Town of Farmville Planning Commission
Town Council Chamber of the Town Hall
116 North Main Street, Farmville, VA 23901
Wednesday, November 19, 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, Town Planner Robert Dvorak, and Attorney Catherine Douglass.

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 and asked if there were any corrections. On a motion by Mr. Patterson, seconded by Mr. Crute, and with all present members voting "aye", the agenda was adopted.

CONSIDERATION OF MINUTES
Minutes of Regular Planning Commission Meeting – September 17, 2025
Chairperson Miller noted that the minutes had been distributed and asked if there were any corrections or revisions. On a motion by Ms. O'Connor, seconded by Ms. Fraley, and with all present members voting "aye," the minutes from September 17, 2025, were approved as presented.

PUBLIC PARTICIPATION
There was no public participation.

CUP25-006
The request is to amend the existing conditional use permit that was approved by Town Council 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 site will contain a total of 934 storage units in eight (8) buildings, and an office building.

Chairperson Miller set forth case CUP25-006 to the Commissioners.

Ms. Atkins-Austin presented a summarization of the staff report. The request seeks to amend the existing conditional use permit issued by Town Council in January 2025. The amendment adds two mini-warehouse buildings and eliminates the one-acre outdoor parking storage area. The site will contain a total of 934 storage units within eight buildings plus and office building. No new significant environmental or infrastructure impacts were identified compared to the original approval. Staff recommended removal of the condition requiring subdivision approval from Town Council. The subdivision was approved by Town Council at the January 2025 regular meeting. Staff recommend removal of the condition that the site plan be approved by the Planning Commission. With changes to State Code, site plan approval is administrative.

Ms. Kristen Smiley with Rosemyr Corporation was in attendance. She explained the company had performed a wetland delineation study of the land. The study found that they would need a larger retention pond then what was proposed on the original site plan. To make room for the larger retention pond Rosemyr would remove the 1-acre outdoor storage area. To offset revenue changes, they wanted to add two additional storage buildings.

Commissioners asked questions regarding the changes to the pond design and land use and replacement of outdoor storage with additional buildings. Ms. Atkins-Austin and Ms. Smiley provided clarifications.

Mr. Gary Watts, a resident of Meriwood Farm Road, questioned where the entrance to the site would be and whether the site would have a fence.

Ms. Atkins-Austin responded with the location of the entrance being on Peery Drive. And Ms. Smiley responded that site will be fenced with the only thing that outside the fence being the office.

Mr. Patterson moved to recommend approval of the conditional use permit as requested by the Rosemyr Corporation, to amend existing conditional use permit by adding an additional two mini warehouses, self-storage buildings, and the removal of the 1-acre outdoor parking storage area with conditions stated in resolution 2025-01-01. The motion was seconded by Mrs. O'Connor. Mr. Crute made an amendment to the motion to remove two of the conditions from 2025-01-01. The first being the subdivision plat, as that item had already been completed. And the second being that the site plan is not required to be submitted to the Planning Commission. All Commissioners were in agreement with the amendment. The motion passed with a roll call vote of 6 – 0.

Mrs. O'Connor	Aye
Ms. Fraley	Aye
Mr. Patterson	Aye
Ms. French	Aye
Mr. Crute	Aye
Dr. Miller	Aye

OLD BUSINESS

Chairperson Miller opened the floor for discussion of the proposed sidewalk ordinance.

Ms. Atkins-Austin provided a background of the sidewalk ordinance and relevant information contained in the staff report. It was noted that Ms. Atkins-Austin could answer questions related to the staff report, Mr. Robert Dvorak was available to answer questions related to the memorandum, and Ms. Catherine Douglas was available to answer questions related to the ordinance.

Mr. Miller provided some amplifying and complimentary information to the information that was presented in the staff report.

Commissioners continued their discussion of potential amendments to the subdivision sidewalk ordinance, including the following key themes: sidewalk requirements based on density in the zoning district as opposed to based on number of lots or number of doors, conditions triggering sidewalk installation, potential criteria for requiring sidewalks on one vs. both sides of the street, definitions of sidewalk vs. pedestrian pathways, equity concerns regarding the cost of sidewalks in large vs. small subdivisions, how to manage phased subdivisions or areas with existing sidewalks, clarifying definitions of sidewalk, pedestrian pathway, and type of materials allowed, and consideration of comprehensive plan pedestrian infrastructure priorities.

Commissioners also discussed potential exceptions, the impact of average daily traffic (ADT), and the role of administrative waivers.

Staff and the Town Attorney were tasked with the following research items, definitions and standards for sidewalks vs. pedestrian pathways, density-based applicability structures, alignment with VDOT standards, safety standards and statistics on pedestrian safety, and options for improving clarity and consistency.

NEW BUSINESS

There was no new business

STAFF UPDATES

Staff reported on the following items:

- The next meeting is scheduled for December 17th.
- There are currently no cases pending for Planning Commission review.
- Staff will attempt to prepare the requested sidewalk related materials for that date, depending on workload and the intervening holiday.

ADJOURMENT

With no further business, Chairperson Miller called for a motion to adjourn the meeting. On a motion by Mr. Patterson, seconded by Mr. Crute and with all present members voting “aye”, the meeting was adjourned at 8:29 PM.

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John Miller, Chairperson Abigail O’Connor, Secretary