

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

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

Planning Commission Members Absent: Rhett Weiss and Jennifer Fraley

Staff Present: Director of Community Development Ashley Atkins-Austin, Administrative Assistant II Michelle Watkins, CPT, 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. On a motion by Mr. Patterson, seconded by Mr. Crute, and with all present members voting "aye", the agenda was adopted as presented.

CONSIDERATION OF MINUTES

Minutes of Regular Planning Commission Meeting – March 18, 2026

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 March 18, 2026, were approved as presented.

PUBLIC COMMENT PERIOD

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

PUBLIC HEARING CUP26-002

The applicant requests a conditional use permit to operate an outdoor display of sheds to be retailed. The site is at 1006 West Third Street, parcel ID: 0023A03(OA)00-010, and consists of 0.971 acres. Outdoor display as a use is only allowed in the B-2 and B-3 Zoning Districts by conditional use permit.

Chairperson Miller set forth case CUP26-002 to the Commissioners.

On a motion by Mr. Crute, seconded by Ms. O'Connor, and with all present members voting "aye", Public Hearing CUP26-002 was opened.

Mr. Dvorak provided a brief overview with supporting slides. The case originated from a zoning violation for outdoor display without a permit. Outdoor display is allowed in B-2 and B-3 only with a CUP. Required standards (Section 29-35 D.14) include:

- Display area ≤ **5%** of lot area
- Not located in front of or on top of building
- Proper grading/drainage

- Asphalt or concrete walkways for customer access
- Opaque 6–8 ft fence screening the display
- Display height cannot exceed fence height

Comprehensive Plan Considerations:

- Area designated **General Commercial**.
- Emphasis on **high-quality design** along major entrance corridors.
- Staff noted the town has invested heavily in nearby public facilities (park, firehouse).

Environmental Concerns were:

- Property lies within both the **Special Flood Hazard Area (100-year floodplain)** and the **Regulatory Floodway**.
- Federal regulations prohibit encroachment in the floodway **without hydrologic & hydraulic studies** proving **no rise in flood levels**.
- No such studies were provided.

Staff Recommended denial of request due to lack of required hydrologic/hydraulic analysis, Uncertainty of environmental impacts, Potential negative aesthetic and safety impacts, and Noncompliance with required display standards.

On a motion by Mr. Crute, seconded by Mr. Patterson, and with all present members voting “aye”, Public Hearing CUP26-002 was closed.

During Deliberation, several Commissioners felt that aesthetics alone were not a strong basis for denial, mentioning the other nearby businesses have outdoor display (e.g., Pro Auto and Talor Forbes). They also mentioned that the existing sheds were attractive and not visually disruptive. Some of their main concerns were:

Flood Safety:

- Large sheds becoming **buoyant hazards** during flooding
- Potential property damage or roadway obstruction
- Commissioners discussed anchoring requirements and fence limitations.

Regulatory Requirements:

- Federal law requires hydrologic/hydraulic studies before allowing development in a floodway.
- Staff estimated study cost: **\$5,000–\$15,000**.
- Applicant had been informed but provided no plans or drawings demonstrating compliance.

Fairness & Precedent

- Concern about setting precedent by ignoring federal requirements.
- Discussion about whether to deny outright or table the application to allow the applicant time to complete required studies.

On a motion by Mr. Crute, seconded by Ms. French and with three present members voting “aye”, and two present members voting “nay”, a motion was passed to defer CUP26-002 until applicant’s completion of hydrology study and submission of required drawings. Staff were directed not to bring case back until items are provided.

OLD BUSINESS

Comprehensive Plan Review- Community Facilities

Chairperson Miller opened the floor for discussion of Community Facilities. There was a brief discussion and minor revisions to the language.

Comprehensive Plan Review-Land Use

Chairperson Miller opened the floor for discussion of Land Use. There was a brief discussion and minor revisions to the language.

NEW BUSINESS

There was no new business

STAFF UPDATES

Next scheduled Planning Commission Meeting is Wednesday, May 20, 2026, at 7:00 P.M. Next segments of Comprehensive Plan review are Transportation and Implementation. Staff has invited Carson Eckhardt with VDOT to do a presentation on the designated growth area; which will be added to the transportation segment of the Comprehensive Plan.

Chairperson Miller mentioned that he had attended Town Council’s work session. He shared that there was largely positive feedback from the majority of Council that spoke on the draft sidewalk ordinance.

ADJOURMENT

With no further business, Chairperson Miller called for a motion to adjourn the meeting. On a motion by Mr. Crute, seconded by O’Connor and with all present members voting “aye”, the meeting was adjourned at 8:10 PM.

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

John Miller, Chairperson

Abigail O’Connor, Secretary