

**TOWN OF FARMVILLE PLANNING COMMISSION**

Farmville Town Hall Council Chambers  
116 N. Main Street, Farmville, Virginia  
Wednesday, April 25, 2018, at 7:00 PM

**Planning Commission Members Present:** Chairperson, Sherry Honeycutt; Cameron Patterson, Charles Ross, John Miller, Abigail O'Connor, L.D. Phaup, Patrick Crute, and Jerry Davenport

**Staff Present:** Town Manager, Gerald J. Spates; Assistant Town Manager, Scott Davis; Town Attorney, Gary Elder; and Administrative Assistant, Jane Lann

**Guests Present:** Mr. Mike Kelley, Kelley Properties; and Mr. Frank Rennie, Attorney for Robert and Sherry Martin.

Chairperson, Sherry Honeycutt called the meeting to order at 7:00 p.m.

**Public Hearing:**

Dr. Davis read the public hearing notice, as follows:

The Farmville Planning Commission will hold a public hearing beginning at 7:00 p.m., on Wednesday, April 25, 2018, in the Council Chambers, located on the second floor of the Town Hall, 116 North Main Street, Farmville Virginia to hear citizen comments on the following conditional use permit request from:

Robert R. and Sherry P. Martin to construct a 10-unit multiple-family dwelling on the corner of Appomattox Street and High Street, parcels 0023A04(01)20-014, 0023A04(01)20-015, 0023A04(01)20-016, 0023A04(01)20-017, a portion of 0023A04(01)20-013. These properties are zoned Residential District R-3 and allow for multiple-family dwellings with a conditional use permit.

Mr. Kelley thanked the neighbors for attending and the Planning Commission members for having him. Mr. Kelley then presented the proposed project with changes: there will be an added security gate, that would come off Appomattox Street, accessible by key pad; the building has been enclosed and is uniform top to bottom; columns were added to the plan; the building was enclosed for added safety and security; and elliptical windows and shutters were added. These changes were made from public input, and by walking High Street, to keep with the residential feel.

Parking requirements are two spaces per unit; however, Mr. Kelley proposes one parking space per bed. Each bed has its own bathroom.

Participants in the Public Hearing were as follows:

Martha Dorrill	Tom Dennison
Allison Martin	Julia Palmer
Ruth Gowin	Bob Webber
Leigh Lunsford	Ann Yoelin
Julie Ross	Kathy Thomas
Harlon Horton	Carol Fauci
Jim Fauci	Adam Yoelin
Chuck Green	Jennifer Hall
Teri Kidd	Noami Tsigaridas
Faye Green	Greg Tsogaridas

All twenty residents spoke at the Public Hearing, and all twenty residents opposed the project. Some of the comments from speakers were that Longwood University has not expressed the need for more student housing, do not want to see the historical houses on High Street torn down, and the area should be preserved. The Planning Commission was asked to think about the negative impact this project could have on the Town and the precedence it could set. Some residents were concerned about the building being considered one structure. Concerns about parking were discussed, mainly where 30 extra people will park along with their guests. The residents in the area feel as if they already fight for parking spaces in front of their own houses. They also have concerns about accidents due to more traffic.

The Commission was asked to take their time with their decision and to wait for the new Comprehensive Plan to be completed. They were also asked to keep in mind the historical significance of Farmville as a whole.

**Closed Session:** Section 2.2- 3711.A.7 Legal Consultation

On Motion by Mrs. Honeycutt, seconded by Mr. Davenport, and with all Commission members voting "aye", the Farmville Planning Commission went into closed session for Legal Consultation pursuant to Section 2.2-3711. A.7 of the Code of Virginia, for briefings by staff members and legal counsel on specific legal matters requiring the provision of legal advice by counsel.

**CERTIFICATION OF CLOSED MEETING**

WHEREAS, the Farmville Planning Commission has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of The Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the Farmville Planning Commission that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Farmville Planning Commission hereby certifies that, to the best of each member's knowledge, only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Farmville Planning Commission.

MOTION: Honeycutt

SECOND: Davenport

VOTE: "Ayes" - 7 "Nays" - 0

AYES: Honeycutt, Patterson, Ross, O'Connor, Phaup, Crute, and Davenport

ABSENT DURING VOTE: None

ABSENT DURING MEETING: None

**Public Participation:**

No one spoke at this time.

**Consideration of Minutes:**

On motion by Mr. Patterson, seconded by Mr. Davenport, and with all members voting "aye", the minutes of March 28, 2018, meeting were approved.

**Old Business:**

Dr. Davis reminded the members of the vote at the last meeting to set a public hearing on the conditional use permit for Mr. Martin's request. Mr. Kelley was also asked at that meeting to provide a legal opinion of the definition of "one building" for the Town Attorney's review. Dr. Davis presented the Commission with the information received by Mr. Rennie, including a letter from the architect for the plans and a letter from a land surveyor. The information also included definitions of "one building" from multiple sources: the Farmville Zoning Code, Virginia Building Code and International Building Code, Code of Virginia, and Black's Law Dictionary.

Mr. Rennie, attorney representing the Martins, was available for questions by the Farmville Planning Commission. It is Mr. Rennie's legal opinion that the building is a single building.

Mr. Gary Elder, Town Attorney, advised he has reviewed the codes and the letters provided by Mr. Rennie. In the Town Code, as cited by Mr. Rennie, attached structures will be a part of the main building. He advised he looked at Virginia case law that cited the state building code. Mr. Elder has come to the same conclusion as Mr. Rennie. A building is considered a single building if it is connected under one roof.

A motion was made by Mr. Ross and seconded by Mr. Crute to table a vote on the Martin project to permit time for community members to meet with Mr. Kelley to discuss revisions to his design. It is hoped that these revisions will be more compatible with the rest of the neighborhood, and he can present a revised plan no later than the June meeting. Mr. Kelley advised he would be willing to work with such a group and suggested two meetings - one in Farmville and one in Winston Salem. Since they have been involved with this project from the start and live in the same ward as the proposed project, Abbey O'Connor and Chuck Ross were suggested to facilitate these meetings.

Mr. Davenport then expressed his concerns on the parking for Longwood away from the campus. A motion was by Mr. Davenport to ask Council to deny the request because the project is too much of a detriment to the immediate neighborhood. Dr. Davis advised the Commission that the original motion would need to be considered first.

Further discussion then began on Mr. Ross's motion to table the vote until meetings could be held with the community and Mr. Kelley. Mr. Phaup advised it was a good idea to have these meetings to come to an agreeable conclusion but did not know how that would happen. Mrs. O'Connor stated the implications of having 30 students living next door; however, she also feels property owners should be able to do what they want with their property. She would like to find a new alternative. Mr. Patterson feels we have heard from everyone and asked all the questions. He doesn't feel that a delay will contribute anything additional.

Mr. Ross then withdrew his motion for lack of strong support. The second was also withdrawn.

A new motion was then made by Mr. Davenport and seconded by Mr. Ross to recommend Town Council deny the request because the project does not fit the historic nature of the neighborhood and would have significant detrimental impact to surrounding property owners.

After further discussion on the motion by members, the Commission members called for a vote with Patterson, Ross, O'Connor, Phaup, and Davenport voting "aye", and members Honeycutt and Crute voting "no", the motion carried.

Mrs. Honeycutt thanked everyone for their comments and participation.

**New Business:**

None

**Adjournment:**

Motion to adjourn by Mr. Ross, seconded by Ms. O'Connor, and with all Commission members voting "aye", the meeting was declared adjourned.

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Sherry Honeycutt, Chairman

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Charles Ross, Secretary