

**Town of Farmville Planning Commission  
Public Hearing and Meeting Minutes  
Town Council Chambers, Farmville, VA  
Wednesday, April 26, 2017**

Members Present: Sherry Honeycutt, Abbey O'Connor, L. D. Phaup and John Miller

Staff Present: Gerry Spates, Town Manager and Cindy Morris, Town Planner

**PUBLIC HEARING**

At 7:00 PM Chairperson Sherry Honeycutt opened the public hearing and read the following public hearing notice:

The Farmville Planning Commission will hold a Public **Hearing** on April 26, 2017 at 7:00 PM in the Town Council Chambers located on the Second Floor of the Town Hall, 116 North Main Street Farmville Virginia; for the purpose of hearing citizen comments on the following Conditional Use Permit request from:

- Mark and Laura French to build nine (9) dwelling units/cottages on a 1.052 acre lot located on the north side of First Street between North Virginia and North Bridge Streets (parcel # 0023A04(17)04-004). This property is zoned Residential R-4 and allows for multi-family dwellings with a conditional use permit.

A Planning Commission meeting will follow the Public Hearing.

Any person(s) wishing to comment on the above matter should plan to attend this meeting. Questions and comments may be directed to the Town Manager's Office, 116 North Main Street, Post Office Drawer 368, Farmville, Virginia 23901, or by calling (434) 392-5686, 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 Gerald J. Spates, Town Manager, at (434)392-5686, prior to the meeting.

Chairperson Sherry Honeycutt asked if there was anyone present that would like to comment on the conditional use permit?

Mark and Laura French came forward and explained that they have had the idea of building micro cottages for several years. Mark stated that there will be a total of nine (9) cottages with a covered porch/patio in the back. Each cottage will have a finished floor space of 720 SF. The first floor has an open floor plan with a vaulted bedroom and bathroom on the second story. Mark stated that their idea is to rent these out to a single individual or a young couple. It was noted that there is adequate parking space for the development. Mark said that this development will have a nice community feel with sidewalks, be nicely landscaped and have lamp lighting; similar to what the Town has on Main Street.

Cindy Morris stated that she had received a call from Dale Hazelgrove this afternoon about the conditional use permit. He is the owner of 315 North Bridge Street (located on the corner of North Bridge and First Street). Mr. Hazelgrove was not able to attend to tonight's meeting but called with two comments/concerns. 1) "Will the Town make street improvements to First Street?" Cindy said she spoke with Mr. Spates and he indicated at some point the Town would overlay new pavement on First Street. 2) Mr. Hazelgrove's driveway access is off First Street. He wanted to know if "they will still be able to access his driveway and parking area during construction?" The Town and Mark French affirmed that his access will not be obstructed during construction.

Tom Dennison stated that these cottages are a charming idea; but stated some considerations need to be given to distance of the buildings to each other (with regards to fire issues), parking concern with residents having to back out into street and emergency vehicles need easy access to structures. He also stated that this project reminds him of a trailer park, and noted that the smaller the indoor space the more stuff people place outside. He also noted the possible need for fencing and hedging.

Steve Derrenbecker stated he was concerned about parking as well. He stated the project would only work in keeping the neighborhood peaceful and clean if they rent to the right tenants that will obey law and order. He stated that the tenants need to be screened well.

Being there were no further citizen comments, Chairperson Sherry Honeycutt closed the public hearing at 7:25 PM.

## **MEETING**

### **Call Meeting To Order**

Chairperson Sherry Honeycutt called the Planning Commission meeting to order at 7:26 PM.

### **Public Participation**

Chairperson Honeycutt opened the public participation portion of the meeting. No one present wished to address the Commission.

**Approval of Minutes of January 25, 2017**

On motion by John Miller, seconded by Abbey O'Connor and with all members voting "aye," the minutes of the January 25, 2017 meeting were approved.

**FYI-Items**

Sherry Honeycutt noted that information was included in the packet on Town Council's decisions regarding the below items following the Planning Commission's recommendations/requests:

- Conditional Use Permit Request from Madeline's House to locate a domestic violence shelter at 1412 Longwood Avenue
- Conditional Use Permit Request from Jacob Romaine to convert a single-family dwelling into a duplex at 306 Cedar Avenue
- Industrial District M-1 zoning language
- Copy of the 2016 Planning Commission Annual Report to Town

Sherry noted that Town Council did not approve the Planning Commission recommendation for maintaining the current Commissioners. Gerry did note that the Council will be holding a public hearing to add two (2) at-large Planning Commission members to mirror the Town Council make-up. She stated that Council did provide the funding request for travel and training. Abbey noted that Town Council did not provide funding for hiring an outside side firm to update the comprehensive plan and asked what is the plan for updating the plan? Sherry asked Cindy to comment on this. Cindy stated it was Mike Chandler, Director of Education for the Land Use Education Program (LUEP) at Virginia Tech, that suggested the Planning Commission request that Town Council budget funds for review and update of the Town's Comprehensive Plan (estimated cost \$15,000 to \$20,000). Mike stated that most jurisdictions, both larger and smaller, outsource the preparation of their comprehensive plan and recommended that Farmville look at hiring a consultant to update their comprehensive plan. Town Council voted for the Town's Comprehensive Plan to be updated by staff and the Planning Commission. Cindy stated that she would start updating the plan soon and suggested that the Planning Commission go through the draft that she has already put together section by section and stated she would get back with them on a strategy. Cindy stated that with the draft of the Comprehensive Plan she has put together, we do not need to start from scratch. Abbey noted that she and Chuck Ross will have to go off the Planning Commission in June, so it would be better to wait until after our replacements are made and the possible two at-large members are added before beginning the update of the Comprehensive Plan. Gerry stated that the individual Commission make-up will be up to Council and that it is possible that Abbey and Chuck may stay on as at-large members. L.D. noted that it is the wish of the Planning Commission that the two member's terms ending in June (Abbey O'Connor and Chuck Ross) be considered for the at-large member appointments. Gerry mentioned the need for the Comprehensive Plan to be updated and stated we will get Cindy some help to update the plan.

Sherry asked the Commissioners if they would like Cindy to set up a place, date and time for this summer to visit another jurisdiction (Ashland, Staunton and Lexington which were some of the communities suggested during the training session)? Visiting other localities similar in nature to Farmville was suggested by Mike Chandler, to gain insight and ideas as it relates to planning. The Commissioners agreed.

**Conditional Use Permit Request from Mark and Laura French to construct nine (9) dwelling units/cottages on a 1.052 acre lot located on the north side of First Street between North Virginia and North Bridge Streets**

Sherry asked the Planning Commissioners if they had any comments or questions? L.D. Phaup stated that this project would be an enhancement to the area and to the community as a whole. Sherry stated that it would improve the housing stock around the area and increase property values. Abbey said she feels it would revitalize the neighborhood even more and made note of the new dog park. John stated that there is a need for housing of this nature for teachers and other professionals and this project will help to fill that demand.

Mark stated that as soon as he and Laura receive the conditional use permit approval from the Town they will be ready to bid the project out.

It was noted that the separation issue with the cottages is a building code issue and has been addressed with the building official/fire marshal during a preliminary plan review. Regarding Tom Dennison's concern about backing out into the street; Gerry mentioned that many other Farmville residents back out into the street. Sherry asked Mark and Laura if they would comment on outside space, fencing and hedges. Concerning outside spaces, Gerry noted that Mark and Laura will expect nothing but the best from their tenants and storing unsightly stuff outside is not going to be a problem. Laura stated that it is intention that singles and young couples will rent these cottages for a while, adding they are not going to live there forever collecting things. Also she stated regarding the hedges and fencing, it is the intention that these residents live in the community and not be separated from the community by fences. They are not planning for fencing and hedges, but will have landscaping. Mark stated as landlords their full intention is to keep a pristine environment. John Miller commented that the environment will lead people to policing themselves and any problems that occur they can call Mark and Laura. Mark added that the lease agreement will address upkeep of property along with other items.

On motion by John Miller, seconded by L.D. Phaup and with all members present voting "aye" the conditional use permit request from Mark and Laura French to build nine (9) dwelling units/cottages on a 1.052 acre lot located on the north side of First Street between North Virginia and North Bridge Streets (parcel # 0023A04(17)04-004), was approved for recommendation to Farmville Town Council with no conditions.

**Draft 2017/2018 Fiscal Year meeting dates for consideration and adoption**

On motion by Abbey O'Connor, seconded by L.D. Phaup and with all members voting "aye," the following meeting dates presented for FY 2017/2018 were approved:

Please take notice that the Farmville Planning Commission will hold the following meetings for the 2017-2018 Fiscal Year:

July 26, 2017  
September 27, 2017  
November 29, 2017  
January 31, 2018  
March 28, 2018  
May 30, 2018

Planning Commission meetings are held in the Town Council Chambers located on the Second Floor of the Town Hall, 116 North Main Street Farmville, Virginia at 7:00 PM, unless otherwise scheduled. This list does not include any special meetings which may be called from time to time.

Sherry stated that before adjourning the meeting she wanted to make an official "thank you" to Cindy for everything she does to help the Planning Commission.

There being no further business the meeting adjourned at 7:45 PM.

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Sherry Honeycutt, Chairperson

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Charles Ross, Secretary