TOWN OF FARMVILLE

Est. 1798

Comprehensive Plan

November 2005

Town of Farmville, Virginia

Comprehensive Plan 2005-2010

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TOWN OF FARMVILLE
Post Office Drawer 368
Farmville, Virginia 23901

Sydnor C. Newman, Jr., Mayor

Gerald J. Spates, Town Manager
434.392.5686
Fax 434.392.3160

COUNCIL
C. H. "Mike" Lafoon
A. D. "Chackie" Reid
David E. Whitus
Anne H. Nase
Hadan L. Horton
Donald L. Hunter
Otto S. Overton

RESOLUTION

BY THE FARMVILLE PLANNING COMMISSION
FOR THE
TOWN OF FARMVILLE COMPREHENSIVE PLAN

Pursuant to § 15.2-2225 and §15.2-2204, Code of Virginia, 1950 (as amended), the Town of Farmville Planning Commission advertised and held the required public hearing on October 19, 2005 and has certified a copy of the recommended Town of Farmville Comprehensive Plan to the Farmville Town Council.

Brad Watson
Chairman, Farmville Planning Commission

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Post Office Drawer 368
Farmville, Virginia 23901

Sydnor C. Newman, Jr., Mayor

Gerald J. Spates, Town Manager
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RESOLUTION

TOWN OF FARMVILLE COMPREHENSIVE PLAN

Pursuant to § 15.2-2225, § 15.2-2226, and §15.2-2204, Code of Virginia, 1950 (as amended), the Farmville Town Council, having received the certified copy of the Farmville Comprehensive Plan from the Farmville Planning Commission, advertised and held the required public hearing on November 9, 2005 and has amended and adopted the Farmville Comprehensive Plan to become effective on November 10, 2005.

Adopted this 9th day of November, 2005, Farmville, Virginia, by the Town Council of the Town of Farmville.

APPROVED:

S. C. Newman Jr

Mayor S. C. Newman, Jr.
Mayor, Town of Farmville

ATTEST:

Lisa M. Hricko

Lisa M. Hricko
Clerk, Town of Farmville

FARMVILLE TOWN COUNCIL VISION

September 7, 2005

In the year 2020, Farmville has created a public and private environment recognized as a destination of choice for individuals and families in search of high quality recreational activities, personal growth opportunities, and lifestyle services. Farmville's success in creating this environment is the result of its leadership role in forging progressive partnerships with its stakeholders in the community and the region. To create an overall sense of wellbeing and pride in residence, Farmville's strong governmental leadership encourages public participation and is aggressively responsive to the needs of its citizens. Farmville is "open for business" and receptive to innovation, yet mindful of the responsibility to preserve its historic and natural resources for future generations. We are the hub of economic activity in the region, while maintaining our identity as a diverse academic village, a center for culture, and a family-friendly town.

Directed planning on the part of the Farmville Town Council has created the following community strengths and has enabled us to be described as:

A Beautiful and Historic Community in Central Virginia

Nestled against the Appomattox River in the rolling hills of the Piedmont of Virginia, Farmville is naturally beautiful. The Town of Farmville is a destination for tourism, recreation, retirement and trade not only because of its attention to infrastructure, but also because of its attention to its beauty. It is attractive to those who live, work or visit here. Its rich history and its current status as a center of trade and commerce is preserved and enhanced by its dedication to architectural integrity and improvement of the natural environment through a system of parks, green spaces, walking trails and waterways. New growth and development of the Town incorporate the concepts of history, civic pride and natural beauty. Education programs ensure that our citizens appreciate the history of the region and the importance of beauty in creating a sense of community pride and wellbeing.

A Leader in Regional Economic Development

Recognizing that knowledge is critical to the wellbeing of our community, the Town works closely with Longwood University, Hampden-Sydney College, Southside Virginia Community College and our public and private schools to create new educational and employment training opportunities, particularly in the areas of early childhood development, workforce training, higher education and the arts.

As a leader in regional development, Farmville is considered the source of innovative thought and expertise with respect to sound economic growth throughout the region. By focusing on a diverse retail sector with special emphasis on small business, a high quality medical services community, and a highly visible system of recreational and tourism opportunities, the Town has seen growth in its tax base, its land area, and its population. Such growth has produced a prosperous Town and Region that is respected throughout the Commonwealth and considered a healthy and desirable place to live, work, and raise a family.

A Crossroads for Recreation and Tourism Opportunities

Recreation and tourism enhance the economic and human diversity of Farmville. Our strategic location on the Lee's Retreat Civil War Trail and the Virginia's Civil Rights in Education Heritage Trail and our world-class fishing, boating, hunting, and sporting venues make Farmville a premier tourism destination for families, educators and those inclined to the outdoors.

While focusing on attracting the world to its doors, Farmville actively serves the recreation needs of the citizens of the Town through a well developed parks and recreation program. We are known regionally for our progressive approach to meeting the needs of all people in the community, including the young, the elderly and the transient student population by cleverly combining and using multiple community resources.

An Open Resourceful Government

Farmville's principle governmental stakeholders are its people. The Town's focus is to inform and serve its citizens by educating them about the role of government and the role of the public in creating the sense of identity and wellbeing that permeates the community. Citizen leadership and corporate stewardship have produced meaningful improvements in our community. Through the use of new technology and by consistently taking advantage of innovative information-sharing opportunities, the Town makes its services and resources, including its highly competent employees, available to the public in an efficient and direct manner.

Guardians of Our Natural Resources

Appropriate use of natural resources underlies the sense of wellbeing of the people of Farmville. The Town uses innovative technology, modern processes, and careful planning for population growth to efficiently produce abundant clean drinking water and environmentally sensitive wastewater treatment for the people of Farmville and the region. Farmville's use of its natural resources is informed by preservation and conservation concepts designed to encourage a respect for nature and its impact on the quality of human, animal and plant life.

A Partner in Progressive Transportation Solutions

The Town is a multi-modal transportation community offering a variety of ways to move in and around Town and to other points of interest. From the airport to our bus service, sidewalks, bicycle lanes, and walking trails, the Town works to ensure that it is a community where work, shopping, and recreation opportunities are easily accessed. The Farmville Regional Airport is a thriving enterprise that serves as an important economic development tool for industry and business, as well as leisure activities and tourism. Our master plan for the airport has enabled us to expand facilities and to broaden economic opportunities. Our partnerships and creative planning ensure that we have proactive solutions to continuing issues with access and parking that help us have a safe and efficient transportation environment.

I. Introduction

A. The Purpose, Scope and Legal Basis of a Comprehensive Plan

The Comprehensive Plan for the Town of Farmville is an official public document that outlines the desired physical, social and economic development through 2010. It is an assessment of the Town's resources, people, finances, natural features, housing and public facilities. Additionally, it assesses the needs in these areas and presents a strategy whereby those resources are managed effectively to satisfy the resulting needs. The Plan is not a fixed blueprint for future development, but rather a guide in the decision making process and should be used accordingly.

Authority to plan is based on the police power of the State, which in Virginia is delegated to the localities. Planning for a particular locality is accomplished through a local planning commission, which is composed of citizens appointed by the governing body to serve in an advisory capacity to the governing body. It is the duty of the governing body, however, to officially adopt and implement the plan. Methods of implementation may include zoning, subdivision control, capital governments program and official mapping. This Plan is therefore submitted to the citizens in partial fulfillment of the mandate in the Code of Virginia, Section 15.2-2223.

There are several fundamental reasons for a locality to prepare and implement a Comprehensive Plan. These include:

- To forecast and prepare for future changes in the community. These may include changes such as population size, employment base, environmental quality and the demand for public services and facilities.
- To determine goals by identifying the concerns, needs and aspirations of local citizens for the quality of life in the community.
- To establish policies, or courses of action, needed to achieve determined goals and protect the public health, safety and welfare of local residents.
- To conform to Virginia requirements that every local government adopt and maintain a Comprehensive Plan.

Section 15.2-2223 of the Code of Virginia requires that the local planning commission shall prepare and recommend a Comprehensive Plan for the physical development of the territory within its jurisdiction and every governing body in the Commonwealth shall adopt a Comprehensive Plan for the territory within its under its jurisdiction. Section 15.2-2236 requires the local Planning Commission to review that Plan at least once every five (5) years.

Section 15.1-427 of the Code of Virginia establishes the legislative intent of planning and zoning enabling authority. In summary, the State's intent is to encourage local government to:

- Improve the public health, safety, convenience and welfare of the citizens.
- Plan for future development with adequate highway, health, and recreational and other facilities.
- Recognize the needs of agriculture, industry and business in future growth.
- Preserve agricultural and forestall land.
- Provide a healthy surround for family life in residential areas.
- Provide that community growth can be consistent with the efficient use of public funds.

Section 15.2-2223.1 specifically states that *"the comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants."*

It further states that the Comprehensive Plan shall be general in nature in that it shall:

- Designate the general or approximate location and character of features shown on the plan, including where existing lands or facilities are proposed to be extended, removed or changed;
- Show the long-range recommendations for the general development of the territory and may include such items as the designation of areas for different kinds of public and private land use, a system of transportation facilities, a system of community service facilities, historical areas, and areas for the implementation of groundwater protection measures.

In Virginia, the local Comprehensive Plan is a guide for the governing body to follow in making both long-range and day-to-day decisions regarding all aspects of community development. The governing body can exercise discretion in how strictly it interprets and follows the adopted Comprehensive Plan.

However, the Code provides that the construction, extension or change in use of streets or other public facilities be subject to review and approval by the Planning Commission as to whether the general location, character and extent of the proposed facility is in substantial accord with the adopted Comprehensive Plan. The Plan therefore, has great control over the construction of public facilities and utilities, as well as private land uses.

Section 15.2-2231 of the Code of Virginia addresses the inclusion of unincorporated territories in a municipal comprehensive plan. Any municipal plan may include the planning of adjacent unincorporated territory to the extent which, in the municipal local planning commission's judgment, it is related to the planning of the incorporated territory of the municipality. However, the plan shall not be considered as a comprehensive plan for such unincorporated territory unless recommend by the county commission and approved and adopted by the governing body of the county.

B. Creating a New Comprehensive Plan for Town of Farmville

The Town of Farmville's last Comprehensive Plan was adopted in July of 1992 and amended in March of 1993. The Town of Farmville prepared the plan, which was adopted by the Town Council. The plan contains information on land use, population, employment, economic trends and future land use and thoroughfares.

Due to substantial changes in land use and economic development, the Town, in 2002, determined that it needed updated and detailed policies for guiding development and that it was an appropriate time to update, modify and expand upon the policies of the current Comprehensive Plan.

The Town thus undertook a planning process that reached out to the local citizens for input in formulating long-term goals and developing a set of detailed policies for achieving those goals.

This new comprehensive planning process addressed the major concerns of Town residents by identifying the fundamental, long-term goals for community development for the next five to 20 years, as well as the policies for public facilities, utilities, and land use which the Town will need to implement in order to achieve those goals.

In the fall of 2002, the Town Council allocated funds to prepare an updated Comprehensive Plan. The Town Council requested assistance from the Piedmont Planning District Commission (PPDC) to provide technical assistance to the Planning Commission in the development of the plan. As of July 1, 2005, the PPDC is known as the Commonwealth Regional Council (CRC).

C. Methods of Identifying Issues

A range of major issues facing the Town of Farmville now and in the future has been identified. Review and analysis of these issues by the public, the Planning Commission and the Town Council provided the basis for establishing the Town's planning goals and policies for this Comprehensive Plan.

The major issues outlined in this Plan were identified through five methods:

1. ***A written survey of citizen opinion.*** The Town mailed a written survey to every resident and business in the Town of Farmville May of 2003. Approximately 1,900 surveys were mailed and 208, or 11%, were completed and returned by residents. This response rate is considered to be very good for such a community wide mail survey effort.

The survey form contained questions that explored the opinions of citizens regarding a range of community issues. The returned survey forms have been reviewed by the Town, analyzed by PPDC/CRC and compiled into a Citizen Opinion Questionnaire Assessment, which is presented in Appendix I.

2. ***Housing and Land Use Field Surveys.*** In the Spring of 2003, the PPDC/CRC started work on the Town's housing stock quality and land use pattern.

3. ***Two Public Meetings.*** In November 2003 and March 2005, public meetings were held at the Farmville Train Station. All citizens were invited to these meetings, which were advertised in local newspapers and radio. The meetings provided a further opportunity for citizens to offer their opinions about the Town's issues and priorities, and to create a vision of the future of the Town.

4. ***Research and analysis of available technical data.*** The PPDC/CRC collected and analyzed data on a range of aspects of the Town, including such elements as land use patterns, environmental features, transportation conditions, population growth trends and capital facility needs. Much of this information is contained in this Plan and has helped to further enhance the understanding of many of the issues identified by local citizens during the other efforts described above.

5. ***Discussion with the Planning Commission.*** The Planning Commission held eight (8) work sessions from October 2002 through September 2005, to review the citizen input and technical information, and to contribute its own analysis of the issues presented. In addition, a joint meeting was held with the Farmville and Prince Edward Planning Commissions in June 2005 to share ideas and review the goals and objectives from each plan.

For a more detailed review of all the input received from the issue identification methods, please refer to the Appendix materials (See Citizen Opinion Questionnaire Assessment APPENDIX I).

REGIONAL SETTING AND HISTORY
POPULATION

Farmville Train Station (Photo – CRC)

Moton Museum (Photo – CRC)

First Baptist Church (Photo – CRC)

Heart of Virginia Festival (Photo – Festival web site)

Grove Street Park (Photo – CRC)

Field of Dreams (Photo – Jon Marken)

Johns Memorial Episcopal Church (Photo – CRC)

II. Inventory and Analysis: Resources and Trends

A. Regional Setting and History

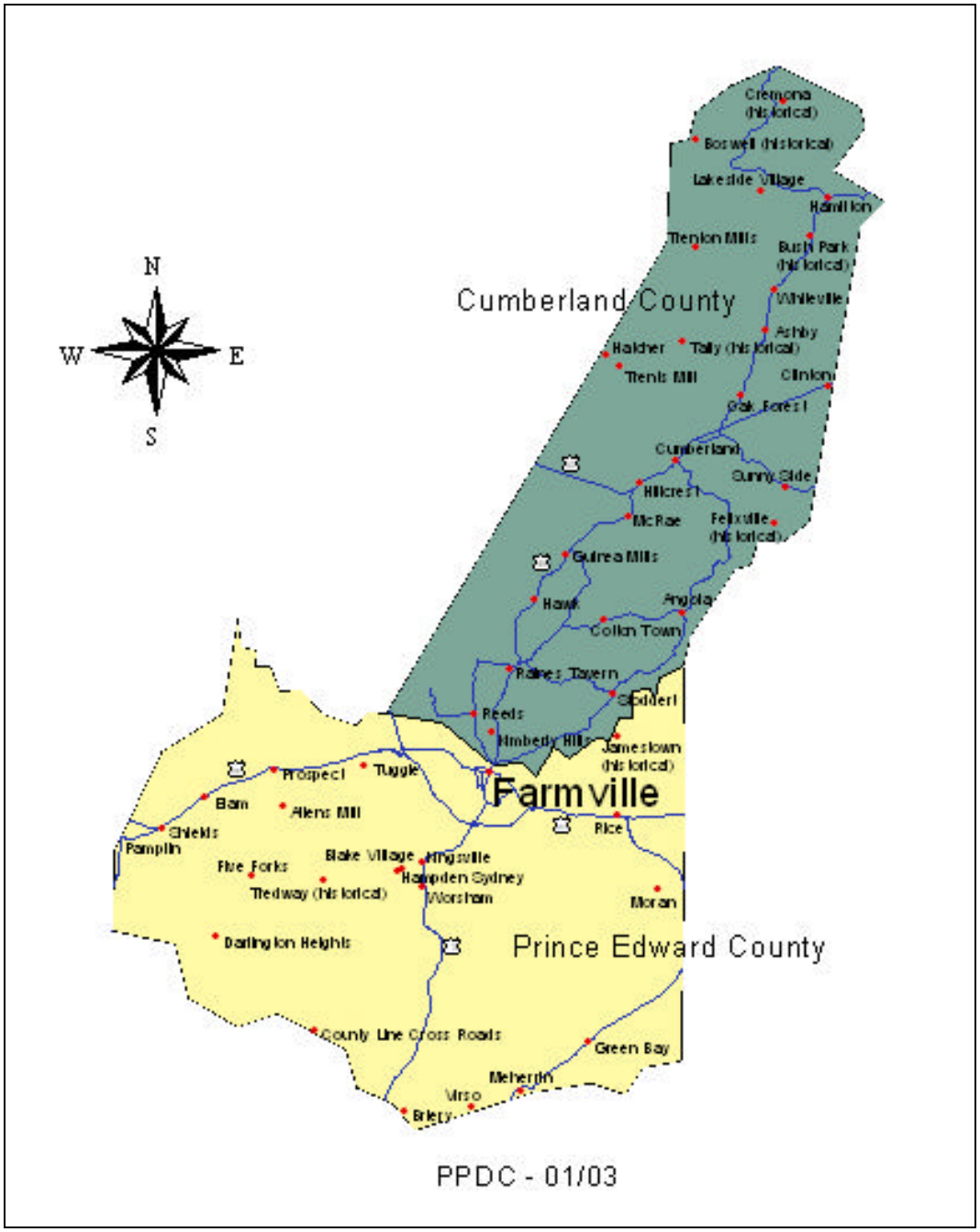
Location and Size of Town

The Town of Farmville is approximately 64 miles from the City of Richmond, 47 miles from the City of Lynchburg and 76 miles from the City of Charlottesville. The Town is located in the Piedmont area of South-Central Virginia and in the northern portion of Prince Edward County and the most southern portion of Cumberland County (See Maps I, II, and III). The Town of Farmville is the only incorporated Town in Prince Edward and Cumberland Counties and is rural in character, covering an area of 7.2 square miles, with developed areas of residences, community businesses and churches, interspersed in a gently rolling, central piedmont landscape. Approximately 6.53 square miles of the Town of Farmville is located in Prince Edward County with the remaining approximately .67 square mile of the Town of Farmville located in Cumberland County. The population density in the Town of Farmville is 968 persons per square mile with 329 housing units per square mile. The 2000 population indicates 6,845 residents, according to the U.S. Census of Population. The Town's population has grown 11.7% since 1990 when the population was reported to be 6,046 by the U.S. Census. Prince Edward County encompasses 353 square miles with a 2000 population of 19,720 and Cumberland County has 299 square miles with a 2000 reported a population of 9,017.

Creation of the Town

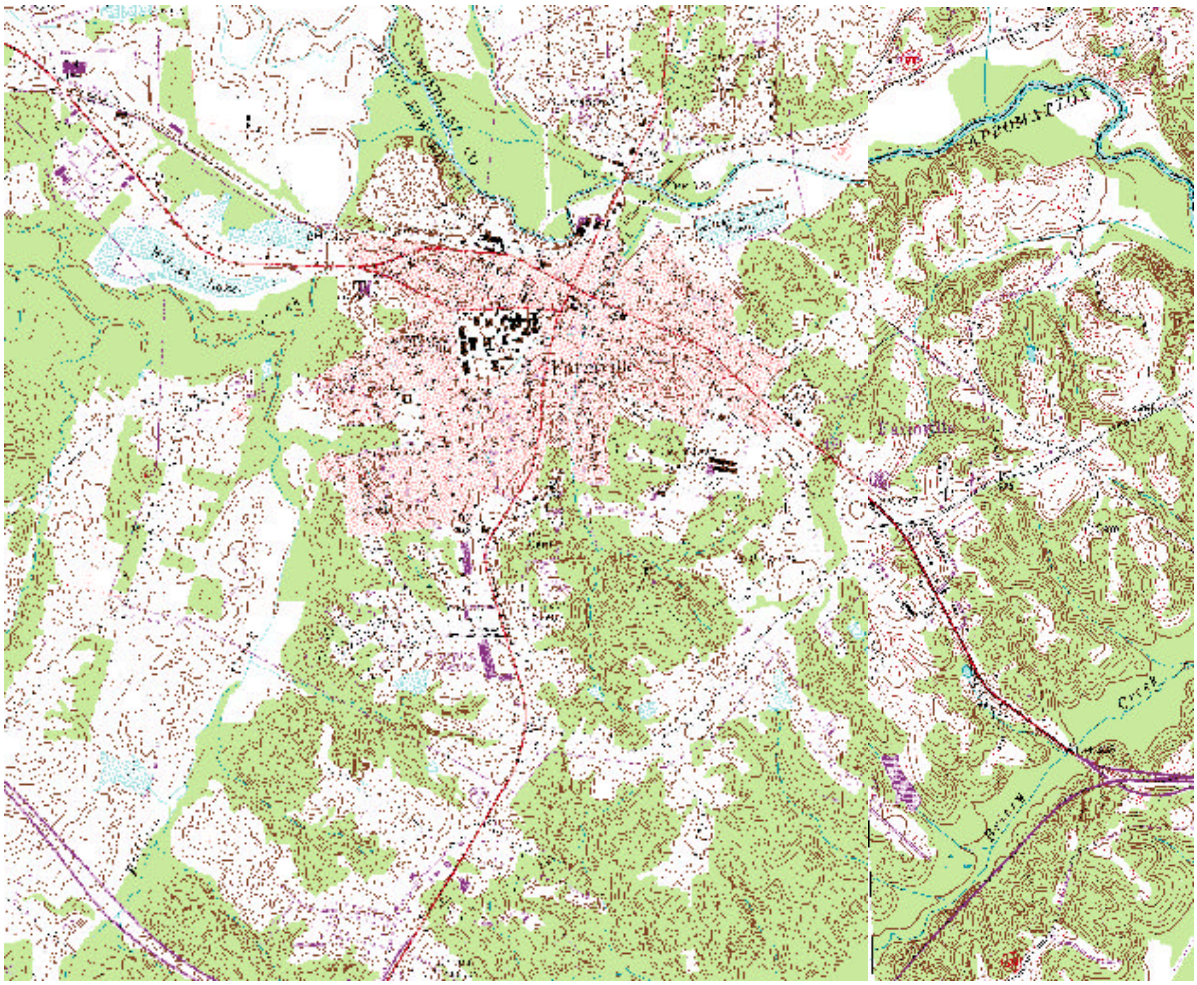
Over 200 years ago, there was only a ford crossing the Appomattox River between Prince Edward and Cumberland Counties. In February 1762, a bridge was completed at what was then called Rutledge's Crossing; the settlement, which grew up around the bridge, was founded as the Town of Farmville in 1798. The navigation of the Appomattox River and the coming of the railroad contributed to the early expansion of Farmville. The expansion of Longwood University, which was founded in 1839, has also added to the growth of Farmville. In 1872, Farmville became the county seat for Prince Edward County when the courthouse was moved to Farmville from Worsham. The Civil War, during its final stages, was very close to Farmville. The last major battle of the war was on April 6, 1865, at Sailor's Creek, located on the Prince Edward/Amelia County lines. General Joseph E. Johnston, a noted Confederate, was born at Longwood House in Farmville, which currently serves as the home for the President of Longwood University. In 1912, Farmville was incorporated and the agricultural heritage of the local economy soon become balanced by industrial and retail growth. This growth has established Farmville as the center of trade for the south-central region of Virginia.

MAP I
Prince Edward and Cumberland Counties, Town of Farmville



MAP II
Town of Farmville Boundaries

MAP III
Farmville USGS Map



PPDC – 01/03

Historic Resources

In 1989, the Farmville Historical District was created and encompasses the downtown business section, the 19th Century Beech Street neighborhood, the Victorian era High Street, the Longwood University buildings on High Street, and the 19th Century river warehouse on North Main Street. Overall, the district includes more than 250 historical structures. (See Map IV)

Located within the Town of Farmville is Longwood University. Longwood University, founded in 1839, is a coeducational, comprehensive state assisted college offering programs leading to bachelor's and master's degrees in a variety of subjects. Known as the Farmville Female College in 1884, it was the first state institution of higher learning for women in Virginia. It became fully coeducational in June 1976. The Longwood House is the home of the University's president. On April 24, 2001 a fire destroyed 200,000 square feet of historic building space, including Longwood University's signature Rotunda. Groundbreaking for reconstruction of lost buildings began in the Summer of 2002, and was completed in the Spring of 2005.

The Confederate Cemetery is located within the limits of the Town of Farmville, but in Cumberland County. It is the resting place of numerous solders and other participants of the Civil War when it came through the area.

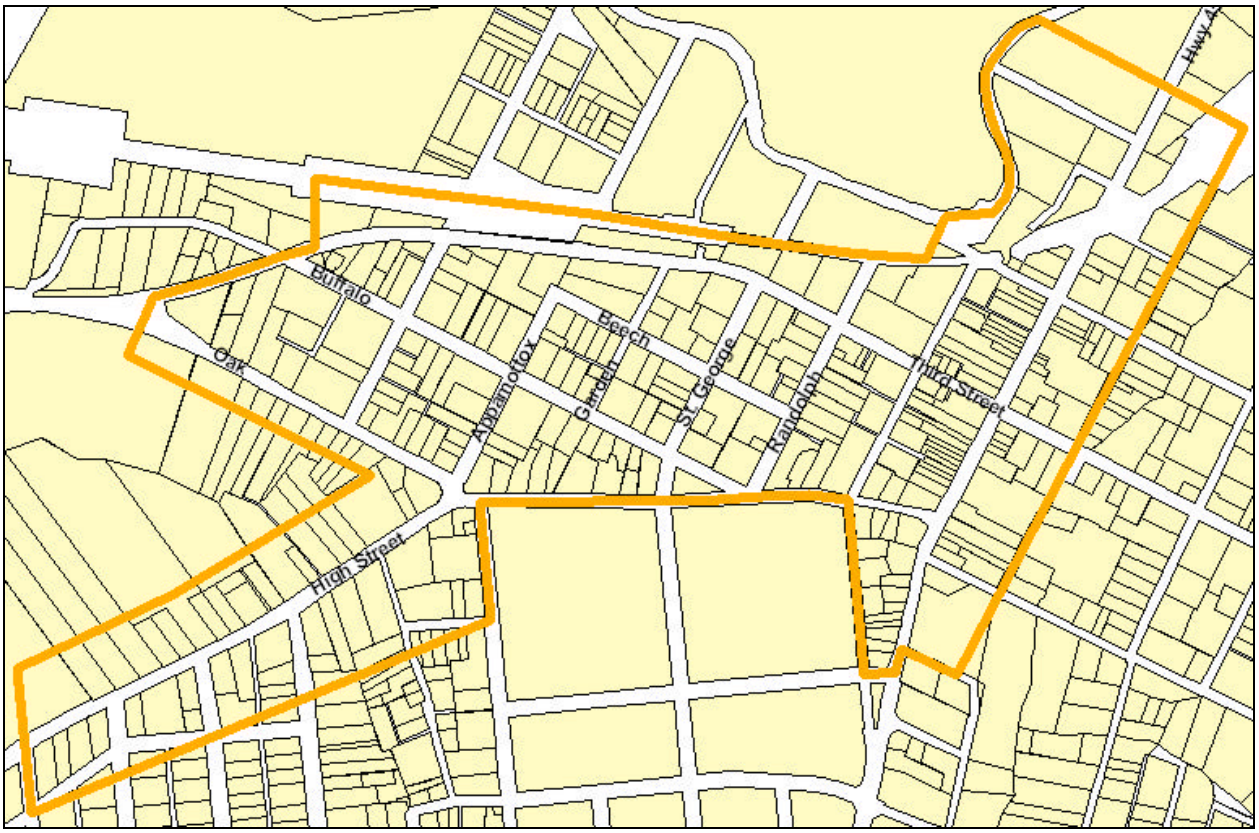
The of Town of Farmville Town is also home to some key players in the early fight for civil rights and drew Martin Luther King, Jr., and other national leaders to visit the area. The Robert Russa Moton High School, built in 1939, is a National Historic Landmark. This building is home of birthplace of the movement for civil rights in education. It played an important role in the U.S. Supreme Courts Brown vs. Board of Education case. It has been converted to a museum and center for the study of civil rights in education and is the cornerstone for the 44-stop Civil Rights in Education Heritage Trail.

The 1903 Farmville Train Station was restored by the Town of Farmville in 2004. It is currently used as a multi-use facility by the community.

The Town of Farmville is also a part of the historic Driving Tour of the Route of Lee's Retreat. There are twenty-seven (27) tour stops along the route from Petersburg moving westward to Appomattox.

MAP IV

Farmville Historic District



PPDC – 01/03

Town Activities

Several festivals and parades are held in Farmville each year with great attendance. One of the biggest festivals in Virginia is the Heart of Virginia Festival. It is a celebration of the arts, culture, and music of Southside Virginia held on the first Saturday in May in Farmville. It draws thousands of visitors from around the state.

The Town of Farmville and the Chamber of Commerce also sponsor the annual Farmville Christmas Show. This show offers a wide variety of crafts for sale by vendors much of who are local to the area.

Longwood University sponsors a wide variety of programs in the dramatic and performing arts. The Longwood Series of Performing Arts brings professional touring companies to Farmville each year.

Longwood University's Department of Music presents a variety of musical groups, including: The Lancer Edition (show choir), The Camerata Singers, The Concert Choir, the Concert Band, the Jazz Ensemble, The Clarinet Choir, and The Flute Choir. Special events include a Christmas Renaissance Concert, the Contemporary Music Symposium (with guest composers), performances by guest artists, the Fall Chorale Festival, and the Monster Piano Concert.

Longwood University also sponsors Oktoberfest. The University students have numerous on-campus activities celebrating autumn.

Farmville Jaycee's Christmas Parade is held annually in December. This parade offers organizations and individuals an opportunity show off their Christmas spirit. Parade participants have included business, education s and religious floats, bands, antique cars, horses, and other interesting participants.

The Five County Fair takes place in the Town of Farmville on the fair grounds site annually during the month of September and represents the five surrounding counties.

The Town of Farmville has what is called the "Downtown Stage". The old movie theatre was located at this spot until an ice storm in 1997. Ice caused the roof to collapse, leaving only the stage portion. The Town restored the stage and now uses it as an outdoor theatre. On the 3rd Friday night of July, August and September, the Town shows old movies.

The Town provides three play areas for children. Wilck's Lake is designed for children 10 and under. Grove Street Park located in a residential area is designed for children 12 and under. Both facilities have numerous pieces of playground equipment. There is also a public recreation area on North Virginia Street with playground equipment and a basketball court. The Wilck's Lake and Grove Street areas are fenced and parental supervision is required. Shelters with picnic tables and bathroom facilities are available at those two locations. The public can also enjoy boating and fishing at Wilck's Lake.

Hampden-Sydney College also regularly sponsors a great variety of cultural activities. The nationally recognized Hampden-Sydney Musical Festival brings world-renowned chamber musicians to the campus each June. The Visiting Executive Program sponsors talks by top corporate CEOs. In addition, student music and drama groups perform throughout the year.

The Waterworks Players is a nonprofit, community theatre group in Farmville, who have brought the magic of live theatre to area audiences and provided an artistic outlet for local actors, singers, designers and technicians. These wine and cheese performances are enjoyed by much of the community, and auditions for all performances are open to the public.

The Town of Farmville annually sponsors First Fridays during the months of May, June, July, and August. This event is geared toward the families and children within the area. Various activities include music, balloon animals and magic shows. The event is held in a green area located beside the Appomattox River.

Located within the Town of Farmville is the "Field of Dreams." This facility is the home of five recreational fields. The Prince Edward/Farmville Youth Association has various sporting events at this facility during year. These youth events include T-Ball, Baseball, Softball and Soccer. Also, regional and state tournaments are held at the facility. There are a total of five fields to choose from: League, Major League, Softball, and Soccer/13 & 14 year old boys.

The Commonwealth Chorale is a group of singers from some fourteen counties of Southside Virginia, including the Town of Farmville. A Board of Directors and an International Advisory Board govern the group. The Commonwealth Chorale began, in essence, in the 1970s when a performance of Handel's "Messiah" was given in Farmville. A small orchestra of some thirty Town of Famville residents and twenty Longwood students were involved in this initial production. The present group of some 110 adults and 20 youth singers perform two major annual productions, which includes great classical choral music from Bach to modern compositions. It has also become a tradition to perform in December for elementary schools. Six fully staged and costumed productions of the ever popular "Amahl and the Night Visitors" are also heard by 3,000 elementary students. The Commonwealth Chorale has been recognized as "the jewel of Southside Virginia."

Farmville is one of those rare towns that offers big town opportunities with small town service. Because it serves as the shopping hub for an eight-county region of over 120,000 people, it supports a thriving downtown and three shopping centers (including a Wal-Mart Super center). Total retail sales exceed $200 million annually.

The Southside Family YMCA offers a wide array of programs for families and individuals of all ages.

B. Population

Introduction

The primary purpose of studying population characteristics is to provide the Town Council and other interested parties with information to analyze and determine what actions are necessary to meet the existing and potential future needs of the Town. Such needs might include additional police protection, improved roads and sidewalks, additional community facilities and other services not presently provided by the Town. In studying the population of the Town of Farmville, it is important to review and analyze all aspects of changes that may occur.

Population analysis often concentrates on increases or decreases in population. Other important factors include changes in characteristics (age, sex and race), rate of growth and the distribution, which can affect planning for a community. Population trends affect land use, housing, community facilities and other aspects of community development.
The following section on population attempts to review the most current information available on the population of the Town of Farmville and to analyze its significance.

Population Change

Like many rural communities, the Town of Farmville experienced a slight decrease in population between 1950 and 1960. However, this population decrease was reversed in the 1970 Census. By the 1980 Census, the Town's population had increased to 6,067. This was largely due to annexation in 1971. Another annexation occurred in 1993, which added 503 persons to the Town of Farmville. Also, in the year 2000, the Town annexed a small portion of Prince Edward County. According to the most recent U.S. Census, taken in 2000, the Town of Farmville currently has a population of 6,845. According to Longwood's 2002 enrollment numbers, 2,654 are residential students. Approximately sixty-one percent (61%) of the population is permanent residents of the Town. The remaining thirty-nine percent (39%) is made up of the on-campus student body of Longwood University.

The Town's recent population increase (1970 to 2000) can be attributed to several factors. One factor involving the largest increase in population, 503 individuals, is contributed to the Town's annexation in 1971 and January of 1993. Also, the growth of Longwood University has contributed to the Town's population growth. Another factor was the boost in available job opportunities per the development of the South Main/15 corridor, which brought many retail stores including the Wal-Mart Super Center. The additional housing stock (single and multi-family dwellings) that has been built over the part several years has brought many residents to the Town of Farmville. Finally, the Town's central location in the State, its easy accessibility to Richmond, Petersburg, Chesterfield and Charlottesville, and relatively inexpensive land costs makes for an ideal resident setting. Many individuals prefer the friendly, small town atmosphere to living in neighboring cities. (See Tables)

Considering the number and percent change in the Town's population is greater for periods of population increase, it can be predicted that the trend will continue to show a growing

population. Many apartment complexes have been built, or are currently being built, in and around the Town. This theory is supported with future employment opportunities in the Town including Green Front Furniture, Longwood University, Southside Community Hospital and WalMart. Also, employment opportunities will increase with new employment opportunities opening up in both the Prince Edward County Industrial Park, Riverside Industrial Parks. The continued operations of neighboring employers, such as Hampden-Sydney College, Piedmont Regional Jail, Carbone-Kirkwood, also helps stabilize the Town's population.

TABLE I

Past Population Trends

Town of Farmville

Year	Total Population	Number Change	Percent Change
1950	4,375	----	----
1960	4,293	-82	-1.9%
1970	4,331	+38	+.88%
1980	6,067	+1,736	+28.6%
1990	6,046	-21	-.35%
2000	6,845	799	+11.7%

Source: 1950, 1960, 1970, 1980, 1990 and 2000 U.S. Census of Population

CHART I
Town of Farmville Population

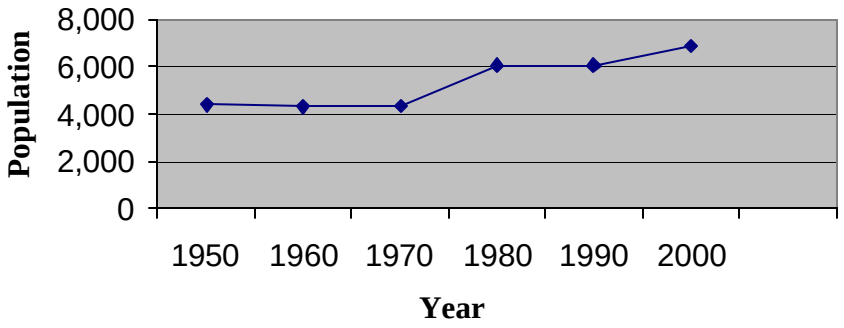


TABLE II
Past Population
Town of Farmville, County, Regional and State

	1960	1970	1980	1990	2000
Farmville	4,293	4,331	6,067	6,046	6,845
Prince Edward County	14,121	14,379	16,456	17,320	19,720
Cumberland County	6,360	6,177	7,881	7,825	9,017
Planning District 14*	80,205	77,060	83,549	84,905	97,103
State	3,966,949	4,651,448	5,346,279	6,187,358	7,078,515

Source: 1960, 1970, 1980, 1990 and 2000 U.S. Census of Population

*** For the purpose of identification, Planning District 14 is comprised of the following counties: Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway, and Prince Edward**

Population Change Factors

There are many factors that affect population change. There are three ways in which a locality can experience population increase. The first is through having more births than deaths in a given period of time (See Table III). The second is when more people migrate into than immigrate out of the Town. Finally, the most common way is a combination of both factors.

TABLE III
Births and Deaths
Prince Edward, Virginia

Year	Births	Deaths
1970	245	197
1980	216	214
1990	226	159
2000	219	180

Source: Center for Health Statistics, 2002.

The number of births average at 227 per year in Prince Edward County, while the death rate averages 188 per year. Considering the birth rate average is higher than the death rate average, it can be predicted that Prince Edward County and the Town of Farmville will have a growth in population in future years.

Age and Sex Characteristics

By analyzing the population's gender characteristics and age groupings, it is possible to evaluate the needs for community facility requirements, commercial services and housing demand (See Table IV).

Between 1990 and 2000, there occurred a considerable increase of 77 people between the ages of 5 and 19. This group represents university students as well as non-university students who represent the future residents and leaders of the Town of Farmville. Also, there was a decrease of 4 people 60 to 64 years. However, the proceeding age brackets of 75 to 84 years increased by 64 individuals and an increase of 67 for those 85 years and older. The rise in the number of people 75 and over raises their service demand. For example, the senior population may need additional health care, recreation facilities and low cost housing.

Another important population characteristic is the increase that the Town experienced from 1990 to 2000 of people between the ages of 45 and 54. This group represents the established resident working force of the Town, as well as major consumers. This increase can be contributed to moderately increasing employment opportunities that exist within the Town and surrounding communities.

TABLE IV
Sex Characteristics
Town of Farmville

Year	Total	Male	% of Population	Female	% of Population
1970	4,331	1,223	28%	3,108	72%
1980	6,067	2,212	36.%	3,855	63.5%
1990	6,046	2,383	39.4%	3,663	60.6%
2000	6,845	2,759	40.3%	4,086	59.7%

Source: 1970, 1980, 1990 and 2000 U.S. Census of Population

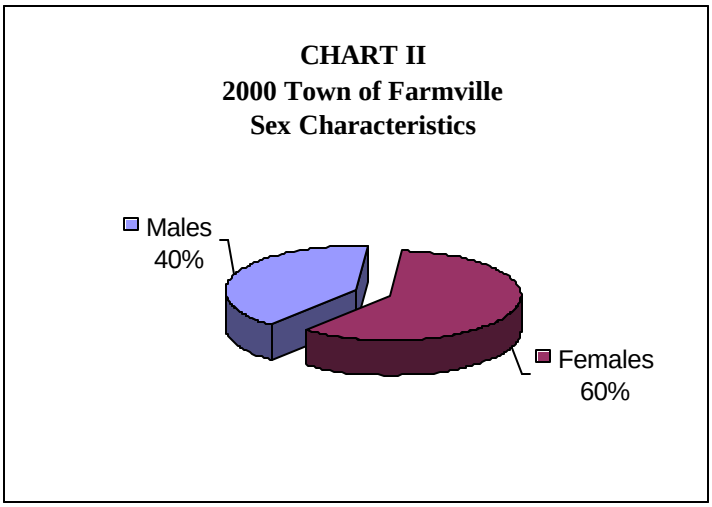
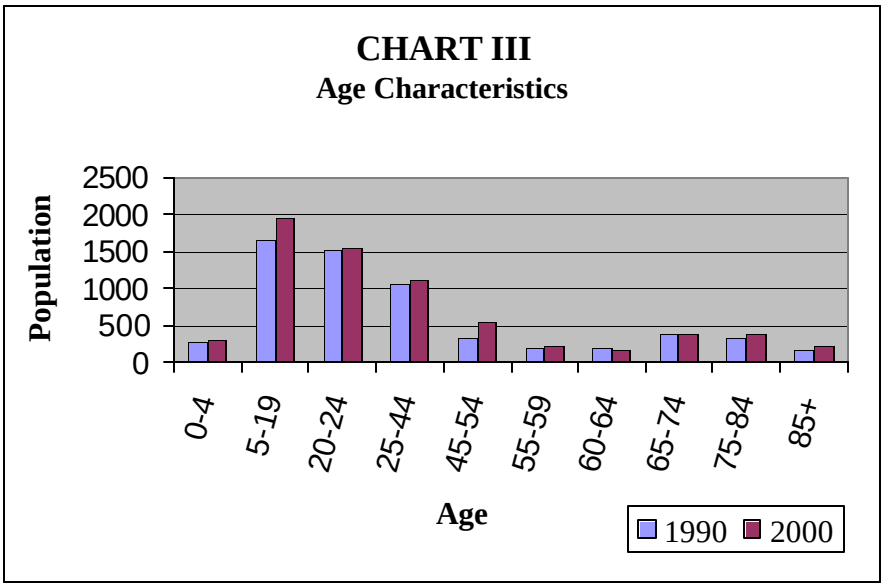


TABLE V
Town of Farmville Age Characteristics
1990 – 2000

Age	**1990 Total**	**% of Population**	**2000 Total**	**% of Population**	**Change from 1990 to 2000**
0-4	273	4.5%	299	4.4%	26
5-19	1,665	27.5%	1,944	28.4%	279
20-24	1,505	24.9%	1,547	22.6%	42
25-44	1,060	17.5%	1,128	16.4%	68
45-54	320	5.3%	550	8.0%	230
55-59	182	3.0%	204	3.0%	22
60-64	179	3.0%	175	2.6%	-4
65-74	375	6.2%	380	5.6%	5
75-84	327	5.4%	391	5.7%	64
85+	160	2.7%	227	3.3%	67
TOTAL	**6,046**		**6,845**		**799**
Under 18 years	905	15.0%	1,004	14.7%	+99
65 years and over	862	14.3%	998	14.6%	136

Source: 1990 and 2000 U.S. Census of Population



Racial Characteristics

From 1980 to 2000, both the black and "other" category of population of the Town of Farmville increased, while the white population has gradually declined (See Table VI). The black population has increased at the fastest rate by an increase of 101 individuals from 1980 to 1990, and 259 individuals from 1990 to 2000.

As noted in Table, racial characteristics for the years of 1980, 1990 and 2000 are presented. The classification of "other" includes American Indian, Eskimo, Aleut, Asian or Pacific Islander, and "other."

TABLE VI
Racial Characteristics
Town of Farmville

Year	Total	White	% of Population	Black	% of Population	Other*	% of Population
1980	6,067	4,621	76.0%	1,398	23.0%	48	1.0%
1990	6,046	4,475	74.0%	1,499	24.8%	72	1.2%
2000	6,845	4,865	71.1%	1,758	25.7%	222	3.2%

Source: 1980, 1990 and 2000 U.S. Census of Population
*** The classification of "other" includes American Indian, Eskimo, Aleut, Asian or Pacific Islander.**

This increase in black population can be related to the expanded variety of affordable housing. In the early 1990's, subsidizing housing apartment complexes for the elderly, disabled and low-to-moderate income families was established and has been accessed to its fullest capacity.

Population Projections

Most population projections are based on past trends combined with knowledge of prospective activities that may modify those trends. Projections based on past trends tend to be less accurate for areas with smaller numbers of people than for those with larger numbers. Unexpected events can drastically alter a small area's population, while only significantly affecting a larger area's population. For example, if a manufacturing firm locating in or near Farmville created 100 new jobs, it would have a greater impact on the Town's rate of population growth than on a larger community such as the City of Richmond. Such an event, if unanticipated, could affect the accuracy of the Town's projections. Another consideration is that the further into future projections are made, the greater the chance of error. Therefore, periodic reviews of the projections are needed to adjust for changing conditions.

The projection of population is essential for determining the land needs for future residential, commercial, industrial and public uses. Also, population projections can provide an indication of needs for community services, such as schools, parks and police protection to serve the future population.

Town leaders and citizens can strongly influence the number of people who will reside in Farmville in the future. One way to influence growth is to regulate the density of development through zoning. Another way is to limit the capacity of community facilities, such as water and sewer. Communities with excessive capacity in these major community facilities are more likely to attract residents, shops, offices, and industries than communities without surplus capacity.

Population projections in Table VII were prepared by the Weldon Cooper Center (2003), except for the Town of Farmville, which did not have any available data. However, the Piedmont Planning Commission/Commonwealth Regional Council estimated the growth of Farmville based on the projections for the surrounding areas.

It can be noted that the projections are subject to error due to changing conditions. These long-range projections do not account for growth from possible future boundary adjustments or high-density development units

TABLE VII

Long Range Population Projections

Town of Farmville, Prince Edward and Cumberland Counties and Region

Place	2000 Census	2010	2020	2030	2040	2050
Farmville	6,845	7,194*	7,764*	8,337*	8,905*	9,475*
Prince Edward County	19,720	21,600	23,595	25,590	27,585	29,580
Cumberland County	9,017	8,602	9,001	9,408	9,799	10,198
Planning Dist. 14	97,103	102,906	111,413	119,928	128,427	136,934

Source: Weldon Cooper Center, 2003
(2010 through 2050 are based on 1990 Census Data/projections based on 2000 Census not available)
*** Projected by Piedmont Planning District Commission/Commonwealth Regional Council**

EDUCATION

Longwood University (Photos – CRC)

Longwood University (Photo – CRC)

Prince Edward County High School (Photo – CRC)

Fuqua School (Photo – CRC)

C. Education

In the Town of Farmville the percentage of high school graduates has increased since 1990 by 6.5%. In 1990 the percent of high school graduates or higher 25 years of age and over was 71.8 % as compared to 2000 with 77.3% graduating. Of the 77.3% high school graduates, the following Table shows a breakdown of types of levels of education in the Town of Farmville as compared to the state as a whole.

The education level in the Town of Farmville has consistently increased over the years. In 1990, 12.1% of the Town's population 25 years and older had less than a 9th grade education, in the year 2000 that percentage dropped to 7.7%, just 0.5% above the state's average. The higher percentage than the state as a whole of "some college no degree" and "graduate or professional degree" is due to a large number of Farmville residents are Longwood students and the many University professors residing in the Town.

The Prince Edward County Public Schools are located just south of Town. Cumberland County Public Schools are located approximately 15 miles north of the Town of Farmville, in the Cumberland Courthouse Village area. Fuqua School, a private school, is located within the Town limits.

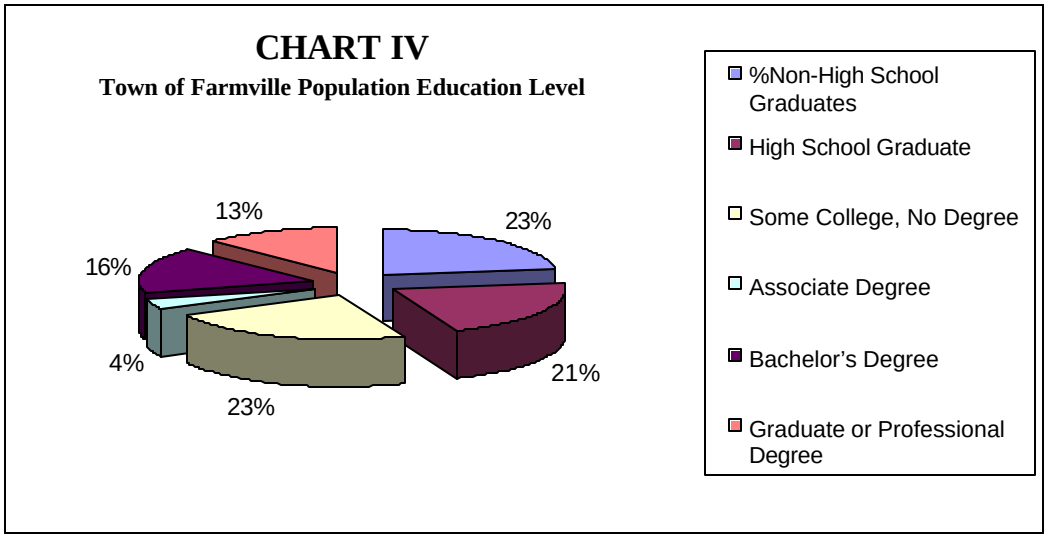
TABLE VIII

Education of Population 25 Years and Older

Town of Farmville, Prince Edward, Cumberland and Virginia

Education	Farmville	Prince Edward	Cumberland	Virginia
% High School Graduates or Higher 25 years and over	77.3%	69.9%	63.8%	81.5%
High School Graduate	21.2%	28.4%	33.6%	26.0%
Some College, No Degree	23.4%	18.0%	15.7%	20.4%
Associate Degree	3.5%	4.4%	2.7%	5.6%
Bachelor's Degree	16.4%	10.8%	8.7%	17.9%
Graduate or Professional Degree	12.8%	8.4%	3.1%	11.6%

Source: 2000 U. S Bureau of Census



There are several institutions in and around the Town of Farmville of higher education. Longwood University, chartered in 1839 as Farmville Female Seminary, was the first teacher training college in Virginia. Longwood University is located in the heart of the Town of Farmville. Now Longwood University is a coeducational, comprehensive state institution offering programs leading to Bachelor's and Master's Degrees in a wide variety of subjects. For the Fall 2002 semester, a total of 4,200 students were enrolled at the University.

Hampden-Sydney College, founded in 1776, is a private men's college that is located approximately seven (7) miles south of Farmville. Hampden-Sydney College, rich with Tradition, is 229 years old. Hampden-Sydney College enrolled approximately 1,026 male students during the 2001-2002 School year. The John H. Daniel Campus of the Southside Virginia Community College is located approximately 22 miles south of Farmville. The Community College offers three (3) levels of academic achievement: the Associate Degree that is a two-year program, a Diploma that is a two-year program and a Certificate, which is a one-year program. There are eight (8) Associate Degree programs and twelve (12) vocational programs from which to choose.

INCOME
ECONOMY AND EMPLOYMENT

Main Street at Dusk (Photo – Harvey Delaney Landscape Architects)

Businesses on Main Street (Photo – CRC)

Greenfront Accessories (Photo – CRC)

Greenfront Furniture, Charley's Waterfront Café (Photo – CRC)

Wooden Heart (Photo – CRC)

The Daily Grind (Photo – CRC)

D. Income

Per Capita Income

The per capita income of local residents is an indicator of the standard living of a locality's citizens and the strength of its economy. The per capita income is the average annual income of each person residing in the locality. Income includes such sources as wages, dividends, pensions, social security benefits and public assistance. A measure of Farmville's economic growth can be made by comparing its per capita income to surrounding jurisdictions, as noted in Table IX:

TABLE IX

Per Capita Income

Town of Farmville, Prince Edward County, Cumberland County, Other Surrounding Counties, State

Locality	1990	2000	% of Increase 1990-2000
Farmville	8,118	13,552	67.0%
Prince Edward	9,031	14,510	60.7%
Cumberland	10,295	15,103	46.7%
Nottoway	10,036	15,552	55.0%
Lunenburg	9,158	14,951	63.3%
Charlotte	9,008	14,717	63.4%
Buckingham	9,165	13,669	49.1
State	15,713	23,975	52.6

Source: U.S. Bureau of Census, June 2002.

The Town of Farmville's per capita income in 1990 and 2000 is below the State's average. The Town of Farmville's per capita income increased significantly (67%) from 1990 to 2000. This increase was highest among those localities reported. The low per capita income is exacerbated by the number of Longwood University students, residents living in nursing homes, as well as disabled residents living in assisted housing units through Crossroads. These groups of people tend to live on lower fixed incomes. As the Town's per capita income increases, residents are able to afford a wider range of goods and services. Increased spending encourages local business activity, which in turn improves the local tax base and expands employment opportunities.

Household Income

Household income for the Town and Prince Edward County is shown in the table below.

TABLE X Household Income For Prince Edward County and the Town of Farmville 2000				
Income $	**Prince Edward County**	**%**	**Town of Farmville**	**%**
Less than $10,000	918	14%	400	19%
$10,000 to $14,999	666	10%	228	11%
$15,000 to $19,999	651	10%	187	9%
$20,000 to $24,999	554	8%	194	9%
$25,000 to $29,999	339	5%	128	6%
$30,000 to $34,999	473	7%	160	8%
$35,000 to $39,999	421	6%	140	7%
$40,000 to $44,999	425	6%	69	3%
$45,000 to $49,999	381	6%	69	3%
$50,000 to $59,999	599	9%	204	10%
$60,000 to $74,999	412	6%	134	6%
$75,000 to $99,999	345	5%	68	3%
$100,000 to $124,999	150	2%	51	2%
$125,000 to $149,999	79	1%	15	1%
$150,000 to $199,999	95	1%	39	2%
$200,000 or more	56	1%	19	1%
TOTAL HOUSEHOLDS	6,564		2,105	
Source: U.S. Bureau of the Census, 2000				

E. Economy and Employment

Introduction

The economy of an area affects the amount of development that occurs, population levels and employment. It can also provide a significant source of governmental revenues, such as local taxes that are collected from businesses, industries and their employees. This section investigates how the Town of Farmville's economy has developed.

Economic History

There are many elements that make up the basic economic strengths and weaknesses of the Town of Farmville for creating, attracting and fostering economic activity. The economic strength of a given community relies on three primary elements, which are:

- The production and export of goods and services to other areas in order to "import" dollars into the local area and create a vibrant economy.

- The diversification of the local economy base in order to provide stability and variety in employment opportunities.

- The development of jobs that use higher skills and produce higher incomes in order to increase the prosperity of the local economy, as well as to remain competitive in the increasingly demanding and constantly changing regional, national and international economics.

Many factors that affect the local economy are largely beyond the control or influence of local citizens and leaders, including:

- Interest rates
- Energy prices
- Inflation
- Topography and geology
- Location of federal and state government facilities
- National and international monetary, fiscal and trade policies

However, the Town can exert substantial control over various critical elements, such as:

- Provision of public facilities and services (water, sewer, roads, police, fire, emergency, recreation, education, etc.).
- Quality of local education system.
- Protection development and enhancement of the existing natural resources.
- Availability and promotion of appropriate sites for residential, commercial and industrial development.
- The preservation of existing housing stock.

- The preservation and enhancement of existing businesses and industrial development.

Effects of Economic Development

The type and amount of economic development that occurs within the Town can strongly influence the kind of residential development that supports it, and vice versa. The type of economic development will also affect the cost of providing local public services and facilities, the health and character of the natural environment, and the overall character of the community as it grows.

While the effects of economic growth are not necessarily all positive, there is broad consensus among most local leaders that the risks of not encouraging economic development are greater than the possible "side effects" of such growth. The potential negative impacts of economic growth should be identified. These impacts could include:

- Increase in new residents to hold the jobs that are created, who then demand additional public services, thereby increasing the tax burden on existing residents.

- Increase in traffic congestion, environmental pollution, crime and other impacts of greater population and crowding.

- To the extent that incomes rise and demand for housing increases as job opportunities expand, the cost of housing can also increase and/or its availability to broad segments of the community can decrease.

Generally speaking, economic and population growth go hand in hand, and is beneficial so long as the growth rate is within the reasonable range that can be accommodated through the provision of needed services (utilities, police, fire, emergency service, education, recreation, etc.). The desire to capture the positive effects of economic growth while minimizing the potential negative impacts is the central purpose of community development programs. In order to be fully successful, economic growth must have a net positive effect on the overall quality of life of local residents, not just on income.

Local Economic Development Initiatives

The Town of Farmville has undertaken a variety of substantial efforts at promoting and encouraging local economic development, from the South Route 15/Main Street corridor improvements (water, sewer, road) to the Town's involvement in the Prince Edward County Industrial Park and the Riverside Industrial Park.

Efforts

Economic Development Programs typically are concerned with:

- Retaining and expanding existing business and industry.

- Attracting new business (manufacturing, service, or non-local government).
- Nurturing small and start-up business.
- Developing and financing facilities that help capture business or recycle local funds.

In addition to its own efforts, the Town is also an active member in the Commonwealth Regional Council (former Piedmont Planning District Commission), which previously coordinated the Comprehensive Economic Development Strategy (CEDS) established by the Economic Development Administration (that project has been discontinued temporarily) and in the Community Development Block Grant (CDBG) program with the Department of Housing and Community Development.

Employment Resources and Trends

The Town of Farmville has many elements that make up the basic economic strengths and weaknesses for creating, attracting and fostering economic activity. Competitive advantages of the Town include:

- Major regional highway transportation facilities, including Route 460, Route 15, Route 45, and Farmville Regional Airport.

- Proximity to economic, cultural, governmental and educational centers such as the neighboring cities of Richmond, Petersburg, Lynchburg and Charlottesville.

- A good local labor force known for its honesty, work ethic and self-reliance.

- A relatively moderate cost of living in terms of housing and local taxes.

- An overall high quality of life and small town rural life style.

Retail Sales

The Town has seen a noticeable increase in retail sales since 1997, as shown in Table XI.

TABLE XI
Retail Sales & Dollar Volume
Town of Farmville
1997, 1999, 2001

	1997 (000)	**1999 (000)**	**2001 (000)**	**$ Change 1997-2001**
Grocery Stores	$41,374,560	$42,621,502	$41,673,391	+ $298,831
Restaurants	$19,321,136	$21,888,329	$20,118,946	+ $797,810
Retail Automotive (Includes car sales & service stations)	$50,925,077	$62,876,350	$73,795,909	+ 22,870,832
Other Retail Sales (Less Food & Automotive)	$147,520,203	$172,584,627	$167,029,820	+ 19,509,617
TOTAL RETAIL SALES	**$259,140,976**	**$299,970,808**	**$302,618,066**	**+ 43,477,090**
Contractors	$15,706,803	$18,499,072	$23,922,091	+ 8,215,288
Wholesale Merchants	$20,776,225	$23,961,419	$22,824,461	+ 2,048,236
Professional Service	$20,407,152	$21,832,663	$21,438,997	+ 1,031,845
All Other Business	$33,431,927	$37,505,124	$38,513,272	+ 5,081,345
TOTAL DOLLAR VOLUME	**$349,463,083**	**$401,769,086**	**$409,316,887**	**+ 59,853,804**

Source: Town of Farmville, 2003

Labor Force

The labor force, or total persons available for work, is defined as all persons 16 years of age or older who are actively seeking work or who are working. Employment includes all persons 16 years of age or older who are employed. Unemployment includes all persons 16 years of age or older who have been actively seeking work for 4 weeks. The unemployment figures may be somewhat misleading. Not all unemployed persons are counted by Virginia Employment Commission (VEC). Once a person is no longer eligible to receive unemployment due to the expiration of their benefit period, he or she will not be counted as unemployed or part of the labor force. This may cause the unemployment figures to be lower than what they truly are. These persons are considered to be the "discouraged workers" or the underemployed.

TABLE XII

Employment Statistics

Town of Farmville, Prince Edward County and Cumberland County

Locality	Civilian Labor Force	Employed	Unemployed	Armed Forces	Not in Labor Force
Farmville	3,058	2,474	584	0	2,807
Prince Edward	8,849	7,674	1,175	16	7,353
Cumberland	4,189	4,044	145	0	2,834
Source: 2000 U.S. Bureau of Census					

Occupations

The occupational distribution of Farmville's residents is shown in the table on the next page. The top ranking occupation categories include Management Professional and Related Occupations and Sales and Office Occupations. This indicates the Town's economy is one of a service based. The trend to develop toward a service-based economy is one that is wide spread in Southside Virginia and other parts of Virginia, as well as the United States as a whole.

Employment in several occupations is expected to decline because of technological advances and other economic factors. Other occupations will decline because they are concentrated in declining industries. Although turnover may create a limited number of openings, job seekers entering a declining occupation may face increased chances of future job losses.

According to the Virginia Employment Commission's Economic Information Services Division, the top lost occupations in the future are: Sewing, Textile, Farming, Computer Operators and Product Inspectors.

TABLE XIII **Occupations of Employed Residents 16 Years of Age and Older** **Town of Farmville**	
Occupations	**2000 Employment**
Management, Professional and Related Occupations	734
Service Occupations	530
Sales and Office Occupations	742
Farming, Forestry and Fishing	19
Construction, Extraction and Maintenance Occupations	210
Production, Transportation and Material Moving Occupations	239
Total 2000 Employment *Total 2000 Population* *Total 2000Population of 18-64 Years and over*	**2,474** *6,845* *5,865*
Source: 2000 U.S. Census Bureau	

Employment

The Table on the next page identifies the categories of industries in which the Town of Farmville residents are employed, per the 2000 U.S. Census. Also included is the number of persons (residents) employed within each industry category.

Educational, Health and Social Services ranks first among the types of business and industrial employment of residents within the Town of Farmville. This is largely due to the employment at Longwood University. Entertainment, Recreation Accommodations and Food Services and Retail Trade follow second and third. Retail trade establishments are usually fixed places of business; they are engaged in activities to attract the general public to buy; they buy and sell merchandise and they are considered to be in retail trade.

On the other hand, wholesale trade, which ranked last, includes all establishments with one or more paid employees primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm or professional users; or to other wholesalers. Companies selling products to which they have title, as well as to those acting as agents or brokers in buying merchandise for or selling merchandise to others, are included. The Census Bureau excluded governmental organizations classified in the covered industries except for wholesale liquor establishments operated by State and local governments.

TABLE XIV
Business and Industrial Employment of Residents 16 Years and Over
Town of Farmville

Industry	Employment
Agriculture, Forestry, Fishing, Hunting, and Mining	38
Information	66
Construction	206
Manufacturing (durable and non-durable goods)	188
Transportation, Warehousing, and Utilities	30
Wholesale Trade	9
Retail Trade	273
Finance, Insurance, Real Estate, and Rental and Leasing	67
Professional, Scientific, Management, Administrative, and Waste Management Services	101
Arts, Entertainment Recreation, Accommodation, and Food Services	321
Educational, Health, and Social Services	914
Other Services	55
Public Administration	206
Total	**2,474**

Source: 2000 U.S. Census Bureau

Manufacturing, which ranked fourth from the top in the list of industries, is a key component of the Town of Farmville's economic base as for the most part it is an export activity. Manufactured goods are customarily sold to other areas of the state and nation in exchange for dollars. These dollars are then used by manufacturers to: (1) purchase local goods and services, and (2) provide jobs for workers who in turn will spend their wages and salaries locally. This spending pattern supports other local businesses, which in turn, generates more income and employment.

Major Employers

TABLE XV 2003 Employee Population For the Major Employers of the Town of Farmville	
Major Employer	**Approximate Employment**
1. Farmville Herald (*)	39 Full Time 8 Part Time
2. Town of Farmville	115 Full Time
3. Trinity Mission of Farmville	145 Full Time
4. Haley Automotive	65 Full Time
5. County of Prince Edward	99 Full Time
6. Smith & Thaxton, Inc. (Shoney's)	48 Full Time
7. Fuqua School (**)	95-100 Full Time 10 Part Time
8. Holly Manor	180 Full Time
9. Green Front Furniture	107 Full Time
10. Green Front Accessories	24 Full Time
11. Aramark-Longwood.	98 Full Time
12. Wal-Mart (***)	270 Full Time 90 Part Time
13. Longwood University	586 Full Time
14. Southside Community Hospital	470 Full Time
15. Charley's Waterfront Café	55 Full Time
Source: Town of Farmville, September, 2003.	

NOTE: (*) Includes Farmville Herald, Farmville Printing and WVHL
(**) Part-time are bus drivers
(***)Does not include seasonal part-time workers

LAND USE AND DEVELOPMENT

Future site of Poplar Hill Golf Course (Photo – CRC)

Ruby Tuesday (Photo – CRC)

Buffalo Street Professional Center (Photo – CRC)

Construction on Buffalo Street at St. George Street (Photo – CRC)

Site of New Municipal Building (Photo – CRC)

Hampton Inn (Photo – CRC)

F. Land Use and Development Patterns

Existing Land Use

An inventory of existing land use is important because it establishes the existing land use pattern, which is the framework that must accommodate all future growth development. Ideally, new land uses can be built within the existing land use pattern with minimum conflict. A periodic update of land use changes should be made to keep pace with future trends as they occur within the Town.

To be useful and understandable, the land use information must be organized into categories that reflect the variety of activities that occur in the Town. For the purpose of this study, land use was divided into developed land and land used for agriculture and forestry. Developed land included structures or nearby properties that are used in connection with structures.

Developed Land

During 2004 and 2005, staff from the Piedmont Planning District Commission/Commonwealth regional Council (PPDC/CRC) conducted a visual survey of housing conditions in which land use was additionally classified in the Town of Farmville. The land use was classified and recorded according to the following functional categories:

- Residential: Properties whose primary use is human habitation. This includes single-family housing, multi-family housing and mobile homes.

- Rental: Properties rented by individuals from the property owner, which mainly includes apartments and rental house.

- Commercial: Properties used for transactions of wholesale and retail trade and services.

- Industrial: Properties used for manufacturing processing or reprocessing of raw materials.

- Government: Properties owned or used by town, county, state and federal agencies.

- Parks: Open spaces used for recreational purposes. These include playgrounds, ballfields and hiking/biking areas.

- School: Properties owned and operated by local schools – in the Town of Farmville, Longwood University and Fuqua School.

- Church: Properties used as places of worship by religious entities.

- Cemetery: Properties set aside for interment of deceased persons.

This information is dated, but is nonetheless reflective of the relative proportion of land use categories. It should be noted within the residential category of land use, all farmland and forestland associated with a residential structure is classified similarly.

The existing land use map is located in Appendix IV. As shown on that map, the primary uses of land are residential, commercial and industrial. Residential development is located in various parts of Town, but mainly in the northern, eastern, and southern sections of Farmville. For the most part, residential development is located on secondary roads throughout the Town. This location of development is favored as development on the Town's primary roads contributes to dangerous and congested traffic situations.

The map also shows a large concentration of land used for school purposes in and around downtown. These areas are owned by Longwood University and Fuqua School.

The major commercial uses consist of a variety of business activities, such as service stations, restaurants, grocery stores, repair shops, a movie theater, and others. These businesses are found mainly on the main thoroughfares through Town (Third and Main Streets), but can also be found in other parts of Farmville. There are currently three (3) shopping centers located in Farmville, all on South Main Street. Some of the merchants located in these establishments include Wal-Mart, Belk, Eckerd Drugs, CVS/Pharmacy, Roses, Dollar General, grocery stores and other smaller businesses. Future commercial development is slated for East Third Street and includes a Hampton Inn and an eight-screen theater.

Industrial use in the Town of Farmville includes the Prince Edward Industrial Park, which is located off of U.S. 15 just south of Farmville and covers more than 110 acres; and Riverside Industrial Park, located northwest of Farmville and covering 38 acres. There are currently three (3) buildings in Prince Edward Industrial Park, two of which are occupied. Tenants include the United States Department of Agriculture and the Piedmont Soil and Conservation District. Riverside Industrial Park consists of four (4) buildings, with tenants including Green Front Furniture and Gemini Inc., a components manufacturer.

Other industrial sites can be found on the Smith Property, located immediately to the east of Prince Edward Industrial Park, and on the west side of Town – mainly on Industrial Park Road. SMI Steel Products-East built a cellular and castellated steel beam manufacturing facility on the Smith Property in 2000. That plant was reverted to rebar fabrication facility in late 2001. Employers on Industrial Park Road include Carbone Kirkwood and STEPS, Inc. These industries have located near the Town in order to take advantage of the close proximity of community facilities and services.

Future Land Use

Perhaps the most important and widely used element of the Comprehensive Plan is the future land use plan. While there are many aspects of the Comprehensive Plan that are of interest to residents, investors and developers, it is the future land use plan, viewed in contrast with

existing land use patterns that best summarize the Town's vision for the future. Within the future land use plan, all other plan elements can be viewed in a general physical context, including those relating to community facilities, public utilities, transportation facilities, economic development, agriculture, forestry and housing. In addition to these elements, another factor that town officials should consider in developing its future land use is boundary adjustments. As the Town looks to grow in the future, one avenue of growth is to adjust its boundaries, whether it is further into Cumberland County or all the way to the bypass and beyond.

The future land use plan does not specify in detailed terms exactly where individual features occur. The future land use plan is general in nature and describes in a physical configuration the more detailed goals, objectives and policies articulated in the plan.

The future land use plan for the Town of Farmville is shown as a map in Appendix IV. This plan divides the Town, and surrounding area, into different categories of land use with each category having certain general characteristics. Also, there are a number of special features that may fall within any one of these general categories of land use and are included in the future land use plan. The following are general categories of land use that the Town may wish to consider going forward.

- Residential: Properties whose primary use is human habitation. This includes single-family housing, multi-family housing and mobile homes.

- Rental: Properties rented by individuals from the property owner, which mainly includes apartments and rental house.

- Commercial: Properties used for transactions of wholesale and retail trade and services.

- Industrial: Properties used for manufacturing processing or reprocessing of raw materials.

- Government: Properties owned or used by town, county, state and federal agencies.

- Parks: Open spaces used for recreational purposes. These include playgrounds, ballfields and hiking/biking areas.

- School: Properties owned and operated by local schools – in the Town of Farmville, Longwood University and Fuqua School.

- Church: Properties used as places of worship by religious entities.

- Cemetery: Properties set aside for interment of deceased persons.

- Historic District: An area with an identifiable geographic boundary that contains a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development. Buildings in historic districts are generally used for residential, rental and commercial purposes, among others.

- Blueway/Buffer: A blueway is defined as a watercraft route along a scenic river or shoreline – in this case, the Appomattox River and Wilcks Lake. Buffers are designed to separate and protect one type of land use from another.

Zoning district boundaries need not exactly correspond to patterns of general categories of land use shown on the future land use plan. In addition, individual zoning district requirements do not have to exactly reflect the description of the land use categories contained herein. However, decisions relating to creation or amendment of zoning districts should take into consideration the future land use plan and should be compatible with or supportive of the goals and objectives of the Comprehensive Plan and the land use descriptions contained in this element.

The future land use plan is general in nature and can be used as a guide for establishing or amending zoning district designations.

Special Features

All communities have special features that make the community unique or special. The magnitude, quality and characteristics of special features vary considerably from community to community and nearly always contribute to the economic and social viability of the community. Also, such special features often have an important bearing on the future economic and social growth potential of the community.

The Town of Farmville's special features, along with special features in and around the surrounding area, include:

1. Farmville Industrial Park
2. Prince Edward Industrial Park
3. Green Front Furniture
4. Farmville Regional Airport
5. Southside Community Hospital
6. Farmville Train Station
7. Downtown Stage
8. Waterworks Players
9. Riverside Park
10. Wilck's Lake and Park
11. Grove Street Park
12. Field of Dreams
13. Southside YMCA

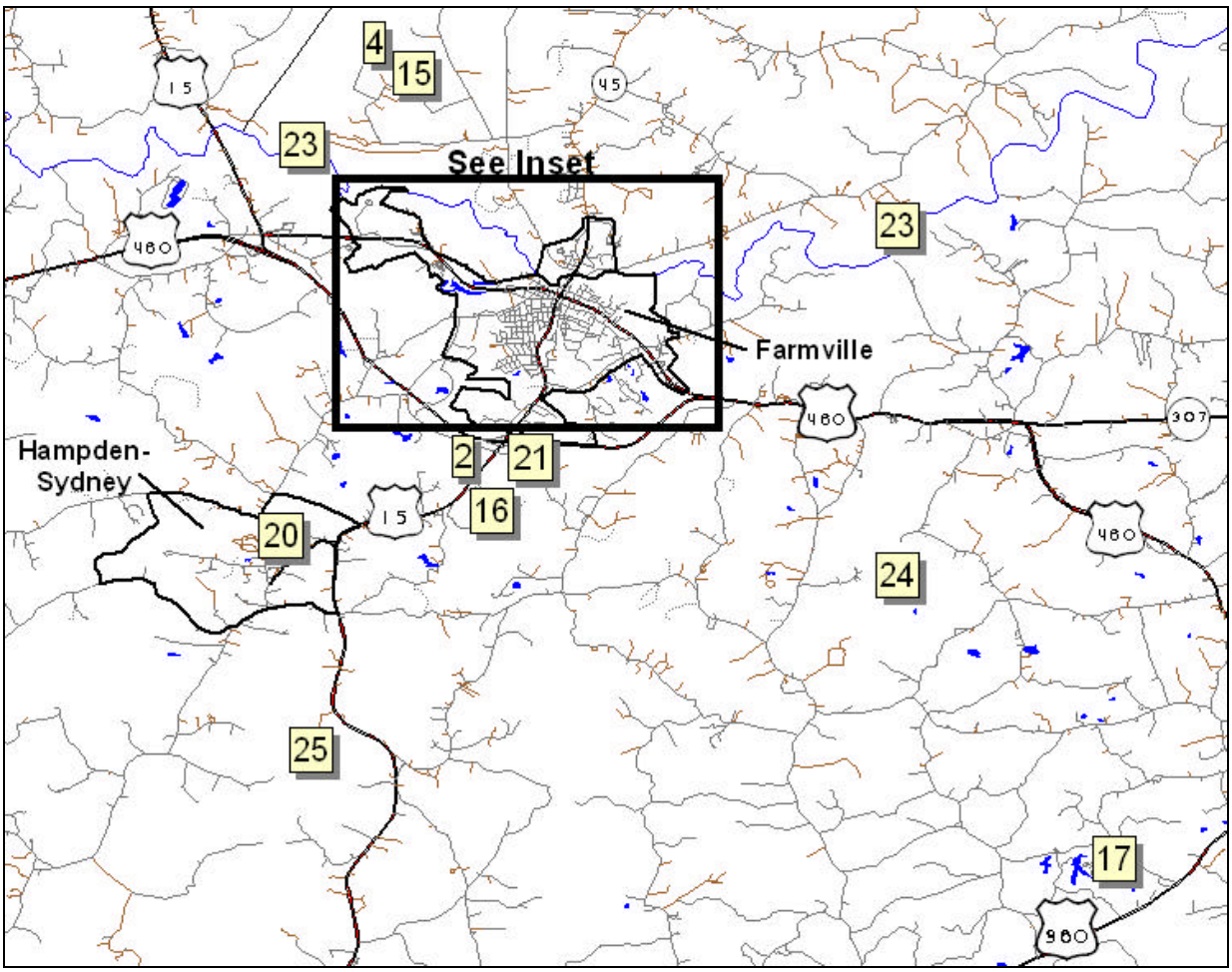
14. Longwood Golf Course
15. Brookleigh Golf Club
16. Poplar Hill Golf Course (opening in 2006)
17. Twin Lakes State Park
18. Longwood Center for the Visual Arts
19. Longwood University
20. Hampden-Sydney College
21. Prince Edward Public Schools
22. Fuqua School
23. Appomattox River
24. Sandy River Reservoir
25. Briery Creek Lake

See Maps V and V-a for identification of special features in the Town of Farmville and the surrounding area.

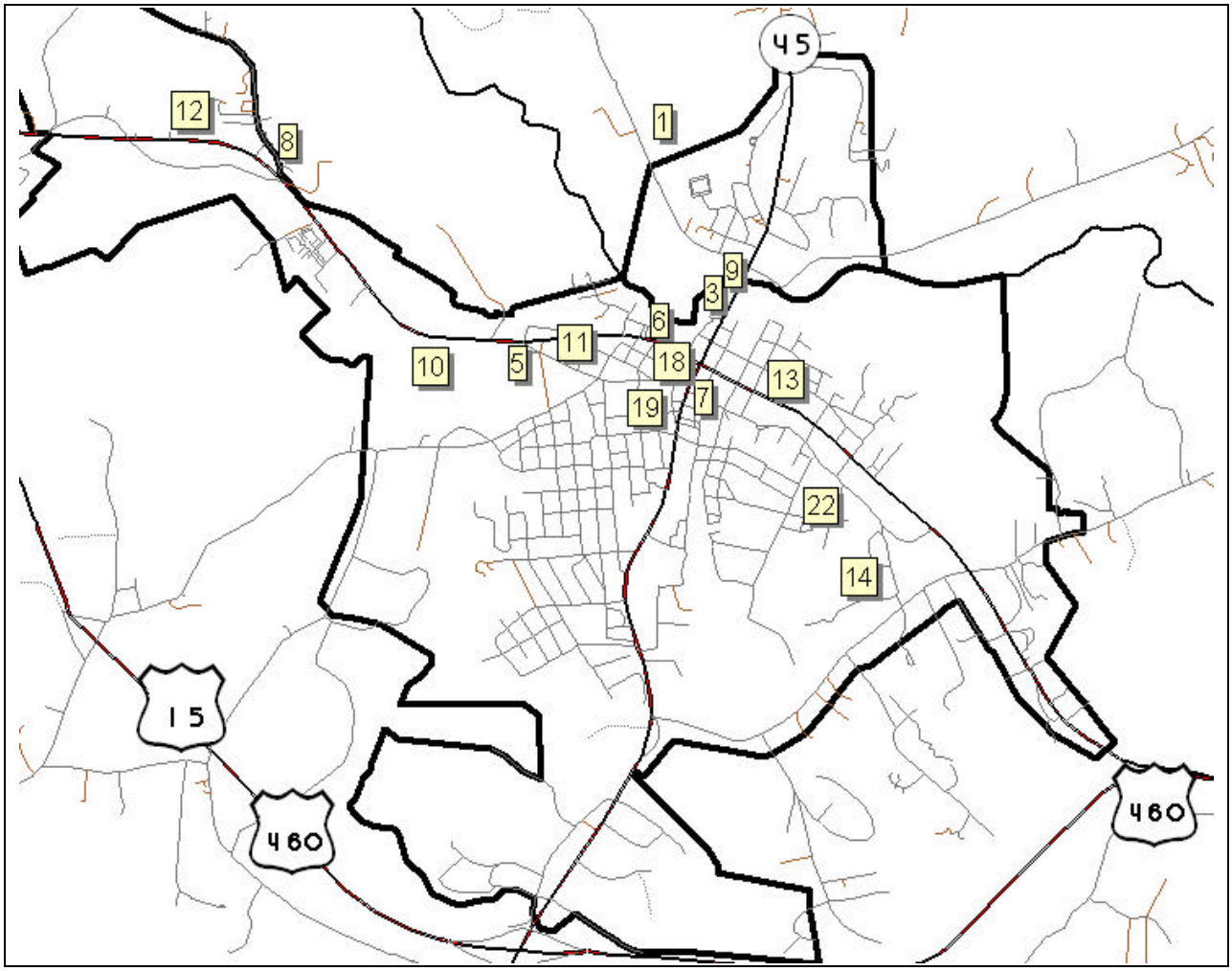
MAP V and V-a
Special Features

1 – Farmville Industrial Park
2 – Prince Edward Industrial Park
3 – Green Front Furniture
4 – Farmville Regional Airport
5 – Southside Community Hospital
6 – Farmville Train Station
7 – Downtown Stage
8 – Waterworks Players
9 – Riverside Park
10 – Wilck's Lake and Park
11 – Grove Street Park
12 – Field of Dreams
13 – Southside YMCA
14 – Longwood Golf Course
15 – Brookleigh Golf Club
16 – Poplar Hill Golf Course
17 – Twin Lakes State Park
18 – Longwood Ctr. for the Vis. Arts
19 – Longwood University
20 – Hampden-Sydney College
21 – Prince Edward Public Schools
22 – Fuqua School
23 – Appomattox River
24 – Sandy River Reservoir
25 – Briery Creek Lake

Map V



Map V-a – Inset



CRC – 08/05

HOUSING – SINGLE FAMILY

The Greens South (Photo – CRC)

Williams Street (Photo – CRC)

Fourth Avenue (Photo – CRC)

House on Buffalo Street (Photo – CRC)

Fourth Avenue Extension (Photo – CRC)

High Street (Photo – CRC)

HOUSING – MULTI-FAMILY

Hotel Weyanoke (Photo – CRC)

Sunchase Apartments (Photo – CRC)

Stanley Park Townhomes (Photo – CRC)

Longwood Village (Photo – CRC)

G. Housing

Introduction

Adequate, safe and affordable housing is a basic need for a community. Sufficient housing in good condition is important because it tends to provide more desirable living conditions and has a higher value.

In addition, standard housing can be a factor in attracting new industry to a community. When industry relocates, it often brings new workers into a community. If sufficient and appealing housing exists, it facilitates the relocation of new personnel.

This section will examine housing in Farmville by type, quality, vacancy rate and household characteristics, such as household size and race. Public policies (local, state and federal) that affect the cost and location of housing will also be reviewed. While the provision of housing units is largely the responsibility of the private sector, which includes builders, developers, realtors, bankers and others, there has always been a close interdependence between the public and private sector in meeting the housing needs of a community. An analysis of the above factors should provide a broad base for future decisions.

Data from this section was obtained from the 2000 U.S. Census of Population and from a 2004 "windshield" survey of the Town prepared by the PPDC/CRC. This survey provided an updated report on housing conditions within the Town.

Housing Units

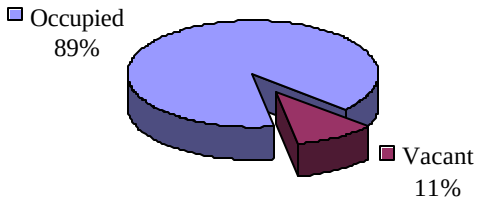
The U.S. Census Bureau defines a housing unit as a house, and apartment, a group of living rooms or a single occupied, or intended for occupancy, as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have (1) direct access from outside of the building or through a common hall or (2) complete kitchen facilities for the exclusive use of the occupants. Group quarters such as boarding houses, jails, dormitories and hospitals are not counted as living units.

Table XVI shows that the total housing units in Farmville increased from 1,789 units in 1990 to 2,294 units in 2000. Homeownership within the Town is at 48% while renter occupied housing is at 52%. The majority of renter occupied housing is probably due to the University and the high number of students. Owner occupied homes have increased by 8% from 1990 to 2000. The overall vacancy rate has increased from 1990 to 2000 by 39%.

TABLE XVI
Housing Unit Characteristics
Town of Farmville

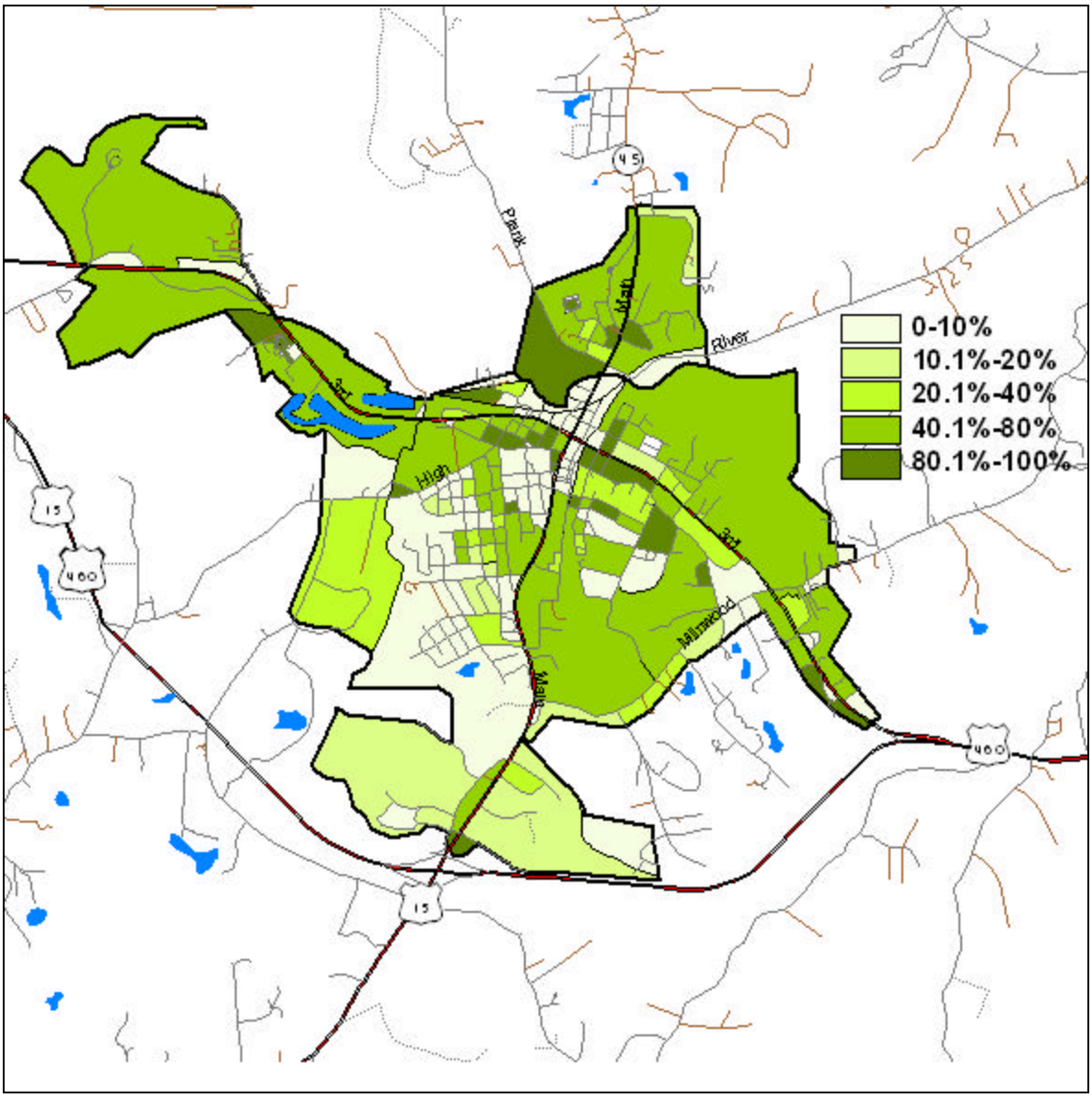
	1990	2000	Change from 1990 to 2000
Total Housing Units	1,789	2,294	505
Occupied Housing Units	1,614	2,050	436
Owner Occupied	917	991 (48%)	74
Renter Occupied	697	1,059 (52%)	362
Vacant For seasonal, recreational or occasional use	175 8	244 22	69 (38%) 14
Homeowner Vacancy Rate	1.7%	2.9%	1.4%
Rental Vacancy Rate	7.2%	6.6%	-0.6%
Source: 1990 and 2000 U.S. Census of Housing			

CHART V
Housing Unit Characteristics for 2000



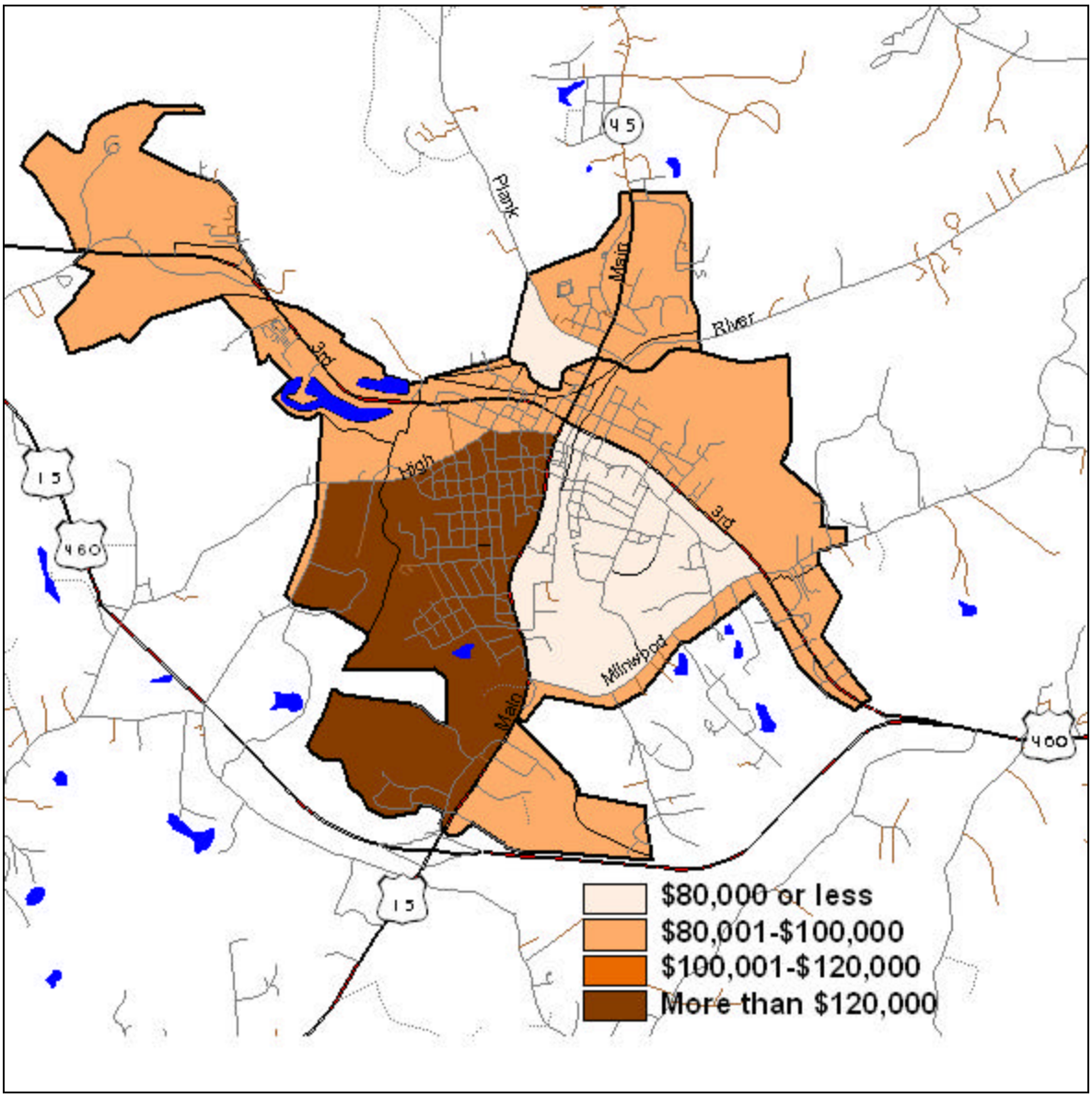
Maps VIII and IX denotes ownership/occupancy and house value characteristics for the Town of Farmville.

MAP VI
Town of Farmville
Percentage of Occupied Housing Units that are Renter-Occupied
By Census Block



Source: 2000 U.S. Census
PPDC – 10/04

MAP VII
Town of Farmville
Median Value of Specific Owner-Occupied Housing Units
By Census Block Group



Source: 2000 U.S. Census
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Structural Types

The predominant housing type in the Town, and through out Southside Virginia, is single-family homes. However, with the rapidly rising housing costs and the trend towards a smaller household size, it is predicted that there will be an increased demand for multi-family units and manufactured homes.

Manufactured homes reflect an effort to provide housing that is more affordable than the average single-family dwelling. Manufactured homes do represent a potential solution for at least part of the affordable housing demand. However, as a housing strategy they present a variety of fiscal and esthetic trade-offs to the Town, including the potential long term value depreciation of the structures and the potential cumulative visual impact that scattered, unplanned units can have on the Town's scenic, rural landscape.

There are a number of apartment complexes in the Town of Farmville for professionals, students, senior citizens and people on fixed incomes. A recent addition is Sunchase Village, which consists of two different types of housing. These apartments will surround a planned retail center that features a grocery store, retail shops, restaurants, and a hotel. Greens at Sunchase provides housing for professionals, and Sunchase at Longwood is geared toward students. Some of the apartments are complete, with others currently under construction.

Other apartment complexes include Longwood Village, on Clark Street; Stanley Park, on Appomattox Street (which is leased and managed by Longwood); and Poplar Forest, on Poplar Forest Road. KTB Properties owns the Hotel Weyanoke, on High Street across from the Longwood University campus, and a number of houses near Longwood. Many houses in Town, especially near Longwood campus (some privately owned, others owned or managed by KTB and other companies) are rented out to students during the school year.

A number of subsidized housing communities are located in Farmville. Milnwood Village Apartments, located off Milnwood Road, provides one-bedroom units for elderly and disabled individuals that qualify for Section 515-financed housing (That program is administered by the U.S. Department of Agriculture's Rural Housing Service). Other communities that provide Section 515 housing include Country Estates, located on Cedar Street; and The Meadows, located on Hylawn Avenue. Parkview Gardens, located on Parkview Drive, offers one-, two- and three-bedroom apartments for residents that qualify for Section 8 housing under U.S. Department of Housing and Urban Development guidelines. Timberlake Village, located on Doswell Street (which provides Section 8-11 housing for mentally disabled persons), Candlewood Apartments, located on Osborn Road, and Farm Ridge Apartments, located on Maryland Street, also offer subsidized housing for local residents.

Housing Quality

Indicators of housing conditions selected for this analysis include overcrowding, low value, age and units lacking adequate water and sewer facilities. The existence of one or more of these conditions does not mean that a home is unsuitable for occupancy, but may indicate

serious inadequacies such as structural obsolescence, deterioration, and the potential for health and safety problems. Table XVII contains statistics on various indicators of housing quality listed in the U.S. Census in 1980 and 1990.

During the period of September through November 2004, the PPDC/CRC performed a visual survey of housing conditions to determine the status of Farmville's housing resources. The criteria used to identify the condition of the housing units were:

Housing Type:

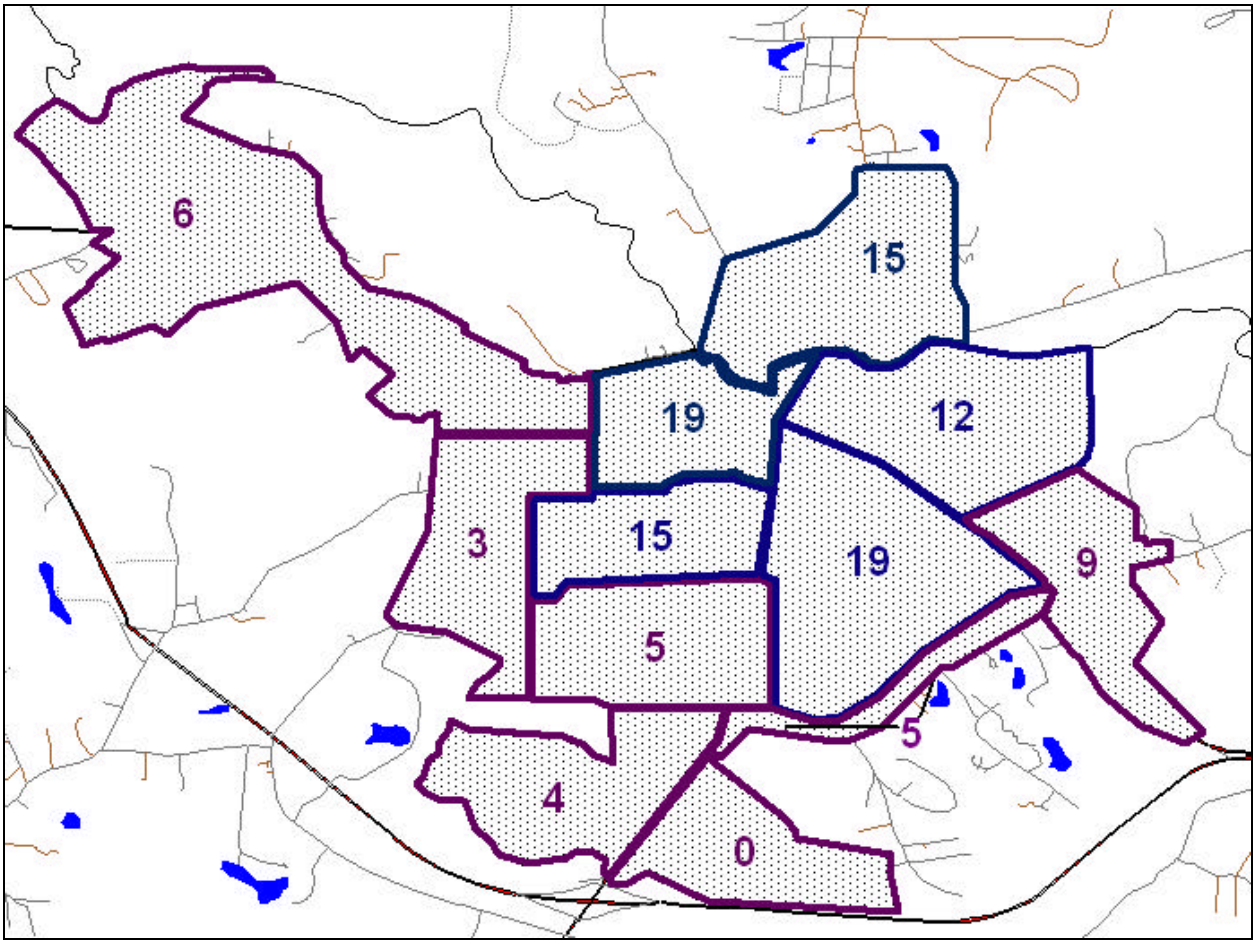
"A" Single Family Dwellings
"B" Mobile Home
"C" Multi-Family Housing
"D" Duplex
"E" Manufactured Home
"V" Vacant

Conditions:

1 – Good: No apparent deficiencies
2 – Standard: Minor or cosmetic deficiencies only.
3 – Substandard: One or more significant code deviancies.
4 – Dilapidated: No apparent maintenance for extended period of time. Numerous code violations.

The housing analysis indicated that there were 112 substandard structures in the Town of Farmville, of which six (6) were dilapidated (See Map VIII).

MAP VIII
Town of Farmville
Substandard Housing Count



CRC – 08/05

Household Characteristics

Persons who do not live in nursing homes, dormitories, hotels, jails or other group quarters are classified as living households. Households can be made up of one or more persons, and can be further broken down into categories, such as elderly households and low and moderate-income households. The number of persons per households is a measure used in projection of future housing needs. Table XVII shows selected household characteristics for the Town of Farmville.

TABLE XVII
Selected Measures of Housing Conditions
Town of Farmville

	1990	**2000**
Total Housing Units	1,789	2,294
Units Lacking Complete Plumbing	12	6
Occupied Housing Units	1,614	2,050
Owner Occupied With:		
Value Below $50,000	290	109
Value Between $50,000 - $99,000	353	357
Median House Value	$60,000	$96,000
Median Contract Rent	$245	$475

Source: 1990 and 2000 U.S. Census of Housing

The Town of Farmville Governmental Policies

Residential development in the Town is regulated by Farmville's Zoning Ordinance, which was originally adopted in the 1950s and re-adopted in 1991.

The Town has also adopted the Virginia Uniform Statewide Building Code, which sets standards for the construction, alteration, adoption, repair, removal, use, location, occupancy and maintenance of all buildings. This code is administered by the County's building inspector.

Residential real estate taxes, a major source of local revenues, are set at $0.14 per $100. The personal property tax for businesses is set at $1.50 per $100.

State of Virginia Policies

In 1970, the General Assembly established the Virginia Housing Study Commission (VHSC). The Commission conducts continuing study of Virginia's housing situation. It

holds three to six public hearings throughout the State each year to solicit citizen input into proposed legislation.

Federally Assisted Housing For Low and Moderate Income Households

The Department of Housing and Community Development (DHCD) offers funding to eligible units of local government to address critical community development needs, including housing, through the Virginia Community Development Block Grant (VCDBG). This program has been administered by DHCD since 1982. Community Development Block Grant funds are made available to DHCD by the U.S. Department of Housing and Urban Development (HUD). Housing activities are eligible for VCDBG assistance to improve the living conditions of low- and moderate-income persons. Funding may be used to rehabilitate housing units or for the development of new housing units that will be occupied by low- and moderate-income persons.

In 1999, the Town of Farmville received grant funds through a Community Development Block Grant from DHCD for residential improvements to houses on Griffin Boulevard and Hill Street. The project entailed the rehabilitation of 15 dwellings, at a total cost of $387,722.90. A total of 22 low- or moderate-income residents benefited from this project.

TRANSPORTATION

Farmville Area Bus (Photo – CRC)

U.S. 460 Interchange, east of Farmville (Photo – CRC)

H. Transportation

Introduction

In analyzing transportation facilities there are several factors that should be considered for the Town of Farmville. The first is whether the transportation system is both safe and efficient. People expect to be able to transport themselves and their materials in the shortest period of time with a certain knowledge that they will arrive at their destination safely. A second concern is the relationship between the transportation system and the existing and proposed land use activities of the Town. Certain land uses can be expected to require greater transportation facilities than others. Also, the location of transportation facilities can determine the use of land. Finally, it is important that the perceived transportation needs and desires of Farmville residents be met.

Roadways

The transportation system of Farmville consists primarily of its roadways. The Town also has rail and air facilities. Presently, the major roadways in and around the Town of Farmville are:

- U.S. Route 460, a four-lane divided high volume arterial passing south of the incorporated territories of the Town of Farmville, and connecting with U.S. 460 Business, which runs through downtown Farmville.

- Virginia Route 45, a two-lane undivided roadway that runs north into Cumberland County and connects with U.S. Route 60 approximately 18 miles north of Town.

- U.S. Route 15, which runs north and south from Farmville. A two-lane, undivided highway runs north from Town towards Dillwyn, and south from Town towards Keysville. A small stretch of U.S. 15 runs with U.S. 460 as a four-lane, divided highway around the south side of Farmville. U.S. 15 also connects with U.S. 15 Business, which runs through downtown Farmville.

In June 2004, Prince Edward County was awarded $24,000 in VDOT Rural Transportation Planning Grant funds for the study of the Route 460 Interchange at East Third Street, on the east side of Farmville. The County provided a match of $6,000. The project is a planning and conceptual design study for a re-entry ramp for access to U.S. 460 West from East Third Street, and East Third Street from U.S. 460 East.

The interchange was studied to determine the feasibility of adding exit ramps to provide access in every direction at this interchange. Design options presented in this study include access to U.S. 460 West, eastbound access from U.S. 460, and extending East Third Street down to Route 630 as part of a full-access interchange. The study was completed in June 2005.

Maintenance

The Virginia Department of Transportation (VDOT) maintains and provides maintenance funds for the Town of Farmville's road system. The amount of funding is based upon whether a road is classified as primary or secondary facility. Primary roads are a statewide network connecting cities, towns and other points of interest. They include all roads with state and federal route numbers below 600 and numbered roads that serve as extensions to primary roads. All other public roads in the Town are secondary roads.

There are nine (9) construction districts in the State. The Town of Farmville, under Prince Edward County, falls in the Lynchburg District. This District covers a total of ten (10) counties, which include: Amherst, Appomattox, Buckingham, Campbell, Charlotte, Cumberland, Halifax, Nelson, Pittsylvania and Prince Edward.

Highway Functional Classification Plan

According to the Statewide Highway Plan for 2010, highway functional classification is a grouping of highways into systems according to the character of service that they are intended to provide. All roads are the Virginia Department of Transportation definitions for the rural road classifications:

> Principal Arterial – These highways provide an integrated network of roads that connect principal metropolitan areas and serve virtually all urban area demands such as statewide and interstate travel.
>
> Minor Arterial – These highways link cities and large towns and provide an integrated network for intrastate and intercounty service. They supplement the principal arterial system so that geographic areas are within a reasonable distance of an arterial highway. They are intended as routes that have minimum interference to through movement.
>
> Major Collector – These highways provide service to any county seat, large towns or other major traffic generators not served by the arterial system. They provide links to the higher classified routes and serve as important intracounty travel corridors.
>
> Minor Collector – These highways collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road. They provide service to small communities and link important local traffic generators with the rural areas.
>
> Local – These roads provide access to adjacent land and serve travel of short distances as compared to the higher systems.

Virginia Department Highways and Transportation Plans for Road Improvements

The Virginia Department of Transportation and the Virginia Department of Rail and Public Transportation, through the Commonwealth's Transportation Board, promulgates the Virginia Transportation Development Plan, formerly know as the Six Year Improvements

Program. This plan is updated annually and is divided into two (2) sections for developing highway projects. In the first section, the Feasibility phase, various studies are required by federal and state laws and regulations. During this phase, the scope, schedule and budget of a project are at their most tentative and significant delays often occur. In the second section, the Capital Improvement Program phase, projects are refined and going forward to construction. The plan also includes information on all roadway systems, except secondary roads. The 2000-2001 plan includes one project for the Town of Farmville – a replacement of the Route 45 Bridge at the Appomattox River, known as the Cumberland Bridge. The plan is currently being updated and will be available at VDOT's website (www.virginiavdot.org).

Public Transportation

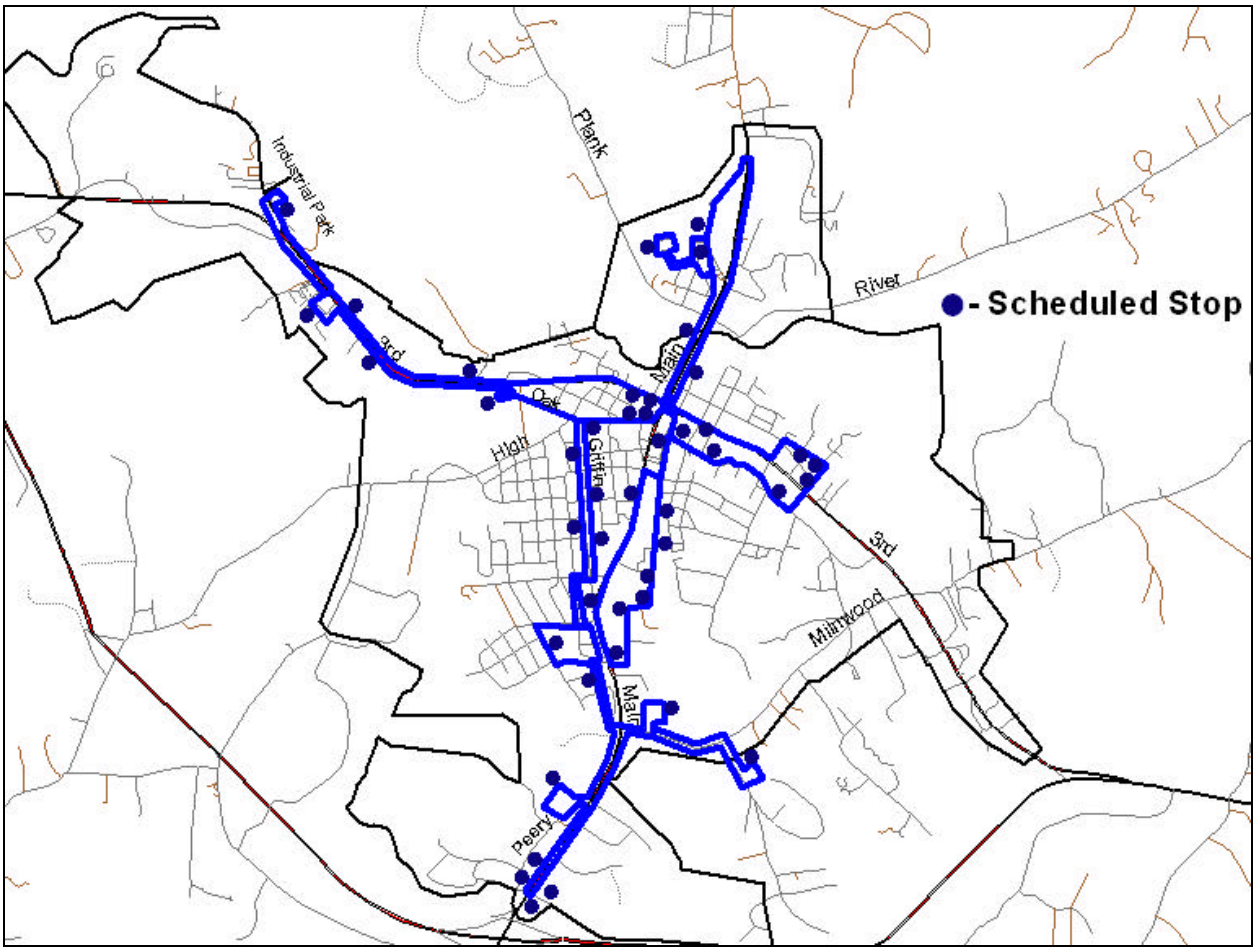
Residents of the Town of Farmville have limited access to public transportation. The Farmville Area Bus (FAB) runs two lines, one which serves various sections of Town and one that runs from Farmville to Keysville with stops in between. Prince Edward Rural Transit (PERT) provides service in the County and connects with FAB at Wal-Mart.

Farmville Area Bus Routes are shown on Maps IX and X.

In addition, Crossroads Services and STEPS, Inc. offer limited transportation for clients and employees. These two (2) agencies provide services to individuals with physical and mental disabilities.

Services are extremely limited in Planning District 14 as a whole, with vast areas and many communities not served by the limited transportation systems that do exist. Public transportation within Farmville and other neighboring areas would assist workers with transportation to and from work places. The lack of services is a serious obstacle to many individuals seeking gainful employment who are unable to afford reliable personal transportation. The Town may want to consider conducting a transportation survey among residents to further determine the services residents would utilize and find beneficial.

MAP IX
Farmville Area Bus
Blue Line



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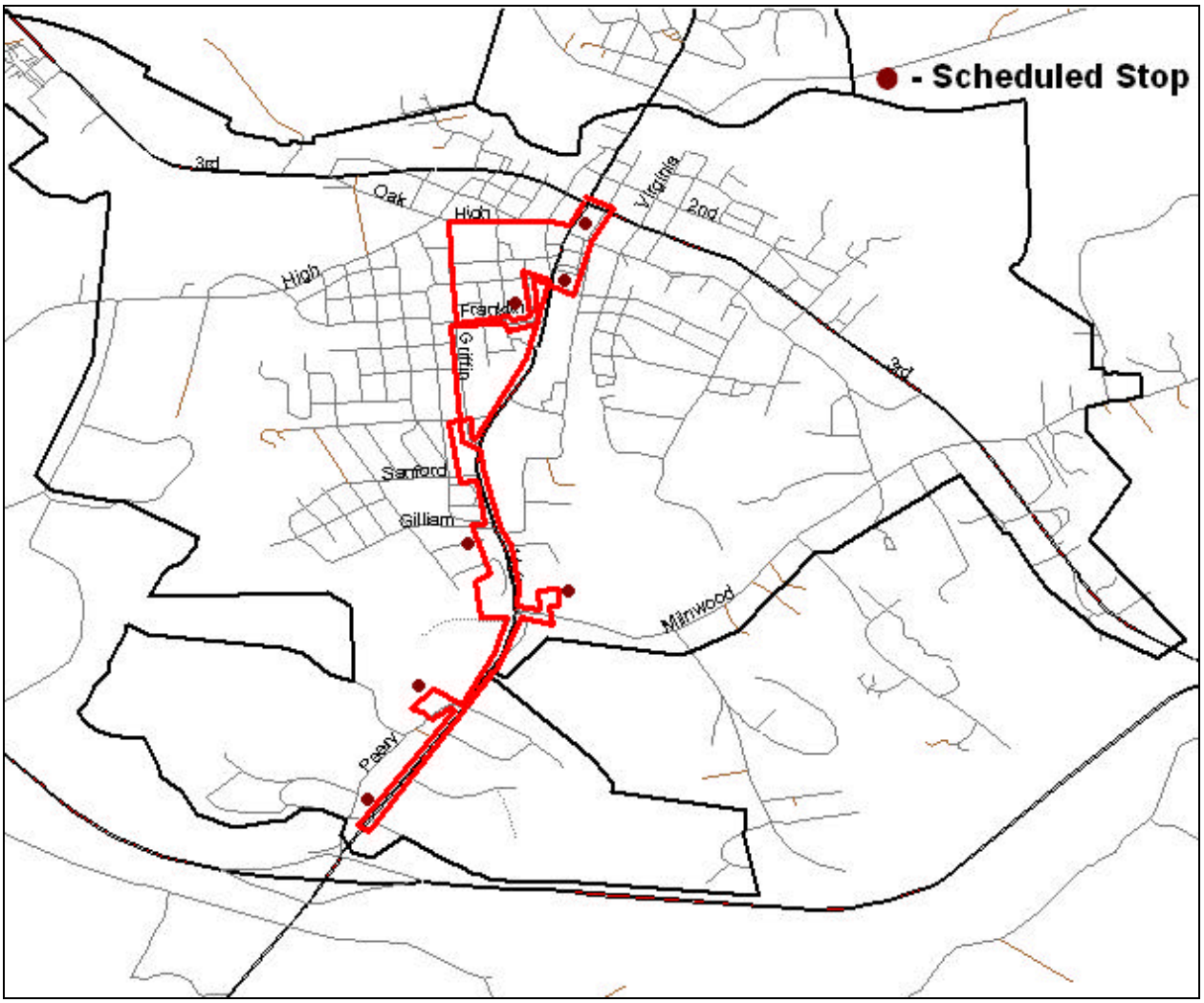
MAP X
Farmville Area Bus
Express Line



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Rail Service

Rail service has been a vital part of the region's economy in the past. It's future in Farmville, however, is less certain as this region has seen a drop in service by railroad carriers. The Norfolk Southern Corporation, which was formed by the merger between Norfolk Western and Southern Railroad, served the Town of Farmville until recently. The result of this merger included downsizing of regional railroad operations, although Norfolk Southern still has its Virginia Division Headquarters in nearby Crewe, about 20 miles to the east. Norfolk Southern specializes in bulk and mixed freight service. This rail system covers the mid-west, southern and eastern markets extending from Montreal, Canada, south to Florida and west to Omaha, Nebraska. Norfolk Southern no longer offers passenger service, but Amtrak passenger service is available in Richmond and Charlottesville.

The company is in the process of abandoning the section that runs between Farmville and Burkeville, which would shut down service to Farmville. The last train to use the tracks in Farmville went through town in July 2005. Consequently, the State of Virginia is working on plans to convert all or part of the line into trails for hiking, biking, running, equestrian and other activities. Throughout 2004, the Virginia Department of Conservation and Recreation held a series of meetings to present ideas and gather input from the public on converting this section, and other abandoned railroad lines in Central and Southside Virginia, into recreational trails.

Airports

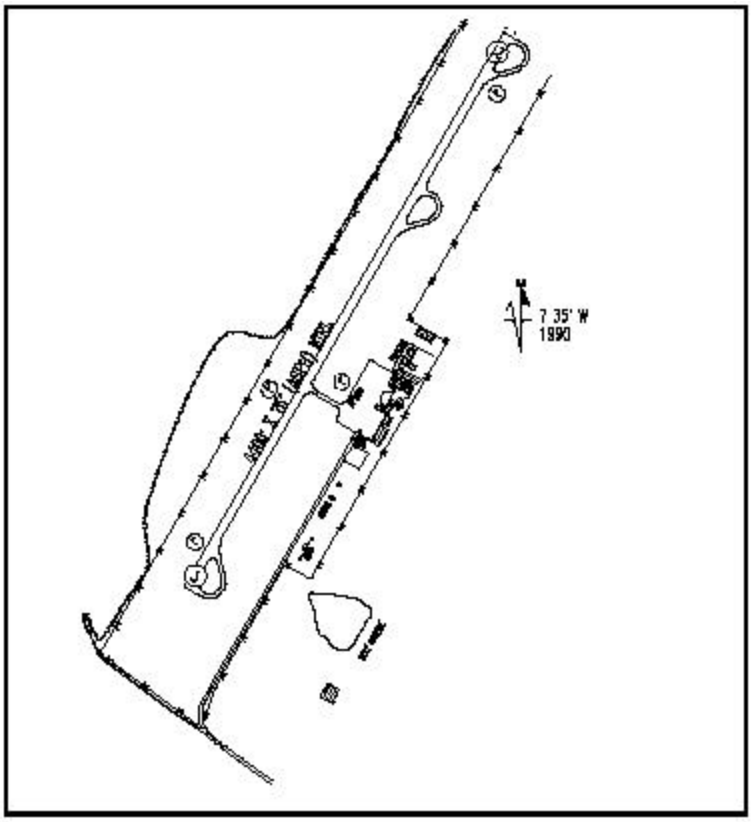
The Farmville Regional Airport is located 5 miles northwest of the Town of Farmville. The airport has a runway length of 4,400 feet. The runway was expanded from its previous length of 3,200 feet in 1996. The Town has been successful in obtaining funds from the Federal and State Aviation Association for upgrades of the airport's facilities. Upgrade activities included the runway extension, installation of a new lighting system, terminal building and fuel servicing area.

In 2002, the Town of Farmville submitted a proposed Six-Year Capital Improvement Plan to the Virginia Department of Aviation. The proposal consisted of ten (10) projects, including land acquisition, T-Hangar construction, beacon replacement and runway rehabilitation, and was estimated to cost $4,460,000. Federal funding would have accounted for $3,829,500. State revenues were projected to supply $564,400, with local funding projected to total $141,100. The Federal Aviation Administration and the Virginia Department of Aviation put the Plan on hold until the Airport Layout Plan (ALP) could be updated. No funds for development projects would be allocated until the ALP update was completed.

In 2005, the Town of Farmville submitted a new, 20-year Capital Improvements Plan for the airport that includes components of the 2002 plan. Among the main components of the new plan are an extension of the runway to 5,500 feet long (from 4,400 feet) and 100 feet wide (from 75 feet), and the construction of a T-hangar and associated taxiway. The extension is necessary to accommodate increased traffic and aircraft that cannot currently use the airport. Other projects in the new plan include a parallel taxiway and the addition of more hangars.

The proposed plan is broken up into three phases, with a total cost of approximately $10.5 million. It is estimated that state and federal funding will pay 98% of the total project cost, using aviation-related tax revenues.

Based on current flight logs, the Farmville Regional Airport impacts well over 1,500 jobs in the three-county region. It is estimated that the Airport affects over $22 million in income for Buckingham, Cumberland, and Prince Edward Counties (including the Town of Farmville). The airport has planes to fly in for maintenance and work from as far as Baltimore and South Carolina.



FARMVILLE REGIONAL - FVX

Other nearby air facilities include the Allan C. Perkinson Municipal Airport, a joint airport of the Town of Blackstone and Fort Pickett Army Reservation; the Crewe Municipal Airport; and the Lunenburg County Airport. The nearest commercial airline terminals are the Richmond International Airport, located east of the City of Richmond; and the Lynchburg Regional Airport, located south of the City of Lynchburg.

Sidewalks

Sidewalks are located throughout the Town, including the downtown area and along much of Third and Main Streets. Many of the sidewalks are accessible and have curb cuts that allow for all individuals, including those with disabilities, to access them.

Piedmont Regional Bicycle Plan

In June 2000, the Piedmont Planning District Commission prepared the Piedmont Regional Bicycle Plan in cooperation with the U.S. Department of Transportation, Federal Highway Administration and Virginia Department of Transportation. The project was funded by the FY 2002 Rural Transportation Planning Grant under the Rural Transportation Program. In order for any locality or region to be eligible for VDOT funding for highway projects, it will need to adopt appropriate sections of the Bicycle Plan as part of its comprehensive plan. Thus, the Farmville Comprehensive Plan incorporates the Piedmont Regional Bicycle Plan as part of this plan.

Transportation Enhancement Program

The Transportation Enhancement Program, through the Virginia Department of Transportation, offers broad opportunities and federal dollars to undertake unique and creative action to integrate transportation into communities and the environment. There are twelve (12) eligible enhancement project activity types. These categories include:

1. Pedestrian and Bicycle Facilities
2. Bicycle and Pedestrian Safety and Educational Activities
3. Acquisition of Scenic Easements and Scenic or Historic Sites
4. Scenic or Historic Highway Programs (including Tourist and Welcome Centers)
5. Landscaping and Other Scenic Beautification
6. Historic Preservation
7. Rehabilitation of Historic Transportation Buildings, Structures or Facilities
8. Preservation of Abandoned Railway Corridors
9. Control and Removal of Outdoor Advertising
10. Archaeological Planning and Research
11. Mitigation of Water Pollution and Wildlife Protection
12. Establishment of Transportation Museums

Up to 80 percent of transportation enhancement project can be financed with Federal Surface Transportation Program funds. A minimum 20 percent must come from other public or private sources. Some types of federal funds from other Federal Agencies are allowable for the required match. All or part of the 20 percent local match may be an in-kind contribution of tangible property, such as donation of land or materials. In addition, to the limit allowable under federal law, professional services that are related to the project and are documental may qualify as an in-kind match, as does volunteer work.

In 2002, Prince Edward County has received $200,000 in grant funding for the Moore Building Project. The project entails the renovation of former office of Dr. Ray A. Moore, Sr., located at the corner of East Third and South Streets. Work on the building was completed in early 2005, and it is now used as a transportation museum and visitor center. The building also has office space.

In 2005, the Town of Farmville was awarded a VDOT Enhancement grant of $425,000 for streetscape improvements in the downtown area. Specific components of the project include trees along Main Street and plantings along railroad tracks, an arched gateway into town, brick ramps, new street lighting, and a trail that would run from downtown to the Train Station. The project is in its beginning stages.

NATURAL RESOURCES

Appomattox River (Photos – Friends of the Appomattox River)

Riverfront Park (Photo – CRC)

Wilck's Lake (Photo – CRC)

Dogwood Trail (Photo – CRC)

I. Natural Resources

The Land Surface

Farmville is located in the Piedmont province, where rolling topography is typical. The topographic relief of the area ranges from 300 to 400 feet above sea level. In general, the land surface slopes gently toward the southeast. Most of the planning area falls within developable limits as far as topography is concerned; however, some narrow strips along streambeds may present land slopes greater than fifteen percent (15 feet for each 100 feet horizontal), which may exclude development.

Climate

The Town of Farmville experiences a generally moderate climate (See Table). The winters are fairly mild with an average high in January of 48ºF and an average low of 25ºF. Summers are typically warm, with temperatures in July averaging a high of 89ºF and a low of 65ºF. The chart below indicates the temperature and weather trends of the Town of Farmville. This information was obtained from the Weather Channel.

TABLE XVIII

Monthly Averages and Records
Town of Farmville

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Avg. High	48°F	52°F	61°F	71°F	78°F	85°F	89°F	87°F	81°F	71°F	61°F	51°F
Avg. Low	25°F	28°F	35°F	43°F	52°F	61°F	65°F	64°F	57°F	44°F	36°F	29°F
Mean	37°F	40°F	48°F	57°F	65°F	73°F	77°F	76°F	69°F	58°F	48°F	40°F
Avg. Precip.	4.03 in	3.32 in	4.26 in	3.35 in	4.26 in	3.23 in	4.19 in	3.86 in	3.94 in	3.82 in	3.41 in	3.20 in
Record High	80°F (1952)	82°F (1948)	90°F (1945)	95°F (1985)	98°F (1941)	105°F (1952)	105°F (1954)	106°F (1932)	106°F (1932)	100°F (1941)	88°F (1950)	82°F (1998)
Record Low	-16°F (1940)	-9°F (1996)	0°F (1960)	16°F (1985)	25°F (1963)	35°F (1945)	45°F (1962)	41°F (1946)	30°F (1956)	12°F (1962)	9°F (1970)	-6°F (1942)

Source: The Weather Channel, 2004.

Precipitation averages 3.74 inches a month, with a majority of rainfall distributed during spring and summer. Prevailing winds for the most of the year are from the south and southwest, while winter winds are from the north and northeast.

Drainage

The Town of Farmville is located in the Appomattox River watershed. Water drains into the River, located along the Prince Edward/Cumberland County line, by way of two tributaries –

Gross's Branch, which runs roughly parallel to South and Vernon Streets, and Buffalo Creek, which runs into the Appomattox from southwestern Prince Edward County through the west side of Town. The Appomattox River empties into the James River northeast of Petersburg and southeast of Richmond.

Soils

There are five (5) different soil associations that occur in Farmville and the surrounding area. They are as follows:

- Wilkes-Appling-Cecil Association
- Madison-Louisa-Cecil
- Helena-Wilkes-Vance Association
- Creedmoor-Maydoan-Steinburg Association
- Congrace-Wickham-mixed Alluvium Association

Wilkes-Appling-Cecil

About 75 percent of this association is comprised of Wilkes soils. The rest is divided between Appling and Cecil soils. Seneca and Worsham soils and mixed Alluvium, poorly drained, are minor components of this association.

The Wilkes soils are hilly or steep, and shallow over granite bedrock that contains bands of dark-colored, fine-grained basic rock. They are sandy, excessively drained, and highly to very highly erodable under cultivation or development. The Appling and Cecil soils have undulating or rolling relief.

Madison-Louisa-Cecil

Approximately 80 percent of this association is composed of the upland soils of the Madison, Louisa, and Cecil series. The rest is made up of minor soils - Starr, Seneca and Worsham soils of colluvial lands.

Madison soils are fairly deep over bedrock, and susceptible to erosion. The Louisa soils are, for the most part, hilly and steep. They are moderately coarse textured, light colored, shallow to bedrock, and excessively drained. The Cecil soils are somewhat deeper to bedrock than the Madison soils, and contain less mica.

Helena-Wilkes-Vance

These soils are sandy, and were derived from products that weathered from mixed-dark colored rocks and granite.

Helena soils make up about 40 percent of this association, with Wilkes and Vance soils making up about 50 percent combined. The rest is comprised of Seneca and Worsham soils and mixed Alluvium, poorly drained. Helena and Vance soils have undulating and rolling

relief, and slow internal drainage. Wilkes soils have hilly and steep relief, and rapid internal drainage.

Creedmoor-Maydoan-Steinburg

These soils are underlain by Triassic sandstone and shell. They have fine sandy loam surface soils and firm or friable subsoil or subsurface layers.

The Mayodan soils are well drained, and is undulating and rolling. The Creedmoor soils are moderately drained and have mostly undulating relief. The Steinsburg soils are excessively drained, and mostly hilly.

Other, minor members of this association include Sencea and Worsham soils of the colluvial lands.

Congrace-Wickham-mixed Alluvium

This association consists of bottomland and terrace soils that are widely distributed along the rivers and larger creeks of Farmville and Prince Edward County. These soils differ widely in color, texture, drainage, and use suitability. The Congaree, Wickham and Altavista soils in this association are well drained or moderately well drained. Mixed Alluvium soils are poorly drained.

Other soils in this association include Chewcala, Wehadkee, Roanoke, Augusta, and Altavista.

COMMUNITY FACILITIES AND SERVICES

Farmville Wastewater Treatment Plant (Photo – CRC)

Farmville Water Treatment Plant (Photo – Town of Farmville)

Farmville-Prince Edward Public Library (Photo – CRC)

Longwood Center for the Visual Arts (Photo – CRC)

Farmville Fire Department (Photo – CRC)

Southside Community Hospital (Photo – CRC)

J. Community Facilities and Services

Introduction

Community facilities and services are made possible by individuals, families, businesses and industries working together to serve Town residents through local government. The provision of such facilities and services is usually determined by the tax income that can be obtained from local population and businesses.

The following inventory analysis summarizes those public resources for which the government of the Town of Farmville has primary responsibility and control. However, it also considers other important resources and activities of other levels of government such as Federal and State agencies. In addition, some private of quasi-public facilities such as educational institutions and some utility systems are important resources for the local community and must be taken into account when analyzing the full range of public resources available to the citizens of the Town of Farmville.

Town Facilities

The Town of Farmville presently owns seven (7) buildings within and outside Town limits. The following is a brief description of the Town owned buildings:

1. Farmvile Town Hall – The Town of Farmville's administrative offices are currently located at 116 North Main Street. This building was completed on February 22, 1939. The Town offices will move into the new Farmville Municipal Building upon its completion, set for 2007.

2. Farmville Police Department – This Police Department offices are currently located behind the old fire station. The Department will move into the new Farmville Municipal Building upon its completion.

3. Public Works Building – The Public Works Building is located on Longwood Avenue, and houses the Police Department's Dispatch Center and the Town's Public Works facilities and equipment. The Police Dispatch Center will be moved into the new municipal building once it is completed.

4. Farmville Train Station – This historic site, located on West Third Street, is no longer used to serve the railroad. However, the building is owned by the Town and hosts various events throughout the year. It can also be rented by private individuals, for a fee.

5. Farmville Water Treatment Plant – located on Waterworks Road, on the west side of Town.

6. Farmville Wastewater Treatment Plant – located on Doswell Street, on the east side of Town.

7. Farmville Volunteer Fire Department, located on West Third Street, across from Southside Community Hospital.

As mentioned above, the Town's new municipal building is scheduled for completion in 2007. Once completed, it will house the Town Manager's Office, Treasurer's Office, Police Department, Emergency Operations Center, and 911 Dispatch Center.

There are also a number of county-owned facilities within the Town limits, including the Prince Edward County Courthouse, Sheriff's Office and county administrative offices. Also located in Town are the Prince Edward Volunteer Rescue Squad, located on Doswell Street, and Piedmont Regional Jail, located on Industrial Park Road.

Other facilities in and around Farmville include State agencies, such as the Department of Motor Vehicles (on Virginia Street) and Virginia Lottery offices (in Longwood Village Shopping Center, at the corner of Milnwood and South Main), the CRC office (on High Street), and the USDA Services Center (in the Prince Edward County Industrial Park, located just south of Farmville).

Education

The Prince Edward County Public School System provides public education for Farmville residents. Students from the Town attend Prince Edward Elementary School, Prince Edward Middle School, and Prince Edward High School. These schools are all located off of U.S. 15, just south of Farmville. Fuqua School, a private school for grades pre-K through 12, is located in Town on Longwood Avenue. In addition, some students attend Kenston Forest School in the Town of Blackstone, which also serves grades pre-K through 12.

In addition, Prince Edward County is served by Piedmont Alternative School in the Town of Crewe. This school, formerly known as the Southside Skill Center and Regional Alternative School (which included adult skill programs), today serves "at risk" children. There are seven counties that utilize the alternative school's services, including Amelia, Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway and Prince Edward. Each county is allowed to send ten (10) seventh through twelfth grade students to the school, with a typical stay of 30 to 60 days. Each student has an individualized course of study similar to their home school and has access to a computer lab. The school also offers a GED program for sixteen year-olds to complete their education.

The Town of Farmville also has one (1) four-year state-supported college, Longwood University. The campus covers an area of more than ten blocks near Downtown Farmville. Longwood offers majors in 30 undergraduate and 13 graduate academic areas. Hampden-Sydney College, located about four (4) miles south of Town in the community of Hampden-Sydney, is a private liberal arts institution for men. The College, which is affiliated with the Presbyterian Church, offers majors in 20 undergraduate academic areas.

Southside Virginia Community College (SVCC) is one (1) of twenty-three (23) colleges in the Virginia Community College System. The John H. Daniel campus is located near Keysville, about 17 miles south of Farmville, and serves ten counties and one city, making it the largest community college service region in the state. The College is accredited by the Commission on Colleges of the Southern Association of Colleges and Schools to award Associate degrees. SVCC is approved by the State Department of Education for payment of veteran's benefits. The college is supported by local, state and federal funds.

Water Service

The Town of Farmville receives its water from the Appomattox River, which runs through Town and forms the border between Prince Edward and Cumberland Counties (the river also forms the border between Prince Edward and Buckingham Counties). The Town's three (3) million gallon per day treatment plant was built in 1976. This system supplies Farmville residents and some areas outside of the Town. In 2004, the facility received a Certificate of Appreciation from the Centers for Disease Control and Prevention and the American Dental Association. That same year, the facility received an Award for Excellence in Water Works Performance from the Virginia Department of Health's Office of Drinking Water.

The Town of Farmville and Prince Edward County are currently exploring options regarding the possible use of Sandy River Reservoir, located approximately four (4) miles east of Town near the community of Rice. The Town is considering Sandy River as a possible extra source of water, to supplement the Appomattox River. Other options being considered by the Town include upstream impoundments and the use of water from Wilck's Lake.

Sewer Service

The town-owned wastewater treatment plant has been operational since May 1994. It has a capacity of 2.4 million gallons per day, and currently treats an average of about 900,000 gallons per day. The effluent is discharged to the Appomattox River. In 2003, the facility received a Resolution of Appreciation from the Chesapeake Bay Foundation. The Foundation listed Farmville's wastewater treatment plant as one of the two best wastewater facilities at removing nitrogen in the Chesapeake Bay Watershed.

Trash Collection

The Town of Farmville provides trash pickup collection once per week for residents and three times a week for businesses. The Town will make extra pickups on occasion, under certain circumstances. Trash is deposited in the Prince Edward County landfill, located west of Farmville at 130 Trashmore Road (Route 773). Residents and businesses are each provided with one 90-gallon rollout for garbage. The Town owns three trash trucks that are in good condition.

Recyclable Collection

The Town of Farmville provides collection of recyclable materials twice per month. The Town picks up glass, plastics, aluminum, and newspaper. The Town, free of charge, provides residents recycling bags. The Town's recycling rate for FY 2004-2005 was 44%.

Police Service

The Farmville Police Department, located behind Town Hall on South Street, is staffed with 24 full-time and three part-time officers. The Department has 26 police cruisers that are all in good condition, and one police dog.

The Police Department's primary responsibilities include property protection, basic complaints, traffic investigations and handling civil papers. Prisoners are transported to the Piedmont Regional Jail, in the Town of Farmville, for detention. The jail serves Amelia, Buckingham, Cumberland, Lunenburg, Nottoway, and Prince Edward Counties. As of June 2003, a total of 90 persons were employed at the facility.

In addition, the State Police will respond to calls for assistance. For better service, Farmville has established an emergency three-digit number (911), which can be accessed by citizens 24 hours a day.

Fire Department

The Farmville Volunteer Fire Department, located on West Third Street across from Southside Community Hospital, provides fire protection in the Town. The Department is currently staffed by 40 volunteers. The Town of Farmville has mutual assistance agreements with the Fire Departments in Hampden-Sydney, Rice, Prospect, Cumberland County, and other surrounding locations. Specialized equipment available at the Farmville Fire Department includes a ladder truck, brush truck, pumpers, tankers and engines. A foam truck is available from the Fire Department in Fort Pickett.

The Town owns and maintains the fire station and equipment and assists with funding for general operating expenses and the purchasing of new vehicles.

The Department has access to a regional fire fighting training facility located in Blackstone. This facility is used for personal training exercises. The Department provides safety educational programs for the general public and inspects residences, businesses and industries for fire hazards. The police dispatcher is available all day for emergency calls via the emergency telephone number (911).

Rescue Squad

The Prince Edward Rescue Squad, located on Doswell Street in Farmville, serves all of Prince Edward County and neighboring counties. The squad covers a radius of about 500 square miles and receives an average of more than 16,000 calls per year. There were 38

active members as of November 2004, of which 34 were certified as emergency medical technicians (EMTs) or above. Volunteers teach CPR classes and first aide at local schools and industries.

Rescue squad service, including advanced life support service, is provided 24 hours a day and calls for assistance are received by the Farmville Police Department. The enhanced 911 number is available Countywide for those requiring emergency services. Patients are transported to hospitals in Farmville, Petersburg, Richmond or South Hill.

Recreation

The Town is involved in the Prince Edward-Farmville Youth Association (PEFYA), which provides a broad range of recreation opportunities for residents from age five on up to adults. Programs include baseball, T-ball, soccer, basketball and football. The PEFYA "Field of Dreams" consists of five (5) ball fields, which are lighted. The fields host Youth Association baseball, softball, T-ball and soccer leagues.

The Prince Edward Recreation Center is located on South Main Street, across from the Longwood ball fields. The facility includes an assembly building and an outdoor playground facility, and accommodates a wide range of civic, fraternal, youth and private gatherings. The Community Center also is used for health screening programs.

The Southside Virginia Family YMCA is located on East Third Street, and provides a wide variety of programs for pre-teens, teenagers and adults. The YMCA building is open seven days a week, and includes a fitness center aerobics room. Also part of the YMCA facilities is the swimming pool at Fuqua School. Programs offered include basketball and soccer, movie nights, "School's Out" camps, aerobics, and gymnastics.

Wilck's Lake Park, with access from West Third Street near Southside Community Hospital, is a popular spot for fishing and boating. The lake, picnic pavilion and "tot lot" playground facilities are available to the public. Other parks and recreation areas near Farmville include Twin Lakes State Park, Briery Creek Wildlife Area, and Sandy River Reservoir, located in Prince Edward County; Holiday Lake State Park, on the Appomattox River along the Buckingham/Appomattox County Line; and Bear Creek Lake State Park, in Cumberland County.

The Town of Farmville is working on a number of trails for pedestrian use. A trail linking High Street to West Third Street, near Southside Community Hospital, was opened in 2005. The trail runs along a right of way the Town owns near the hospital. In addition, Farmville's 2004 VDOT Enhancement project includes a proposed trail that would run from the downtown area to the Train Station along an abandoned rail corridor. In the future, the Town plans to in a shared use lane/path along Milnwood Road.

The Longwood Golf Course, located just off of Johnston Drive, is open to members (membership requires the payment of yearly dues) and the public (payment of green fees required). It has a nine-hole golf course and practice range. The Brookleigh Golf Club,

formerly known as the Heartland Golf Club (known before that as the Landing View Golf and Country Club), is located on Wedgewood Drive, near the airport. It is a semi-private club, open to members and the public, with a nine-hole golf course. This club also has a driving area, chipping range, practice bunker, swimming pool and snack bar.

Library

The Farmville-Prince Edward Library is part of the Central Virginia Regional Library System (CVRLS) that serves Prince Edward and Buckingham Counties. The library is located on West Third Street, and its building is owned by the Town. There are two (2) full-time and (2) part-time (4 during the summer) librarian staff on hand. Peggy Epperson, Head Librarian, is also Chief Administrator for the CVRLS. The library holds a weekly preschool reading program, offers summer reading programs. The library has a rotating schedule of operation, which is as follows: Monday 9am-8pm, Tuesday 9am-6pm, Wednesday 9am-6pm, Thursday 9am-8pm, Friday 9am-5pm and Saturday 9am-5pm. The library is currently looking for space in which to locate a new facility.

Health Care Facilities

Southside Community Hospital, chartered in 1925, is a not-for-profit, charitable organization. The hospital, established in 1927, serves the residents of Amelia, Appomattox, Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway, and Prince Edward Counties. As the only full-service medical facility in an eight-county area, the hospital plays a significant role in Southside Virginia by providing quality, affordable healthcare to all residents regardless of their ability to pay.

The 117-bed, full-service hospital provides 24-hour physician emergency service, and intensive/coronary care unit, surgery, obstetrics, pediatrics, physical/occupational therapy, radiology, pathology and home health care. In addition, a Bachelor of Science Degree with a major in nursing is available through the cooperative program of Southside Community Hospital, Lynchburg College and Longwood College. In December 2002, Southside Community Hospital earned accreditation under the Joint Commission on Accreditation of Healthcare Organizations. The hospital was not only accredited, it earned a score of 97 (out of 100), which ranks it in the top ten percent nationally.

In January 1997, Southside Community Hospital announced plans to expand its role as a medical provider in the region. The Hospital began laying the foundation for a primary care network in its service area. The network focused on family practice medicine and outpatient services in various office locations throughout the region. The hospital discontinued the network offices throughout the region in Fall 2001, deciding that it was not feasible.

In October, 1997, Phase I work began on an $8.8 million expansion project at Southside Community Hospital that created a three-story, 40,000 square foot (3,720 square meter) addition that housed a new ambulatory care wing. This new wing primarily benefits residents requiring outpatient or emergency services. New emergency and radiology departments are housed on the first floor. A number of ambulatory care functions - pre-

admission testing, outpatient registration, lab services, and EKG resting - are brought together and broadened in the new wing. Also, there is separate emergency entrance for walk-in cases and those brought in by ambulance.

The Town of Farmville has more than 40 physicians and five (5) licensed dentists located within Town limits. The Town is also served by the Prince Edward County Health Department, which is located on South Street in Farmville. Other than Farmville, the nearest hospital facilities are located in Lynchburg, Petersburg, Richmond and South Hill. There are four (4) pharmacies in the Town of Farmville.

Piedmont Geriatric Hospital is an inpatient psychiatric facility, serving patients age 65 and over, with a total bed capacity for 210 patients. The-100 acre wooded campus is located in Nottoway County on Highway 460, between Burkeville and Crewe. Patients are present with a wide range of functional levels and diagnoses including schizophrenia, bipolar disorder, depression, anxiety disorder and various forms and stages of dementia. Many patients also have physical illnesses and are concurrently receiving treatment for these conditions as well as for their mental illness. To access any other hospital's services, patients must be pre-screened by their local Community Services Board.

There are three (3) nursing homes located in Farmville – Eldercare of Farmville, Trinity Mission, and Holly Manor of Farmville. Nursing homes in neighboring Towns and Counties include: Heritage Hall of Blackstone, Britthaven of Keysville, Amelia Health Care Center of Amelia and Heritage Hall of Dillwyn.

Holly Manor is part of Southside Community Nursing Home, Inc., which operates four (4) facilities in Town. Holly Manor is currently licensed for 115 beds, but is undergoing an expansion that will add 25 beds. The therapy section is being expanded as well. Hollybrook Court Apartments has 60 units and offers residents one- and two-bedroom apartments. Holly Care is a day-care facility licensed to provide day care for up to 20 individuals.

Brookview Lodge, which opened for business in 1986, is an assisted living facility with 92 housing units that provides managed care for residents. In addition to medical care, residents receive three (3) meals per day. The facility stays near 100 percent capacity, but does have some turnover and does not have a long waiting list. Residents are discharged for a variety of reasons, such as needing 24-hour care – in which case they would be admitted to a nursing home.

Communications

The Town of Farmville has telephone services with Sprint. There are currently two (2) cellular phone towers located in Farmville. The Town has two local Internet service providers, Moonstar and Kinex, and is served by national service providers including Sprint and nTelos.

The Town is also the home a number of radio stations, including WFLO and WVHL. Cable television service is provided by Charter Communications.

III. Goals and Objectives

A. Introduction

The development of goals, objectives and policies is necessary to produce a coordinated and consistent set of guidelines for future decision making. The goals, objectives and policies listed in the plan should be considered guidelines toward plan implementation for the future development of the Town of Farmville. They are intended to be flexible guides for the management of the Town.

A goal is a general statement, often expressed in abstract terms, signifying what the Town intends to accomplish over a long period of time. For community planning, this period of time is normally twenty years. They are determined after the issues facing a community are identified.

Objectives are more specific statements of measurable steps that can be taken towards achieving a goal, and are typically viewed as being applied over a much shorter time period – say, one to five years.

A policy is a specific action or task that identifies what is necessary to accomplish an objective. Although policies will be the guidelines for the future, they may be changed as circumstances warrant. New policies could, and should, be added whenever the need becomes apparent.

OVERALL GOAL:

Among the many goals of this plan, it is the overall intent of the Farmville Town Council and the Farmville Planning Commission to remain aware of issues related to safety, homeland security, job creation and retention, encouraging youths to remain in the area, retirement goals for senior citizens, technology awareness and implementation, and other issues that follow.

In addition, it is the intent of the Farmville Planning Commission to continue dialogue with the Prince Edward County Planning Commission and other county officials, and to work with the Cumberland County Planning Commission and other officials in that county, on issues that affect Farmville and the surrounding areas.

B. Economy and Employment

GOAL: To promote the expansion of a diversified economy.

Objective 1: Encourage quality industries to locate within the Town

Policy 1. Maintain and promote the Riverside Industrial Park.

Policy 2. Work with Prince Edward County Economic Development Office and other interest groups to attract new industries to the Town, encourage industries to locate in the industrial park or in areas where they are compatible to adjacent uses.

Policy 3. Promote new investment and commercial development in downtown and other commercial areas of Town.

Policy 4. Work with Prince Edward County Economic Development Office, Farmville Chamber of Commerce, and other parties to promote the Town to environmentally friendly industries.

Policy 5. Require existing and future industries to minimize or eliminate any air, water, dust, odor or noise pollution that may be detrimental to other nearby land uses.

Objective 2: Provide adequate land and resources for commercial and industrial uses.

Policy 1. Maintain the Riverside Industrial Park.

Policy 2. Encourage the rehabilitation and use of existing vacant structures for commercial use as an alternative to building new structures.

Policy 3. Support beautification and improvement programs in the downtown areas, such as general cleanup, joint advertising efforts, removal of unsightly outside advertisements and sign improvements in order to provide stable and attractive commercial locations.

Policy 4. Encourage the use of all available State and Federal grant and incentive programs in economic development endeavors.

Policy 5. Guide community and industrial uses into areas with adequate public utilities and transportation access.

Objective 3. Improve employment opportunities for all residents, capitalize on technology as a means to create high-paying, sustainable jobs.

Policy 1. Work with local colleges/universities to encourage job training and education opportunities, including a workforce development center.

Policy 2. Encourage the retention and expansion of existing businesses and industries.

GOAL: To maintain the Town as a regional hub for shopping.

Objective 1. Promote an environment that is favorable to existing retail businesses and potential new businesses.

Policy 1. Work with Prince Edward County Economic Development Office, Farmville Chamber of Commerce, and other parties to promote existing retail businesses.

Policy 2. Work with Prince Edward County Economic Development Office, Farmville Chamber of Commerce, Longwood University Small Business Development Office, and other parties to encourage new retail businesses – especially niche businesses that provide goods and services not already available.

Objective 2. Attract people to the area, encourage residents to shop in Town.

Policy 1. Work with Prince Edward County Economic Development Office, Farmville Chamber of Commerce, and other parties to promote retail businesses in Town to residents, visitors.

Policy 2. Support beautification and improvement programs in the downtown areas, such as general cleanup, joint advertising efforts, removal of unsightly outside advertisements and sign improvements in order to provide stable and attractive commercial locations.

GOAL: To encourage/promote tourism.

Objective 1. Develop/enhance and promote activities and attractions that would better utilize the tourism potential of this district.

Policy 1. Develop and promote new facilities, enhance and promote existing facilities.

Policy 2. Work with Prince Edward County Economic Development Office to promote Virginia Heartland Visitor Center/Transportation Museum as a central resource for visitors.

C. Land Use

GOAL: To promote a balance of land uses that meet economic and demographic needs of the Town.

Objective 1: Provide land areas for orderly and efficient growth.

Policy 1. Adopt a future land use plan that designates those areas best suited for residential, commercial, industrial and other types of uses.

Policy 2. Update Town's existing zoning regulations in order to designate areas best suited for residential, commercial, industrial and other types of use.

Policy 3. Adopt zoning regulations designed to prevent disorderly development, guide desired growth and to implement the land use plan.

Objective 2: Find a balance between the Town's single-family neighborhoods and mutli-family developments, while protecting residential areas from commercial development.

Policy 1. Promote single-family development in those areas designated as low-density on the future land use plan map.

Policy 2. Encourage multi-family uses in designated medium density areas where access to major streets and community services and utilities are available.

Policy 3. Buffer residential uses from commercial and industrial uses.

Policy 4: Restrict commercial uses outside of the downtown area, or away from main thoroughfares in town.

Objective 3: Provide for a stable and attractive downtown that meets the needs of the community.

Policy 1. Promote new investment and commercial development in areas of downtown that are not being utilized.

Policy 2. Support beautification and improvement programs in the downtown areas, such as general cleanup, joint advertising efforts, removal of unsightly outside advertisements and sign improvements in order to provide stable and attractive commercial locations.

Policy 3. Study the downtown business district to determine what improvements are needed, such as adding parking, benches, building repairs/renovations and pedestrian/bike facilities. This will make the downtown business district a more attractive and appealing place for shoppers.

Policy 4. Encourage the placement of utilities in commercial areas either underground or along rear alleys.

Objective 4: Preserve historical sites in the Town of Farmville.

Policy 1. Identify all sites worthy of historical preservation.

Policy 2. Request that historical sites worthy of preservation be designated on the National Register for Historical Places to allow tax breaks for developers.

Policy 3. Seek appropriate use of vacant buildings.

Objective 5: Promote a clean living environment.

Policy 1. Eliminate litter in the Town through enforcement and clean up efforts.

Policy 2. Work with Prince Edward County Economic Development Office, Farmville Chamber of Commerce to promote Town to environmentally friendly industries.

Policy 3. Require existing and future industries to minimize or eliminate any air, water, dust, odor or noise pollution that may be detrimental to other nearby land uses.

D. Housing

GOAL: To preserve the integrity of residential neighborhoods and encourage an adequate supply of good quality, affordable housing for all residents.

Objective 1: Encourage the rehabilitation of dilapidated housing, discourage housing neglect.

Policy 1. Draft/adopt more stringent codes to address dilapidated housing, unsightly conditions.

Policy 2. Provide incentives (tax breaks, etc.) for property owners to fix up substandard houses.

Objective 2: Maintain suitable housing and improve substandard housing.

Policy 1. Prepare and maintain a detailed inventory of housing types and conditions.

Policy 2. Encourage removal of unsafe and dilapidated structures.

Objective 3: Promote the provision of adequate housing for low-income and elderly persons.

Policy 1. Work with local, state and federal agencies to identify and obtain technical assistance and funding for housing activities.

Policy 2. Encourage developers to construct new housing units to replace those unfit for habitation.

Policy 3. Restrict the encroachment of incompatible activities and uses or other blighting influences in residential neighborhoods.

E. Transportation

GOAL: To strengthen and expand public transportation.

Objective 1. Improve access to public buses.

Policy 1. Add more routes, stops for the Farmville Area Bus.

Objective 2. Promote, enhance public transportation for groups that are more in need of such services.

Policy 1. Assist local charitable and social service agencies to provide/improve transportation services to the elderly and handicapped.

GOAL: To improve traffic flow, provide better movement for vehicles through town.

Objective 1: Provide alternate routes through town, better traffic control.

Policy 1. Implement alternative traffic patterns, including new streets that are designed so through traffic will bypass present or future residential areas.

Policy 2. Re-program traffic signals at certain intersections.

Policy 3. Continue to study traffic and intersections, make recommendations for improving traffic flow and safety and protecting residential areas.

Policy 4. Require adequate off-street parking facilities for all new employment.

GOAL: Provide a safe and adequate transportation system for the movements of people, goods and services within the Town.

Objective 1: Provide and maintain adequate vehicle and pedestrian facilities.

Policy 1. Work with Virginia Department of Transportation (VDOT) and Prince Edward County to identify needed road improvements for Farmville as part of the County's Six Year Highway Improvement Plan.

Policy 2. Require adequate off-street parking facilities for all new employment.

Policy 3. Maintain sidewalks, curbs and gutters throughout Town, assuring that they meet ADA requirements, and replace sidewalks, curbs and gutters that do not meet those guidelines.

Policy 4. Maximize citizen participation in planning for transportation activities.

Policy 5. Adopt by reference, as part of this Comprehensive Plan, the Farmville 2020 Transportation Plan (adopted September 2002).

Objective 2: Promote alternative forms of transportation to the private automobile.

Policy 1. Encourage ride sharing, bussing and vanpooling.

Policy 2. Promote growth of Farmville Airport to expand general aviation usage and potential.

Policy 3. Encourage the development and use of pedestrian/bike/equestrian paths in the Town and seek grant funds for such projects.

Policy 4. Adopt by reference, as part of this Comprehensive Plan, the Piedmont Regional Bicycle Plan (adopted January 2001), specifically, those portions that relate to bicycle routes within the Town limits.

Policy 5. Continue to work with Norfolk Southern, and other interested parties, on the development of rails to trails facilities along the Norfolk Southern rail line that runs through town.

Objective 3: Encourage the development of the maximum potential of the Farmville Regional Airport and work towards the establishment of a regional airport authority.

Policy 1 Partner with Cumberland, Prince Edward, and Buckingham Counties to explore the feasibility of establishing a regional airport board charged with the responsibility of more fully developing the airport's economic development potential.

Policy 2. Pursue improvements including: the extension of runways from 4,400 to 5,000 feet in length to accommodate larger aircraft, the construction of parallel taxiways to runways, improvements to the apron to accommodate heavier aircraft, the addition of more hanger space to accommodate more aircraft, and the development of emergency generators to serve the airport in times of power outage.

Policy 3. Adopt by reference, as part of this Comprehensive Plan, the Farmville Regional Airport Master Plan (submitted in 2005).

Policy 4. Seek grant funding from the Virginia Department of Aviation and the Federal Aviation Administration for needed airport improvements.

Policy 5. Encourage the development of public infrastructure (water, sewer, telecommunications, electrical power) serving the Airport and surrounding lands.

Policy 6. Encourage the improvement of road facilities from major points of origin to the Airport (Farmville, Cumberland Courthouse area, and points beyond).

F. Natural Resources/Parks and Recreation

GOAL: Protect and preserve the natural resources of the community.

Objective 1: Prevent development in areas of critical environmental importance.

Policy 1. Restrict development in flood plains, swamps and drainage ways.

Policy 2. Restrict development on soils that will not adequately support structures.

Policy 3. Determine where improvements are needed to the storm water drainage structures.

Policy 4. Identify and protect all open spaces which have recreational potential or which would enhance the Town's environment.

Policy 5. Promote the preservation and planting of trees, shrubs and other natural foliage.

Policy 6. Adopt by reference, as part of this Comprehensive Plan, the Farmville 2002 Comprehensive Open Space Master Plan.

GOAL: To ensure that residents have adequate recreational opportunities.

Objective 1. Encourage recreational opportunities for Town residents.

Policy 1. Develop recreational facilities appropriate for and accessible to all citizens.

Policy 2. Encourage participation and continuance of Town functions and activities.

GOAL: To provide more activities for youths, teens.

Objective 1: Have an indoor facility for youths and teens to use for recreation, events.

Policy 1. Locate space, secure funding for indoor youth/teen facility.

GOAL: To provide activities for senior citizens.

Objective 1: Create a recreational facility for seniors.

Policy 1. Locate space/secure funding.

Policy 2. Work in conjunction with Poplar Hill to develop activity center.

GOAL: To utilize Appomattox River as a venue for recreational use, while protecting the watershed.

Objective 1. Provide recreational opportunities related to the river for residents and visitors, encourage efforts to preserve the river's habitat.

Policy 1. Work with Friends of the Appomattox River, other interested groups to develop and implement programs and activities such as tree plantings, river cleanups, and educational forums.

Policy 2. Work with Friends of the Appomattox River on the development of a blueway – defined as a watercraft route along a scenic river or shoreline. This proposed blueway would link Wilcks Lake Park to Riverside Park and interface effectively with two greenways proposed in the Town's Open Space Master Plan.

G. Community Facilities and Services

GOAL: Provide community facilities and services consistent with citizen needs and orderly development.

Objective 1: Provide for the adequate and safe supply and distribution of public water.

Policy 1. Require all new development to be connected with the Town's public water system.

Policy 2. Work with Prince Edward County and other parties to develop and access new sources of water, including Sandy River Reservoir, to supplement the Town's water system and to provide emergency water during times of drought.

Policy 3. Require the cost of water lien installations outside of the Town Corporate limits be paid by the user.

Objective 2: Provide for the adequate sewage collection and treatment for the Town.

Policy 1. Require all new development to be connected with the Town's public sewer system.

Policy 2. Reduce water infiltration by relining manholes and by replacing or repairing inadequate sewer lines.

Policy 3. Require the costs of sewer system expansion within a development be borne by the developer.

Objective 3: Provide an adequate system of storm water drainage.

Policy 1. Conduct a study of storm water drainage system to determine which basins (if any) need to be enlarged.

Policy 2. Develop a program to provide general maintenance of storm water drainage basins.

Objective 4: Continue to provide administrative and maintenance services.

Policy 1. Maintain an adequate number of vehicles for the Town maintenance departments.

H. Emergency Services/Health Care

GOAL: To ensure the continued availability of emergency and health care services to Town residents.

Objective 1: Maintain the existing high caliber of public safety services in the Town of Farmville and support continued prompt response to emergency situations (fire, rescue, police).

Policy 1. Continue to provide full time police protection.

Policy 2. Develop and maintain additional office and storage space for police use.

Policy 3. Maintain police patrol vehicles.

Policy 4. Continue to provide and maintain the Farmville Fire Department vehicles, equipment and fire station.

Policy 5. Continue to provide financial support to the Prince Edward County Rescue Squad.

Policy 6. Adopt by reference, as part of this Comprehensive Plan, the Farmville Emergency Operations Plan (adopted April 2002).

Objective 2: Assist local law enforcement to assure that police, SWAT, and other relevant law enforcement techniques remain current.

Policy 1. Support the Farmville Police Department financially, and by policy and other means, to assure that policies, equipment and training remain up-to-date.

Objective 3: Assist local fire and rescue, and other emergency personnel, to assure that relevant emergency techniques/practices remain current.

Policy 1. Support the Farmville Fire Department and Prince Edward Rescue Squad financially, and by policy and other means, to assure that policies, equipment and training remain up-to-date.

Policy 2. Support other emergency personnel financially, and by policy and other means, to assure that policies, equipment and training remain up-to-date.

GOAL: To support Southside Community Hospital as a regional hub for health care.

Objective 1: Make sure there are sufficient activities for area doctors and their families.

Policy 1. Promote and enhance existing activities, develop and promote new activities.

Objective 2: Assist in promoting the hospital, and the programs and services it provides, to the Town and surrounding communities.

Policy 1. Work with the hospital board/hospital management to develop and implement public awareness programs.

I. Education/Workforce Training

GOAL: To ensure that residents have access to an educational system that will provide quality employment opportunities, training for advanced education, and continuing intellectual growth and development for all segments and age groups of the population.

Objective 1: Improve employment opportunities for residents through workforce training.

Policy 1. Work with local colleges/universities to encourage job training and education opportunities, including a workforce development center.

Objective 2: Ensure that school children have access to quality school facilities that are safe and enhance learning.

Policy 1. Work with Prince Edward County, when possible and feasible, to enhance/promote educational programs at the County's public schools.

Policy 2. Work with Fuqua School, when possible and feasible, to enhance/promote educational programs at the school.

Policy 3. Support and help promote, when possible and feasible, educational, cultural and other programs at Longwood University, Hampden-Sydney College and Southside Virginia Community College.

Policy 4. Help promote the Longwood Visual Arts Center as a cultural/educational resource and, when possible and feasible, assist the center with its programs.

Policy 5. Support, when possible and feasible, capital improvement projects for Prince Edward County schools, Fuqua schools, Longwood University, and the area colleges.

J. Other

GOAL: To promote the general safety of the Town and its residents, and protect against unforeseen hazards, through preventive measures.

Objective 1: Reduce the effects of natural disasters on the community through the use of cost-effective structural projects, increased public awareness and education, improved data available to local officials, and other methods.

Policy 1. Adopt by reference, as part of this Comprehensive Plan, the Piedmont Regional Hazard Mitigation Plan (adopted June 2005), specifically, those portions that affect the Town (directly or indirectly).

APPENDIX I

Town of Farmville
Citizen Opinion Questionnaire
Summary Report

Prepared For The:
Town of Farmville Planning Commission

By:
Piedmont Planning District Commission
102 ½ High Street
Farmville, Virginia 23901

September 2003

INTRODUCTION

In the fall of 2002, the Farmville Town Council examined the need for an updated Comprehensive Plan. This Town's initial plan which was adopted in July of 1992 and amended in March of 1993, currently serves as the Town's official guideline for the future decisions and actions that affect the physical development and economic provision of the public services for present and future Farmville Town residents.

According to the Code of Virginia, it is required that every governing body in the Commonwealth, adopt a Comprehensive Plan for the territory under its jurisdiction. The Code also requires that the local planning commission review that plan at least once every five (5) years.

There are several fundamental reasons for a locality to prepare and implement a Comprehensive Plan. These include:

- To forecast and prepare for future changes in the community. These may include changes such as population size, employment base, environmental quality and the demand for public services and facilities.

- To determine goals by identifying the concerns, needs and aspirations of local citizens for the quality of life in the community.

- To establish policies, or courses of action, needed to achieve determined goals and protect the public health, safety and welfare of local residents.

- To conform to Virginia requirements that every local government adopt and maintain a Comprehensive Plan.

In summary, the State's intent is to encourage local government to:

- Improve the public health, safety, convenience and welfare of the citizens.

- Plan for future development with adequate highway, health, recreational and other facilities.

- Recognize the needs of agriculture, industry and business in future growth.

- Preserve agricultural and forestall land.

- Provide a healthy surround for family life in residential areas.

- Provide that community growth can be consistent with the efficient use of public funds.

In developing an updated Comprehensive Plan, the Town requested the Piedmont Planning District Commission (PPDC) assist the Town Planning Commission in the report development process and production of a finalized plan to be presented to the Town Council for adoption.

On October 29, 2002, the Planning Commission and the PPDC conducted its first meeting to address the methods and phases for updating the Comprehensive Plan. It was noted that comprehensive surveys and studies should be conducted on the existing conditions, trends of growth and probable future requirements of the community. Thus, a citizen opinion questionnaire was prepared by the PPDC in order to initiate the process of reviewing the Town, as well as involving resident input.

On January 28, 2003, the Planning Commission and the PPDC reviewed and finalized the citizen survey requesting feedback on a range of community issues. (Attachment I – Survey Instrument). In creating awareness and enthusiasm among the Town residents regarding the citizen survey, a press release was issued and the Farmville Herald published an article on April 30, 2003, edition of the Farmville Herald (Attachment II – News Article). The article entitled "Surveys for the Future," reports that citizens will be provided the opportunity to rank importance on a variety of community development issues. Such issues as land use, transportation, employment, housing, and health care are covered. Other survey questions pertain to opinions on community life and the Town's future.

In May of 2003, questionnaires were mailed out to Town of Farmville residents as well as businesses. Approximately 1,900 surveys were mailed and 208 or 11% were completed and returned. This response rate is considered an average acceptable survey return rate for a mail-out survey method. Most survey respondents completed all questions and provided additional comments. The total response rate to each question varied due to some questions begin left blank and/or an individual not providing the maximum number or responses for question allowing for multiple comments. The PPDC collected and analyzed the date. Summaries of general demographics and key issues identified by Farmville Town citizens are provided in the following sections.

SURVEY FINDINGS

Population is examined in order to attain an understanding of the Town past growth, present characteristics and project population. This data is studied for community planning purposes, which land use, housing, community facilities and other aspects of development.

The surveys received represent a strong knowledge and concern for the Town of Farmville and its residents. With a majority of returned surveys from individuals over 65 years of age and 68% of surveys from residents living in Farmville for 10 or more years, the input received is from individuals who most likely have a strong understanding of their hometown. Comments were also received by a younger generation and newcomers, which offer a fresh outlook on ideas for improving the well being of the Town. The age variety of individuals and years of residency are noted below (Table 1 & 2).

TABLE 1

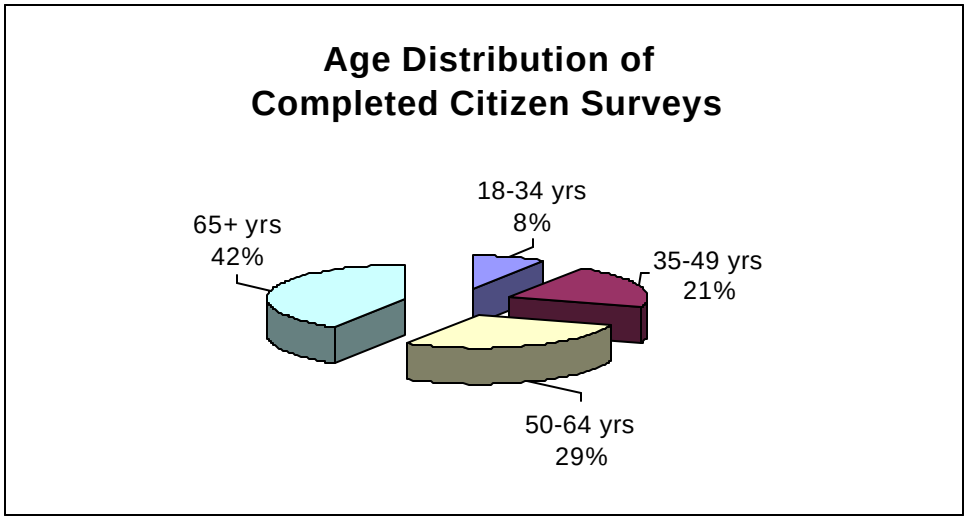


TABLE 2

Years of Residency				
Age	**< 2 Years**	**2-5 Years**	**6-9 Years**	**10+ Years**
18-34 Years	4	7	2	4
35-49 Years	7	9	6	22
50-64 Years	3	8	4	46
65+ Years	2	4	8	70
Total	16	28	20	142
Percent	8%	13%	10%	69%

Based on the survey sample received, the Town is represented as having a large number of senior citizens who have lived in the Town for ten years and longer. Thus, it can be predicted that services in most demand are related to health care and shopping opportunities located close-by.

The second largest age groups that completed the questionnaire were individuals 35 to 49 and 50 to 64 years old. These age groups are typically recognized as being major consumers, established in their jobs and raising families. This population will have a significant impact on the Town's economy.

The lowest level of feedback represents 18 to 34 year olds. Individuals in this age group may be interested in recreational facilities, employment opportunities, educational facilities and affordable housing.

HOUSING

According to the 2000 Census of Population, there are 6,845 individuals living in the Town of Farmville. Citizen questionnaires were mailed to 1,900 households and businesses and 208 or 11% completed surveys were received. Of the completed surveys, a total population of households was reported at 467 individuals, or 7% of the total population as recorded by the 2000 Census.

TABLE 3

Household Size			
Age	**Number of Surveys Received**	**Population of Households**	**Estimated Household Size**
18-34 years	18	43	2.4
35-49 years	45	138	3.1
50-64 years	61	142	2.3
65+ years	88	144	1.6
Total	**212**	**467**	**2.2 (average)**

TABLE 4

Housing Type					
Age	**Single Family Dwelling**	**Apartment**	**Duplex**	**Mobile Home**	**Student Housing**
18-34 years	11	0	2	2	0
35-49 years	37	2	0	3	1
50-64 years	52	3	0	3	1
65+ years	80	3	1	2	0
Total	**180**	**8**	**3**	**8**	**2**
Percent	**90%**	**4%**	**1%**	**4%**	**1%**

Housing examines type, quality, vacancy rate and household characteristics, such as family size and race. As noted in Table 4, single-family dwellings represent 90% of the received surveys. This finding can be deemed accurate for most Town residents, as single-family dwellings are predominate throughout Southside Virginia. However, apartments, duplexes, mobile homes and student housing received the remaining 10% of surveys received.

In analyzing the quality and vacancy of the Town of Farmville's housing, the Piedmont Planning District Commission has conducted a windshield survey of all homes in the Town limits. This data will be presented in the Comprehensive Plan.

EMPLOYMENT

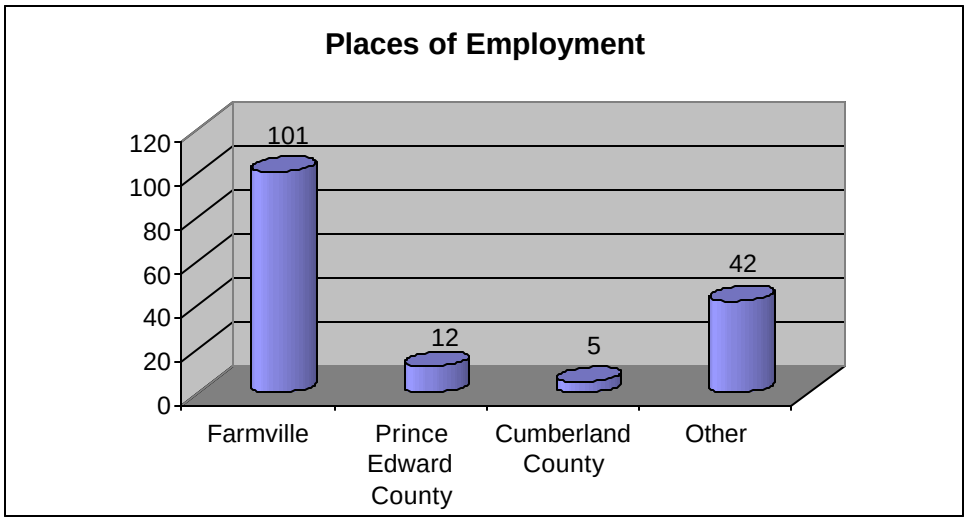
In preparation of studying the Town's employment status and need for job development, citizens were asked whether they were employed and where. Please note that the results listed below reflect only those individuals that completed those particular questions (Table 5 & 6).

The results only provide an estimate of individuals working in the Town of Farmville, Prince Edward and Cumberland Counties and/or other areas. Factors affecting the accuracy of employment data include the possibility of individuals working two (2) jobs in different locations, inconsistent reporting of an entire household's employment locations and unemployed household members completing the survey based on their status only. Many of the survey respondents noted that they were retired.

TABLE 5

Individuals Employed		
Age	**Surveys Indicating Employment**	**Percentage**
18-34 years	17	13%
35-49 years	39	30%
50-64 years	56	42%
65+ years	20	15%
Total	**132**	**100%**
***Represents 63% out of 208 completed surveys**		

TABLE 6



As noted in the above table, a majority or 63% of the survey respondents work in the Town of Farmville. While 26% of those surveyed work outside the Town of Farmville, Prince Edward and Cumberland Counties. These employment locations mentioned include Hampden Sydney, Town of Blackstone, Richmond, Crewe, Charlotte County, Buckingham County, Southampton County, and Lynchburg.

It is apparent from the survey respondents that the Town of Farmville provides many job opportunities for those living within the Town as well in addition to those living outside the Town.

CITIZEN OPINION

The Town of Farmville Planning Commission's main purpose for the citizen questionnaire was to gather input from residents regarding the Town's short- and long- term goals for community and economic development. The verbatim results from each of the 208 completed confidential surveys can be found in ATTACHMENT III.

In an effort to help summarize and prioritize the written responses the following is a list of the top issues the Town of Farmville survey respondents noted on survey questions number #6 and #7:

Question #6: *"What are the three best things about living in the Town of Farmville?"*

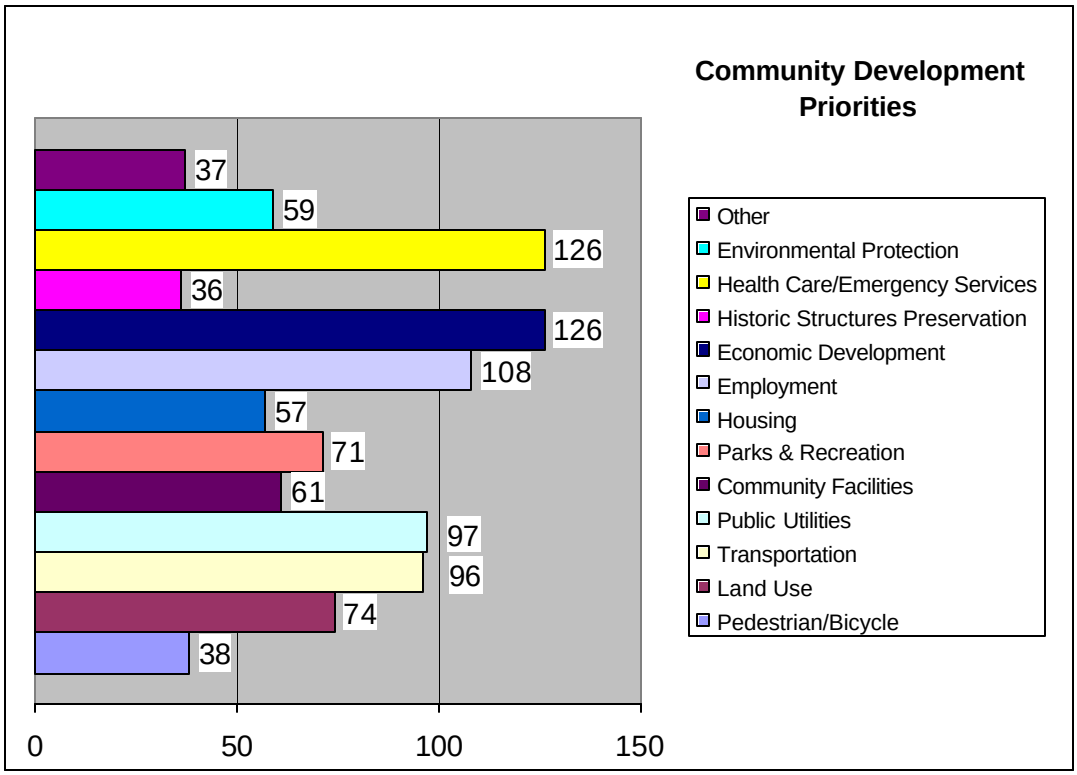
Friendly Community, Good People.
Longwood University and Hampden Sydney College
Small Town
Clean Town
Opportunities for Shopping, Eating, etc.
Low Crime Rate
Hospital

Question #7: *"What are the most critical community issues facing Town of Farmville citizens today?"*

Concerned about Rapid Sprawl/Growth
Making Provisions that there is an Adequate Water Supply
Shortage of Jobs and Training
Town of Farmville and Longwood University Relations
Maintaining Farmville's Downtown Vitality

When asked which of the following community development issues are the most important relative to the Town of Farmville Future, respondents were asked to check there top 5 issues out of 12. The results are shown in Table 7.

TABLE 7



According to the survey results in TABLE 7 the top five (5) community development priorities show that Health Care/Emergency Services and Economic Development are tied for the number on priority. The next four priorities are Employment, Public Utilities (water, sewer, electricity, etc.), Transportation (streets, roads, rail, air, bus, etc.), and Land Use. The Farmville Planning Commission will explore these priorities and their relationship to one another in further detail in the full Comprehensive Plan.

CONCLUSION

Based on citizen input from the opinion from the opinion questionnaires and future public meetings, the Comprehensive Plan will benefit greatly from the ideas and comments of its residents. In updating the Comprehensive Plan, the Planning Commission will develop goals, objectives and policies in order to produce a coordinated and consistent set of guidelines for future decision-making.

A ***goal*** is a long-term general statement that identifies the desired condition to be reached. Often goals are expressed in abstract terms. Goals should represent what is thought to be desirable for the Town, not necessarily what past trends indicate will occur.

Objectives can be thought of as actions that are capable of being measured.

Policies are specific actions or tasks that identify what is necessary to accomplish an objective. Although policies will be the guidelines for the future, they may be changed as circumstances warrant. New policies can and should be added whenever the need becomes apparent.

The Town of Farmville's updated ***goals***, ***objectives*** and ***policies*** will be based on the needs and desires of Town citizens. The Citizen Opinion Questionnaire serves as the first step in documenting and examining these needs and desires.

APPENDIX II

THE FARMVILLE (VA.) HERALD, WEDNESDAY, APRIL 30, 2003

Surveys For The Future

By KEN WOODLEY

FARMVILLE—Residents get a chance to shape the Town's future by completing a comprehensive plan questionnaire being mailed this week.

"I hope that every citizen and business in the Town of Farmville fills the survey out," said Cindy Morris, Senior Planner with the Piedmont Planning District Commission, who is helping Town officials update the comprehensive plan.

State law requires localities to update those plans and Ms. Morris said the completed surveys are "very important. This is part of the whole process of planning for the future of the Town of Farmville."

The confidential surveys will include questions on topics such as housing, economic development, green space, what residents like about the town and what critical issues face citizens in the community.

"A lot of questions are open-ended. It's not just checking a box," Ms. Morris noted.

Residents will also be asked to prioritize issues.

"I can't stress too much that this is really going to help the planning commission," she said.

The comprehensive plan, officials point out, serves as a guide to long-range and day-to-day decision-making.

The questionnaire can also be completed on-line at www.farmvilleva.com

Those not receiving the two-page questionnaire in the mail should call the Piedmont Planning District Commission at 392-6104.

Members of the Farmville Planning Commission are: Brad Watson, chairman; Andy Andrews, Ted Cunningham, Edward Gordon, Chris Jenkins, Lloyd McKay and Otto Overton.

THE FARMVILLE (VA.) HERALD, WEDNESDAY, NOVEMBER 12, 2003

PUBLIC NOTICE

Town of Farmville Planning Commission Public Meeting

The Farmville Town Planning Commission is currently in the process of updating the Town's Comprehensive Plan. The Planning Commission invites you to attend a meeting on Thursday, November 13, 2003 at 7:00 p.m. at the Town's Train Station to review information pertaining to the Town's Plan update and the Town-wide survey results. At 7:30 p.m. the Planning Commission will offer the public an opportunity to provide input and comments regarding the Town's short- and long-term goals for community development.

TOWN OF FARMVILLE COMPREHENSIVE PLAN

******* PUBLIC MEETING NOTICE *******

There will be a public information meeting on
Wednesday, March 23, 2005
7:00 PM
Farmville Train Station
West Third Street

The public is encouraged to attend!!!

(NOTE: This meeting was originally scheduled for March 10, 2005, but had to be rescheduled)

The purpose of the meeting is to review information pertaining to the Town's Plan update and the input received thus far, and to seek additional public input and comments regarding the Town's short- and long-term goals for community development.

Members of the Farmville Planning Commission, and staff from the Piedmont Planning District Commission, will be available to provide additional information and to take comments.

Farmville Comp Plan Meeting Is March 23

The Farmville Planning Commission will hold a public information meeting on the Town's Comprehensive Plan, Wednesday, March 23, at 7 p.m. at the Farmville Train Station on West Third Street. This meeting was originally scheduled for March 10, but had to be rescheduled.

During this meeting, the Planning Commission and staff from the Piedmont Planning District Commission (PPDC) will review information pertaining to the Plan update and the input received thus far. The public will have an opportunity to provide additional input and comments regarding the Town's short- and long-term goals for community development.

Town residents are encouraged to attend. For more information, contact Todd Fortune at the PPDC office at 392-6104.

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
Town of Farmville
Planning Commission
Public Hearing

The Farmville Town Planning Commission is currently in the process of updating the Town's Comprehensive Plan. The Planning Commission invites you to attend a public hearing on Wednesday, October 19, 2005 at the Town's Train Station to review the draft Comprehensive Plan. There will be an open house from 5:00 PM until 6:00 PM, for citizens to review the plan and relevant materials, and a public hearing starting at 6:00 PM to discuss the plan. At this public hearing, the Planning Commission will offer the public an opportunity to provide input and comments regarding the Town's Comprehensive Plan.

9-28-1t(W)
10-7-1t(F)

NOTICE OF PUBLIC HEARING
Town of Farmville
Planning Commission
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9-28-1t(W)
10-7-1t(F)

ATTENTION:
TOWN OF FARMVILLE RESIDENTS

Draft Comprehensive Plan to be reviewed at public hearing on October 19th

A draft of the Farmville Comprehensive Plan is ready for public review, and the Planning Commission wants to know what residents think about it. The Farmville Planning Commission will hold a public hearing on Wednesday, October 19th, at the Farmville Train Station to solicit public feedback on the draft Plan. There will be an open house from 5:00 until 6:00 PM, for citizens to review the Plan and relevant materials, and a public hearing at 6:00 PM to discuss the Plan.

Virginia state law requires local governments to create and periodically update their comprehensive plans. The Town has been in the process of updating its Plan for the last two years. The Plan serves as a guide for citizens and local officials in the making of long-range and day-to-day decisions regarding community development. Demographic change, the employment base, public services and facilities, economic trends and environmental qualities are examples of information included in the Plan. The Plan will also contain goals and objectives that the Town will seek to implement in the future. Staff from the Commonwealth Regional Council has been assisting the Town with the Plan's update.

Members of the Farmville Planning Commission are: Brad Watson (Chairman), Andy Andrews, Pam Butler, Ted Cunningham, Edward Gordon, Lloyd McKay and Otto Overton. Members of the Planning Commission would like to express their appreciation in advance to residents who submit their feedback on the draft plan.

Anyone who would like to review the draft Comprehensive Plan before the public hearing may stop by the Town Office, or go to the Town's web site: www.farmvilleva.com.

Farmville Unveils Draft Of Town's Comprehensive Plan For Public Review

A draft of the Farmville Comprehensive Plan is ready for public review, and the Planning Commission wants to know what residents think about it.

The Farmville Planning Commission will hold a public hearing on Wednesday, October 19 at the Farmville Train Station to solicit public feedback on the draft Plan. There will be an open house from 5 – 6 p.m. for citizens to review the Plan and relevant materials. A public hearing to discuss the Plan will begin at 6 p.m.

Virginia state law requires local governments to create and periodically update their comprehensive plans. The Town has been in the process of updating its Plan for the last two years. The Plan serves as a guide for citizens and local officials in the making of long-range and day-to-day decisions regarding community development. Demographic change, the employment base, public services and facilities, economic trends and environmental qualities are examples of information included in the Plan. The Plan will also contain goals and objectives that the Town will seek to implement in the future. Staff from the Commonwealth Region Council has been assisting the Town with the Plan's update.

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Anyone who would like to review the draft Comprehensive Plan before the public hearing may stop by the Town Office, or go to the Town's web site: www.farmvilleva.com.

Farmville Comp Plan Available For Review

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Anyone who would like to review the draft Comprehensive Plan before the public hearing may stop by the Town Office, or go to the Town's web site: www.farmvilleva.com.

NOTICE OF PUBLIC HEARING

The Farmville Town Council will conduct a public hearing prior to its adoption of the Farmville Comprehensive Plan as recommended by the Farmville Planning Commission. The purpose of this hearing is for citizens to provide input and comments regarding the final draft of the Plan. The public hearing will be held on Wednesday, November 9, 2005 at 6:30 p.m. at the Farmville Train Station at 510 West Third Street in Farmville, Virginia.

All town residents are encouraged to attend and offer their comments on the Plan. If you are unable to attend, the Town has a draft copy available at the Town Office. The plan can also be accessed via the Internet by going to the Town of Farmville web site: http://farmvilleva.com, then clicking on "Town Government."

It is the intention of Town Council to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact the Farmville Town Office at (434)392-5686 prior to November 9.

10-26-2t(W)11-2

NOTICE OF PUBLIC HEARING

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10-26-2t(W)11-2

APPENDIX III

Town of Farmville Planning Commission
Comprehensive Plan Work Session Minutes
October 29, 2002
7:00 p.m.
Farmville Train Station

ATTENDANCE

Mr. Brad Watson, Planning Commissioner
Mr. Ted Cunningham, Planning Commissioner
Mr. Otto Overton, Planning Commissioner
Mr. Lloyd "Buck" McKay, Planning Commissioner
Mr. Gerry Spates, Farmville Town Manager
Ms. Mary Hickman, PPDC
Ms. Cindy Morris, PPDC

PRESENTATION

The Farmville Planning Commission met this night for the kick-off meeting to begin the process of updating their Comprehensive Plan. Cindy Morris and Mary Hickman with the Piedmont Planning District Commission (PPDC) were present. Ms. Morris explained that the PPDC is under contract with the Town of Farmville to assist in the update of the Town's Comprehensive Plan. Ms. Morris provided a packet of information to the Planning Commissioners, which included a copy of the 2002 Planning Commissioners Handbook, Code of Virginia regarding Comprehensive Plans, a tentative schedule, a listing of plan issues and ideas and sample citizen questionnaire surveys from the Towns of Crewe and South Hill. Ms. Morris presented a PowerPoint Presentation to the Farmville Planning Commission. The presentation included general information regarding what a Comprehensive Plan is and what Virginia Code says about Comprehensive Plans.

Ms. Morris stated that this Plan has a limited budget and schedule. The PPDC will endeavor to use the budget and time available to develop the best possible Comprehensive Plan. The tentative schedule provided to prepare the Plan is expected to take up to 18 months. The Commission will be your staff, to give you advice and to provide technical services to complete the project. Ms. Morris stated that the PPDC would try to use your time carefully. She noted that the most important responsibility of the Planning Commissioners is to provide a vision and feedback so that the resulting Comprehensive Plan will effectively address the issues of importance to your community.

Ms. Morris noted that the geographic scope of the Plan is the entire community and its regional environment. It was noted that the Town of Farmville provides and receives benefits outside the boundaries of the Town limits. Examples of these are areas the Farmville Area Bus serves, Hampden Sydney College, the Prince Edward Industrial Park, Cumberland Court House, the Airport, etc.

DISCUSSION

Ms. Morris noted that the Plan is a requirement of the State of Virginia and that the Planning Commission will need to hold a public hearing prior to submitting their recommendation to the Town Council for their adoption of the Plan. The Town Council is required to hold a public hearing prior to Council adoption of the Plan.

Planning Commission members noted a desire to get the whole Farmville Town Council involved in the update process. Mr. Overton is the elected Town representative on the Planning Commission. Mr. Spates offered that when a notice for a Planning Commission meeting is sent out, the Town would send the same notice to Town Council members affording them an opportunity to attend meetings, if they so desire. Issues and ideas were discussed for plan structure, public participation, photos, meetings, measures in gathering data, statistics, etc.

There was a lot of discussion concerning the technique in encouraging and gathering public input for the Plan. Planning Commission members were in accord with providing the public some kind of questionnaire regarding their community and what community development issues they feel are priorities. It was decided that the PPDC staff would provide a draft copy for the group to review for the next meeting. There was discussion on how to disseminate the survey, mailing, phone contacts, etc. Longwood University students were mentioned as a possibility to make phone contacts.

The PPDC will provide packets of information to the Planning Commissioners to review prior to the meetings. It was the consensus that this will allow ample time for the group to review documents and be ready to comment at the meetings. Mr. Spates will mail each Planning Commissioner a copy of the current Comprehensive Plan.

The Town will provide the PPDC with maps of the Town. The group discussed the many changes that have occurred over the last 10 years in the Town of Farmville. Some of those changes that were discussed included: Wal Mart, Police Station, Fire Department, Road improvements on 460 East, Road Improvements on 15 South (including water and sewer), Green Front expansion, the collapse of the State Theatre, the opening of the amphitheatre, hospital expansion, new Court House complex, annexation, Field of Dreams Ballpark, Longwood College becomes a University, Longwood-Fire, new Bus Facility, new Rescue Squad, sewer extended to Cumberland Court House, airport runway expansion, new single family housing and apartments, Bypass completed, Wilck's Lake improvements, etc.

Ms. Morris noted that this is your Plan, your process, and we at the PPDC need your vision, ideas, feedback so that a Plan can be created to best serve the citizens of your community. She also stated that no Plan is perfect. It is a dynamic changing document, but should reflect the circumstances of the community and should be used as a tool in planning for the future of the Town. The next meeting was tentatively scheduled for January 7, 2003 at 2:00 pm at the Town Hall.

Town of Farmville Planning Commission
Comprehensive Plan Work Session Minutes
January 28, 2003
7:00 p.m.
Farmville Train Station

ATTENDANCE

Mr. Brad Watson, Planning Commissioner, Chairman
Mr. Ted Cunningham, Planning Commissioner
Mr. Chris Jenkins, Planning Commissioner
Dr. Edward Gordon, MD, Planning Commissioner
Mr. Gerry Spates, Farmville Town Manager
Ms. Anne Nase, Farmville Town Council Member
Mr. Jerry Smith, Farmville Town Council Member
Ms. Mary Hickman, PPDC
Ms. Cindy Morris, PPDC

MINUTES OF PRIOR MEETING

Mr. Cunningham moved and Dr. Gordon seconded to approve the minutes as presented.

DRAFT CITIZEN SURVEY

Ms. Morris presented, to those in attendance, a DRAFT Citizen Survey along with a cover letter to be distributed to residents of the Town of Farmville and Longwood University students. The letter will come from the members of the Farmville Planning Commission. This will allow residents to know who each Planning Commissioner is and possibly allow for residents to call a member of the Town of Farmville Planning Commission to further discuss issues and/or ideas. The survey would be returned back to the Piedmont Planning District Commission to allow the staff to compile the data into a report.

Discussions were held on the DRAFT Citizen Survey and the cover letter. Items discussed included the changes and/or additions along with the method of distribution and return date. Further discussions included the population of the Town, including the Longwood Students and the number of households in the Town. This discussion was in relation to mailing out the survey with the water bills. There was a concern in getting all the households through the water bills because of the possibility of the owner receiving the water bill, not specifically the tenants. Mr. Spates stated that the Town would work directly in getting the survey mailed out.

It was discussed that a Press Release should be done in the newspaper to inform the residents that the Farmville Planning Commission was in the process of updating the Town's Comprehensive Plan and that their response through the survey was requested.

Discussions were held on simplifying the sample cover letter. It was agreed to move the second sentence (The Planning Commission is seeking input from you.....) to become the first sentence. Furthermore, there is the need to explain what exactly the Comprehensive Plan is and note that the Farmville Planning Commission is requesting the residents' help.

Discussions were held on the DRAFT Survey Form. It was agreed that the survey form should be as simple as possible for the resident to complete. This would ensure a response. Discussions were held on removing the introduction paragraph at the top of the DRAFT Survey Form. Also, put the return date (preliminarily set) of March 25, 2003 on the last page of the Survey Form. The name of the person completing the survey will be noted as an option (implying that your name is optional).

Discussions were held on putting the Survey Form on the Town of Farmville Website for interested residents to complete and return by E-Mail. This would be helpful to Longwood University students in responding to the requested survey. Also, the option of faxing the Survey Form was discussed. It was agreed that these options (E-Mail and Fax), along with mailing the form in, would be good to add to the Survey Form as ways of returning the completed Survey.

Mr. Jenkins noted that under question 8, an issue dealing with Pedestrian/Bicycle should be listed as a separate issue. This is in relation to the Towns' present work on a Master Plan for the Town.

Changes would be made to the cover letter and survey form by the Piedmont Planning District Commission and coordinated with Mr. Spates for final review. Furthermore, it was agreed that the Piedmont Planning District Commission would prepare a Press Release for review by the Town to be put in The Farmville Herald.

COVER PAGE

Ms. Morris presented to the attendants a sample of various cover pages for the Comprehensive Plan. The sample cover pages included ones with various pictures on the front. The samples included the following: 1) a picture of the collage taken from the VDOT's Website for the Town of Farmville's 2020 Plan Update, 2) *Home of the Heart of Virginia* seal from the Farmville Chamber of Commerce Website, 3) old seal of the Town of Farmville, and 4) the new seal of the Town of Farmville.

Discussions were held on the sample Cover Pages. It was agreed that an original could be developed for the Cover Page. It was agreed that John Duggan, Town of Farmville GIS/Webmaster, could come up with something original for the cover page of the Comprehensive Plan.

DRAFT TABLE OF CONTENTS

Ms. Morris presented to the attendants a Draft Table of Contents to let them know how the Comprehensive Plan would be structured.

DRAFT INVENTORY AND ANALYSIS

Ms. Morris stated that for the purpose of this meeting, a Draft section on the Introduction, Inventory and Analysis has been prepared for review and discussion. The sections include the following:

Regional Setting and History
Population
Education
Economy and Employment

Ms. Morris stated that these items normally appear in Comprehensive Plans. The Town's existing Comprehensive Plan was used as a guide and other sections added. The Planning Commissioners were encouraged to voice any ideas of things that may be included. The Piedmont Planning District Commission wants to provide the Town the best job that can be done with the amount of time and money that is available.

Discussions were held on the various sections. It was noted that the whole document would be "a work in progress" until final adoption by the Town Council. It is estimated that the complete process for the update of the Comprehensive Plan will take between 12 and 18 months. The Planning Commission will want to hold a number of public meetings for various inputs. Also, the Town will have to hold two (2) Public Hearings (one by the Planning Commission and one by the Town Council). It is in Virginia State Code that localities are required to review, re-adopt and/or amend every five (5) years. It is the responsibility of the local Planning Commission to under take this requirement. Some localities opt to update the statistics and nothing else. What the Town is doing now is a complete re-write of the Comprehensive Plan.

Mr. Jenkins inquired whether the Piedmont Planning District Commission had a model to use as it prepares the document. Ms. Morris stated that the Commission has completed several Comprehensive Plan Updates in house. It is planned to view other Comprehensive Plans besides these, as the PPDC completes the task. Mr. Jenkins suggested that it would be wise to view a Comprehensive Plan of a locality that has been successful. He suggested viewing the Town of Lexington's Comprehensive Plan. Ms. Morris stated that she would request a copy.

The last Town of Farmville Comprehensive Plan was prepared by the Town of Farmville.

Mr. Spates questioned the area square miles for the Town of Farmville. According to the Draft, it states that the Town of Farmville has an area of 7.04 square miles. Mr. Spates stated that he believed that it was 7.2 square miles. He stated that he would get John Duggan with the Town of Farmville to verify the square miles.

Mr. Spates also stated that the Town of Farmville had done another annexation a few years ago (2000). According to Mr. Spates, the Town of Farmville has done annexation in 1971, 1993 and again in 2000. The annexation in 2000 was for the area behind Wal-Mart.

Discussions were held on the inclusion of color photographs within the document. Ms. Morris stated that it must be kept in mind that any color pictures, charts or graphs will increase the cost of reproducing the Comprehensive Plan document. Not only will the document be used in house by the locality as a guide, but also as a marketing tool. It was agreed that pictures are available through

other sources (Internet, etc.). Therefore, it was the consensus that pictures would not be included. However, there was interest in color graphs and charts within the document.

It was suggested by Mr. Jenkins and Dr. Moore to include Mainstreet and Southside Community Hospital to the Historic Resources section.

Discussions were held on the Town Activities section of the Draft. Items added to this section include the "Downtown Stage" (old Farmville Movie Theater), Commonwealth Chorale, Hampden Sydney Music Festival, and the Water Works Players.

Discussions were held on the recent "Master Plan" of the Town of Farmville. The Plan has been finalized. Ms. Morris requested a copy of the "Master Plan" from the Town.

Discussions were held on the population section of the document. Mr. Watson inquired as to the general population figure verses that of Longwood University's student population. Is the Town of Farmville growing because of the growth of full time residents or because of the student population growth? The student population of Longwood University is counted in the Town's population figure. The problem arises because there is no way to separate those students who reside on campus and those that live off campus (rental) to derive such a figure. Mr. Watson suggested just looking at the enrollment figure for the college as that separation. Mr. Spates stated that the College reports different enrollment figures each time that he has called. Ms. Morris stated that the most recent figure given to her for residential (on campus) students was 2,654 students.

A correction was noted by Ms. Morris on Page 13 - Town of Farmville Age Characteristics Table. Under 18 years of age in 1990 total 905, with this being 15% of the population. This entailed an increase of 99 persons 18 years of age from 1990 to 2000.

Ms. Morris made another correction on Page 15 as to the source for population projections. Population projection figures were prepared by the Weldon Cooper Center, not Virginia Employment Commission (VEC). The long-range population projections are subject to errors due to the changing conditions. These long-range projections do not account for growth from possible future boundary adjustments or high-density development units.

Discussions were held on the economy and employment sections of the document. It was noted that the Town of Farmville Treasurer's Office (Bob Hazelwood) could provide the Town's Taxable Retail Sales.

Mr. Spates noted that the student impact and subsidiary housing impact on the Town's per capita income should be explained. The figure reported is misleading due to the impact of these variables within the Town of Farmville. Dr. Gordon stated that this explanation would be very important if this document is being used as a marketing tool for the Town.

Discussions were held on the listing of the 2002 Major Employers with the Town of Farmville . It was noted that the listing was derived from the Virginia Employment Commission (VEC). There was much discussion as to the employers listed as major employers. The number of employees included in this list includes full-time and part-time. It was the consensus of the group that the listing from VEC was not realistic. Mr. Spates stated that the listing should include the major employers, but only include the number of full-time employees. It was the consensus that the Town

of Farmville's has a listing of major employers that will be used in the document. Mr. Spates stated that the Town has a listing of approximately 10 major employers with exact numbers and would provide this information to be used in the Plan instead of the VEC listing.

Discussions were held on business and industrial employment table. It was noted that all the figures are for residents of the Town. The figures relating for employment information for residents will be clearly identified that it relates to the resident, not the total industry or job classification.

Discussions were held on the mean travel time to work table. It was the consensus of the group to take out the mean travel time to work table. By the looks of the statistics, it appears that residents are leaving Town to work. It was agreed that the commutation patterns would be good to add in its place when they become available. This would show the number of persons coming into Prince Edward and Cumberland Counties for employment from surrounding areas.

Dr. Gordon stated that one issue that needs to be addressed in the Comprehensive Plan is Southside Community Hospital. It was the consensus of the group that it is important to address the Hospital in the Comprehensive Plan. A paragraph will be added under the Community Facilities and Services section of the Plan about the Hospital. It must be mentioned as an asset to the community and how it contributes to the community.

SAMPLE MAPS

Ms. Morris stated that she has provided to the Planning Commission sample maps that can be included within the Comprehensive Plan. These sample maps included general location maps, Town of Farmville Boundary map, historical District map, existing land use map and future land use map, zoning map, housing type map, and public property map. The zoning and historical boundary maps were emailed to the PPDC by John Duggan with the Town of Farmville.

Ms. Morris stressed that the most important map in the Plan will be the Town's future land use map. This map will show the Town's future vision for land use such as green spaces, low density, primary development areas etc. Ms. Morris also stated that the Town has many tentacles that are far reaching outside the Town boundaries, such as the Farmville Area Bus (FAB), the Farmville Regional Airport, sewer services to Cumberland Courthouse, Riverside Industrial Park, and the Water Tank at the Prince Edward County Industrial Park etc.

ADJOURNMENT

The next meeting of the Farmville Planning Commission for the purpose of updating the Farmville Comprehensive Plan was set for April 29, 2003 at 7:00 p.m. at the Farmville Train Station.

The meeting was adjourned at 8:45 p.m.

Town of Farmville Planning Commission
Comprehensive Plan Work Session Minutes
September 11, 2003
7:00 p.m.
Farmville Train Station

ATTENDANCE

Mr. Gerry Spates, Farmville Town Manager
Mr. Mike Lafoon, Farmville Town Council Member
Mr. Lloyd McKay, Planning Commissioner
Mr. Otto S. Overton, Farmville Town Council Member & Planning Commissioner
Mr. Andy Andrews, Planning Commissioner
Ms. Anne Nase, Farmville Town Council Member
Mr. Brad Watson, Planning Commissioner, Chairman
Ms. Mary Hickman, PPDC
Ms. Cindy Morris, PPDC

MINUTES OF PRIOR MEETING

Mr. Andrews moved and Mr. McKay seconded to approve the minutes as presented.

REVIEW OF UPDATED SECTIONS

Ms. Hickman presented, to those in attendance, another Draft section on the Introduction and Inventory and Analysis sections of the Plan. Also distributed was the new Draft Table of Contents. The Draft sections presented included those changes per the last Farmville Planning Commission Work Session held on January 28, 2002. Changes noted by Ms. Hickman include the following:

Page 3 – Introduction - Creating a New Comprehensive Plan for the Town of Farmville
Town of Farmville prepared the existing Comprehensive Plan

Page 4- Introduction -Methods of Identifying Issues – A written survey of citizen opinion
Approximately 1,900 surveys were mailed and 208, or 11%, were completed and returned by residents.

Page 5 –Inventory and Analysis – Regional Setting and History – Location and Size of Town
Correct square mile area of the Town is 7.2 square miles.

Page 6- Inventory and Analysis- Regional Setting and History – Historic Resources
Southside Community Hospital will be covered in the Community Facilities & Services Section (Section L) – This section will address the history, purpose and its effect on the

community and region. Also noted was the removal of the pictures relating to the listed items. This was requested in the last meeting.

Discussions were held on the placement of pictures within the document. It was decided that a collage of various pictures would be placed on each of the Chapter cover pages that relate to that section.

Page 7- Inventory and Analysis – Regional Setting and History- Town Activities

Activities added included "Downtown Stage," Mainstreet, Hampden-Sydney College Music Festival, Waterworks Players, Field of Dreams and the Commonwealth Corral.

Discussions were held on the amount of detail description wanted for the Historic Resources and Town Activities items. It was decided that each item would have a brief description for informational purposes (2-3 sentences). Various persons were noted by the Commissioners as a resource for information on these items.

Page 12- Inventory and Analysis – Population – Age Characteristics Table

Correction – Under 18 (1990) total should be 905 with a 15% of the total population. Also, Under 18 is the change from 1990 to 2000 as being +99.

Page 14- Inventory and Analysis – Population – Population Projections

Correction – Population projections were prepared by Weldon Cooper Center (2003), not the Virginia Employment Commission (2003).

Page 17 & 18– Inventory and Analysis – Income

A new section has been made which is devoted to income statistics for the Town of Farmville. Per Capita information has been moved to this section. Also, a Table has been created showing household income (2000 Census) for the Town of Farmville and Prince Edward County. Also, narrative has been added noting that the low per capita income is exacerbated by the number of Longwood University students, residents living in nursing homes, as well as disabled residents living in assisted housing units through Crossroads. These groups of people tend to live on lower fixed incomes.

Mr. Watson noted that it may be helpful to include percentages on the Household Income Table. Discussions were held on including the percentages in the Household Income Table. It was decided to include a percentage column on the Household Income Table for both Prince Edward County and the Town of Farmville. Also, discussions were held on including Cumberland County on the Table. It was decided not to include Cumberland County on the Table.

Page 21- Inventory and Analysis – Economy and Employment-Employment Resources and Trends

Mr. Watson noted that the group needs to keep an eye on the status of Norfolk Southern Railway Inc. as the Plan is updated.

Page 22- Inventory and Analysis – Economy and Employment – Retail Sales

A new Table has been added relating to the Retail Sales and Dollar Volume for the Town of Farmville. This was provided by the Farmville Treasurer's Office.

Page 24 & 25- Inventory and Analysis – Economy and Employment – Occupations and Employment

Clarification on Tables that the figures are for the number of Town residents working in the corresponding occupations and industries, not for number of persons working in the Town of Farmville in the corresponding occupations and industries.

Page 26- Inventory and Analysis – Economy and Employment – Major Employers

Table has been updated with the list of major employers provided by the Town.

Mr. Spates stated that the Town of Farmville Public Works, Waste Water and Water total employment should be combined and labeled Town of Farmville and the total should be 115 full time employees. Also, it was noted that Wal-Mart should be called to double check the 410 full time employees reported. Ms. Hickman stated that she would call Wal-Mart to verify employment.

Ms. Hickman also noted that the Mean Travel Time To Work Table has been removed as requested.

SURVEY RESULTS REPORT

Ms. Morris stated that in May of 2003, questionnaires were mailed out to Town of Farmville residents, as well as businesses. Approximately 1,900 surveys were mailed and 208 or 11% were completed and returned. This response rate is considered an average acceptable survey return rate for a mail-out survey method. Most survey respondents completed all questions and provided additional comments. The total response rate to each question varied due to some questions being left blank and/or an individual not providing the maximum number or responses for questions, allowing for multiple comments.

Ms. Morris provided to each person in attendance a Summary Report on Farmville Survey Findings. The surveys received represent a strong knowledge and concern for the Town of Farmville and its residents. With a majority of returned surveys from individuals over 65 years of age and 68% of surveys from residents living in Farmville for 10 or more years, the input received is from individuals who most likely have a strong understanding of their hometown. Comments were also received by a younger generation and newcomers that offer a fresh outlook on ideas for improving the well being of the Town. Based on the survey sample received, the Town is represented as having a large number of senior citizens. Thus, it can be predicted that services in most demand are related to health care and shopping opportunities. The second largest age group that completed the questionnaire was individuals 35 to 49 and the 50 to 64 years old. These age groups are typically recognized as being major consumers, established in their jobs and raising families. This population will have a significant impact on the Town's economy. The lowest level of feedback represents 18 to 34 year old. Individuals in this age group may be interested in recreational facilities, employment opportunities, educational facilities and affordable housing. Discussions were held on the Summary Survey Report.

Discussions were held on the survey results and responses provided to each person on the Planning Commission in a mailing prior to tonight's meeting.

Ms. Morris stated that based on citizen input from the opinion questionnaires and future public meetings, the Comprehensive Plan will benefit greatly from the ideas and comments received from the Town's residents. From updating the Comprehensive Plan, the Planning Commission will want to develop goals, objectives and policies in order produce a coordinated and consistent set of guidelines for future decision-making. A goal is long-term general statement that identifies the desired condition to be reached. Often goals are expressed in abstract terms. Goals should represent what is thought to be desirable for the Town, not necessarily what past trends indicate will occur. Objectives can be thought of actions that are capable of being measured. Policies are specific actions or tasks that identify what is necessary to accomplish an objective. Although policies will be the guidelines for the future, they may be changed as circumstances warrant. New policies can and should be added whenever the need becomes apparent. The Town of Farmville's updated goals, objectives and policies will be based on the needs and desires of Town residents. The Citizen Opinion Questionnaire serves as the first step in documenting and examining these needs and desires.

Mr. Watson stated that he would like to see examples of other similar localities and their goals, objectives and policies. This would be helpful. Discussions were held specifically on the problem of old houses being rented out to students. Lexington was suggested as a locality to review their goals, objectives and policies relating to this problem. Discussions were held that the new apartment complexes being built in Farmville will have an effect on the rental potential of old houses within the Town. The Town of Farmville does not have specific blighted areas within its limits. Only various spots exist within the Town. The Town of Farmville has a Housing Inspector that is viewing the problems daily.

Mr. Watson suggested that a public meeting take place to allow citizens to view the results of the Citizen Opinion Questionnaire Survey. This will allow citizens an opportunity to offer additional comments and, possibly, spur those who did not offer comments to have another opportunity. The Final Survey Report would be presented at that time. It was decided that a public meeting would be scheduled for the first part of November, 2003. This meeting would be held in the evening. The meeting would begin at 7:00 p.m., with citizens coming and viewing various displays pertaining to the survey and the draft sections of the Comprehensive Plan. At 7:30, the Planning Commission would begin business, at which time persons could offer public comments on what has been presented so far.

REVIEW OF TOWN'S CURRENT LAND USE/ZONING MAP

Ms. Morris displayed a Map provided by John Duggan, Town of Farmville, that showed the existing land use/zoning within the Town. Areas shown included Fire/Rescue/Hospital, Parks, Vacant Property, Residential, Rental, Cemetery, Government, Commercial, Church and School. Discussions were held on the various areas and future growth potentials.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Town of Farmville Planning Commission
Comprehensive Plan Public Meeting Minutes
November 13, 2003
7:00 p.m.
Farmville Train Station

ATTENDANCE

Mr. Gerald Spates, Farmville Town Manager
Mr. Lloyd McKay, Planning Commissioner
Mr. Otto S. Overton, Farmville Town Council Member & Planning Commissioner
Mr. Andy Andrews, Planning Commissioner
Ms. Anne Nase, Farmville Town Council Member
Mr. Brad Watson, Planning Commissioner, Chairman
Ms. Pam Butler, Planning Commissioner
Mr. Edward Gordon, Planning Commissioner
Ms. Mary Hickman, Piedmont Planning District Commission
Mr. Todd Fortune, Piedmont Planning District Commission
Ms. Robin Buckalew, Friends of the Appomattox River
Ms. Ruth Budd, Farmville Citizen
Ms. Nan O'Connor, Farmville Citizen
Mr. Craig White, Farmville Citizen

OPENING COMMENTS

Mr. Watson said that the Piedmont Planning District Commission (PPDC) has been very helpful in assisting the Town in update of its Comprehensive Plan, noting that the PPDC has a lot of expertise in this area.

He said this process is taking a while to do and that the Town is trying to get some things out of the way, such as background information about the community, before getting into the "meat and potatoes" of the Plan. He added that the Town wants to find out from area residents what their concerns are and what they would like to have in the community. He said he couldn't guarantee that all of those things would happen, but the Town would try to do what makes sense for the community at large.

Watson then opened the floor to comments.

DISCUSSION OF SURVEY RESULTS

Ms. Hickman went over the maps displayed at the meeting (zoning and land-use maps), which were provided by the Town. She also went over the survey results and other reports available, which were displayed at the meeting, and said anyone interested in obtaining copies should let her or Mr. Fortune know. She said the response rate on the survey was about 12%, and that every residence and business in Town was sent one. Ms. Hickman said the Town-wide survey was done back in April 2003.

Mr. White and Ms. Budd said they didn't receive a survey. Ms. Budd said she found out about it from one of her neighbors. Mr. Spates said a survey was mailed out to every water customer in the Town of Farmville. Ms. Hickman reiterated that they were mailed out in April, and responses were compiled by the PPDC. Mr. Watson said there was at least one article in the newspaper about the surveys, and that people were able to download one off the Internet.

Ms. Hickman encouraged those in attendance to pay close attention to the statistics in the results, as they will be a part of the plan. Mr. White asked where the population projections contained in those statistics came from. Ms. Hickman said they came from Weldon-Cooper Center at the University of Virginia, which is a major source of such data. She said projections are based on trends that are expected to occur.

Ms. Hickman said that, based on the survey results, top priorities include health care, economic development, jobs and housing.

Ms. Budd said the response rate for the surveys seemed low. Mr. Spates asked what the response rate was for a similar survey done for the Town of Crewe in May. Ms. Hickman said the rate for that survey was between 13% and 14%, adding that the response rate for the Town of Farmville was relatively good for a mail-in survey. Mr. Watson said the rate was enough to have statistics the Town feels comfortable with.

Ms. Hickman said the response rate seems to have fallen a bit from past surveys. Mr. Watson agreed and said everyone in the room is concerned enough to return the survey, but the majority of people are not as interested and we have to deal with that. Ms. Hickman said about 1,900 surveys were sent out and 284 were returned.

Mr. Watson said he wanted to make sure the Town did the survey and held informational meetings to keep the public up-to-date and solicit feedback. He added that members of the Planning Commission are available to talk to anyone who wishes to discuss any issue individually.

PUBLIC COMMENTS ON PLANNING ISSUES

Mr. Watson said the Town of Farmville Planning Commission had a joint meeting the previous week with the Prince Edward County Planning Commission, which covered a number of subjects concerning where the Town and County border each other. He said the sides wanted to make sure each knew what the other was doing, as both bodies are working on their own Plans. The County and Town plan to exchange draft Plans once they are complete.

Ms. Budd said she was concerned about commercial development and taking care of residential areas. Ms. Buckalew said she thought traffic was getting worse, and that she gets scared when she rides her bike. She added that with all of the health problems present today (obesity, etc.), people should be encouraged to exercise more. Mr. Spates said traffic is, in fact, getting worse in some areas, noting that traffic on part of South Main Street has gone from about 8,000 cars per day to almost 14,000 per day. He said the Town is working on a couple of bike/pedestrian trails, including one that would connect High Street to Third Street near Wilcks Lake Park.

Ms. Buckalew asked what's going to happen with High Street where it goes into Main Street. Mr. Spates said the town has already synchronized the traffic lights, which has improved conditions there. He noted that you have more people here, and the school is growing, which contributes to the increased traffic. Mr. Watson said that, living on High Street, he has had some concerns about that as well. He said that trucks coming in and out of construction zones at Longwood University near Griffin Boulevard have added to the problem. He said he heard some residents suggest turning Venable Street into a two-way street (it's now a one-way street), which could help the situation but might make matters worse.

Mr. White said he has been living here for about eight years and that he goes to Virginia Beach occasionally to visit his daughter. He said "we've got it pretty good here" and that his goal would be to keep it that way. He said the Town should grow to keep up with the movement of society and to keep money coming in, but what we have sure beats what they have in Virginia Beach (in terms of "spotty growth and chaos [with vehicle traffic]").

Ms. Budd asked about the possibility of creating a left-turn lane for High Street onto Oak Street, as she occasionally has to sit through multiple red lights because of people wanting to turn left. Ms. Buckalew suggested that the light there could have an arrow. Budd expressed a similar concern with the light at High Street turning onto Main (she wants to turn right, when others want to turn left). Mr. Spates said the Town had to take out parking spaces to put in the existing turn lanes and that synchronizing the lights should help the situation.

Mr. White pointed out that part of Farmville is in Cumberland County, and said there could be some opportunities for growth and development "consistent with the community" along Plank Road and in surrounding areas. He said such opportunities could help both the Town and Cumberland County. Mr. Watson said he thinks a local doctor could open an office in the Cumberland side, as it is underserved. Mr. Spates said water service was close by, but added that work on replacing the bridge crossing the Appomattox River will start soon.

Mr. Watson agreed that the Cumberland side of Farmville has potential. Mr. White said he senses, from what he has heard, that people in Cumberland are looking toward the north end of the county, near where Route 288 will connect to the Richmond area, for growth. However, it seems that since there is already infrastructure in Farmville, this area of Cumberland has the potential for growth.

Mr. White said that the reason he was asking about population projections is that Cumberland is projected to lose population over the next 10 years. He asked what formula is used for that projection, noting that the school system is seeing growth. He pointed to the high school as a specific example, noting that the enrollment has increased from 300 to 375 since he arrived here and

10% in the last year. He also said the elementary school is not shrinking either. Ms. Hickman said she would look into it and see what she could find out.

PROGRESS OF THE PLAN

Mr. Watson said the town has lots of things to work on regarding the Comprehensive Plan. He said the Town would have the final say as far as what is in the Comprehensive Plan. The Town's Planning Commission is trying to help the Town Council and give them something to work from. He said it's a process that isn't expected to be completed before next summer.

THE FUTURE OF FARMVILLE

Mr. White asked what direction the Town of Farmville sees itself moving in: What significant changes and movements are expected, from the Town's point of view? Mr. Spates said continued commercial growth is expected and Longwood University will continue to grow. He said areas where you could expect to see growth include the east part of Town, citing the recently completed Sun Chase Apartments complex on East Third Street.

Mr. White said that, from a business standpoint, he has a number of friends in the Northern Virginia/Washington, DC, area that love to visit Greenfront Furniture. He said he's more than happy to have them down, but expressed a "serious concern" about keeping business diversified. White specifically mentioned Danville and other areas along U.S. 58 that were locked into one industry. He said he hopes that Greenfront continues to grow, but asked, "In terms of a vision, what do we want to go look for?" He asked if the Town has looked into criteria for what would be a great industry.

Mr. Spates said the industries we have here have grown, adding that the Town of Farmville is not a high industrial employment area. Mr. White said the Town should look for something that's environmentally neutral or friendly and that he would not like to see something with smokestacks, like a steel mill, which would pollute the Appomattox River or destroy the surrounding scenery. He suggested the possibility of "bleeding" some of AOL's business down this way or promoting other partnerships to support high-tech businesses.

Mr. Watson said things like Poplar Hill and residential-type communities can help encourage people to move to this area, but not everyone wants to sit out in a "pastoral" setting and some people want something to do. He said retail has helped, but not a lot of people live here because of Greenfront. They visit here because of Greenfront. Watson said that you need to have enough shopping for people to want to stay here. He said Longwood University and Hampden-Sydney College will help to keep things somewhat stable, but good recreation facilities and sufficient shopping are essential. He said some people want to have the things larger communities have, but without the traffic.

Ms. Budd asked what kind of shopping the Town would like to attract, pointing out that many local residents go to Lynchburg for shopping because all Farmville has is Belk and Wal-Mart. Mr. Watson said that's why you need more higher-income families moving in, to help specialty stores make it. He said anyone who has lived here for any length of time has seen specialty stores come in and fail again and again. As a specific example, he cited the recent move by Cheese and Company on Main Street to stop serving dinner on Thursday, Friday and Saturday nights and serve only

lunch. Watson said attracting higher-income people would allow the more specialty retail to come in.

Ms. Buckalew said it would be great for business to have incentive to use existing buildings, instead of building new structures and excavating open land (for example, the old Wal-Mart building). Mr. Watson said he would love to see that happen, adding that Southside Virginia Community College is working on a deal to use the old Wal-Mart building for some sort of educational center.

Ms. Budd asked about the status of the old Hardees' building on South Main Street, noting that it just sits there all boarded up. Mr. Spates said the building is available for rent. Mr. Watson said you need some kind of incentive to get people to use existing property when it is privately owned, as the owners will have to want to spend the money required to renovate it. If the property is vacant, but not condemnable, the Town cannot make the owner do anything with it. Spates said there are tax incentives in place for buildings downtown to do something similar to what Greenfront did. Watson said a "Main Street" program is being devised to educate people about their ability to access funds or receive incentives.

Mr. White said he read in the paper that there is talk about using the second floors in some of the buildings downtown and that, while there could be difficulties with it (access, etc.), it would be a good use of space. He added that there seems to be a good amount of square footage up there. Mr. Spates said some of those areas are in bad shape and need a lot of work. Mr. Watson said the Planning Commission agrees that its an idea whose time has come, but they want to make sure it's done in a way that will make people want to move in. He said the Town has looked at master plans from other towns to give them ideas as to how to make it work. Spates said ordinances could be changed to allow apartments there.

Ms. Buckalew mentioned the concept of clustering houses around a shared green space, and asked if this was something the Town would find useful. She said the concept would be ideal for corridors for wildlife to pass through. Mr. Watson said he couldn't speak to that particular idea, but the Town does have a landscaping plan in the works.

Ms. Buckalew said some trees were planted along the river near Bob's Glass within the last year, and that some of the trees are doing well despite the wet weather this year. She added that her group plans to add some grass inhibitor mats around them and plant some more on the other side of the river.

CLOSING

Mr. Watson said the Planning Commission was planning on having another meeting in about six months, but anyone with questions could contact members of the Planning Commission. He also suggested that those in attendance encourage their friends to get involved in the process.

The meeting was adjourned at 8:15 p.m.

Town of Farmville Planning Commission
Comprehensive Plan Work Session Minutes
October 5, 2004
7:00 p.m.
Farmville Train Station

PRESENT

Mr. Gerald Spates, Farmville Town Manager
Mr. Andy Andrews, Planning Commissioner
Ms. Anne Nase, Farmville Town Council Member
Mr. Brad Watson, Planning Commissioner, Chairman
Ms. Pam Butler, Planning Commissioner
Mr. Otto S. Overton, Farmville Town Council Member & Planning Commissioner
Ms. Cindy Morris, Piedmont Planning District Commission (PPDC)
Mr. Todd Fortune, Piedmont Planning District Commission (PPDC)

ABSENT

Mr. Ted Cunningham, Planning Commissioner
Mr. Lloyd McKay, Planning Commissioner
Mr. Edward Gordon, Planning Commissioner

CALL TO ORDER, MINUTES FROM PREVIOUS TWO MEETINGS

The meeting was called to order at 7:01 p.m. On a motion from Ms. Butler, seconded by Mr. Overton, the minutes from the two previous meetings (Sept. 11, 2003, and Nov. 13, 2003) were approved unanimously.

Ms. Morris said all of the minutes from the meetings on this project would be in the plan as attachments to the plan itself. She we would try to get through the agenda in one hour, due to some time constraints, then turned the floor over to Mr. Fortune for a review of the materials in the packet.

DISCUSSION OF DRAFT SECTION II

Mr. Fortune started by going over Draft Section II – Inventory and Analysis: Resources and Trends. He stated that the information in this section was gathered from different sources, including the Town, the Commission's Comprehensive Economic Development Strategy, and the Piedmont Soil and Water Conservation District. Mr. Fortune then went over some corrections he made to the section since sending it out in the meeting packet. They were:

- Page 28, under "Developed Land" – in the first paragraph, the phrase "May through July 2004" should be taken out. The visual survey of housing conditions was started in September and is ongoing, and should be completed in October.

- Page 35, third paragraph – The reference to KTB Properties should say the KTB owns the Hotel Weyanoke, and other rental houses around the Longwood University campus.
- Page 39, last paragraph – It should say that Prince Edward was awarded a $24,000 VDOT planning grant in June 2004, not 2001.

Mr. Fortune then asked the Commission if they saw any other items that looked incorrect, were omitted or need to be taken out. Changes recommended by the Commission included:

- After "Trash Collection," on Page 51, add some narrative about the Town's recyclable collections.
- On Page 35, in the part that talks about apartment complexes, talk about Stanley Park.
- Under "Education," it should say that Fuqua School and Kenston Forest School is for grades pre-K through 12.
- In the section that talks about the Prince Edward Rescue Squad, on Page 52, take out the listing of equipment but do mention that the Rescue Squad provides advanced life support.
- Under "Recreation," on Page 53, add some narrative about the YMCA and the Poplar Hill Golf Course (and conference center). Also, talk about proposed trails.

DISCUSSION OF MAPS, PHOTOS FOR POSSIBLE INCLUSION IN PLAN

Mr. Fortune went over a series of maps and photos he complied for the Commission to consider. Included were eight maps depicting demographic characteristics of the Town. He pointed out that these maps were pulled from the Piedmont Planning District Demographic Profile, completed in the summer, and asked the Commission to advise on whether they wanted any in the plan.

There was some discussion about the numbers in some of the maps – specifically, percentages of housing units that are renter occupied and housing units that lack complete kitchen facilities, complete plumbing, or telephone service. Mr. Watson said we might want to check on the percentage of occupied housing units that are renter occupied, and asked about the map depicting percentages of occupied houses with no telephone in service. Mr. Spates said that there are no houses in Farmville that lack complete plumbing, referring to that particular map. Mr. Fortune said the maps were based on U.S. Census data, and he could re-check the data.

Ms. Morris said the data is broken down by block group, and includes areas outside the Town limits, which may skew some of the numbers. She asked if they could be broken down further. Mr. Fortune said he would check into it. Mr. Watson said we might not want to include some of these maps, as some of the numbers might be bad and he's not sure the numbers – good or bad – say anything. It was the consensus of the Commission to include three maps – Housing units that are renter occupied, Population density, and Median value of specific owner-occupied housing units – and take the rest out.

Ms. Butler and Mr. Spates said the plan should also include a map of the areas that have bus service. She added that, as Longwood grows, the Town would need to address that issue. Mr. Spates said that Mr. Fortune could contact Julie and Will, at the Town office, to get this.

Mr. Fortune then asked the Commission for feedback on the pictures he submitted. Comments from Commission members were:

- If you have a picture of the Weyanoke, you should also have photos of SunChase and Stanley Park.
- Pictures of single-family homes should be on one page, multi-family dwellings (i.e., duplexes and apartment buildings) on another.
- To get a feel of what neighborhoods look like, it would be a good idea to take pictures from the middle of the street.
- There should be pictures of inside the Field of Dreams (preferably when there is a ball game going on), and a playground (possibly Grove Street Park).
- A picture of the future site of Poplar Hill should be added.
- Photos of WVHL, STEPS, Carbone, and the Culvert should be taken out. Add photos of Wooden Heart, Longwood Visual Arts Center (after February), the Moton Museum, and the Downtown Stage.
- There should be more pictures of Longwood, including Brock Commons (Jennifer Wall can help with this), and the photo of Southside Community Hospital should be a closer shot.
- We should get a new shot of the Train Station. It has been repainted since the existing photo was taken.
- There should be more pictures of people enjoying facilities, and photos of various events (First Fridays, Heart of Virginia Festival, canoes on the Appomattox River, etc.). Mr. Watson and Ms. Nase said Tom Taylor or Robin Buckalew might have photos of canoes on the river.
- A picture of the Farmville Area Bus should be included.

ADDITIONAL INPUT

Mr. Fortune then discussed the letter from Ms. Buckalew, who is with Friends of the Appomattox River, about possibly including a blueway in the Comprehensive Plan. Mr. Spates said the Town Council favors the idea.

Mr. Watson said that, somewhere in the plan, there should be a mention of Farmville's Downtown Revitalization plans (possibly with artist drawings). He said it would show what is part of the Town's plan for the future. Mr. Watson also suggested something about the planned new Town Hall should go in the plan. Ms. Morris noted that the Capital Improvements Plan would be a part of the overall plan, and it would be an appropriate place to discuss facilities. She reiterated that this Comprehensive Plan is the Town's plan, and Town leaders could put in what they wanted.

DISCUSSION OF SECTION III – GOALS, OBJECTIVES AND STRATEGIES

Mr. Fortune said the Commission now needs to come up with goals, objectives and strategies. Due to time being short, he suggested that this meeting only cover goals. Objectives and strategies could be addressed at a later date.

Mr. Watson said he thought the Town Council should do this. Ms. Nase responded that Town Council needs the Commission to provide a Comprehensive Plan, to give them a guide. Ms. Morris said the objective is for the Commission to provide a draft Comprehensive Plan. She added that the Commission could only recommend it, not adopt it. Ms. Morris noted that the Commission was

appointed to do this, and urged them to do the best they can. She also urged the Commission not to sell themselves short, as they have some good information at their disposal.

Mr. Watson said everyone on the Commission should write down what they would like to see done. He added that Town Council needs to hear from the Commission, and vice-versa. It was agreed that Commission members would write down ideas, and would get together in about one month for a brainstorming.

Ms. Morris said the PPDC would provide an outline for Commission members to use. She asked if we should collect the ideas from Commission members before the next meeting, and type them up, or bring flipcharts and compile them at the next meeting. It was decided to just compile them at the next meeting and write ideas down on flipcharts.

OTHER ISSUES

There was a brief discussion of buildings in need of repairs. Mr. Spates said incentives are needed to encourage property owners to fix up their buildings. Ms. Nase said that starts with education, teaching people why it's better to fix buildings rather than let them sit. Mr. Watson said there also needs to be some sort of penalty for property owners that leave their buildings in a state of disrepair. There was concern expressed by Commission members over properties in Town that are in need of repairs.

Ms. Morris asked if Farmville has joined the Main Street program. Mr. Spates said it has not, noting that it would be expensive for the Town. Ms. Morris said the Town could become a Main Street affiliate as an alternative, noting that she is working with another Town in the region that is doing that. Ms. Morris also asked if anyone is allowed to live in the upstairs of downtown buildings. Mr. Spates said the Town has started renovating some of those properties into apartments.

Mr. Spates said he would get everyone a copy of the Town's Open Space Master Plan. He said that Milnwood Road could be four-laned in the future. Ms. Morris and Mr. Watson said the potential of a completed Interchange on 460, on the east side of Town, could have an impact on the traffic on Milnwood.

SCHEDULING OF NEXT MEETING, ADJOURNMENT

The next meeting was scheduled for Monday Nov. 8th, at 7 p.m., at the Train Station. Ms. Morris reiterated that PPDC staff would get outlines to Commission members so they can work on goals, objectives and strategies.

The meeting was adjourned at 8:06 p.m.

Town of Farmville Planning Commission
Comprehensive Plan Work Session Minutes
November 29, 2004
7:00 p.m.
Farmville Train Station

PRESENT

Mr. Gerald Spates, Farmville Town Manager
Mr. Andy Andrews, Planning Commissioner
Mr. Brad Watson, Planning Commissioner, Chairman
Ms. Pam Butler, Planning Commissioner
Dr. Edward I. Gordon, Planning Commissioner
Mr. Lloyd McKay, Planning Commissioner
Mr. Donald Hunter, Farmville Town Council Member
Ms. Anne Nase, Farmville Town Council Member
Mr. A.D. "Chuckie" Reid, Farmville Town Council Member
Mr. Mike Lafoon, Farmville Town Council Member
Mr. Sid Newman, Farmville Town Council Member
Mr. Todd Fortune, Piedmont Planning District Commission (PPDC)

ABSENT

Mr. Ted Cunningham, Planning Commissioner

CALL TO ORDER, DISCUSSION OF PREVIOUS MEETING

The meeting was called to order at 7:05 p.m. Mr. Fortune gave an overview of the previous meeting, held on Oct. 22, and explained what this work session was intended to accomplish – the development of goals objectives and policies.

Dr. Gordon asked about the overall role of the Planning Commission and what the Town Council could do on this project. Mr. Watson said he did not want the Planning Commission to step on the toes of the Town Council (i.e., working on a plan that duplicates, or interferes with, what Town Council is doing). Ms. Nase said the Comp Plan would be used by Town Council as a "structure" for what they do going forward, so the Planning Commission should help with the development of this plan.

DEVELOPMENT OF GOALS, OBJECTIVES, AND POLICIES

The development of goals, objectives and policies focused on the eight issues that were deemed most important, as per the results of the Comp Plan public surveys. Those issues are: Health Care/Emergency Services, Economic Development, Employment, Public Utilities, Transportation, Land Use, Parks and Recreation, and Housing. Mr. Fortune said those were identified in the survey results as the most important issues.

Among concerns voiced by Planning Commissioners and Town Council members present during this discussion were:

- There needs to be something for young people and teens to do. The Parks and Recreation Department could possibly develop a program, and a multi-use facility. Also, there was some discussion about providing activities for senior citizens.
- Absentee landlords, new apartments, and empty or unsightly houses. There was some discussion of possible ways to encourage homeowners to fix up run-down houses (more stringent zoning, housing codes, tax incentives).
- Preservation of the historic district, which Mr. Watson said goes along with preserving business in the downtown area. Dr. Gordon asked if there is anything that can be done about empty business buildings in Town. Mr. Spates said that, in many cases, business owners have more incentive to build new facilities as opposed to renovating existing buildings.
- Deciding what kind of people the Town wants to attract. Mr. Spates said that, without a suitable labor force, many businesses wouldn't locate here. Ms. Nase said the area could be promoted as a retirement community.
- Keeping the hospital viable. Mr. Spates said the hospital is going to play a big role in the future of the Town.
- Expanding the routes of the Farmville Area Bus.
- Traffic issues: Re-routing trucks, so they don't use Main Street to go through Town; closing one of the entrances to Southgate Shopping Center, to reduce congestion and tie-ups near Burger King.
- Preservation of natural resources.
- Not losing what the Town has (assets).

During this discussion, those present brainstormed to come up with goals, objectives and policies for a number of the issues present. The results of that brainstorming are listed in Attachment A.

DISCUSSION OF NEXT STEPS, ADJOURNMENT

Mr. Watson asked Mr. Fortune to compile what has been developed to date, and send everyone in attendance a summary of the goals, objectives and polices that were developed. He said the Planning Commission should plan on having a public hearing sometime in January.

The meeting was adjourned at 8:30 p.m.

Goals, Objectives and Policies Worksheet

Introduction

The development of goals, objectives and policies is necessary to produce a coordinated and consistent set of guidelines for future decision making. The goals, objectives and policies listed in the plan should be considered guidelines toward plan implementation for the future development of the Town of Farmville. They are intended to be flexible guides for the management of the Town.

A goal is a general statement, often expressed in abstract terms, signifying what the Town intends to accomplish over a long period of time. For community planning, this period of time is normally twenty years. They are determined after the issues facing a community are identified.

Objectives are more specific statements of measurable steps that can be taken towards achieving a goal, and are typically viewed as being applied over a much shorter time period – say, one to five years.

A policy is a specific action or task that identifies what is necessary to accomplish an objective. Although policies will be the guidelines for the future, they may be changed as circumstances warrant. New policies could, and should, be added whenever the need becomes apparent.

(NOTE: You can have more than one objective per goal, and more than one policy per objective.)

Economic Development

GOAL: To maintain the Town as a regional hub for shopping

GOAL: To capitalize on technology as a means to create high-paying, sustainable jobs

GOAL: To capitalize on tourism as a way to bring in more money

Objective 1: Attract people to the area, get them to stay longer and spend more money

Policy 1: Develop and promote new facilities, enhance and promote existing facilities

Health Care/Emergency Services

GOAL: To support Southside Community Hospital as a regional hub for healthcare

Objective 1: Make sure there are sufficient activities for area doctors and their families

Policy 1. Promote and enhance existing activities, develop and promote new activities

GOAL: To support continued prompt response to emergency situations (fire, rescue, police)

Housing

GOAL: To preserve the integrity of residential neighborhoods.

Objective 1: Encourage the rehabilitation of dilapidated housing, discourage housing neglect.

Policy 1. Draft/adopt More stringent codes to address dilapidated housing, unsightly conditions.

Policy 2. Provide incentives (tax breaks, etc.) for property owners to fix up substandard houses.

Transportation

GOAL: To strengthen and expand public transportation.

Objective 1: Improve access to public buses.

Policy 1. Add more routes, stops for the Farmville Area Bus.

GOAL: To improve traffic flow, provide better movement for vehicles through town.

Objective 1: Provide alternate routes through town, better traffic control.

Policy 1. Implement alternative traffic patterns.

Policy 2. Re-program traffic signals at certain intersections.

Policy 3. Have an engineering firm study traffic and intersections, make recommendations for improving traffic.

Parks and Recreation

GOAL: To provide more activities for youths, teens

Objective 1: Have an indoor facility for youths and teens to use for recreation, events.

Policy 1. Locate space, secure funding for indoor youth/teen facility.

GOAL: To provide activities for senior citizens.

Objective 1: Create a recreational facility for seniors.

Policy 1. Locate space/secure funding.

Policy 2. Work in conjunction with Poplar Hill to develop activity center.

Town of Farmville Planning Commission
Comprehensive Plan Public Meeting Minutes
March 23, 2005
7:00 p.m.
Farmville Train Station

ATTENDANCE

Mr. Gerald Spates, Farmville Town Manager
Mr. Brad Watson, Planning Commissioner, Chairman
Mr. Andy Andrews, Planning Commissioner
Dr. Edward Gordon, Planning Commissioner
Ms. Anne Nase, Farmville Town Council Member
Mr. Todd Fortune, Piedmont Planning District Commission
Mr. Dan Phillips, Farmville Citizen
Mr. Jim McGall, Farmville Citizen
Ms. Ruth Budd, Farmville Citizen
Ms. C.J. Ritchie, Farmville Citizen
Mr. Brian Ritchie, Farmville Citizen
Mr. Don Feryn, Farmville Citizen
Ms. Sally Gilfillan, Farmville Citizen
Ms. Pam Fortune, Virginia Legal Aid (Works in Farmville)

WELCOME, OPENING COMMENTS

The meeting was called to order at 7:02 p.m. Mr. Watson briefly discussed the process undertaken so far, and said the Planning Commission wanted to hear more comments from the public. Surveys were mailed out in May 2003 to Farmville residents for their input on what should go into the Plan. More than 200 surveys were filled out and returned. Results from those surveys, and other information including maps, were on display at this meeting for the public to see. He then asked Mr. Fortune to give more detail about the input received and where the process stands.

Mr. Fortune went over the main concerns raised during the previous public meeting, held in November 2003, and issues brought up in subsequent work sessions by Planning Commission members. Main concerns raised by the public include development and its effect on the Town, traffic, using existing space as opposed to developing new properties for commercial use, providing better services (health care, etc.), and jobs. Concerns brought up by the Planning Commission include something for young people to do, absentee landlords, empty/unsightly houses, preserving the historic district, deciding what kind of people the Town wants to attract, keeping the hospital viable, expanding the bus routes, traffic, preserving natural resources, and not losing what the Town has.

Mr. Watson then opened the floor to comments.

PUBLIC COMMENTS ON PLANNING ISSUES

Mr. Phillips said a priority should be to protect established residential areas. He said he does not want Farmville to become similar to Newport News, where commercial development has encroached upon residential areas. Mr. Philips added that commercial development should be confined to the main roads in town. Mr. Watson said he is empathetic, as Longwood University is moving closer to his home and he has a clear view of the second and third floors of Longwood's new science building.

Mr. McGall said he was concerned about development between the Crestview neighborhood and the U.S. 460 Bypass, and said someone should find out what land in that area is being prepared for. He also noted that some property near Crestview is for sale, and said he is concerned that the Crestview subdivision would be surrounded by commercial development. Mr. McGall also said the Town and Prince Edward County are going after new businesses, but the roads are not able to handle exiting traffic. He said if things continue to be added, people would not be able to get around in Farmville. He said the Town is becoming saturated with traffic, and the new development at Longwood would cause additional problems.

Mr. Spates said he is aware that the growth will cause problems, noting that Longwood and Hampden-Sydney College are growing. He said the Town is getting ready to undertake a traffic study, and the lights need to be synchronized. Mr. Spates said synchronizing the lights would make a difference. He also said that the Town has been asked to annex land between Crestview and the bypass, but has declined. He said that if the Town does annex it, the land would be zoned R-1 (Residential). Mr. Spates said he realizes the need for orderly growth, which is what the Town is trying to do.

Mr. Ritchie asked if zoning would be covered in the plan. Mr. Fortune said zoning maps would be included in the plan. Mr. Spates said the Town's zoning ordinance needs to be updated. Mr. Ritchie asked if the Town plans to change its zoning. Mr. Watson and Mr. Spates said it is not that easy to change zoning. Dr. Gordon said this is the planning stage. He added that zoning is on the agenda, but you can't do the zoning until you know what you want. Mr. Spates added that he does not foresee any changes to zoning in existing parts of town, saying the Town is looking at possibly expanding its boundaries.

Mr. Ritchie asked if the Town and the County know what each other are doing. Mr. Watson said the two Planning Commissions met in the fall, and stay apprised of the other's progress. Mr. Ritchie expressed some concerns about whether the plan would be followed. Mr. Watson said the Comprehensive Plan is not a law, just a plan. He added that the Town will use the plan as a guideline of what to do, but is not required to follow it. Dr. Gordon said we're trying to give everyone an idea of where the Town wants to go. He noted that any prospective business or resident that comes to Farmville would want to know what direction the Town plans to go in. Dr. Gordon added that the Plan contributes to the Town's stability, but does not assure stability.

Mr. Ritchie asked if the Town Council would review the plan once it's done. Mr. Watson said it would.

Ms. Gilfillan asked about the status of the Route 460 Interchange Study. Mr. Fortune said the Town and County have retained an engineering firm to look at feasibility and options for providing full access to the U.S. 460 Interchange east of Farmville. He said the firm held its first public meeting the week before, and solicited comments from the public. Mr. Fortune added that the next step would be to work up specific design plans and present them at a second public meeting. The study is set for completion by the end of June.

Ms. Gilfillan asked about the blueway that has been proposed for the Appomattox River. Mr. Fortune and Mr. Watson said they have been contacted by the Friends of the Appomattox River about it, and it has been discussed by the Planning Commission. Ms. Gilfillan asked about growth and its effect on open space. Mr. Spates said the recent recreation meeting addressed trails, pedestrian and biking facilities, open space, and other issues. He said he expects this to be a priority over the next few years. Mr. Spates added that Town Council is aware of the value of landscaping and trees, and noted that convenience stores in town have started to remove Coke, Pepsi, and cigarette signs at the Town's request. He said the Town is working with the developer of a planned new McDonalds restaurant to erect an attractive sign.

Ms. Gilfillan said the new boiler at Longwood is not adjusted right, and is creating air pollution. She said this would put the blueway, aesthetics and walking in town at risk. Mr. Spates said the University also has a big pile of sawdust beside the old Wal-Mart building. Longwood is renting half of that property, and the sawdust is being used for the boiler. Mr. Gilfillan said there are other parts of the region with air pollution, and other causes, and that air pollution is not always visible. On a related issue, Mr. Spates said the Town catches flak from residents because burning is not allowed in the town limits.

Ms. Gilfillan asked if any thought has been given to making South and Third Streets one-way (going in opposite directions), to alleviate traffic. Mr. Spates said the Town's 2020 plan proposes an alternate Route 45 through Farmville.

PROGRESS OF THE PLAN

Mr. Watson noted that the Plan had gotten a little bogged down, but the process is picking back up. He said the Town Council, and Ms. Nase in particular, have been very involved in the process. Mr. Watson said he wants to be sure that when the Plan says the Town wants something, there is a possibility of it happening. Mr. Fortune said the Plan should be completed by the end of the year.

ADJOUURNMENT

The meeting was adjourned at 7:40 p.m.

Town of Farmville Planning Commission
Comprehensive Plan Work Session Minutes
May 25, 2005 – 7:00 p.m.
Farmville Train Station

PRESENT

Mr. Brad Watson, Planning Commissioner, Chairman
Mr. Andy Andrews, Planning Commissioner
Ms. Pam Butler, Planning Commissioner
Dr. Edward I. Gordon, Planning Commissioner
Mr. Lloyd McKay, Planning Commissioner
Ms. Anne Nase, Farmville Town Council Member
Ms. Cindy Morris, Farmville Town Manager's Office
Mr. Todd Fortune, Piedmont Planning District Commission (PPDC)
Mr. Roland Gilliam, Cumberland County Planning Commission (observer)

ABSENT

Mr. Ted Cunningham, Planning Commissioner
Mr. Otto Overton, Planning Commissioner

CALL TO ORDER, MINUTES FROM PREVIOUS WORK SESSION AND PUBLIC MEETING

The meeting was called to order at 7:05 p.m. Mr. Fortune said there was one change to be made to the minutes from the November 29, 2004 meeting. On Page 2, the third bullet, the sentence, "Among those, the renovation of existing buildings is not cost-effective," was taken out. On a motion from Dr. Gordon, seconded by Ms. Nase, the Commission approved the minutes for the November 29, 2004 work session (as amended) and the March 23, 2005 public meeting.

REVIEW OF DRAFT GOALS, OBJECTIVES, AND POLICIES

Mr. Fortune gave a brief overview of the process that went into devising draft goals, objectives and policies (Section III of the plan). He said he took input from the November 29 work session, previous meetings, public meetings and public survey results, and referenced plans from surrounding localities to help with the draft goals, objectives and policies.

Mr. Fortune said Dr. Gordon had contacted him with a few suggested changes, which were incorporated into the draft prior to the meeting. They were:

- Under Emergency Services/Health Care, the goal "To support Southside Community Hospital as a regional hub for health care": An objective was added that reads: "Assist local law enforcement to assure that police, SWAT, and other relevant law enforcement techniques remain current." A policy was added that reads: "Support the Farmville Police Department financially, and by policy and other means, to assure that policies, equipment and training remain up-to-date."

- Also under Emergency Services/Health Care, the goal "To ensure the continued availability of emergency and health care services to Town residents": An objective was added that reads: "Assist in promoting the hospital, and the programs and services it provides, to the Town and surrounding communities." A policy was added that reads: "Work with the hospital board/hospital management to develop and implement public awareness programs."

- Add a general topic to state the Town's desire to remain aware of issues related to safety, homeland security, creating and keeping jobs, keeping in the area, retirement goals for senior citizens, technology awareness and implementation, and others.

In regards to the first two, Dr. Gordon said that, as the Town is planning for the future and since it is a regional hub, the plan needs to make a forceful statement. He cited homeland security concerns and said that generally, when police want something, it receives a low priority. In addition, we cannot afford to lose the hospital and need to maintain it. Commission members present agreed that these were good changes. It was agreed that the first point be added a second time to cover fire, rescue, and other emergency personnel.

Dr. Gordon said he felt the last point was needed because the plan should give officials and others who come in to Town a general idea of where Farmville is going and the viability of those issues is important. For example, seniors want to be secure, we don't want young people to leave, and we need to support local emergency planners/officials. Ms. Butler said a lot of that was already in the draft goals, objectives and policies. Dr. Gordon agreed, but said it was "between the lines" and the plan should have a statement that specifically spells it out and makes it clear.

It was agreed to draft an introductory statement on the first page of the goals, objectives and policies to cover those concerns. A rough draft, worked up after the meeting, reads: "Among the many goals of this plan, it is the overall intent of the Farmville Town Council and the Farmville Planning Commission to remain aware of issues related to safety, homeland security, job creation and retention, encouraging youths to remain in the area, retirement goals for senior citizens, technology awareness and implementation, and other issues that follow."

Other changes suggested by Planning Commission members included:

- Under Economy and Employment, the second goal, Objective 2 was reworded to say: "Attract people to the area, encourage residents to shop in Town."
- Under Economy and Employment, the next goal was reworded to say: "To encourage/promote tourism." It was agreed that Objective 1, under that goal, should also be reworded. A rough rewording, worked up after the meeting, reads: "Develop/enhance and promote activities and attractions that would better utilize the tourism potential of this district."
- Under Transportation, the second goal, Policy 3 was reworded to read: "Continue to study traffic and intersections, make recommendations for improving traffic flow and safety and protecting residential areas."
- Under that same goal, a policy from elsewhere in the section was added as a redundancy: "Require adequate off-street parking facilities for all new employment."

- A statement should be added to say that the Town needs to continue dialogue with Prince Edward County and work with Cumberland County.

Mr. Fortune asked if the plan should reference any other documents in addition to the Piedmont Regional Bicycle Plan (as is pertains to Farmville). Dr. Gordon said it was probably not a good idea. Ms. Morris said that some documents, such as the Bike plan, are required. She said it might be a good idea to reference documents such as the Farmville Open Space Master Plan and the Piedmont Regional Hazard Mitigation Plan, as it pertains to Farmville. Dr. Gordon said we should find out what we need to reference, and find out what the Town and Prince Edward County is after – what they want to accomplish, and what grants they may wish to pursue.

Ms. Morris said that, as far as the plan is concerned, the Planning Commission is simply making a recommendation to the Town Council. She added that, even though the plan is only subject to review once every five years, the plan can be amended whenever the need arises. Dr. Gordon said, while this is true, going through an amendment more than once every five years is not a desirable option and the Planning Commission should find out more specifically what direction the Town and Prince Edward County are moving in.

After some discussion on this subject, the Commission agreed that Mr. Fortune should contact the Prince Edward Planning Commission to see if they would meet with the Farmville Planning Commission. Mr. Fortune said he would contact Jonathan Pickett, at the Prince Edward County Administrator's Office.

DISCUSSION OF NEXT STEPS, ADJOURNMENT

After some further discussion, it was agreed that Mr. Fortune would check into the possibility of getting the two Planning Commissions together for a brief meeting – possibly sometime in the latter half of June. The meeting would be a chance for the two bodies to make sure they're on the same page, and addressing zoning around the Farmville town limits (and vice-versa), but not get into a "we think you ought to do it this way" kind of exchange. Mr. Fortune said he would also offer to share Farmville's draft goals, objectives and strategies, and see if Prince Edward would do the same. In the meantime, he would send the draft goals, objectives and strategies to Gerald Spates, Town Manager, and Sydnor Newman, Mayor, for their review.

Mr. Fortune said that, if the two bodies can meet in June, he would like to complete revisions to the draft Comprehensive Plan and have a public hearing in late July or early August. He added that he still expects that this plan can be completed by the end of the year.

One other issue was discussed in regards to the plan's contents. Mr. Fortune asked if it is still the wish of the Commission to include the Town's Capital Improvements Plan as part of the Comprehensive Plan (It was agreed previously that the plan would include it). Dr. Gordon said that subject should be discussed in the meeting between Farmville and Prince Edward.

The meeting was adjourned at 8:20 p.m.

TOWN OF FARMVILLE PLANNING COMMISSION/PRINCE EDWARD COUNTY PLANNING COMMISSION JOINT MEETING
Tuesday, June 21, 2005 @ 7:00 PM
USDA Building Conference Room

PRESENT

Town of Farmville

Ms. Anne Nase, Town Council
Dr. Edward I. Gordon, Planning Commission
Mr. Otto Overton, Town Council/Planning Commission
Mr. Syd Newman, Mayor
Ms. Cindy Morris, Town Planner
Mr. Brad Watson, Chairman, Planning Commission
Mr. David Whitus, Town Council
Mr. Andy Andrews, Planning Commission
Mr. Craig White, Citizen/Guest

Prince Edward County

Mr. Clem Richards, Planning Commission
Mr. S. Garland Carmichael, Planning Commission
Mr. Robert M. Jones, Planning Commission
Mr. Jack Leatherwood, Planning Commission
Mr. W. W. Porterfield, Chairman, Planning Commission
Mr. Samuel R. Coleman, Vice Chairman, Planning Commission
Mr. Jonathan Pickett, County Planner

Piedmont Planning District Commission (PPDC)

Mr. Todd Fortune
Ms. Barbara Terry

CALL TO ORDER, WELCOME, INTRODUCTIONS, MEETING PURPOSE

The meeting was called to order at 7:03PM. Mr. Fortune welcomed everyone and thanked them for their attendance at this joint meeting of the Town of Farmville/Prince Edward County Planning Commissions. He said he hoped everyone had an opportunity to review the package that had been provided which included the draft goals and objectives for both Comprehensive Plans. The Town of Farmville Comprehensive Plan is expected to be ready for public hearings by late July or early August.

Each person introduced themselves to the group.

Mr. Fortune continued to express the purpose of this meeting was for both Commissions to get together and talk to each other to see the direction they are headed; and to determine that everyone is on the same page.

Mr. Watson read from the Farmville Comprehensive Plan's Overall Goals to make those present aware of the intent of the Farmville Planning Commission's wish to cooperate with the Prince Edward Planning Commission in addressing joint issues of those bodies.

DISCUSSION OF ISSUES IMPACTING BOTH TOWN AND COUNTY

Ms. Morris asked about the status of the County's Comprehensive Plan. Mr. Pickett responded that the Plan is currently in the file/draft format and there will be public hearings in August. Ms. Morris queried the land use issue. Mr. Pickett indicated that the focus for growth is along the Farmville/Hampden-Sydney corridor to include both large and small lots. Additionally, the County is looking to balance commercial/residential growth near Crestview and along Milnwood Road. The proposed access included in the Route 460 Interchange Study would provide another way around Milnwood Road. A fully-developed interchange should alleviate some of the congestion along Milnwood Road, as well as Third Street. Mr. Watson stated that sidewalks and a bike trail would be beneficial in this area. Mr. Whitus said a pedestrian access is needed. A walking/bike trail is in the works.

Mr. Fortune explained the draft 460 Study is available for review. He apologized for the short response time as this report must be submitted by June 30. Therefore, comments must be submitted to the PPDC no later than Monday morning, June 27. Little is addressed in the 460 Study regarding wetlands. Mr. Fortune said the study recognizes the effect on wetlands, and the need to mitigate those effects.

Mr. White provided his thoughts on the Comprehensive Plans regarding land use. He expressed his concerns about the heavy traffic on High Street with large vehicles headed toward the dump. Back Hampden-Sydney Road does not lend itself to this type of traffic. The secondary road is too narrow to allow any margin for error. If these roads are to continue to accommodate large vehicle traffic, they need to be widened. Discussion ensued on the interface of the Town and County in areas that abut as well as on other subjects of mutual interest. The issue of safety was addressed.

Mr. Porterfield said educational provisions need to be included in the Town Comprehensive Plan and asked how the Town can help. While schools are in the County, there are town residents on the School Board. There is a need to entice young people to remain in the area, or return to the area. A well-educated workforce is a strong draw for new business. Mr. Fortune advised that there is a brief mention of training and education opportunities in the Comprehensive Plan under Economy and Employment.

It was suggested that the Town may want to look at workforce development training. Ms. Morris said that, as a collaborative effort, the Counties of Prince Edward, Cumberland, and Buckingham along with the Town of Farmville and the Community College are looking into securing construction funds for a workforce development center. Creative partnerships were discussed.

The traffic pattern in downtown Farmville was discussed. Mr. Porterfield stated that the traffic was considerably worse than twenty years ago. The Town needs to look at basic street maps. Mr. White

gave Annapolis, Maryland, as an example of how to address this issue in an historic arena. Various suggestions were made on ways to alleviate congestion, including one-way streets and synchronization of lights (currently underway). Mr. Watson stressed that some things are beyond the Town's control—Longwood University expansion among them. A Downtown Study is underway to assess conditions in downtown and solutions to various issues including parking. The bridge over the Appomattox River at the North end of town will be replaced, with work staring in 2006.

Mr. Newman advised that the Town of Farmville is currently in the process of "dressing-up downtown". The beautification program has begun at the South end of Main Street. The downtown streetscape will be greatly improved with the addition of the new Town Hall and Police Station. He further advised that meetings have been held with local merchants to advise the Town regarding appropriate time available on parking meters. Additional areas for parking are being negotiated. Mr. Watson felt the "entrances" to the Town should be more attractive as this is a person's first impression.

Mr. Leatherwood would like to see more restaurant growth closer to downtown. He felt it would be advantageous to entice businessmen to West Third Street and control the business growth south of town. Mr. Porterfield added that commercial development should be focused in the downtown area.

Mr. Coleman said the Town is slowly encroaching on the County, and open space must be preserved to keep the rural look. Mr. Coleman suggested that tourism and retirement villages should be promoted. Seniors bring much to the area with a minimal cost to the community.

Mr. White suggested that working maps for the use of in-house Commission meetings would be helpful. Mr. Watson advised that GIS maps were available on the Farmville web site.

Mr. Pickett said the Prince Edward Planning Commission is meeting on July 6 to consider a rezoning of 8 acres near Milnwood, for a new funeral home.

Dr. Gordon stated his thoughts were that members are not expressing their true feelings as they are afraid of offending someone. Within the group he felt that it was essential to be forthright and to have an understanding as to where we are going. These combined meetings are beneficial if you come away with substance—not generalities. Mr. Fortune brought this subject back to the attention of the group for comment. Mr. Watson emphasized that subjects of joint interest/concern should be addressed both by the Town and the County.

Dr Gordon believes that more strength should go into Homeland Security issues -law enforcement and hospital arenas.

A policy statement was suggested for the Comprehensive Plan – Any request for rezoning, special use or conditional use permit, or related request for abutting property or issues that affect both localities be considered by both Planning Commissions at a joint meeting before any action is taken.

AGREEEMENTS

All parties present felt that consistent communication and more frequent, as needed, joint meetings would be beneficial. It was agreed that both the Town of Farmville Planning Commission and the Prince Edward County Planning Commission would share their agendas. The Prince Edward Planning Commission meets the first Wednesday of each month. Areas of mutual concern would be discussed jointly prior to decision making. The consensus of opinion was that the Town and the County must talk with each other. Frequent discussions will benefit all parties.

ADJOURNMENT

The meeting was adjourned at 8:43 PM.

Town of Farmville Planning Commission
Comprehensive Plan Work Session Minutes
August 18, 2005 – 7:00 p.m.
Farmville Train Station

PRESENT

Mr. Brad Watson, Planning Commissioner, Chairman
Mr. Andy Andrews, Planning Commissioner
Mr. Lloyd McKay, Planning Commissioner
Ms. Anne Nase, Farmville Town Council Member
Ms. Cindy Morris, Farmville Town Planner
Mr. Gerald Spates, Farmville Town Manager
Mr. Todd Fortune, Commonwealth Regional Council (CRC)

ABSENT

Mr. Ted Cunningham, Planning Commissioner
Mr. Otto Overton, Planning Commissioner
Ms. Pam Butler, Planning Commissioner
Dr. Edward I. Gordon, Planning Commissioner

CALL TO ORDER, MINUTES FROM PREVIOUS MEETINGS

The meeting was called to order at 7:14 p.m. The minutes, on a motion from Mr. Andrews (seconded by Mr. McKay), were approved.

REVIEW OF DRAFT COMPREHENSIVE PLAN, PHOTOS FOR SECTION HEADS

Mr. Fortune went over the draft plan with those present. Some changes had been made since the draft was sent out to Planning Commission members. Some were wording changes, while others were simple grammatical changes. They included:

- On Page 4, under "Methods for Identifying Issues": Under item 5, the number of work sessions was listed as six, but would need to be updated.

- On Page 11, about halfway down (sixth paragraph): There are actually three play areas for children, not two.

- Any references to the Piedmont Planning District would be changed to Planning District 14.

- Under Town Facilities on Page 63, the location of the Police Department was changed (it is no longer next to Town Hall, but will be moving in to the Municipal Building once that is completed).

Changes suggested by those present were:

- On Page 32, the Table needed to be changed to reflect changes in employers. For instance, Haley Chevorlet and Haley Ford need to be combined into Haley Automotive. Also, Crossroads and Aramark-Hampden-Sydney need to be taken out. The Planning Commission also wanted to find out what Smith-Thaxton is.

- Changes needed to be made to the Special Features map. Aside from a couple of typos, Piedmont Regional Jail needs to be taken out. A number of features should be added: the Longwood Center for the Visual Arts, the Train Station, golf courses (including Poplar Hill), the Downtown Stage, Riverside Park, Briery Creek Lake, Twin Lakes State Park and Southside YMCA.

- The map of substandard housing counts (Map X) needs to be revisited, as there have been some changes to the numbers since the map was completed.

- The section on rail service needs to be modified, with the text about the TransDominion Express taken out.

- Under Town Facilities, a mention should be made of the new Municipal Building and the offices that will locate there once it is completed.

- On Page 63, where the plan talks about water service, mention should be made of the Town's recent award for low phosphorous levels. Also, on the same page, a mention should be made of the Town's high recycling rate.

- On Page 67, under Communications, the Town's two local Internet service providers should be mentioned.

- Heartland Golf Club is now Brookleigh Golf Club.

Mr. Fortune then went over photos with the group. He brought some new photo pages, since some changes were made since the packet went out. A few changes were suggested, including taking out photos of the Waterworks Theater, Prince Edward Recreation Center, and redoing the photo of Sunchase. Mr. Watson suggested that captions could be placed under each photo.

Mr. Fortune said Ashley Atkins from the Town Office is getting some more photos for the plan. It was suggested that Mr. Fortune also get in touch with John Marken at Farmville Printing, and Wanda Whitus with the Farmville Area Chamber of Commerce, to see about getting some more photos.

DISCUSSION OF COVER PAGE

There was a brief discussion about the cover page. It was the consensus of those present to have Ms. Atkins develop a cover page with the Town's new logo.

DISCUSSION OF LAND USE MAPS

The existing land use map was presented for review and comment. Mr. Spates said there were some changes that need to be made, adding that he would mark it up and give it to Ms. Atkins to update. He also said he would get a blank map and use it to work on a future land use map.

Mr. McKay asked if the land use map should account for annexation. Ms. Morris said it could, maybe showing areas for future expansion. Mr. Spates said the potential for boundary adjustments could be mentioned in the text of the plan.

DISCUSSION OF OTHER ISSUES, NEXT STEPS, ADJOURNMENT

Those present decided that it was best to hold another meeting, to go over the draft plan once more and review the land use maps before the plan is presented to the public. It was the consensus of the group that this would be a day meeting, and that it should last no more than an hour at the most. Mr. Fortune said he would send out a notice the next day, to gauge everyone's availability to meet during the week before Labor Day.

The meeting was adjourned at 8:20 p.m.

Town of Farmville Planning Commission
Comprehensive Plan Work Session Minutes
September 1, 2005 – 12:00 p.m.
Farmville Town Office

PRESENT

Mr. Brad Watson, Planning Commissioner, Chairman
Mr. Ted Cunningham, Planning Commissioner
Mr. Otto Overton, Planning Commissioner
Ms. Pam Butler, Planning Commissioner
Dr. Edward I. Gordon, Planning Commissioner
Mr. Lloyd McKay, Planning Commissioner
Ms. Anne Nase, Farmville Town Council Member
Ms. Cindy Morris, Farmville Town Planner
Mr. Gerald Spates, Farmville Town Manager
Mr. Todd Fortune, Commonwealth Regional Council (CRC)

ABSENT

Mr. Andy Andrews, Planning Commissioner

CALL TO ORDER, MINUTES FROM PREVIOUS MEETINGS

The meeting was called to order at 12:10 p.m. Mr. Fortune has two (2) changes to the minutes from the previous work session, held on August 18. On Page 1, the last bullet on the bottom should read "Under Town Facilities on Page 63." On the second page, the first bullet should read "On Page 32." The minutes, on a motion from Ms. Nase (seconded by Dr. Gordon), were approved as amended.

REVIEW OF DRAFT COMPREHENSIVE PLAN, PHOTOS FOR SECTION HEADS

Mr. Fortune went over the draft plan with those present. He said the format would look a little different than what was presented to the Planning Commission. The reason is that the land use maps will be placed in the Appendixes, due to their size, and the pages where those maps might have been placed were taken out. Some typos were pointed out, and Commission members suggested some changes. Those changes are:

- On Page 9, in the next-to-last paragraph, it should say the Train Station was renovated in 2004.

- On Page 14, the reference to Weavexx needs to be taken out.

- On Page 27, under "Employment Resources and Trends": The first bullet point should be amended to add Route 45 and take out the reference to the Norfolk Southern railway line.

- On Page 36, in the first paragraph, the reference to the Longwood University Bookstore needs to be taken out.

- Under "Town Facilities" on Page 63, it should be noted that the Police Dispatch Center would be moved into the new municipal building once it is completed.

Mr. Fortune then went over photos with the group. He brought some new photo pages for Commission members to review. Those present suggested some changes:

- The photo of the confederate monument should be taken out and replaced with another photo of something historical.

- The page for "Income/Economy and Employment" should also include a picture of Main Street, and a few shots of the inside of businesses.

- The photo of the house on Buffalo Street should be moved from the "Land Use and Development" page to the "Housing – Single Family" page and replace the photo of houses on First Avenue at School Street. A photo of the Buffalo Street Professional Center (under construction) should go on the "Land Use and Development" page.

- A couple of the street names on the "Housing – Single Family" page were incorrect and need to be changed.

Ms. Morris presented a sample cover page. No changes were suggested to the cover. A revised substandard housing map was also included. No questions or concerns were raised.

DISCUSSION OF LAND USE MAPS

The existing and future land use maps were presented for review and comment. Mr. Spates said he and Town staff went through the existing land use map, property by property, and updated everything. Ms. Morris said the maps would need some cosmetic changes, such as making sure all of the Town's boundaries show and taking out colors beyond the Town boundaries.

It was noted that some of the categories were changed or merged together. For instance, "Vacant" was changed to "Undeveloped Property" and "Residential" now includes rental properties (apartments). Additionally, Ms. Morris said there is some overlap on certain properties. For instance, the new Longwood development is a mixed use (commercial, residential, and school), but is marked as "School" since Longwood owns it. It was pointed out that the future land use map does not include any undeveloped property. It was also noted that the future land use map does not include any property boundaries (the existing land use map does).

There were no adverse comments about the maps. Dr. Gordon asked how far into the future the maps would be effective. Mr. Spates said for five years, since the Comprehensive Plan would need to be updated at that point. Dr. Gordon asked if there was anything controversial on the maps. Mr. Spates said he was not aware of anything.

DISCUSSION OF OTHER ISSUES, NEXT STEPS, ADJOURNMENT

Mr. Fortune said the next step would be to present the plan to the public. A suggested format was to set up the Train Station early and open the doors at 5, let people come in and look at the plan, and have the meeting from 6 until 8. The plan could also be made available at the Town Office. Dr. Gordon suggested that it could also be posted on the web site. Mr. Watson suggested the third week of September, but Mr. Spates said the Train Station was being painted and would not be available that week. He suggested that Mr. Fortune touch base with Lisa Hricko (of the Farmville Town Office) on dates the Train Station is open.

There was some discussion on whether to have a joint public hearing with Planning Commission and Town Council, as opposed to separate public hearings. Ms. Morris asked Mr. Fortune to check the Code of Virginia, to make sure what it said about plan review and adoption, before any decision was made on the matter. There was also some discussion on whether to let Town Council review it before the Planning Commission holds their public hearing. Mr. Fortune said he would look into it, and double-check the Code of Virginia, and get back to Ms. Morris and Mr. Watson.

The meeting was adjourned at 12:55 p.m.

Town of Farmville Planning Commission
Comprehensive Plan Public Hearing
October 19, 2005 – 6:00 p.m.
Farmville Train Station

PRESENT

Mr. Brad Watson, Planning Commissioner, Chairman
Mr. Andy Andrews, Planning Commissioner
Ms. Pam Butler, Planning Commissioner
Dr. Edward I. Gordon, Planning Commissioner
Ms. Anne Nase, Farmville Town Council Member
Ms. Cindy Morris, Farmville Town Planner
Mr. Gerald Spates, Farmville Town Manager
Mr. Todd Fortune, Commonwealth Regional Council
Ms. Diane Andrews, Farmville Citizen

ABSENT

Mr. Ted Cunningham, Planning Commissioner
Mr. Lloyd McKay, Planning Commissioner
Mr. Otto Overton, Planning Commissioner

PUBLIC HEARING

The public hearing was called to order at 6:03 p.m. After a brief discussion about the purpose of the hearing, Mr. Watson asked for comments on the draft plan. There were none. The public hearing was adjourned at 6:05 p.m., at which time the Planning Commission went into regular session.

REGULAR SESSION, ADOPTION OF RESOLUTION CERTIFYING PLAN

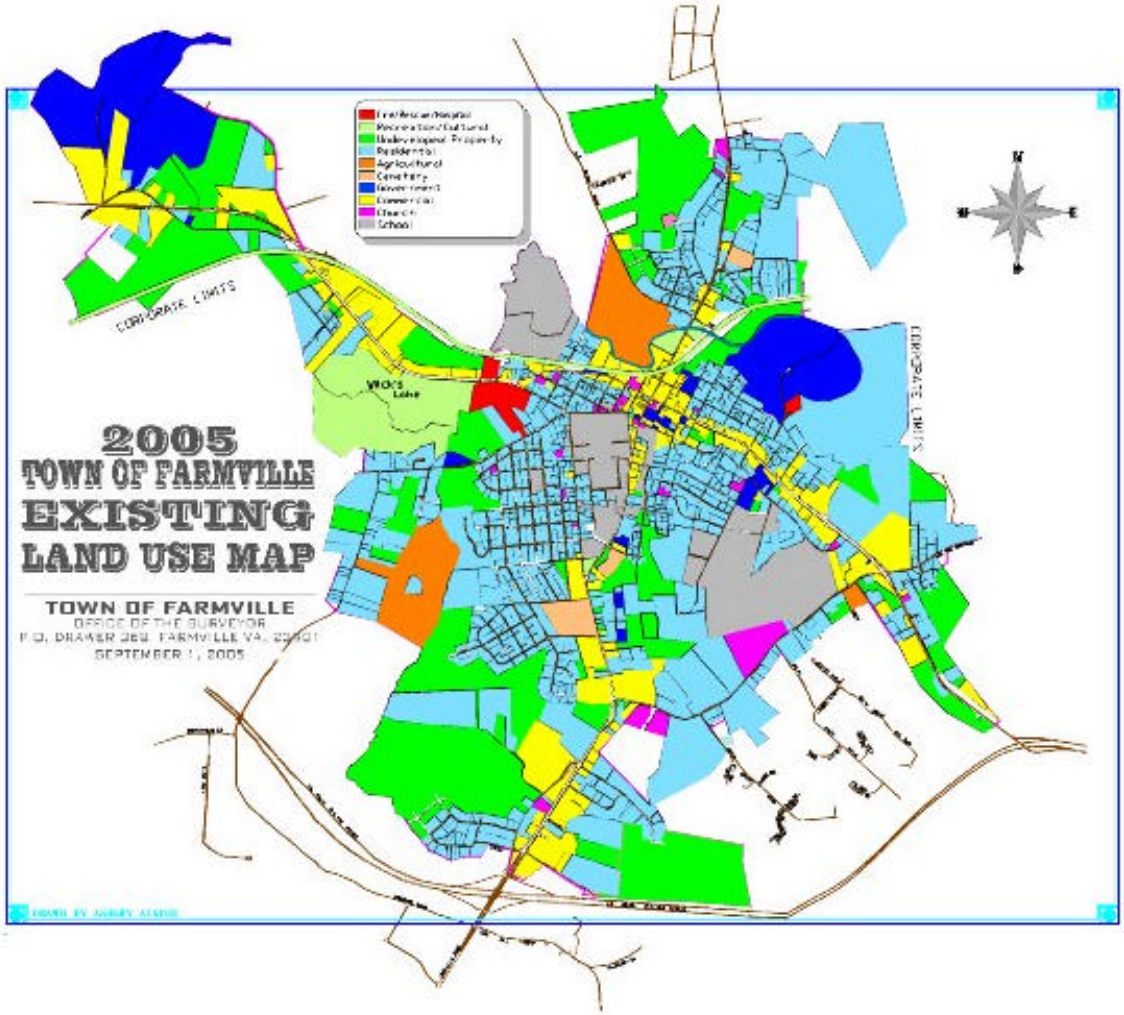
After the regular session was convened, Mr. Fortune asked the Planning Commission to adopt a resolution that read as follows:

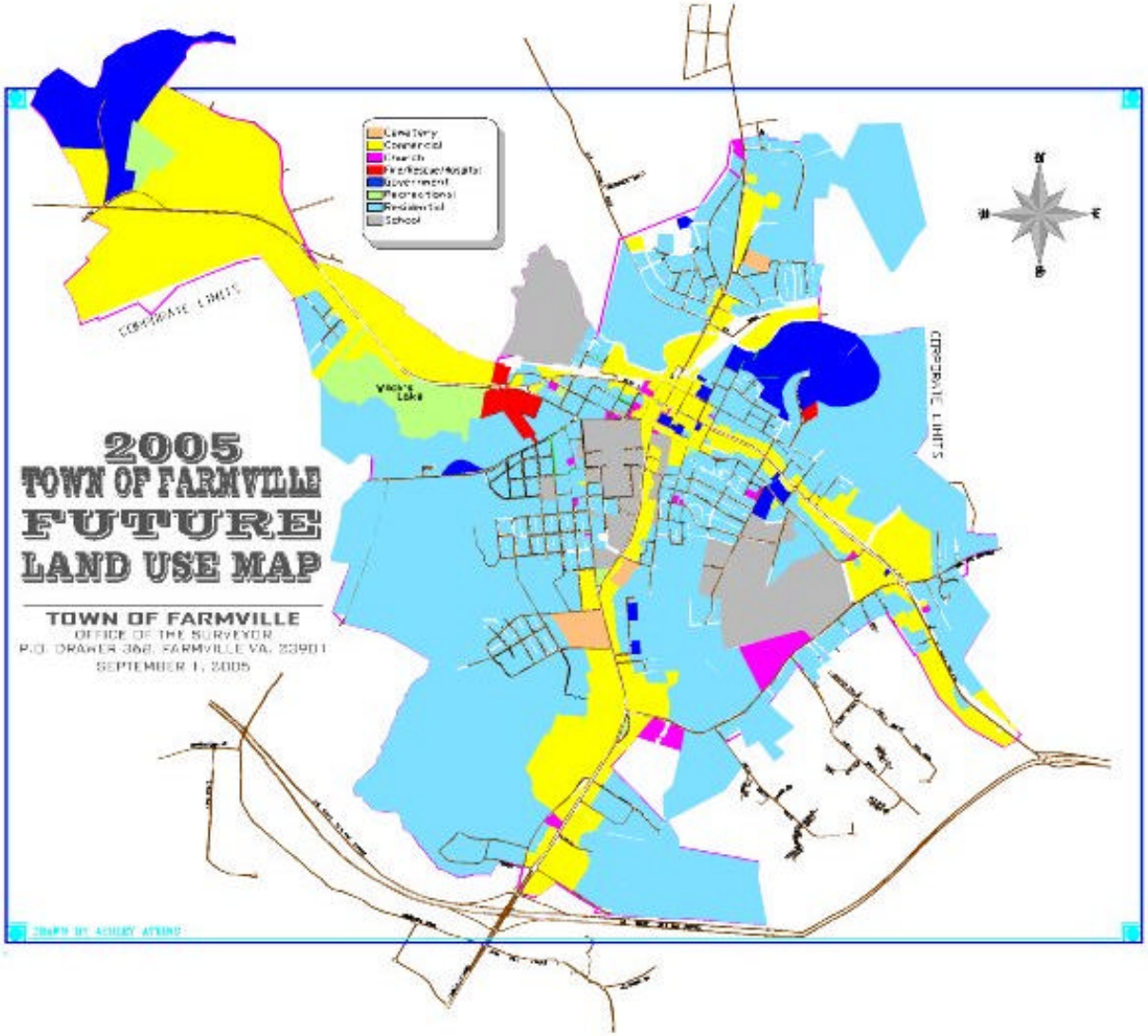
> "Pursuant to § 15.2-2225 and §15.2-2204, Code of Virginia, 1950 (as amended), the Town of Farmville Planning Commission advertised and held the required public hearing on October 19, 2005 and has certified a copy of the recommended Town of Farmville Comprehensive Plan to the Farmville Town Council."

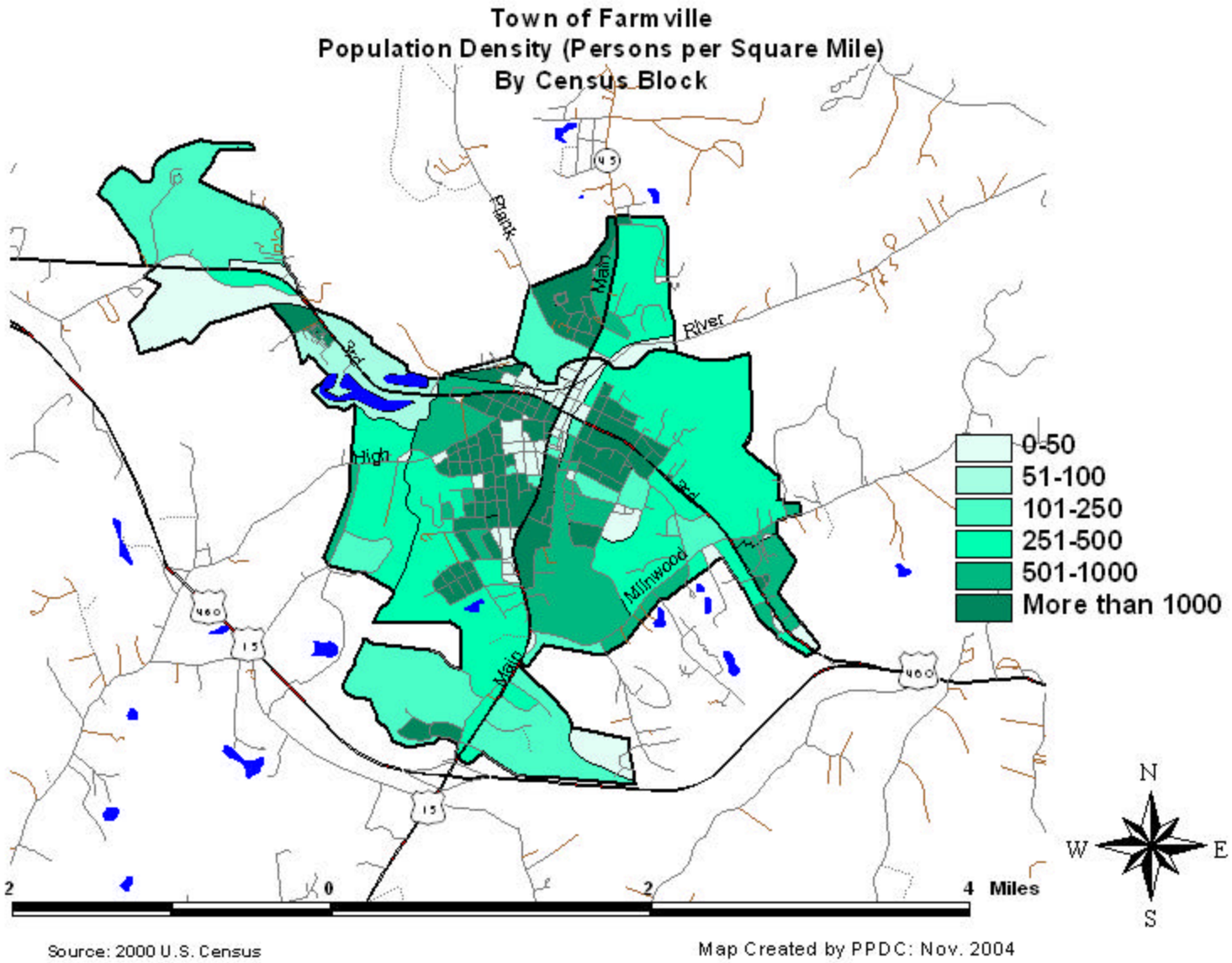
On a motion from Dr. Gordon, seconded by Ms. Butler, the resolution was passed by a unanimous vote. Mr. Spates and Mr. Watson expressed his appreciation to Ms. Morris and Mr. Fortune, and the Planning Commission, for their help on the plan. Mr. Fortune noted that the Town Council would need to hold a public hearing as well, and said he would work with Mr. Spates and Ms. Morris to facilitate that.

The regular session was adjourned at 6:10 p.m.

APPENDIX IV


2005
TOWN OF FARMVILLE
EXISTING
LAND USE MAP
TOWN OF FARMVILLE
OFFICE OF THE SURVEYOR
SEPTEMBER 1, 2005
CORPORATE LIMITS
Vick's Lake
Residential
Agricultural
Cemetery
Commercial
Church
School

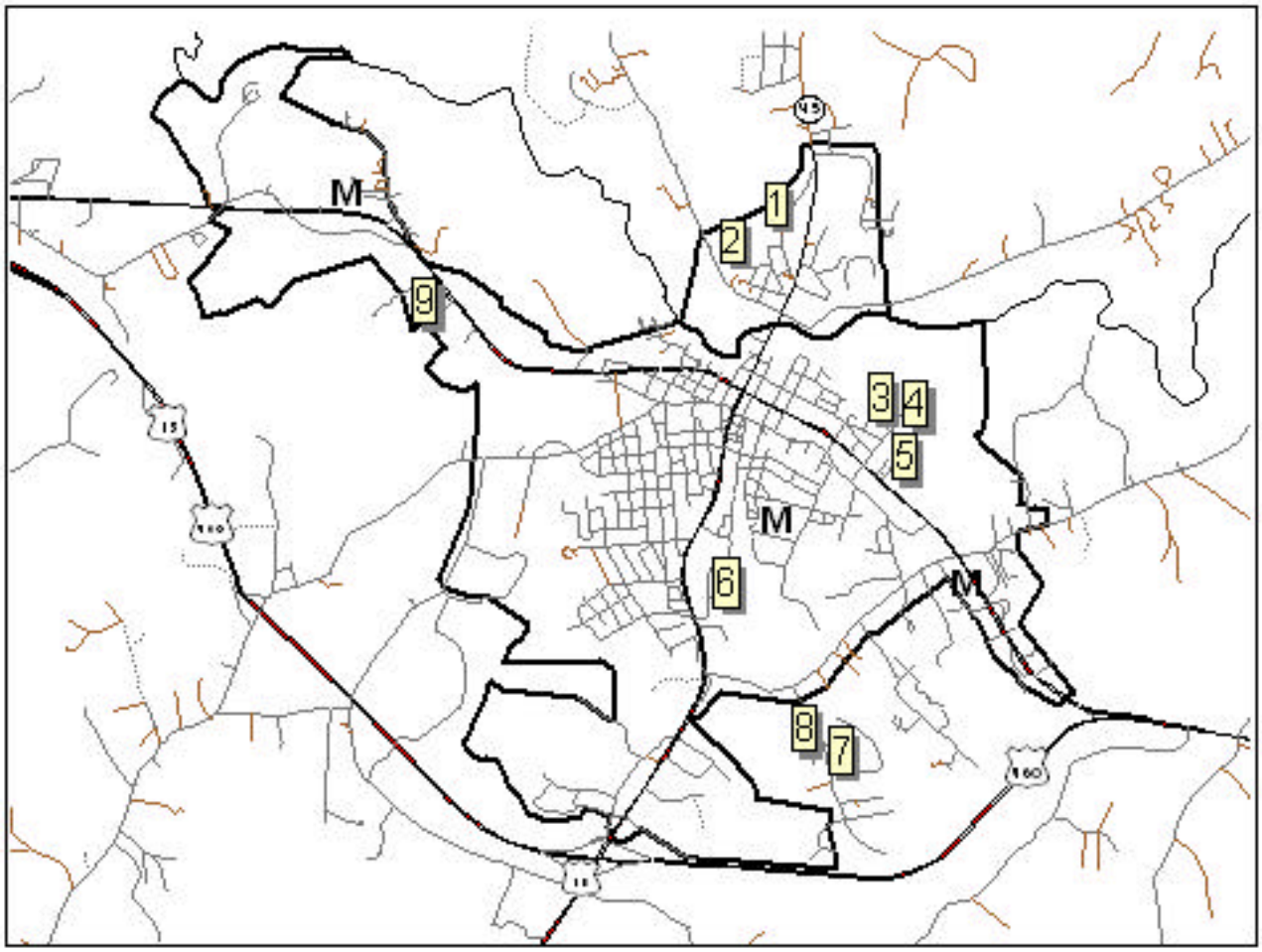

2005
TOWN OF FARMVILLE
FUTURE
LAND USE MAP
TOWN OF FARMVILLE
OFFICE OF THE SURVEYOR
P.O. DRAWER 368, FARMVILLE VA. 23901
SEPTEMBER 1, 2005
Cemetery
Commercial
Church
Government
Institutional
Residential
School
CORPORATE LIMITS
CORPORATE LIMITS
N
E
S
W



Source: 2000 U.S. Census

Map Created by PPDC: Nov. 2004

Town of Farmville
Elderly and Subsidized Housing, Mobile Home Communities

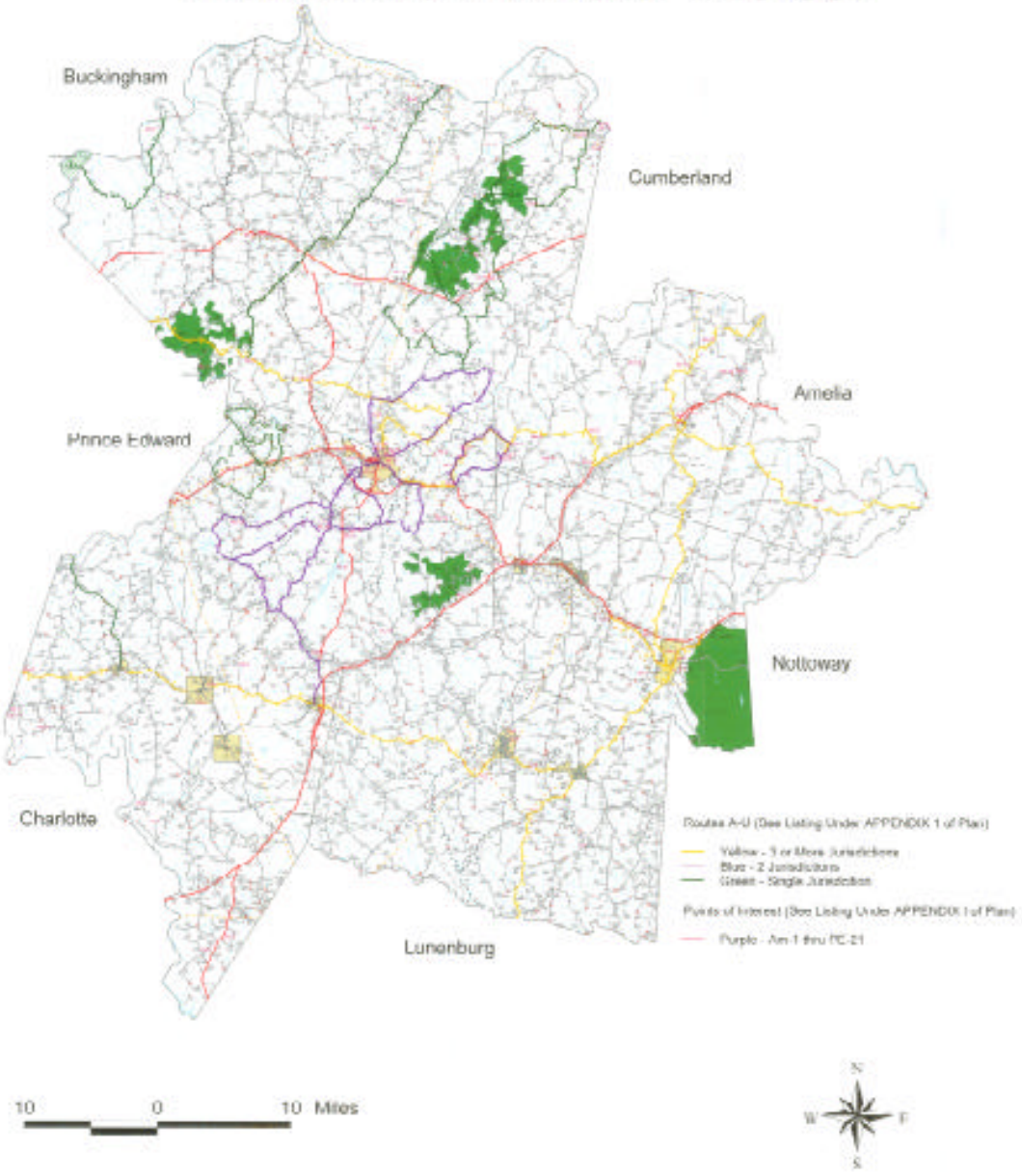


1 - Candlewood Apartments
2 - Farm Ridge Apartments
3 - Country Estates
4 - Timberlake Village
5 - The Meadows
6 - Parkview Gardens
7 - Milnwood Village Apartments
8 - Trinity Mission
9 - Holly Manor, Brookview Lodge, Hollybrook Court Apartments

M - Mobile Home Communities

CRC – 08/05

Piedmont Regional Bicycle Plan
Routes and Points of Interest



Prepared by PPDC: March 2004

NOTE: A full-size version of this map is available for review at the Farmville Town Office and the Commonwealth Regional Council Office.