

**Town of Farmville Planning Commission
Minutes of the Regular September 27, 2017
Farmville Planning Commission Meeting**

Chairman Honeycutt called to order the regular meeting of the Farmville Planning Commission held on Wednesday, September 27, 2017 at 7:00 p.m., in the Council Chamber of the Town Hall, located at 116 North Main Street, Farmville, Virginia.

Present at the meeting were Chairman Sherry Honeycutt, presiding and Commissioners Abbey O'Connor, L.P. Phaup, Chuck Ross, John Miller, Cameron Patterson and Jerry Davenport. Commissioner Patrick Crute was absent. Chairman Honeycutt noted that Mr. Crute was in the Virgin Islands and thanked him for his service with the National Guard.

Staff present was Town Manager, Gerald Spates, Town Planner, Cindy Morris and Town Clerk, Lisa Hricko.

Chairman Honeycutt set the agenda aside to hear from the Town Manager. Mr. Spates introduced C. Scott Davis, LP.D. Dr. Davis is Farmville's new Assistant Town Manager. He comes to Farmville from Colonial Heights, where served as Director of Planning and Community Development. Before that position, he was Mayor of Colonial Heights for six of the eight years that he served on Council. He has held various positions at Richard Bland College of William and Mary, including Director of Advancement and Alumni Relations and Chief of Police. Scott earned his Doctor of Law and Policy from Northeastern University and his Master of Public Administration degree from Virginia Commonwealth University, where he currently serves as an Adjunct Instructor. Chairman Honeycutt welcomed Mr. Davis.

The Commission returned to their regular order of business.

PUBLIC PARTICIPATION

Chairman Honeycutt announced the public participation portion of the meeting and stated this was not a public hearing; but a time to listen and gather information. She reminded speakers that their comments will be limited to three (3) minutes.

The following people addressed the Farmville Planning Commission:

Kim Boswell – resident of the community that he has come to love. Zoning ordinances protects the neighborhoods and opposed to changing the zoning density and opposed to tearing down old historical homes.

Hannah S. Boswell – spoke in opposition to amending the Residential District R-3A zone.

Kerry Mossler – opposed to amending the Residential District R-3 zone and described Farmville as one of the loveliest, most beautiful and historical small towns and would like for it to stay that way.

Charles Green – opposed to amending the Residential District R-3A zone stating the amendments would be in conflict to Farmville’s vision statement and the purpose of its zoning ordinances.

Allison Martin – opposed to amending the Residential District R-3A zone, spoke of the historical homes in the area and changes in the neighborhood mentioned were too many student, noise, parking problems and trash. This project will only increase those issues. The neighborhood is not meant for a housing project of this magnitude.

Kathy Thompson – opposed to amending the Residential District R-3A zone. Mrs. Thompson stated she opposes a project at one of the busiest intersections in the town. She said she has lived here all her life and spoke of her love of the area and her neighbors. She stated after the passing of her husband, she divided her property at 103 Grove Street into three parcels, one with the large house, and sold it to a repurpose person who would maintain the home. She stated she built her small house fronting Grove Street instead of her original plan of placing her new home fronting Oak Street. She stated she was told by the Town that due to traffic, it would not be safe for her to place a driveway on Oak Street. Mrs. Thompson questioned how it could now be safe to have 195 students exiting an apartment complex on Oak Street. She suggested the Martin’s sell to a repurpose person who could maintain the house. She too spoke of the problems of parking and questioned where the friends and family of the 195 students would be parking.

Faye Green - opposed to amending the Residential District R-3A zone. Mrs. Green stated she has been a resident of the beautiful, friendly and still historical Avenues, she stated she is not opposed to thoughtful developmental but opposes a five story, brick apartment complex, capable of housing 190 students at a busy intersection. She suggested that other areas and sites be investigated that would be suitable and not require a historical landmark be taken down. She suggested the Martin’s withdraw their request.

Jim Fauci - opposed to amending the Residential District R-3A zone. Mr. Fauci spoke on Europe’s understanding and value it places on its historical structures. He spoke of the value of the historical homes in Farmville and asked that the Planning Commission consider its history.

Kim Webber - opposed to amending the Residential District R-3A zone.

Ann Yoelin- opposed to amending the Residential District R-3A zone. Mrs. Yoelin spoke of a recent article she had read on land use and successful community development. Vision for future includes considering the comprehensive plan; residents involved in zoning and planning; capitalize on their distinctive assets; pick and choose the projects that make your town/city a better place to live, work and visit; uphold your standards make a town/city a better place to live, work and visit and protect your uniqueness. Mrs. Yoelin asked that consideration be given to

updating Farmville's comprehensive plan before considering amendment to the Residential District R-3A zone. She also stated that she supports a roundabout.

Bob Webber – opposed to the dorm project and amending the Residential District R-3A zone. Mr. Webber stated the Martin project is not a Longwood University project. He then read a statement by Mr. Matt McWilliams, Longwood University spokesperson which spoke of the character and elegance of High Street.

Harlan L. Horton – opposed to amending the Residential District R-3A zone. Mr. Horton spoke on the historic district and its significant investment to the community. He highlighted the program's financial benefit of historic tax credits to those businesses located in a designated historic district. He mentioned the former bank building at the corner of Main and Third, the brewery and Loft Apartments. Mr. Horton read portions of an email sent to him from Mr. Marc Wagner, Architectural Historian with the Virginia Department of Historic Resources. Mr. Horton stated by rezoning the properties there could be a deduction in the size of the historic district or removal of Farmville's designation, which means Farmville, may lose the ability to apply for RTC credits.

Michele Varga – opposed to amending the Residential District R-3A. The rezoning would forever change the neighborhood and there are presently 400 empty beds on campus.

Marianne Dennison – opposed to amending the Residential District R-3A zone. Mrs. Dennison expressed concerns with the density and questioned how the students would be monitored and managed while living off campus in an apartment complex that is not affiliated with the university.

Julie Ross – opposed to amending the density in the Residential District R-3A zone. She stated Walk2Campus request clearly states their intent is to replace their 37 houses with apartment buildings on Oak, High, Buffalo, Beech, St. George and Appomattox. Ms. Ross stated each of the residential zoning districts has a density regulation which protects the quality of life for the residents. This request, if approved, will forever change their neighborhood and quality of life. She spoke of the area as being a nationally recognized historic district and no zoning amendments should be considered until the town has updated Farmville's comprehensive plan, future growth and vision.

Tom Dennison – opposed to rescinding the density in the Residential District R-3A zone. Mr. Dennison questioned the Martin project meeting the ordinance requirement in height restrictions, density, and set back and required parking.

Navona Hart – opposed to amending the Residential District R-3A zone. Mrs. Hart spoke of the town's "special feel" and the request before the Planning Commission is not about one project it's about the town, every person, every couple, every home, as a community.

Pam Brumfield – opposed to amending the Residential District R-3A zone.

Missy Deregibus – opposed to amending the Residential District R-3A zone. Mrs. Deregibus stated she supports thoughtful growth and development; however, the project's five

story building is far beyond the scale of the community and will create a tunnel feel for the neighborhood. She also expressed concerns with the density of the project, which will increase the noise, traffic and trash in the residential neighborhood.

Dan Mossler - opposed to amending the Residential District R-3A zone. Mr. Mossler described Farmville as a beautiful, special and unique place. He said he supports thoughtful growth and development and spoke of the importance of Farmville's historic district and its designation.

Naomi Tsigaridas - opposed to amending the Residential District R-3A zone. Mrs. Tsigaridas addressed comments made at a previous Council meeting that supported the Martin project. She spoke on Farmville's budget and the percentage that the tax base revenue generates. She addressed the long-term consequences of thoughtful progress and planned community growth. Mrs. Tsigaridas spoke of the importance of protecting Farmville's historical designation and the structures in the historical district.

Martha Dorrill - opposed to amending the Residential District R-3A zone and spoke of the love of the community due to its uniqueness.

Greg Tsigaridas - opposed to amending the Residential District R-3A zone. Mr. Tsigaridas spoke of the neighborhood's historical district and the importance of protecting and preserving its historical homes.

Lorrie Watson - opposed to amending the Residential District R-3A zone. Mrs. Watson spoke of her love of the uniqueness of Farmville's community feel, describing Farmville as a charming, quaint and picturesque. She stated she supports historical renovation and preserving the past. Changing the zoning will add more traffic and students.

Adam Yoelin - opposed to amending the Residential District R-3A zone. Mr. Yoelin spoke of his first visit to Farmville, and him and his wife finding their perfect house. He spoke of their home and the renovation process. He stated when he and his wife purchased their home, they knew of its zoning, as did Mr. and Mrs. Martin when they purchased their home. The rezoning of the Martin property would have a negative effect on neighborhood.

Jennifer Wall - opposed to amending the Residential District R-3A zone. Mrs. Wall spoke of an article from The Richmond Times Dispatch about college towns being great vacation destinations because of all they have to offer. She spoke of Longwood's historical beauty. She spoke of the importance of preserving the historical homes and historical district.

Mary Stinson - opposed to amending the Residential District R-3A zone. Supports planned growth and development, opposed to student apartment housing in a residential neighborhood.

Approval of Minutes of the July 26, 2017 regular meeting

On motion by Dr. Miller, seconded by Dr. Ross and with all members voting "aye," the minutes of the July 26, 2017 regular Planning Commission meeting were approved.

Request for a conditional use permit on behalf of Eric Arthur, Jr.

Mr. Spates stated Mr. Arthur has applied for a conditional use permit to construct a 7-unit apartment complex on Cedar Avenue. The property is zoned Residential District R-3 and multi – family dwellings are an allowed use with a conditional use permit. Commissioners questioned:

If the project complies with the zoning parking requirements? Mr. Arthur stated it will.

Were the apartments going to be student housing? Mr. Arthur stated it is geared toward students, but professors have also expressed an interest in renting.

What would the rent be? Mr. Arthur stated current market value.

Commissioners questioned the area's adjacent uses. Mr. Arthur stated he owns a duplex next to the project, where his daughter lives and at the end of the road there are several rental units, like this project, owned by Crossroads.

Brief conversations took place on the construction of the project, to include manufactured or modular units.

In closing, Mr. Arthur stated he was not an outsider, he and his sister graduated from Longwood University and he plans on managing the apartments.

On motion by Dr. Miller, seconded by Mrs. O'Connor and with all members voting "aye," the Planning Commission authorized a public hearing be held, at a mutual convenient time, on the request for a conditional use permit on behalf of Mr. Eric Arthur, Jr. to construct a 7-unit apartment complex on Cedar Avenue.

Mr. Spates stated the property will be posted and all adjacent property owners will be notified.

Rezoning and zoning amendment request from Robert and Sherry Martin Rezoning request from Walk2Campus Holdings, LLC Draft Comprehensive Plan

Mr. Spates stated Scott Davis, has experience in planning and zoning. He will begin his new position as Assistant Town Manager on Monday. He stated he would like to recommend that the Planning Commission table both rezoning requests to get Mr. Davis involved to help guide and direct the process. Mr. Spates stated that not only the comprehensive plan needs to be updated, but also the zoning ordinances need to be evaluated to bring them up to date with current standards. Mr. Spates stated that Mr. Davis has been through this process before and it would be to Farmville's benefit to begin this process with Mr. Davis and an outside consultant.

Mr. Spates stated he would like to recommend that the Planning Commission request Council set aside funds for a consulting firm to update Farmville's comprehensive plan and to evaluate the town's zoning ordinances. In addition, he stated he is recommending the Planning Commission table both rezoning request for the present time. Dr. Ross spoke of the importance of planned growth. Mrs. Honeycutt questioned if the parties had been notified of Mr. Spates'

recommendation. Mr. Spates stated he had spoken to Mr. King and Mr. Martin. Commission members spoke in support of the Town Manager's recommendation. Mr. Phaup added that the Commission needs to take into consideration the plans and visions of Farmville's large employers; such as, Longwood University, Centra Southside Hospital and Hampden Sydney College, when updating Farmville's comprehensive plan.

On motion by Mrs. O'Connor, seconded by Mr. Patterson and with all members voting "aye," the motion was approved to table the rezoning request by Mr. and Mrs. Martin and the rezoning request by Walk2Campus Holdings, LLC, as well as, to ask Council to authorize the Town Manager to prepare an RFP for consultants to assist the town with updating its comprehensive plan and review and propose amendments to Farmville's zoning ordinances.

On motion by Dr. Ross, seconded by Mrs. O'Connor the meeting was adjourned at 8:30 p.m.

Sherry Honeycutt, Chairman

Charles Ross, Secretary