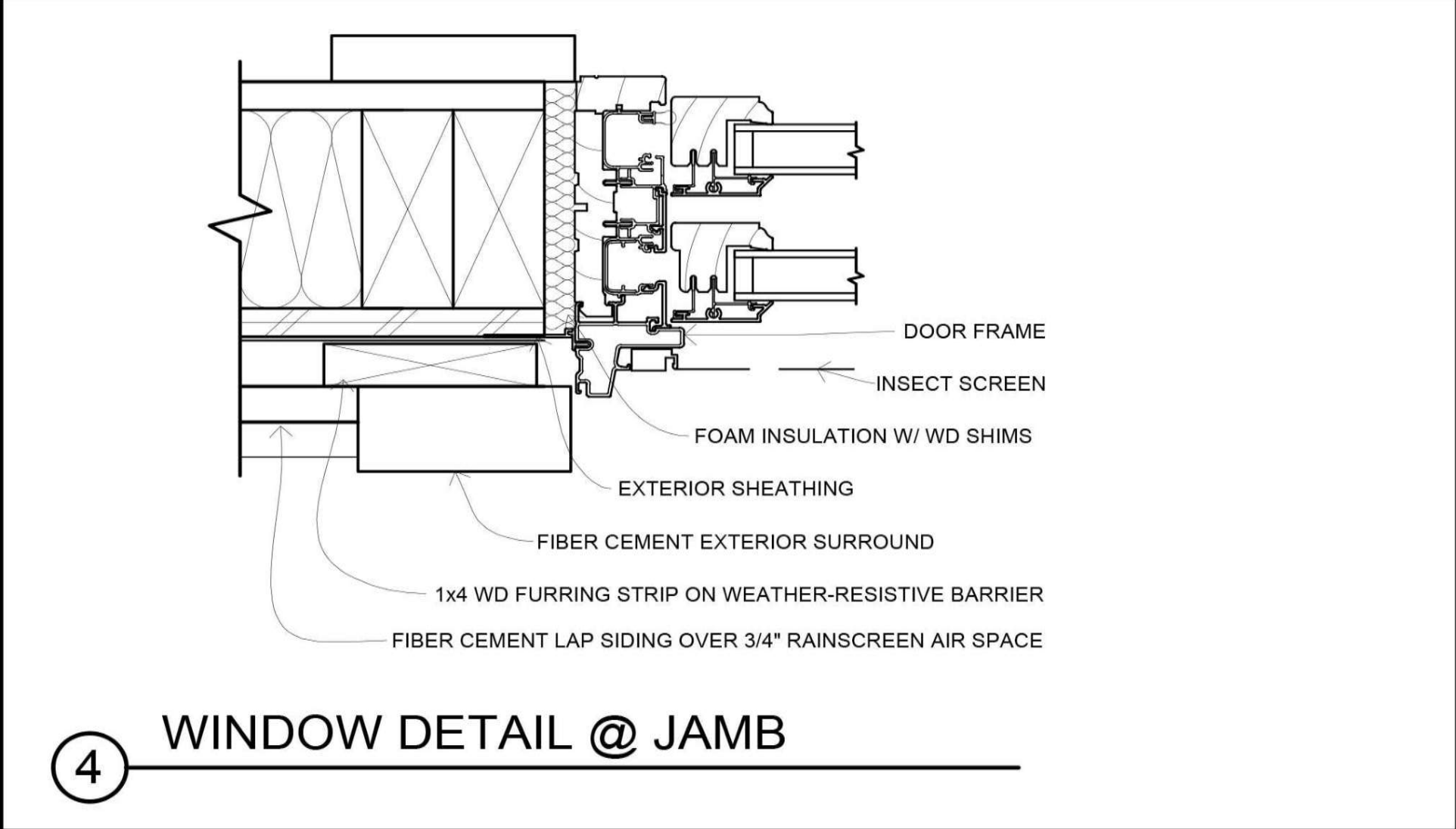
1 FOUNDATION @ DECKING



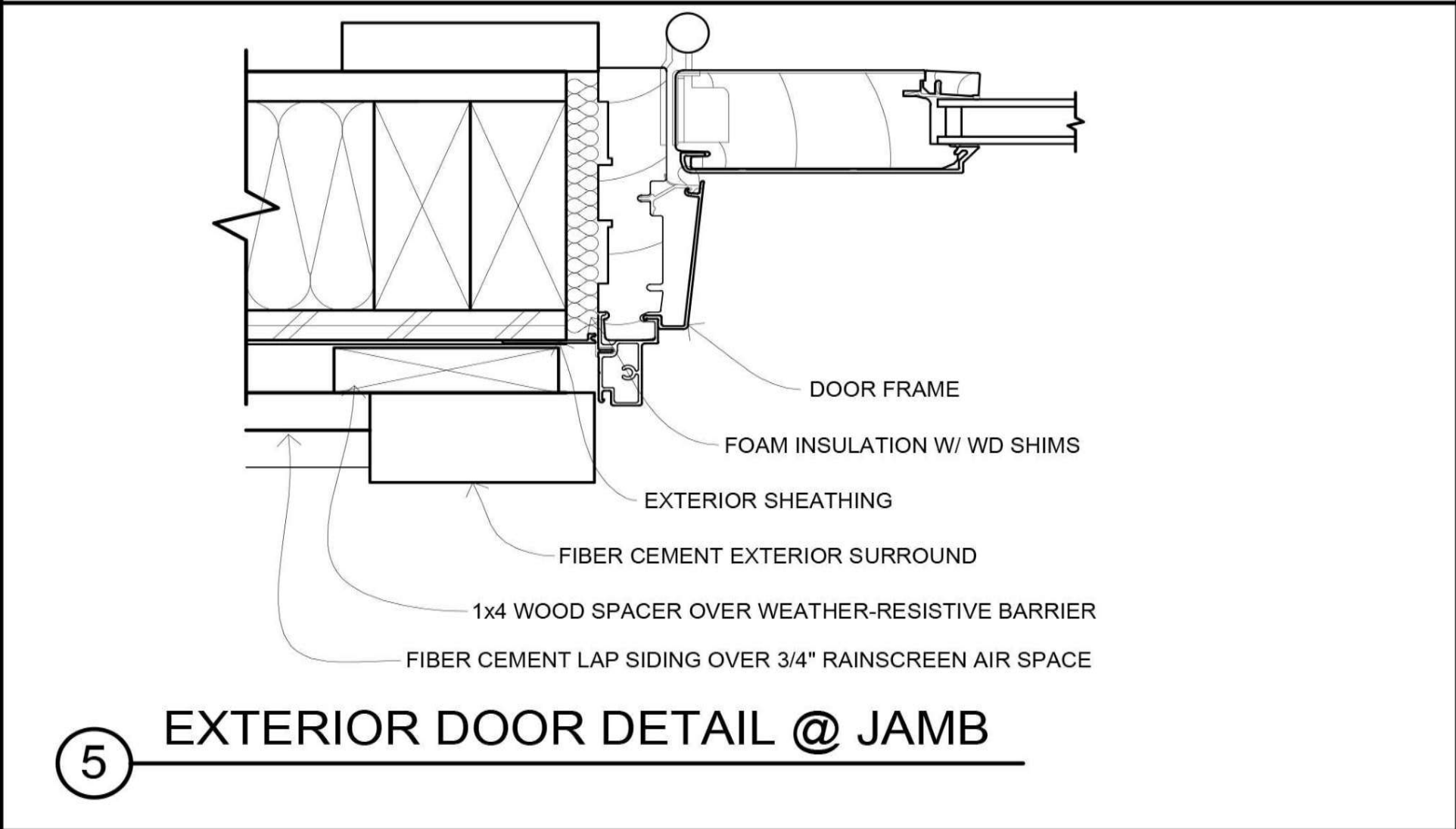
2 PORCH STAIR SECTION



3 ROOF EAVE SECTION



4 WINDOW DETAIL @ JAMB



5 EXTERIOR DOOR DETAIL @ JAMB

- NOTES
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 - CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL, CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
 - MATERIALS AND FINISHES ILLUSTRATED IN THIS SET ARE TYPICAL, AND SHOULD BE VERIFIED BY YOUR BUILDER OR DESIGNER BEFORE CONSTRUCTION.

No.	Description	Date

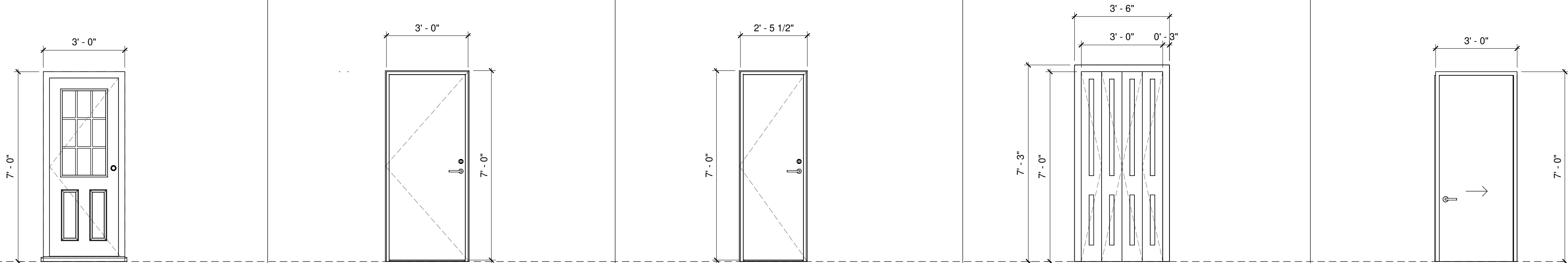
ADIRONDACK CABIN	
DETAILS	
Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L
B-111	
Sheet Number	B-111
Scale	

- NOTES
1. DRAWINGS SHOULD BE PRINTED ON ANSI C SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING 3/8" = 1'-0"

2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL, CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.

3. MATERIALS AND FINISHES ILLUSTRATED IN THIS SET ARE TYPICAL, AND SHOULD BE VERIFIED BY YOUR BUILDER OR DESIGNER BEFORE CONSTRUCTION.

DOOR SCHEDULE



FL						
Mark/Tag	D1	D2	D3	D4	D6	
Quantity	1	4	1	1	1	
Location	Front Entrance	Bedroom	Bath	Closets - Adjacent Living Area	Bedroom Closet	
Description	Timber Glazed panel door External Door Paint Finished	Timber Flush door Interior Door Plywood Sheath Finished	Timber Flush door Interior Door Plywood Sheath Finished	Single Panelled Bifold Door 2 x 2 Panels Wood frame	Single Sliding Pocket Door Plywood Sheated Interior door	

No.	Description	Date

ADIRONDACK CABIN

DOOR SCHEDULES

Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

C-101

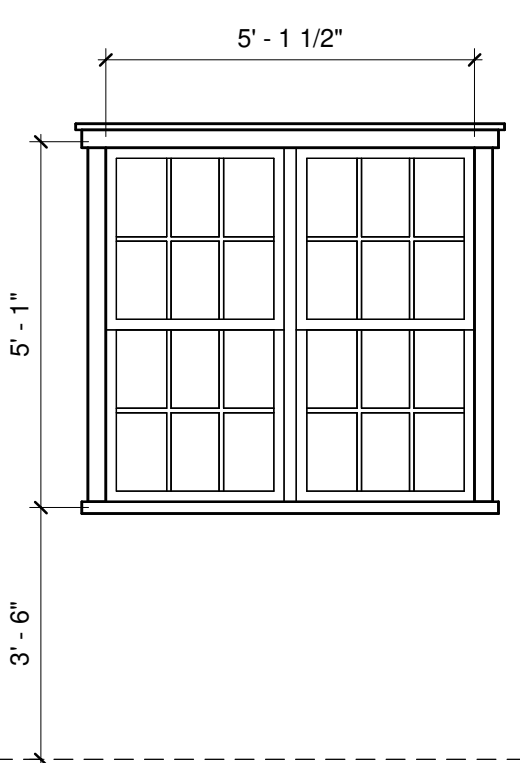
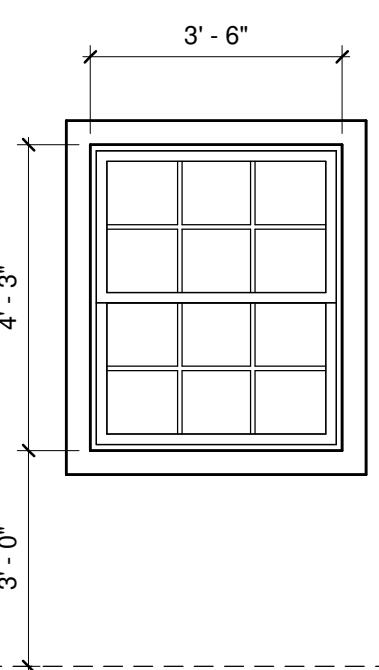
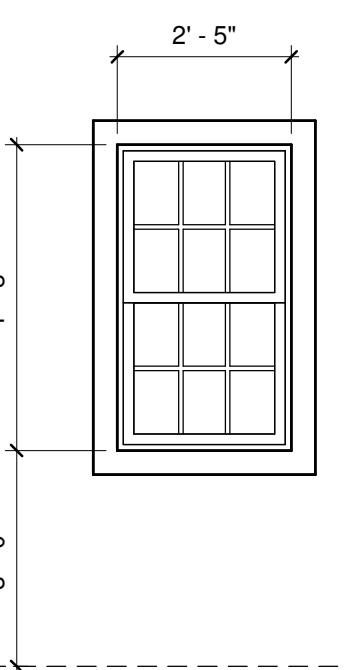
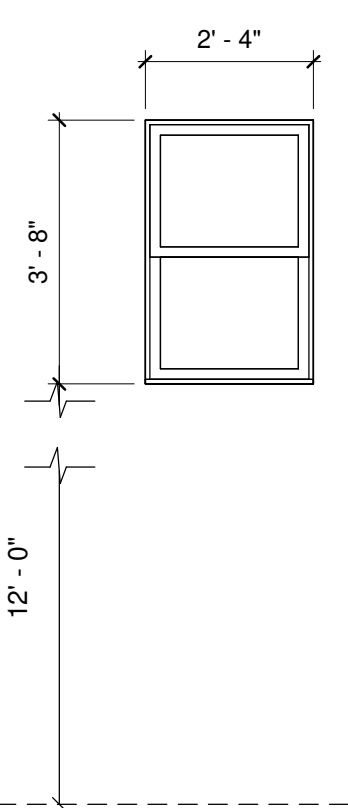
Sheet Number	C-101
Scale	3/8" = 1'-0"

- NOTES
1. DRAWINGS SHOULD BE PRINTED ON ANSI C SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING 3/8" = 1'-0"

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WINDOWS SCHEDULE

						
FL						
Mark/Tag	W1	W2	W3	W4		
Quantity	3	1	1	2		
Location	Front Facade East Living Room Window	Kitchen/ Sink Window	Bath	Loft (east and west space)		
Description	Double Sash Window Double glazed Wood frame	Single Sash Window Double glazed Wood frame	Single Sash Window Double glazed Wood frame	Single Top hung Window Double glazed Wood frame		

No.	Description	Date

ADIRONDACK CABIN

WINDOW SCHEDULE

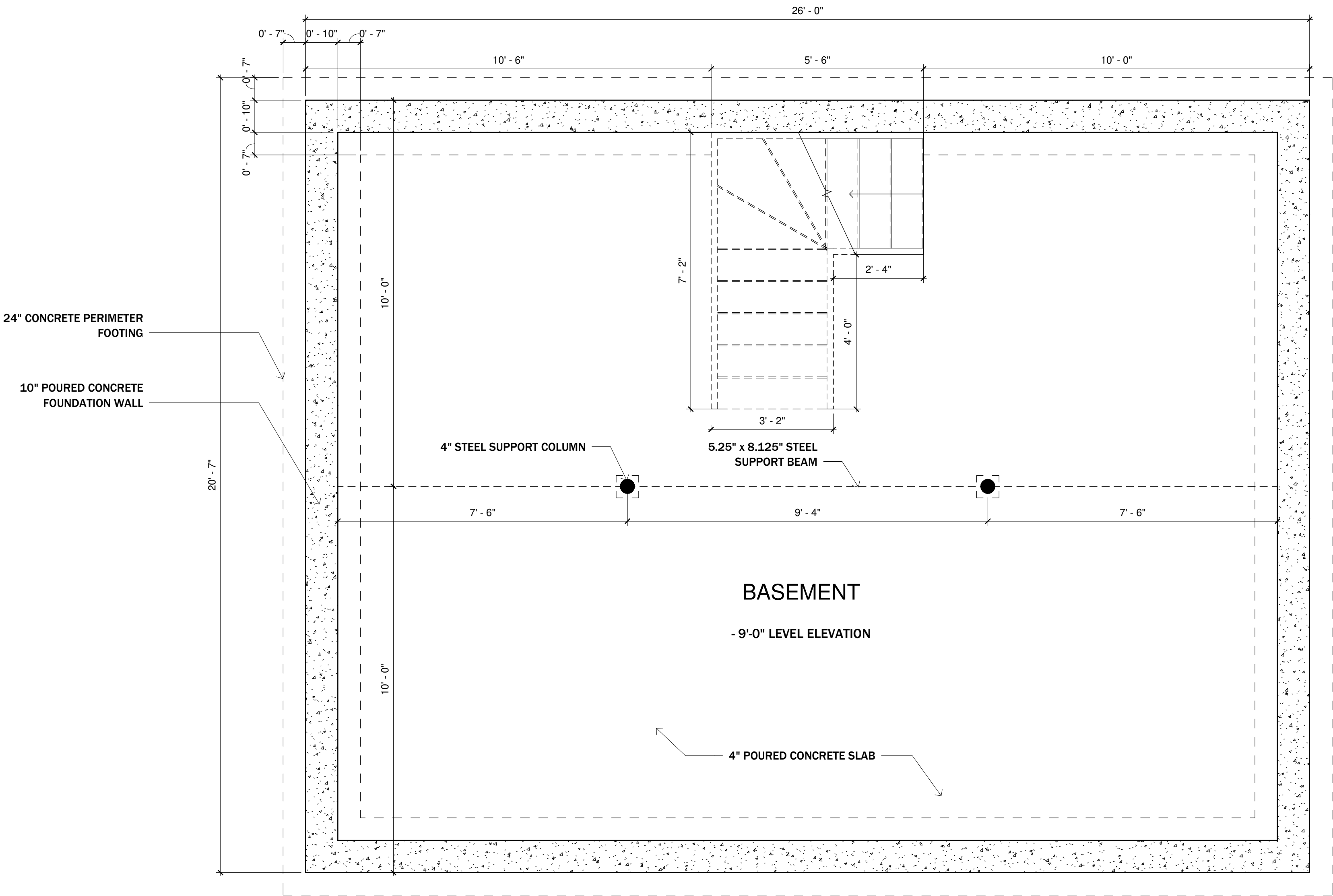
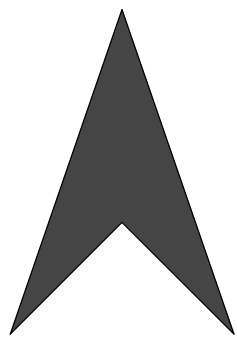
Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

C-102

Sheet Number	C-102
Scale	3/8" = 1'-0"

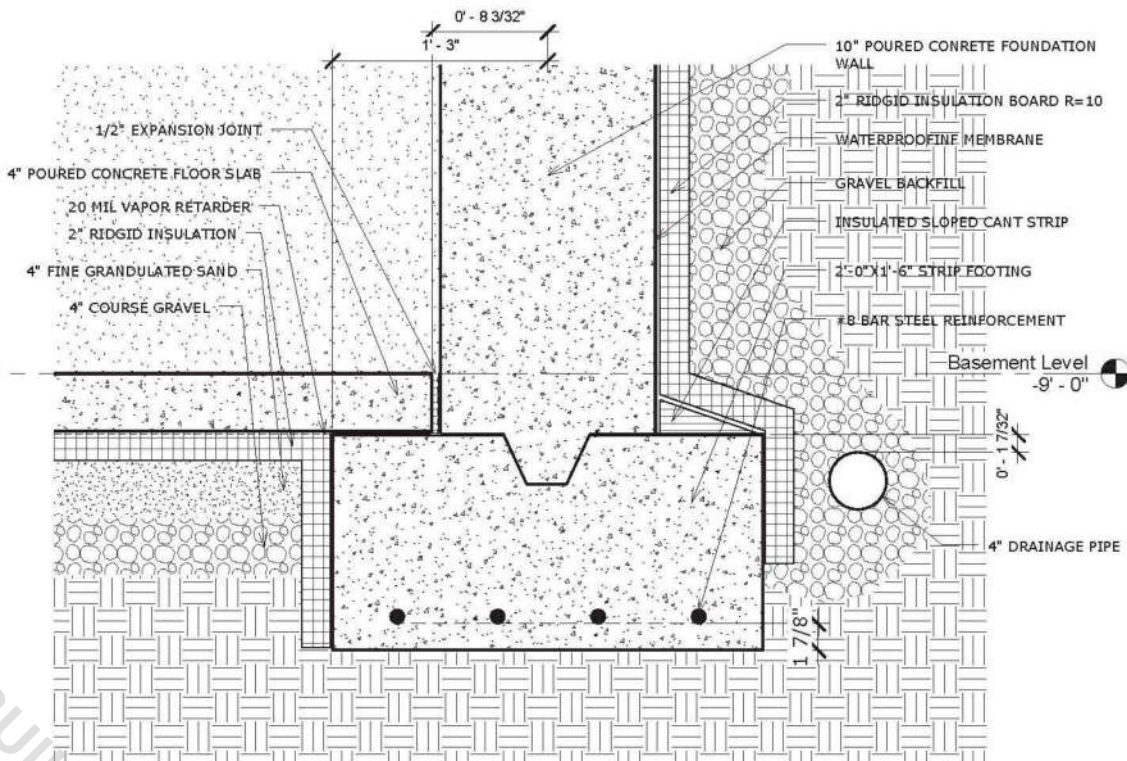
ALL DIMENSIONS TO BE VERIFIED ON SITE

N



BASEMENT LEVEL

SCALE: 1/2" = 1' - 0"



BASEMENT FOUNDATION DETAIL

SCALE: NTS

NOTES

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No.	Description	Date

ADIRONDACK CABIN

BASEMENT OPTION

Project number	BB-HP0014
Date	09/2021
Drawn by	B.B
Checked by	J.L

D-101

Sheet Number	D-101
Scale	1/2" = 1'-0"

20x26 ADIRONDACK CABIN				
FOUNDATION & FLOORING				
QTY	MATERIAL	SIZE	AREA	PURPOSE
19	2x12 Wood Joist @ 16" O.C	20'-0"		Main Floor Joist
2	2x12 Double Joist at Center of Main Floor	26'-0"		Support Double Joist at Mid of 10'-0" Floor Joists
15	3/4" Subfloor	4'x8'	475 SF	Main Floor
15	Hardwood Flooring(F-60)	4'x8'	475 SF	Main Floor
12	2x8 Sill Plate W/ Capillary Break	8'-0"		Foundation
EXTERIOR WALLS				
QTY	MATERIAL	SIZE	AREA	PURPOSE
6	2x6 Top and Bottom Plate	26'-0"		Exterior Wall Framing
6	2x6 Top and Bottom Plate	19'-1"		Exterior Wall Framing
69	2x6 Wall Studs @ 16"	9'-6"		Exterior Wall Framing
1	2x6 Wall Studs @ 16"	143'-0"		Exterior Wall above Loft Floor
1	2x10 Water Table Board	92'-0"		Exterior Facade
-	1/2" Exterior Sheathing	-	808 SF	Exterior Facade
64	Wood Furring	9'-6"		Exterior Facade
-	6" Clapboard Siding	-	808 SF	Exterior Facade
INTERIOR WALLS				
QTY	MATERIAL	SIZE	AREA	PURPOSE
33	2x4 Wall Stud @ 16"	9'-6"		Interior Wall Stud and Plates
LOFT FLOORING				
QTY	MATERIAL	SIZE	AREA	PURPOSE
8	2x12 Wood Joist @ 16" O.C	14'-0"		Loft Floor Joist
2	2x12 Wood Joist @ 16" O.C	10'-0"		Loft Floor Joist
5	3/4" Subfloor	4'x8'	159 SF	Loft Floor
5	Hardwood Flooring(F-60)	4'x8'	159 SF	Loft Floor
CEILING AND ROOFING				
QTY	MATERIAL	SIZE	AREA	PURPOSE
1	4x12 Lumber	28'-8"		Main Ridge
14	2x12 Roof Rafters @ 24" O.C	18'-0"		12/12 Pitched Roof
14	2x12 Roof Rafters @ 24" O.C	16'-0"		12/12 Pitched Roof
14	2x12 Roof Rafters @ 24" O.C	10'-0"		3/12 Pitched Roof over Porch
25	Plywood Sub-roofing Boards	4'x8'	803 SF	Sub-roofing Materials
-	Underlayment	-	803 SF	Waterproofing Roofing Layer
-	Metal Decking	-	803 SF	Roofing
1	Fascia Board	74'-3"		Roofing
PORCH				
QTY	MATERIAL	SIZE	AREA	PURPOSE
6	2x12 Wood Joist @ 16" O.C	46'-0"		Porch Floor Joist
19	2x12 Wood Joist @ 16" O.C	6'-0"		Deck Floor Joist
	1x4 T&G Decking		130 SF	Decking Material
1	2x10 PT Ledger Board	26'-0"		Decking
4	6x6 Porch Post	9'-6"		Porch Post under Porch
STAIRS				
QTY	MATERIAL	SIZE	AREA	PURPOSE
11	2'-6" W Stairs Riser	0'-9"		Main Floor Stairs
11	2'-6" W Stairs Tread	0'-10"		Main Floor Stairs
2	Stairs Flight	10'-0"		Main Floor Stairs
Disclaimer: The purpose of the material list provided here is for reference only, please consult your builder or GC for an official takeoff for the construction phase. Due to various building methods and builder preferences, some materials might differ than the list provided here. It is recommended you consult your local engineer or architect before starting the building process. Build Blueprint is not responsible for any issues or damages during any building projects. build blueprint Copyrighted @ BuildBlueprint				



MEETING DATE: Wednesday, September 17, 2025 (Planning Commission)

ITEM NO. Old Business A.

REQUEST: CUP25-003, Adam Blincoe's request for a conditional use permit to allow an accessory dwelling unit per Town Code Section 29-22.a. The 0.402 acre site is located at 709 High Street on Tax Map Number 0023A03(11)01-002. This property is zoned R-1 Low Density Residential.

BACKGROUND: Written staff report and other supporting materials and verbal report by Ashley Atkins-Austin, Director of Community Development.

RECOMMENDATION: That the Planning Commission approves CUP25-003.

MOTION: _____

SECONDED: _____

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



MEMORANDUM

To: C. Scott Davis, LPD, Town Manager
From: Ashley Atkins-Austin, CZA, Director of Community Development
Date: Friday, September 5, 2025
Subject: Director's Monthly Report (August 2025) Department of Community Development

Statistics

Item	Amounts	Notes
Zoning Permits	27	
Building Permits	58	
	3	New single-family construction
	4	Townhouse/Apartments
	30	Trades (mechanical, electrical, plumbing)
	19	Other Structural (exterior improvements, Interior improvements/renovations, decks, accessory buildings, porches, etc.)
	2	Signs
FAB Ridership	6,244 riders, 12,920 miles, 803 hours of service	
Fuel Sold at KVVX	65 sales Totaling \$6799.82 1177.90 Gallons	1099.70 gallons A V, \$6389.25 78.20 gallons Jet A, \$410.57
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 August:
 - CPR/AED Certification (Watkins)
 - Women in Code Enforcement and Development (WICED) (Watkins)
 - James Madison Building and Code Officials Association Regional Meeting (Ramsay, Watkins)
 - Virginia Association Zoning Officials Check-in (Austin, Dvorak)
 - VCU Legal Land Use Legal Seminar (Austin, Dvorak)
 - American Planning Association Hour – Restoration of Brownfield Sites (Austin)
 - Transportation Coalition Meeting (Austin)

- The Planning Commission met on August 20, 2025.
 - **A motion was passed to defer recommendation to Town Council pending more conversation and additional data for 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.
- The Board of Zoning did not meet in the month of August 2025.
- 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

August 2025 Arrivals and Departures

Farmville Regional Airport KFBX

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

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