



Town of Farmville

Planning Commission

August 19, 2026 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. July 15, 2026 - Regular Minutes
- 5. Public Comment Period - Please Limit Comments to Three Minutes**
- 6. Public Hearing**
 - a. Public Hearing for case CUP26-004.
- 7. Old Business**
- 8. New Business**
 - a. Discussion: Dimensional Standards listed in the Farmville Zoning & Subdivision Ordinance, listed in Sec. 29-22 (b), Table 2.
- 9. Staff Updates**
- 10. Adjournment**



Town of Farmville

Agenda Item Summary

MEETING DATE: August 19, 2026

ITEM NUMBER: 4.a. – July 15, 2026 - Regular Minutes

BACKGROUND: Minutes from the regular Planning Commission meeting held on July 15, 2026.

RECOMMENDATION: I make a motion to approve the minutes from the July 15, 2026 regular meeting as presented.

FISCAL IMPACT: No fiscal impact.

ATTACHMENTS:

1. 07-15-2026 DRAFT Planning Commission meeting minutes

MOTION: _____

SECONDED: _____

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

**Town of Farmville Planning Commission
Town Council Chamber of the Town Hall
116 North Main Street, Farmville, VA 23901
Wednesday, July 15, 2026**

Planning Commission Members Present: Patrick Crute, Abigail O'Connor, Jennifer Fraley, and Sydney French.

Planning Commission Members Absent: Chairperson Miller and Cameron Patterson.

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

CALL TO ORDER

Mr. Crute called the Planning Commission meeting to order at 7:00 PM.

APPROVAL OF AGENDA

Mr. Crute noted the agenda was distributed. On a motion by Ms. Fraley, seconded by Ms. French, and with all present members voting "aye", the agenda was adopted as presented.

CONSIDERATION OF MINUTES

Minutes of Regular Planning Commission Meeting – June 17, 2026

Mr. Crute noted that the minutes had been distributed, and a revised copy sent out by Ms. Watkins earlier. On a motion by Ms. O'Connor, seconded by Ms. Fraley, and with all present members voting "aye," the revised minutes from June 17, 2026, were approved.

PUBLIC COMMENT PERIOD

Ms. Watkins reported that there was no one signed up for public participation.

PUBLIC HEARING Comprehensive Plan Amendments

Consideration and recommendation to Town Council of proposed amendments to the Town of Farmville Comprehensive Plan Adopted June 10, 2020.

Mr. Crute set forth the public hearing to the Commissioners.

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

Staff received email communication from Mr. Tom Dennison, resident at 109 Grove Street. Ms. Watkins shared the communication with the Commissioners:

Dear Commissioners,

I would like to submit the following suggestions for future infrastructure and community improvements:

1. Main Street Lighting: I recommend reducing the intensity of the lighting on Main Street. This would improve visibility for motorists looking at storefronts, create a more comfortable environment, reduce electricity costs, and allow for the repurposed use of light poles in other areas.

2. Flood Mitigation: To reduce flooding of Gross Creek, I suggest expanding the floodplain areas in the following locations:

- North of Riverside Cafe
- South of Appomattox River Co.
- West of Price Supply Co.
- The "island" north of Riverside Park

3. Traffic Safety and Infrastructure: In coordination with High Bridge State Park, I recommend correcting the railroad underpasses to improve vehicular sightlines at:

- River Road
- West Third Street
- North Street / Second Street to Mill Street

Thank you for your consideration of these improvements.

Best regards,

Tom Dennison
109 Grove Street

No additional comments were received.

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

Commissioners and staff briefly discussed Mr. Dennison's flood mitigation suggestions. They noted that the referenced areas are already within Special Flood Hazard Areas, that FEMA determines floodplain designations, and that FEMA updated the maps in 2023.

Commissioners and staff also addressed Main Street lighting and railroad underpasses. Staff stated that lighting concerns would be more appropriately addressed through the Capital Improvement Plan (CIP), while railroad underpass improvements would involve coordination with High Bridge State Park and could potentially be included in future planning efforts.

On a motion by Ms. Fraley, seconded by Ms. French, and with all present members voting "aye", a motion was passed to recommend approval of the amended Comprehensive Plan including revised language regarding the race paragraph to Town Council.

OLD BUSINESS

There was no old business presented to the Commissioners.

NEW BUSINESS

There was no new business presented to the Commissioners.

STAFF UPDATES

Staff provided updates on cases heard during the June meeting:

- **CUP 26-002 (Outdoor Display of Sheds, 1006 W. Third Street):** Town Council denied the permit application.
- **CUP 26-003 (Accessory Dwelling Unit, 1305 Lee Drive):** Town Council approved the application with the conditions recommended by the Planning Commission.

Staff also advised that the next scheduled Planning Commission meeting will be **August 19, 2026**. No cases are currently scheduled, but the Commission will discuss dimensional standards in Section 29-22(B) and permitted uses in Section 29-22(A) of the Zoning Code.

ADJOURMENT

With no further business, Mr. Crute called for a motion to adjourn the meeting. On a motion by Ms. O'Connor, seconded by Ms. Fraley and with all present members voting "aye", the meeting was adjourned at 7:13 PM.

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

John Miller, Chairperson

Abigail O'Connor, Secretary



Town of Farmville

Agenda Item Summary

MEETING DATE: August 19, 2026

ITEM NUMBER: 6.a. – Public Hearing for case CUP26-004.

BACKGROUND:

RECOMMENDATION: No recommend motion.

FISCAL IMPACT: Unknown fiscal impact.

ATTACHMENTS: None

MOTION: _____

SECONDED: _____

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



Town of Farmville

Agenda Item Summary

MEETING DATE: August 19, 2026

ITEM NUMBER: 8.a. – Discussion: Dimensional Standards listed in the Farmville Zoning & Subdivision Ordinance, listed in Sec. 29-22 (b), Table 2.

BACKGROUND: Preliminary information to prepare for further discussions of lot size, street frontage, and setback requirements.

RECOMMENDATION: No action taken at this time.

FISCAL IMPACT:

ATTACHMENTS: None

MOTION: _____

SECONDED: _____

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