

TOWN OF FARMVILLE PLANNING COMMISSION

Farmville Town Hall Council Chambers
116 N. Main Street, Farmville, Virginia
Wednesday, March 28, 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; and Administrative Assistant, Jane Lann

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

Consideration of the Minutes:

On motion by Mr. Patterson, seconded by Mr. Davenport, with all members voting "aye" the minutes of January 31, 2018 were approved.

Motion by Mr. Crute seconded by Mr. Patterson to amend the agenda and have the presentation first, all members were in favor.

Presentation:

Representing Mr. and Mrs. Martin, Mr. Mike Kelly presented the changes to the proposed housing unit to the property at the corner of High Street and Appomattox Street with a slide presentation before the Public Participation. He advised there will be shutters beside the windows. Additional features will include a patio or porch element. Columns would be added as well.

Each bedroom would have its own bathroom, turn key units. It is one building with 1 roofline, 30 beds, and 10 doors. Mr. Kelly advised there will be one parking space per bed. To gain access to the property, there will be one access point from Appomattox Street.

Public Participation:

Public comments are as follows:

Mary Provo – 706 Fourth Avenue - She stated her opposition to the project. She advised she was fond of the sight of the Martin House. She asks how this design engages the views. Her principle concern is the density of the project, and how it will effect the historical district. She questioned how this building will effect a boarder spectrum of things, believing 30 beds will be more.

Carol Fauci – 1401 Gilliam Drive - She stated her opposition to the project. She was concerned with how the project will effect the Historical factor of the area.

Tom Dennison – 109 Grove Street - He stated her opposition to the project. He is concerned with moving forward with the project without the new Comprehensive Plan and the effect on the Historical District.

Kerry Mossler – 113 Appomattox Street - She stated her opposition to the project. She doesn't believe the project fits in the neighborhood.

Allision Martin – 107 Grove Street – She stated her opposition to the project. – She does not want four historical homes torn down for thirty people to live.

Leigh Lunsford – 808 High Street – She stated her opposition to the project. She asked the Planning Commission to follow zoning laws and asked if there was a need for more student housing. She asked for the Planning Commission to be cautious.

Chuck Dowdy – 202 Second Avenue - He stated his opposition to the project. He would like the Planning Commission to complete a comprehensive study.

Jim Fauci – 1401 Gilliam Drive – He stated his opposition to the project. He would like the comprehensive study to be completed before a decision is made on the project. He believes Farmville will not be the same if this project continues.

Chuck Green – 207 First Avenue – He stated his opposition to the project. He believes historical homes draw people to the Town and the building will be the demise of Historic Farmville.

Harlan Horton – 413 Second Ave – He stated his opposition to the project. He believes the request is premature. He mentions that lot lines have not been removed. He is requesting that the Planning Commission take their time to decide on this project.

Faye Green – 207 First Ave – She stated her opposition to the project. She asked that the Commission deny the project. Ms. Green asked Mr. Kelly about his plan not showing HVAC placement, the noise from student housing and parking along the street.

Old Business:

Mrs. Honeycutt asked Dr. Davis if there was an update with the Berkley Group and the Comprehensive Plan. Dr. Davis advised that there was no further update from the previous Planning Commission Meeting but noted the RFP responses were due on May 3rd.

New Business:

Mrs. Honeycutt called Mr. Kelly to answer questions the Commission may have for him. He started with storm water. He advised the storm water would be potentially underground but that this was a requirement that must be met. He named Mr. Hodges to be the Civil Engineer and advising that it will be a high priority. Mr. Kelly stated that he is open to having community input on the way the building looks.

Mr. Spates clarified that the storm water plan would be addressed once the Project had a conditional use permit approved and during the site plan approval process.

Dr. Ross thanked Mr. Kelly for coming back to present the Commission with a plan to match the height and density of the zoning district. He advised that by looking at the drawings he believes it is clearly three buildings and states that three buildings do not meet the zoning. He asked Mr. Kelly about his thoughts and Mr. Kelly advised that he respected Dr. Ross's opinion, but it was one building with one roof line.

Mr. Crute asked Dr. Davis if there was something that could define a structure or a building. Dr. Davis then read the definition of a building as defined by the building code and the zoning ordinance; and advised that at times definitions are left up to interpretation.

BUILDING. A combination of materials, whether portable or fixed, having a roof to form a structure for the use or occupancy by persons, or property. The word "building" shall be construed as though followed by the words "or part or parts thereof" unless the context clearly requires a different meaning. "Building" shall not include roadway tunnels and bridges owned by the Virginia Department of Transportation, which shall be governed by construction and design standards approved by the Virginia Commonwealth Transportation Board. For application of this code, each

portion of a building that is completely separated from other portions by fire walls complying with Section 706 shall be considered as a separate building (see Section 503.1).

Town Zoning Ordinance definition for a Building:

Building means any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels.

Mr. Spates advised it would be a good idea to have Mr. Kelly talk to his attorney to give an opinion, have the town attorney review the opinion, and bring that back to the commission.

Mr. Crute asked if there were codes that protect historical dwellings. Dr. Davis answered yes and no. He further explained how honorary districts can have historic districts decreased by the Commonwealth's Department of Historic Resources but that the Town did not have codes declaring local historic districts which is a different method of designating historic districts.

Mrs. O'Connor had a question regarding the grading of the property. Mr. Kelly advised grading will be done in the beginning. It determines the foundation. It will include handicap accessibility, parking and storm water.

Mr. Crute inquired about vacating property lines. Dr. Davis explained that the permits will not be administered until lot lines are vacated which would create a single lot of one acre, and that it is the responsibility of the property owner to vacate the lines.

Mr. Kelly advised that there are many steps that must be taken before the building permits can be issued. He mentioned that grading and storm water is all done before building permits are issued.

Mrs. Honeycutt asked about his work history and he advised he has been doing this kind of work for thirty-eight years and doing student housing for about three years. Mrs. Honeycutt asked if this was the kind of project he had done before, he advised yes.

Dr. Ross mentioned the RFP for the comprehensive plan. Dr. Ross believes the comprehensive plan needs a lot of input. He stated, once the firm is hired that we make this the first focus of the plan and what could and would go there that everyone could live with.

Mr. Phaup agreed with Dr. Ross that the Commission has the burden to wait on the comprehensive plan to be sure that this project can be done. He spoke of the History of Farmville. He wants to wait until there is a plan, so there is no regret later.

Mrs. Honeycutt asked if the Commission's decision would set a precedent. Mr. Spates advised we have a comprehensive plan in place, it's just being updated. He explained that the area we are talking about is and will be residential.

Dr. Ross does not believe that the Commission is ready for a public hearing until we find out what a legal definition of the structure is considered.

Mr. Davenport believes at this point it needs to go to a public hearing. He believes at this point it meets code. He states that Mr. Kelly has tried to work with the Town. Mr. Davenport advised that he wants clear legal interpretation "this is what a building structure is". He believes the planning commission has a responsibility to protect the value of the neighborhood.

Mrs. O'Connor believes the planning commission's job is to protect the community. It's not just this project but the whole town.

Dr. Ross advised that he was not ready for a public hearing.

Mr. Patterson stated that he is in the mindset that the Commission should not delay. Mr. Patterson is ready to continue.

Mrs. Honeycutt questioned again what the definition of historical meant and the legal aspects of what can be done to a residence or a community under that definition. Dr. Davis restated some of his previous comments regarding honorary historic districts and that the determination would be made by the Department of Historic Resources.

On Motion by Mr. Crute, seconded by Mr. Patterson, and with all voting "aye", staff was instructed to schedule a public hearing for the April 25th Planning Commission meeting and provide an interpretation of what a building means from Mr. Kelley's attorney, with the town attorney reviewing this legal opinion and providing his input.

Adjournment:

On Motion by Mr. Crute, seconded by Dr. Ross, all members in favor, the meeting was adjourned.

Sherry Honeycutt, Chairman

Charles Ross, Secretary