



# Town of Farmville

## Planning Commission

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November 19, 2025 at 7:00 PM  
Council Chamber of the Town Hall  
116 North Main Street, Farmville, VA

### AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consideration of Minutes**
  - a. Regular Planning Commission Meeting - September 17, 2025
5. **Public Participation - Please Limit Comments to Three Minutes**
6. **Public Hearing**

CUP25-006 - Thorne Harvin on behalf of The Rosemyr Corporation requests an amendment to the existing conditional use permit that was approved by Town Council in

  - a. January 2024. The amendment will be to allow for an additional two (2) mini warehouses (self-storage buildings), and the removal of the 1-acre outdoor parking storage area. The site will contain a total of 934 storage units in eight (8) buildings, and an office building.
    1. Staff Report
    2. Applicant Statement
    3. Public Hearing - Speakers have three (3) minutes to make statements
    4. Planning Commission Deliberation
7. **Old Business**
  - a. Discussion: Sidewalk Ordinance
8. **New Business**
9. **Adjournment**

**Town of Farmville Planning Commission  
Town Council Chamber of the Town Hall  
116 North Main Street, Farmville, VA 23901  
Wednesday, September 17, 2025**

**Planning Commission Members Present:** Chairperson John Miller, Jennifer Fraley, Patrick Crute, Cameron Patterson, Abigail O'Connor, and Sydney French.

**Planning Commission Members Absent:** 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.

**APPROVAL OF AGENDA**

Chairperson Miller noted the agenda was distributed. He made an amendment to the agenda by removing Item 6. Case CUP25-005 based on advisement of the Town Attorney. On a motion by Mr. Crute, seconded by Ms. Fraley, and with all present members voting "aye", the amended agenda was adopted.

**CONSIDERATION OF MINUTES**

**Minutes of Regular Planning Commission Meeting -August 20, 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. O'Connor, and with all present members voting "aye," the minutes from August 20, 2025, were approved as presented.

**PUBLIC PARTICIPATION**

There was no public participation.

**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.**

Chairperson Miller set forth case POD25-003 to the Commissioners.

Ms. Atkins-Austin shared updates on House Bill 2660 regarding Plans of Development (Site Plans) With the Commissioners. SB974 removes planning commission and governing body approval authority for the administrative review process for plats and plans and assigns such authority solely to a designated agent, defined in the bill. However, the bill provides that the local planning commission may serve as the designated agent of any locality with a population of 5,000 or less. HB2660 shortens the timeframes for various local government approvals of subdivision plats and site plans. Additionally, the bill calls on the Virginia Code Commission to convene a work group consisting of various stakeholders to review existing provisions related to the submission, review, and approval of subdivision plats and site plans.

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

Mrs. Deb Hamby, applicant, provided a brief overview to the Commissioners. She mentioned that they plan to open a steakhouse and that Farmville needs a fine-dining restaurant and their intent is affordable prices for everyone. They plan to open seven days a week for lunch and dinner. Their hope is to employ local citizens and work with local beef and wine vendors. She shared that staff of the Community Development Department have been amazing and helpful with their project thus far.

During deliberation, Ms. Fraley shared that she thinks it's wise if the Commissioners put forth a motion of approval contingent to the Board of Zoning Appeals Approval and any remaining administrative pieces required. Mr. Patterson made some clarifications with staff on being aligned with the Board of Zoning Appeals.

On a motion by Mr. Crute, seconded by Mr. Patterson, and with all present members voting "aye", a motion was passed to approve POD25-003 conditioned on the approval of the Board of Zoning Appeals variance case and any additional administrative requirements.

#### **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.**

Chairperson Miller set forth case POD25-004 to the Commissioners.

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

There was no deliberation amongst the Commissioners.

On a motion by Mr. Crute, seconded by Ms. Fraley, and with five (5) present members voting "aye," and Mr. Patterson Abstaining from voting due to membership of the Centra Board; a motion was passed to approve POD25-004 conditioned on the approval of any administrative items found in the final review.

#### **OLD BUSINESS**

Chairperson Miller opened the floor for further discussion and review for 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.

Mr. Dvorak provided a brief update. The applicants provided updated information previously requested by the Commissioners which consisted of an updated plot plan and construction documents.

Mr. Blincoe, applicant, provided a brief overview to the Commissioners. He shared that his intended use for the structure is for his family to age in place with no desire or intent to do short-term- rental or Airbnb. He mentioned possible long-term rental for local professionals in the future.

On a motion by Ms. O'Connor, seconded by Mr. Patterson, and with all present members voting "aye", a motion was passed to recommend approval of CUP25-003 to Town Council.

**NEW BUSINESS**

There was no new business

**STAFF UPDATES**

POD24-004 – Dominion Energy Expansion – demolition has been completed.

POD25-001 – Sheetz – Staff held a preconstruction meeting on Tuesday, September 16th with stakeholders. Sheetz anticipates closing the store at midnight on Friday, September 19, with demolition scheduled to begin Tuesday, September 23rd.

ZTA25-001 – Town Council has asked staff and the Town Attorney to research parameters for sidewalks. Staff and Town Attorney are set to meet on Thursday, September 25th.

Next Planning Commission meeting is scheduled for Wednesday, Oct. 15. No new cases have been submitted at this time.

There was a brief discussion with staff and Commissioners regarding the ongoing sidewalk ordinance updates and the review process. Mr. Elder, Town Attorney, advised there was a rigorous debate and the sidewalk issue and that Town Council wants him to do further research on the matter.

**ADJOURNMENT**

With no further business, Chairperson Miller called for a motion to adjourn the meeting. On a motion by Mr. Crute, seconded by Mr. Patterson and with all present members voting "aye", the meeting was adjourned at 7:26 PM.

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

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John Miller, Chairperson

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Abigail O'Connor, Secretary



# Town of Farmville

## Agenda Item Summary

**MEETING DATE:** November 19, 2025

**ITEM NUMBER:** 6.a. – CUP25-006 - Thorne Harvin on behalf of The Rosemyr Corporation requests an amendment to the existing conditional use permit that was approved by Town Council in January 2024. The amendment will be to allow for an additional two (2) mini warehouses (self-storage buildings), and the removal of the 1-acre outdoor parking storage area. The site will contain a total of 934 storage units in eight (8) buildings, and an office building.

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**BACKGROUND:**

**RECOMMENDATION:**

**FISCAL IMPACT:**

**ATTACHMENTS:** None



# Town of Farmville

## Agenda Item Summary

**MEETING DATE:** November 19, 2025

**ITEM NUMBER:** 6.a.1. – Staff Report

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**BACKGROUND:**

**RECOMMENDATION:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

1. CUP25-006 PC Staff Packet



**Identification and Location Information**

|                                       |                                                                                                                                                              |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant</b>                      | Thorne Harvin on behalf of The Rosemyr Corporation                                                                                                           |
| <b>Property Owner</b>                 | Meriwood Acres, LLC                                                                                                                                          |
| <b>Location</b>                       | Peery Drive, Tax Map # 0037000(13)00-00C and 0037000(0A)00-051                                                                                               |
| <b>Ward</b>                           | A                                                                                                                                                            |
| <b>Acreage</b>                        | 17.196 acres                                                                                                                                                 |
| <b>Zoning</b>                         | B-3 Highway Commercial                                                                                                                                       |
| <b>Density</b>                        |                                                                                                                                                              |
| <b>Future Land Use Recommendation</b> | General Commercial                                                                                                                                           |
| <b>Overlays</b>                       | Enterprise Zone                                                                                                                                              |
| <b>Adjacent Zoning</b>                | R-1 Low Density Residential to the left, rear, and across Peery Drive. B-3 Highway Commercial to the right and across Peery Drive.                           |
| <b>Adjacent Uses</b>                  | Single-family dwellings to the left and across Peery Drive. Commercial to the right and across Peery Drive. Undeveloped land to the rear.                    |
| <b>Staff Contact</b>                  | Ashley Atkins-Austin, Director of Community Development<br>Phone: 434-392-8465   Email: <a href="mailto:aaustin@farmvilleva.com">aaustin@farmvilleva.com</a> |

**Background and Existing Conditions**

The request is to amend the existing conditional use permit that was approved by Town Council in January 2024. The amendment will be to allow for an additional two (2) mini warehouses (self-storage buildings), and the removal of the 1-acre outdoor parking storage area. The site will contain a total of 934 storage units in eight (8) buildings, and an office building.

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

**Utilities**

The proposed site changes will have no additional impact on public utilities.

**Transportation/ Streets**

Off-street parking is required. Per Town Code Section 29-33.h three (3) spaces plus one (1) space per 100 units would be required for the warehouse use, six (6) spaces for the office use, and two (2) spaces for the dwelling unit. No improvements to Town maintained streets is anticipated.



## Environmental

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The site is not located in a floodplain or other protected area. There are no impacted watercourses, steep slopes, or other atypical environmental factors. Emissions (dust, heat, noise, light, vibrations, etc.) should be minimal for this commercial use.

## Findings and Recommendations

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### Staff's Findings

- The application appears to meet the standards of review for Conditional Use Permits set forth in Section 29-13.c.1 of the Town Zoning Ordinance.
- The application is consistent with the Future Land Use Map and General Commercial District of the comprehensive plan.
- There are no significant impacts to the capacities of the utility or transportation systems.
- There are no significant environmental impacts to the site or adjacent properties.

### Staff's Recommendations

- Staff recommended conditions:
  - If the subject CUP is approved, a site plan is required for this development which meets all ordinance requirements. In accordance with the Zoning Ordinance, the plan will be submitted to the Planning Commission for review and approval.

## Attachments

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

**TOWN OF FARMVILLE**  
**APPLICATION FOR CONDITIONAL USE PERMIT**

Please print or type

Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Town Manager

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

Applicant's Name: THE ROSEMUR CORPORATION

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

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

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

Zone: B-3

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

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

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

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

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

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

[Signature], SVP  
Signature of Applicant

Date 10/20/25

*Property Owner(s) Statement:*

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

\_\_\_\_\_  
Signature of Property Owner(s)

Date \_\_\_\_\_

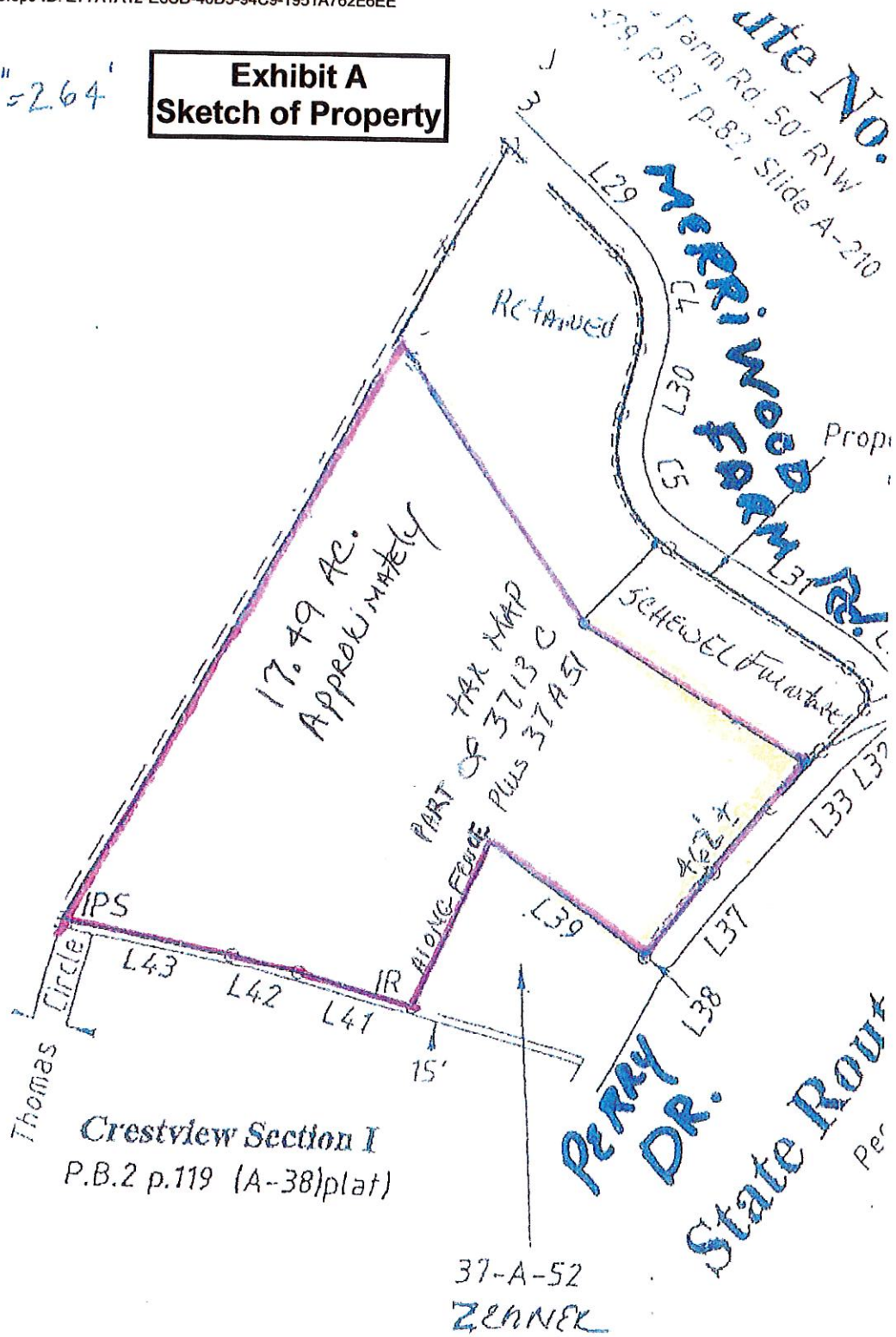
NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED.

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

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

1"=264'

**Exhibit A  
Sketch of Property**



DS  
PKA



## 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: November 3, 2025**

**Re: Case # CUP25-006 Notice of Public Hearing for a Conditional Use Permit for a Mini Warehouse**

**Dear Property Owner,**

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

The Farmville Planning Commission will hold a public hearing on **Wednesday, November 19, 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 CUP25-006:** Thorne Harvin on behalf of The Rosemyr Corporation, requests an amendment to the conditional use permit that was approved in January 2025. The amendment will be to allow for an additional two (2) mini warehouses (self-storage buildings), and the removal of the 1-acre outdoor parking storage area. The proposed 17.204-acre lot is located on the west edge of Peery Drive. The property is zoned B-3 Highway Commercial.

The Farmville Planning Commission will consider the request following the public hearing. Any person(s) wishing to comment on the above matters should plan to attend this meeting or submit written comments. Please submit written comments to Ashley Atkins-Austin at [aaustin@farmvilleva.com](mailto:aaustin@farmvilleva.com) or mail written comments to PO Drawer 368, Farmville, VA 23901, to arrive by 4:00 p.m. on Wednesday, November 19, 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.

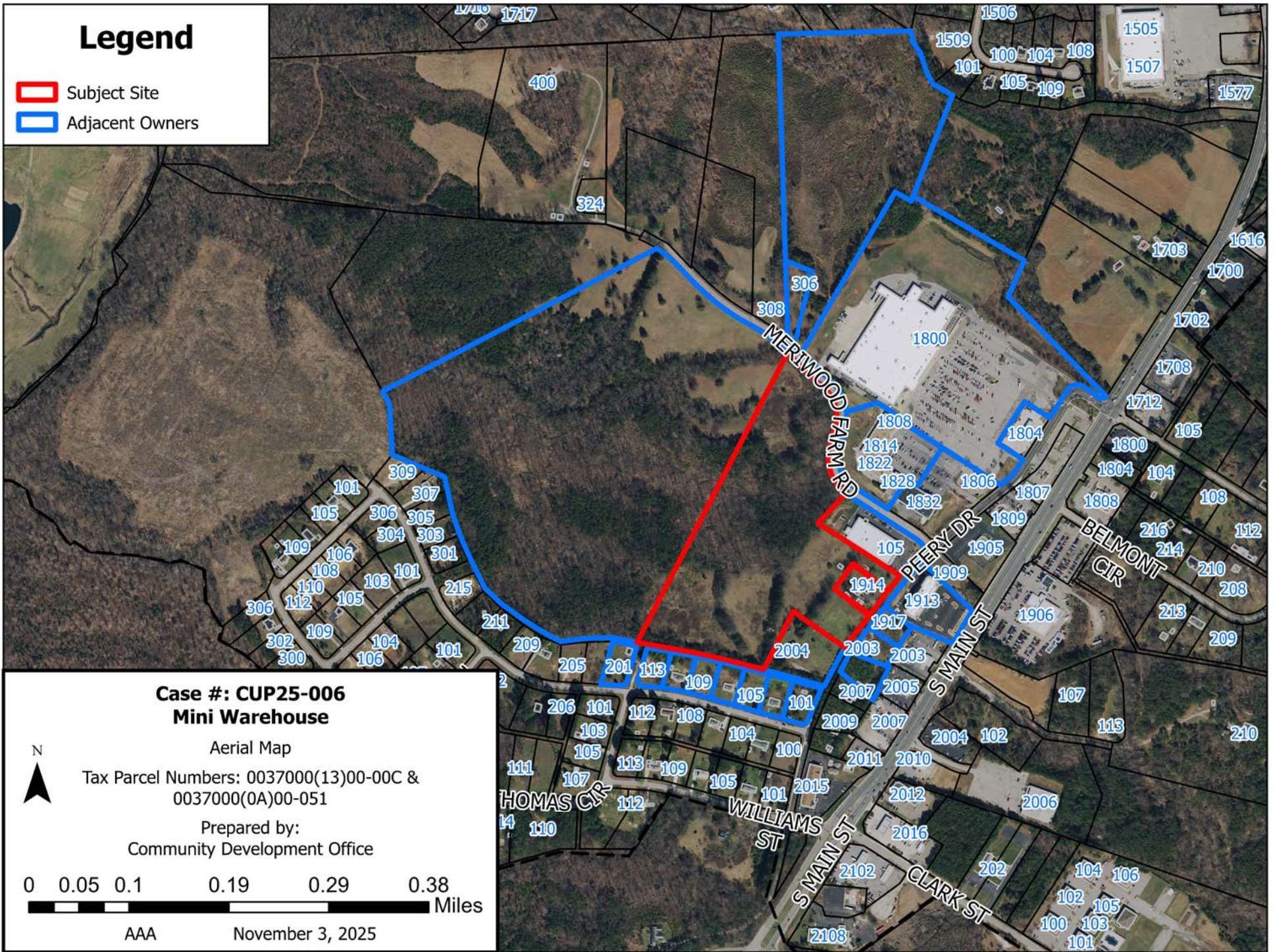
Sincerely,

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



# Legend

-  Subject Site
-  Adjacent Owners

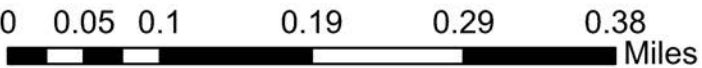


**Case #: CUP25-006**  
**Mini Warehouse**

Aerial Map

Tax Parcel Numbers: 0037000(13)00-00C &  
0037000(0A)00-051

Prepared by:  
Community Development Office



AAA November 3, 2025



12/12/2024 02:28 PM

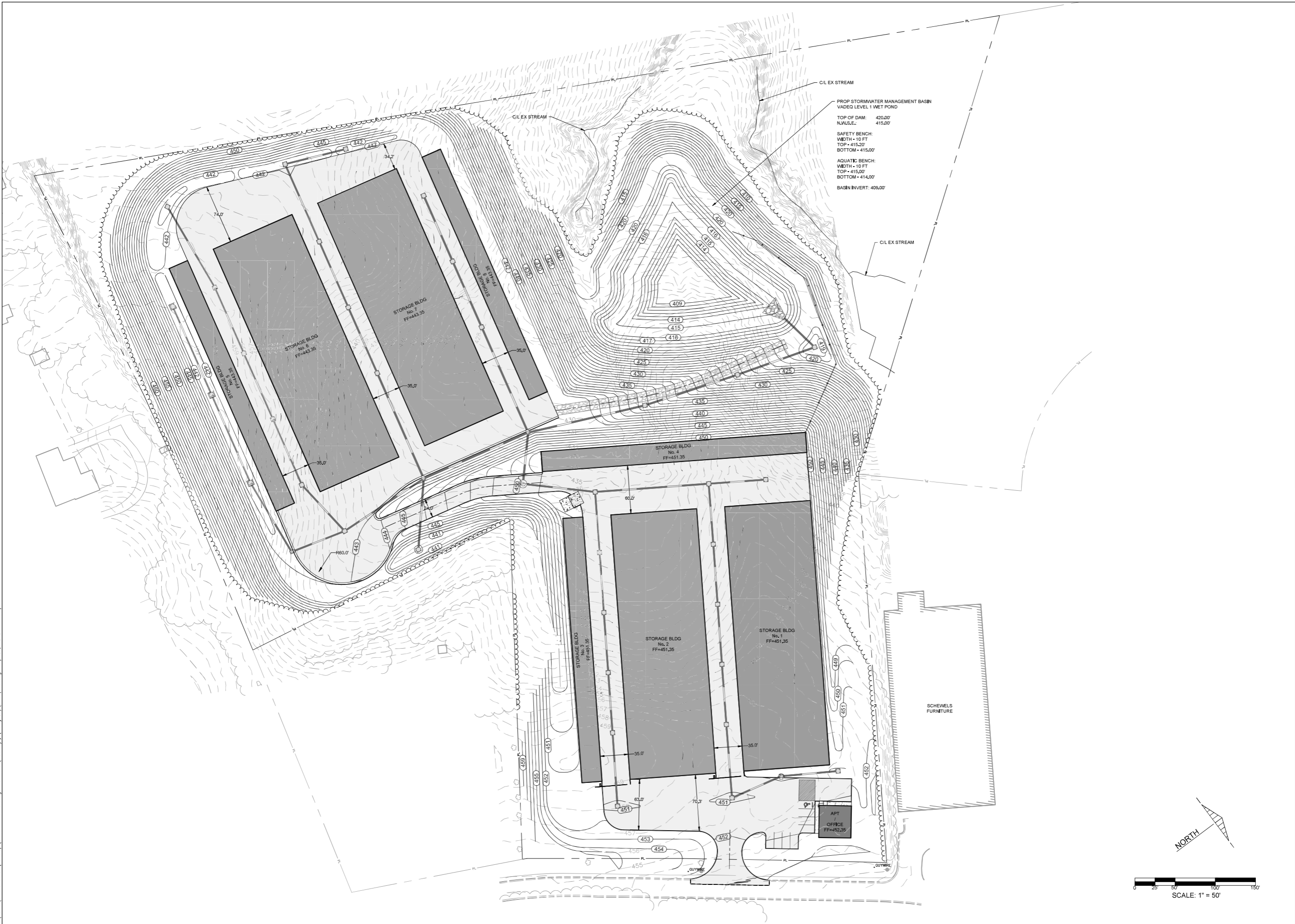


12/12/2024 02:27 PM



12/12/2024 02:27 PM

C:\Users\Gerald.Hooton\Desktop\24070 - AA Storage Farmville (Rosemary) (Peery, Dr)\DWG\Site.dwg Sep. 23, 2025 - 1:18pm



PROP STORMWATER MANAGEMENT BASIN  
VADEQ LEVEL 1 WET POND  
TOP OF DAM: 420.00'  
N.W.S.E.: 415.00'  
SAFETY BENCH:  
WIDTH - 10 FT  
TOP - 415.20'  
BOTTOM - 415.00'  
AQUATIC BENCH:  
WIDTH - 10 FT  
TOP - 415.00'  
BOTTOM - 414.00'  
BASIN INVERT: 409.00'



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
08/20/25  
CERTIFICATION

| NO. | DATE | REVISIONS |
|-----|------|-----------|
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |

**GRADING PLAN**  
**AA SELF STORAGE**  
FARMVILLE, VIRGINIA  
(PRINCE EDWARD COUNTY)  
**B & B Consultants, Inc.**  
Engineers & Surveyors • Planners • Lab Analysts  
10000 Old South Hill Rd. South Boston, Virginia

|                            |
|----------------------------|
| COMMISSION NO.<br>24070.00 |
| DESIGNED BY<br>HOOTON      |
| DRAWN BY<br>HOOTON         |
| CHECKED BY<br>CARROLL      |
| ISSUE DATE<br>07/21/2025   |

SHEET NO.  
**C-1.4**



# Town of Farmville

## Agenda Item Summary

**MEETING DATE:** November 19, 2025

**ITEM NUMBER:** 6.a.2. – Applicant Statement

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**BACKGROUND:**

**RECOMMENDATION:**

**FISCAL IMPACT:**

**ATTACHMENTS:** None



# Town of Farmville

## Agenda Item Summary

**MEETING DATE:** November 19, 2025

**ITEM NUMBER:** 6.a.3. – Public Hearing - Speakers have three (3) minutes to make statements

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**BACKGROUND:**

**RECOMMENDATION:**

**FISCAL IMPACT:**

**ATTACHMENTS:** None



# Town of Farmville

## Agenda Item Summary

**MEETING DATE:** November 19, 2025

**ITEM NUMBER:** 6.a.4. – Planning Commission Deliberation

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**BACKGROUND:**

**RECOMMENDATION:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

1. Action Item Form 6. CUP25-006



**MEETING DATE:** Wednesday, November 19, 2025 (Planning Commission)

**ITEM NO.** 6

**REQUEST:** **CUP25-006** – Thorne Harvin on behalf of The Rosemyr Corporation requests an amendment to the existing conditional use permit that was approved by Town Council in January 2024. The amendment will be to allow for an additional two (2) mini warehouses (self-storage buildings), and the removal of the 1-acre outdoor parking storage area. The site will contain a total of 934 storage units in eight (8) buildings, and an office building.

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

**RECOMMENDATION:** I move that the Planning Commission recommend approval/denial of the conditional use permit request by Thorne Harvin on behalf of The Rosemyr Corporation to amend the existing conditional use permit by adding an additional two (2) mini warehouses (self-storage buildings), and the removal of the 1-acre outdoor parking storage area with conditions stated in Resolution 2025-01-01.

**MOTION:** \_\_\_\_\_

**SECONDED:** \_\_\_\_\_

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



# Town of Farmville

## Agenda Item Summary

**MEETING DATE:** November 19, 2025

**ITEM NUMBER:** 7.a. – Discussion: Sidewalk Ordinance

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**BACKGROUND:**

**RECOMMENDATION:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

1. Discussion - Sidewalks Staff Packet PC



## Background

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

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

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

At its regular meeting on August 20, 2025, Planning Commission held a public hearing on a revision to the zoning text or Article VI, Section 29-62.d.9.d. The Planning Commission voted to defer the case pending additional review and data.

At its work session on September 3, 2025, Town Council discussed the sidewalk ordinance and the need for the option to waive the requirement in certain circumstances. From that discussion staff and town attorneys worked on drafting what an ordinance would look like with a set of criteria to be met for the requirement of sidewalks and what an ordinance would look like with a set of expectations.

## Attachments

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1. Existing ordinance language.
2. Ordinance language heard and deferred by Planning Commission at its August 20, 2025, meeting.
3. Proposed ordinance language offering exceptions.
4. Proposed ordinance language offering criteria
5. Farmville Pedestrian crash data for 2020-2025
6. VDOT Pedestrian Accommodations flow chart
7. Memorandum on the intersection of pedestrian infrastructure and pedestrian safety (R. Dvorak)
8. Sidewalk Inventory Map from the Farmville 2035 Transportation Plan.

## Staff Contact

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Ashley Atkins-Austin, CZA, Director of Community Development  
Phone: 434-392-8465 | Email: [aaustin@farmvilleva.com](mailto:aaustin@farmvilleva.com)

Existing sidewalk ordinance language

- d. *Sidewalks.* As allowed by Code of Virginia, § 15.2-2242(9), the town requires the dedication of land and construction of a **5'** sidewalk on the property in the B-1, B-2, B-3, **R-1, R-2, and R-3** zoning districts being subdivided or developed when one (1) of the following applies:
1. The land fronts on an existing street;
  2. Is adjacent to an existing sidewalk;
  3. Is reasonably required by the proposed development, or
  4. Is in the adopted comprehensive plan.

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

Existing sidewalk ordinance language

- d. *Sidewalks.* As allowed by Code of Virginia, § 15.2-2242(9), the town requires the dedication of land and construction of a **5'** sidewalk on the property in the B-1, B-2, B-3, **R-1, R-2, and R-3** zoning districts being subdivided or developed when one (1) of the following applies:
1. The land fronts on an existing street;
  2. Is adjacent to an existing sidewalk;
  3. Is reasonably required by the proposed development, or
  4. Is in the adopted comprehensive plan.

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

Sidewalk Ordinance language – Planning Commission public hearing held August 20, 2025

Planning Commission voted to defer

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

Sec. 29-62 (e) Sidewalks Required.

1. The Town requires that any subdivider or developer install, construct, and dedicate to the Town, a five (5) foot sidewalk on property being developed or subdivided in the B-1, B-2, B-3, R-1, R-2, and R-3 zoning districts and which land affronts either an existing street or a street being developed for residential use.
2. For subdivisions involving the construction of residential lots, sidewalk sections shall be required along the frontage of each residential lot.
3. Except as otherwise provided by the Zoning Ordinance, sidewalks shall be constructed of concrete and shall be a minimum of five (5) feet in width and shall be parallel to the street.
4. Nothing in this section shall alter VDOT's authority to require the construction and maintenance of sidewalks.

## 2025 DRAFT OF PROPOSED SIDEWALK ORDINANCE

Sec. \_\_\_\_\_. Sidewalks Required.

The Town requires that a five (5) foot sidewalk be installed, constructed, and dedicated to the Town on all subdivided property in the B-1, B-2, B-3, R-1, R-2, and R-3 zoning districts when: (1) *[insert number]* or more lots are subdivided; (2) when the parcel being developed adjoins an existing parcel that contains a sidewalk.

The installation of a sidewalk is not required when any of the following are applicable:

*[insert exceptions]*

Except as otherwise provided by the Zoning Ordinance, sidewalks shall be constructed of concrete and shall be a minimum of five (5) feet in width and shall be parallel to the street.

Nothing in this Section shall alter VDOT's authority to require the construction and maintenance of sidewalks.

**2025 DRAFT OF PROPOSED SIDEWALK ORDINANCE – with criteria**

Sec. \_\_\_\_\_. Sidewalks Required.

The Town requires that a five (5) foot sidewalk be installed, constructed, and dedicated to the Town on all property subdivided in the B-1, B-2, B-3, R-1, R-2, and R-3 zoning districts when one of the following conditions are met:

1. The subdivision results in [insert number] or more parcels;
2. The resulting parcels require the installation of new infrastructure, including but not limited to water, sewer, and transportation infrastructure;
3. The parcel being subdivided is within eighty (80) feet of an existing public sidewalk; or
4. The Comprehensive Plan has identified the property to be subdivided as a priority for future pedestrian infrastructure.

Except as otherwise provided by the Zoning Ordinance, sidewalks shall be constructed of concrete and shall be a minimum of five (5) feet in width and shall be parallel to the street.

Nothing in this Section shall alter VDOT’s authority to require the construction and maintenance of sidewalks.

## Pedestrian involved crashes

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**From** Bobby Ragland <bragland@farmvilleva.com>

**Date** Wed 10/22/2025 3:36 PM

**To** Ashley Austin <aaustin@Farmvilleva.com>

**Cc** William Hogan <whhogan@farmvilleva.com>; Andy Ellington <aellington@farmvilleva.com>

Ashley,

We have had 3 pedestrian - involved crashes since 2020. They have been at the following dates and locations-

2/20/2021 - Main and Putney

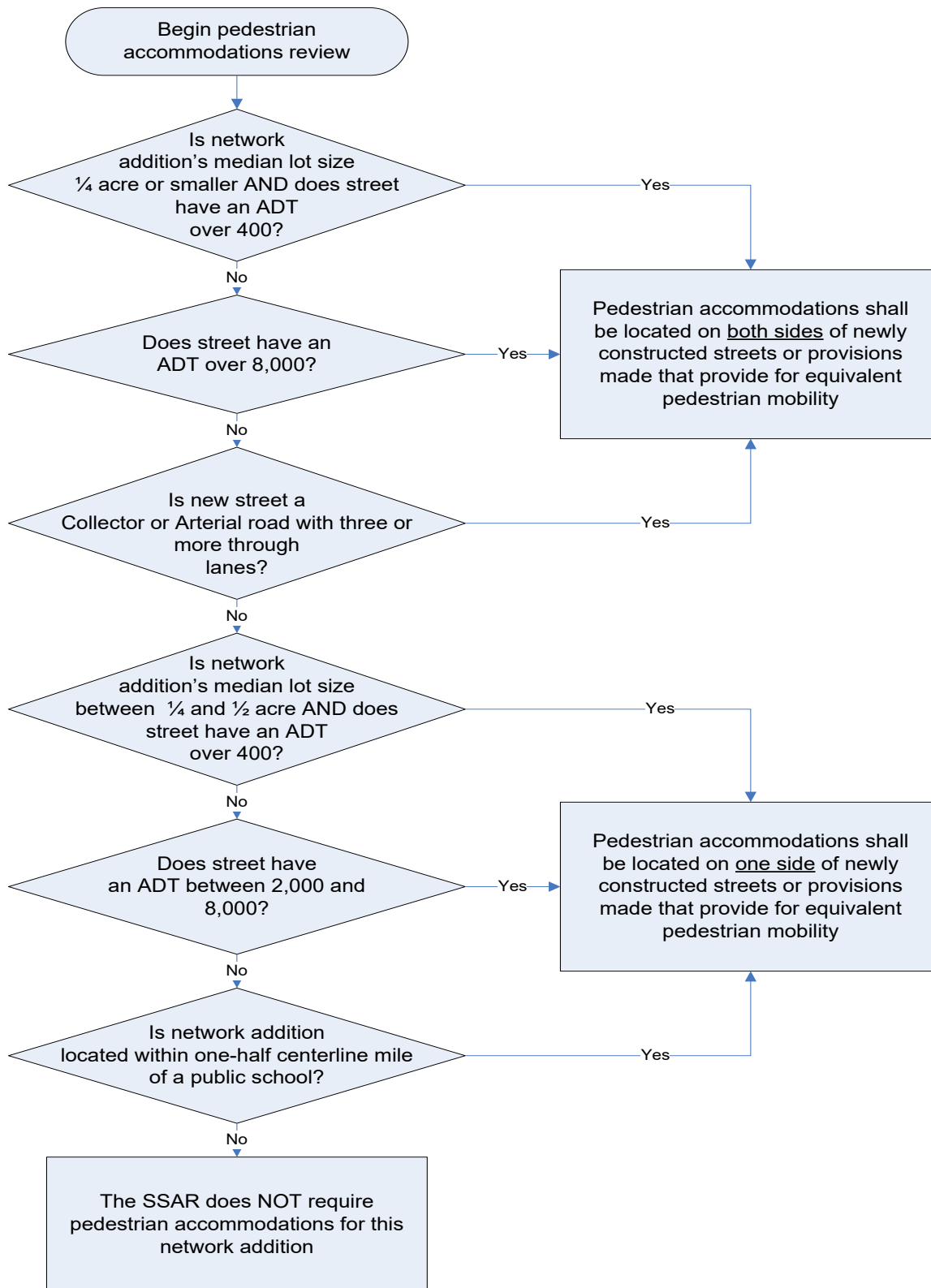
1/22/2023 – Main and Putney

2/09/2024 – St. George and West Third Street - pedestrian was charged

Hope this helps-

Lt. R.E. Ragland  
Farmville Police Department  
116 North Main Street  
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### SSAR Pedestrian Accommodations Requirements



**Department of Community Development**  
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## **MR25-004 Memorandum for Record**

**Subject:** The intersection of pedestrian infrastructure and pedestrian safety.

**Context:** An analysis of the Town's sidewalk requirements within the subdivision ordinance was requested by the Town Council. A draft update to the ordinance was reviewed by the Planning Commission and that body requested further information on the implications to pedestrian safety within the built environment.

### **Literature Review:**

- A 2022 study from the University of Central Florida established connections between the occurrence of pedestrian-related crashes and gaps in sidewalks. Modelling of pedestrian involved crashes per mile, within Florida Department of Transportation District 5, revealed that the likelihood of a crash on a road without sidewalks ranged from 1.67-3 times greater than roads with sidewalks (Abou-Senna et al., 2022).
- Across Virginia occurrences of pedestrian-related crashes have increased, specifically 43% from 2020 to 2024. Most of these instances were due to mid-block crossings (VDOT, 2025).
- Nationally, pedestrian fatalities from 2014 to 2023 increased by about 48% (4910 to 7314) and claimed a larger share of total fatalities. (National Center for Statistics and Analysis, 2025).
- 2022 research on the perception of traffic's role as a barrier to walkability revealed that the public identified speed reduction and improved sidewalk infrastructure as targets to increase safety of pedestrians. There is a disconnect between the strategies that the public views as effective and the strategies that transportation planners and engineers employ to protect pedestrian safety (Soto et al., 2022).

### **Discussion:**

Increasing the amount of sidewalks in the built environment is an important step to guaranteeing pedestrian safety. However, increasing sidewalks without considering

connectivity and the overall design of pedestrian and vehicular infrastructure could induce greater pedestrian activity in an unsafe environment.

Sidewalks often occur in combination with curb and gutter and other associated stormwater infrastructure. While the cost of the initial installation of these assets can be placed on developers, their maintenance will fall to the localities. It is likely that individual service fees are adequate to cover the life cycle cost of infrastructure within an individual subdivision, but there are externalities to the system that push the boundaries of financial sustainability (Najafi et al., 2007).

### **Resources:**

Abou-Senna, H., Radwan, E., Mohamed, A. (2022). Investigating the correlation between sidewalks and pedestrian safety. *Accident Analysis & Prevention*. Vol 166. <https://doi.org/10.1016/j.aap.2021.106548>.

Soto, G. W., Whitfield, G. P., Webber, B. J., Omura, J. D., Chen, T. J., Zaganjor, H., & Rose, K. (2022). Traffic as a barrier to walking safely in the United States: Perceived reasons and potential mitigation strategies. *Preventive medicine reports*, 30, 102003. <https://doi.org/10.1016/j.pmedr.2022.102003>

Virginia Department of Transportation. (2025). *Look left, right, up and out for each other: Pedestrian safety a shared responsibility*. Virginia Department of Transportation. Retrieved October 7, 2025. <https://www.vdot.virginia.gov/news-events/news/statewide/look-left-right-up-and-out-for-each-other-pedestrian-safety-a-shared-responsibility.php>

National Center for Statistics and Analysis, National Highway Traffic Safety Administration, United States Department of Transportation. (2025). *Traffic Safety Facts*. National Center for Statistics and Analysis. Retrieved October 23, 2025. <https://crashstats.nhtsa.dot.gov/Api/Public/ViewPublication/813727>

Najafi, M., Mohamed, R., Tayebi, A., Adelaja, S., & Lake, M. Gottlieb, P., Rustem, W. (2007). Fiscal Impacts of Alternative Single-Family Housing Densities. *Journal of Urban Planning and Development*. 133. [https://www.researchgate.net/publication/245291001\\_Fiscal\\_Impacts\\_of\\_Alternative\\_Single-Family\\_Housing\\_Densities](https://www.researchgate.net/publication/245291001_Fiscal_Impacts_of_Alternative_Single-Family_Housing_Densities)

Figure 4-1

