

Town of Farmville Planning Commission
Farmville Town Hall Council Chambers
116 N. Main Street, Farmville, Virginia
Wednesday, September 26,2018 at 7:00 PM

Planning Commission Members Present: Sherry Honeycutt, Charles Ross, Abigail O'Connor, and Jerry Davenport

Members Absent: John Miller, Cameron Patterson, and Patrick Crute

Staff Present: Town Manager, Gerry Spates; Assistant Town Manager, Scott Davis; and Administrative Assistant, Jane Lann

Chairperson, Sherry Honeycutt called the meeting to order at 7:00 P.M.

Public Hearing:

The Farmville Planning Commission held a public hearing at 7:00 p.m., on Wednesday, September 26, 2018, to hear citizen comments on the following conditional use permit requests from:

Fred W. Pearson is requesting a conditional use permit to construct not more than fourteen multiple-family dwellings consisting of a total of 52 units on Vernon Street, parcel 023A8-A-26. This property is zoned Residential District R-3 and allows for multiple family dwellings with a conditional use permit.

Melanie Adams is requesting a conditional use permit to allow for a day school in the basement of her residence, which is located at 503 Milnwood Road, parcel 023A14(02)-B-49. This property is zoned Residential District R-1 and allows for day schools and kindergartens with a conditional use permit.

Mr. Pearson spoke briefly about the fourteen multiple family dwellings he would like to construct on Vernon Street. He has previously been granted two variances from the Board of Zoning Appeals. Mr. Pearson advised his property joins the property of Parkview Gardens, which is also a multi-apartment complex. Mr. Pearson advised he has six rental properties in Farmville. His average monthly rent is \$1,600. He is proposing 52 units with three bedrooms and three baths in each. He advised the engineer plans have been submitted and they meet all town, county and state regulations.

Ms. Melanie Adams spoke briefly on her conditional use permit request for the day school in the basement of her residence. Mrs. Adams advised the focus would be on preschool education. She is seeking to include her four children and four additional children. If granted the Conditional Use Permit, she would like to have in the future a total of twelve children, as allowed by DSS with a permit from them. Mrs. Adams advised she worked at a day school at a church across the road that accommodated 40 students. She thanked the Commission for their time.

Mrs. Patty Cooper-Jones, manager of Parkview Gardens, spoke on Mr. Pearson's behalf stating that he has spoken with them, and she has no objections to the project.

With there being no one else that wished to speak, the Public Hearing was closed.

Public Participation: No comments.

Consideration of Minutes: On motion by Mrs. O'Connor, seconded by Dr. Ross, with all Commission members voting "aye", the June 27, 2018, minutes were approved.

Old Business:

Mrs. O'Connor asked about the training program. Dr. Davis advised there would be three commissioners that could attend; however, a fourth was eliminated from the budget. The goal is to have all the officers attend first. Chairperson Honeycutt attended the first session. Mrs. Honeycutt spoke of the Certified Planning Commissioners Training Program class and had handouts of information she deemed important.

New Business:

A. Discuss Conditional Use Permit for multiple-family dwelling for Fred Pearson

Mrs. Honeycutt invited Mr. Pearson back to the podium for questions.

Mrs. O'Conner wanted clarification on how rooms will be in each unit. Mr. Pearson advised there will be three bedrooms and three baths per apartment, and they will be similar to the units he already has in town. He also advised that he would be building in phases, four per year as long as the market is good. He advised the Planning Commission that as of right now he rents to college students, doctors and a graduate student that has two children. He advised that this would not be for college housing.

Mr. Ross inquired if his project was an expansion to the apartment complex that is already there. Mr. Pearson advised it was not.

Mrs. Honeycutt asked when the first phase would be completed. He advised it would be in two phases, four buildings will be phase one. Mr. Pearson advised he would like to start in about six months.

Mr. Davenport inquired about a laundry room and office he saw on the plans. Mr. Pearson advised each unit would have its own laundry, and that he will furnish a washer and dryer for each unit. He advised what Mr. Davenport saw had been changed.

Landscaping and lighting were questioned by the Commission members. Mr. Davenport questioned lighting and Mrs. O'Connor questioned landscaping. Mr. Spates advised that landscaping would require a plan and will be looked at by the horticulturist to review prior to approval of Council. Mr. Davenport advised that he believes there should be free standing lighting. Mr. Pearson has advised he would entertain any lighting suggestion for the project.

On motion by Mr. Davenport, seconded by Mr. Ross, and with all Commission members voting "aye", the Commission approved a recommendation to Town Council to grant Mr. Pearson a conditional use permit to construct not more than fourteen multiple-family dwellings consisting of a total of 52 units on Vernon Street.

B. Discuss Conditional Use Permit for day school by Melanie Adams

Chairperson Honeycutt invited Ms. Adams back to the podium.

Mr. Davenport asked about the number of twelve children. Dr. Davis advised the approval of twelve children would need to be done by Virginia Department of Social Services. Dr. Davis advised that as a condition of the conditional use permit the Town Building Inspector would be checking out the building.

On Motion by Mr. Davenport, seconded by Mrs. O'Connor, and with all Commission members voting "aye", the Commission voted to recommend to Town Council the approval of allowing Ms. Adams to operate a day care/day school in her residence located at 503 Milnwood Road with conditions of: (1) the structure housing the day school be inspected by the Town's Building Official to make sure all the building code requirements for this type of use comply and have regular inspections, such as fire inspections, as any other commercial business of this type, and (2) limit the overall number of children to be served to a reasonable number with that number currently being four of her own children and four additional children, not her own, with ultimately adding another four additional children, not her own, in the future which would require a license from the Commonwealth of Virginia.

Dr. Davis advised that the second workshop for the Comprehensive Plan and Zoning will be October 23, 2018 at 6:30 p.m. at the Moton Museum.

Adjournment:

On Motion by Mr. Davenport, seconded by Mrs. O'Connor, and with all Commission members voting "aye", the meeting was declared adjourned.

Sherry Honeycutt, Chairman

Charles Ross, Secretary