

Town of Farmville Planning Commission
Town Council Chamber of the Town Hall
116 North Main Street, Farmville, VA 23901
Wednesday, January 23, 2019

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

Members Absent: Patrick Crute

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

Annual Organization Meeting – Election of Officers:

- A. **Nomination and Election of Chairperson:** – Jerry Davenport nominated Sherry Honeycutt for chairperson.

Sherry stated she was honored to be nominated again but must gracefully turn down the nomination. She feels that the seat should not be held by just one person. Sherry nominated John Miller, and he accepted. All members voted “aye”.

Dr. Miller then continued with the meeting.

- B. **Nomination and Election of Vice-Chair:** – On motion by Sherry Honeycutt, Cameron Patterson was nominated Vice-Chair. Cameron Patterson accepted. All members voted “aye”.
- C. **Nomination and Election of Secretary:** On motion by Sherry Honeycutt, Jerry Davenport was nominated for Secretary. All members voted “aye”.

Consideration of Minutes:

On Motion by Cameron Patterson, seconded by Charles Ross and with all members voting “aye”, the minutes from September 26, 2018 were approved.

Public Hearing:

Farmville Planning Commission

Public Hearing Notice

The Farmville Planning Commission will hold public hearings on the below requests beginning at 7:00 p.m., on Wednesday, January 23, 2019 in the Council Chamber, located on the second floor of the Town Hall, 116 North Main Street, Farmville Virginia to hear citizen comments on the following requests:

Mike Papandrea is requesting to rezone property located at 1017 N. Main Street which is identified as partial parcel 110AR(0A)00-005, 3.99 acres, from Business District B-3 to Residential District R-2.

Locket Creek Real Estate Group, LLC, is requesting to rezone four properties located at 1306 Longwood Avenue (parcel 0023A09(19)00-004), parcel 0023A09(19)00-003 (undeveloped but would be 1308 Longwood Avenue), 1310 Longwood Avenue (parcel 0023A09(19)00-002), and 1312 Longwood Avenue (parcel 0023A09(19)00-001) from Business District B-3 to Residential District R-2.

The Farmville Planning Commission will consider these requests following the public hearing. Any person(s) wishing to comment on the above matter should plan to attend this meeting. Questions and comments may be directed to the Assistant Town Manager's Office, 116 North Main Street, PO Drawer 368, Farmville, Virginia, 23901 or by calling (434) 392-8465, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

It is the intent of the Town to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact C. Scott Davis, LP.D., Assistant Town Manager, at (434)392-8465, prior to the meeting.

Dr. Miller opened the public hearing.

Mike Papandrea spoke briefly on his request to build a duplex located at 1017 N. Main Street. He believes what he is proposing will be conforming to the area and believes it will not have a negative impact on the surrounding neighbors. He then referred to a map of the surrounding residences. He advised it was one duplex. When Mrs. Honeycutt inquired if it would be like the duplexes on Layne Street, he advised it will look more like an apartment.

Dr. Davis added that Mr. Papandrea would be building on the larger of the two lots. Cumberland County gave the same parcel number for two separate parcels. The larger is the parcel in question. The parcel in the middle of the two lots belongs to someone else. Referring to the staff report, six properties that adjoin the rear of the parcel in question are zoned Residential District R-2.

Mr. Furlong did not add anything to the Public Hearing, advised he would answer any questions if the Commission had any.

On motion by Mr. Davenport, seconded by Mrs. Honeycutt, the motion was made to close the public hearing. All members voted "aye".

Public Participation: No comments.

Old Business:

Dr. Davis updated the Commissioners on the Comprehensive Plan. He advised that the surveys are due at the end of January. The Berkley Group has 380 on-line surveys completed. Our office has an estimated fifteen surveys completed. Dr. Davis advised when all the information is in, there will be a joint meeting with the Berkley Group, Planning Commission and Town Council. Mr. Spates will speak with the Mayor and work out that date. Dr. Davis then advised that the goal is to share the results, talk about drafting the new comp plan and changes in the zoning ordinance, and what that all might look like.

New Business: Jerry Davenport made a motion that New Business Items A and B be reversed on the agenda. Mrs. Honeycutt seconded the motion, and all members voted "aye".

A. Rezoning Request – 1306, 1308, 1310, and 1312 Longwood Avenue

In the staff report, Dr. Davis advised the Commissioners that Mr. Furlong purchased four parcels on Longwood Avenue. Three of the four parcels have existing duplexes on the property and one of the parcels is vacant. Mr. Furlong wants to build a duplex on the vacant parcel. Mr. Davenport believes the land is already being used as it is being requested to be used. No other comments were made.

On motion by Mr. Davenport, seconded by Mr. Patterson, with all members voting "aye", the Commission voted to recommend to Town Council the approval of rezoning four properties from Business District B-3 to Residential District R-2 located at: 1306 Longwood Avenue (Parcel #0023A09(19)00-04); a vacant lot that will be 1308 Longwood Avenue (Parcel #0023 A 09 (19)09-003); 1310 Longwood Ave (Parcel #0023A09(19)00-002); and 1312 Longwood Avenue (Parcel #0023A09(19)00-001).

B. Rezoning Request – 1017 N. Main Street

In the staff report, Dr. Davis advised the Commission that the Parcel in question has adjoining properties on two sides and across Main Street zoned Business District B-3, six properties that adjoin the rear of the parcel in question are zoned residential District R-2. Mr. Davenport and Mrs. O'Connor raised a question that do to updating the Comprehensive Plan, and recommendations from the Berkley group, that the decision should be held off for this request. Dr. Davis advised that the decision must be taken on its own merit now, not on what could be done later. Mrs. Honeycutt asked about the location and grading information. Mr. Papandrea advised he will grade at a forty-five degree angle, and stated the bank was his priority. He stated there are many ways to grade the property. Mr. Davenport was concerned about the lots being around residences and would a business be viable in that location. Mr. Papandrea referred to the map that included residences in the area of the proposed duplex. There was discussion on how best

the property would be used in the business zone when there are mostly residential homes surrounding the area.

Dr. Ross and Mr. Patterson both agree that what is being asked is in the bounds of what exists in the area at the present time. Putting a duplex in the area will extend what is already in the area.

On motion by Mr. Patterson, seconded by Mrs. Honeycutt, and with all members voting "aye", the Commission voted to recommend to Town Council the approval of rezoning the property located at 1017 North Main Street (Partial Parcel #110AR (OA)00-005, 3.99 acres) from Business District B-3 to Residential District R-2.

C. Consideration and Adoption of Amending Bylaws:

Dr. Miller advised the Commissioners there are recommended edits of the bylaws in their packets. Dr. Miller than asked Dr. Davis to share his thoughts on the revisions. Dr. Davis stated that there weren't any bylaws until a few years ago and it is alright to update them as we go. Dr. Davis explained a portion of the bylaws come from the Town Code. You cannot change the language in the Town Code. Only Council can change that. You can add to the bylaws, but you cannot take away.

The once a year organizational meeting to elect officers was discussed. Dr. Ross thinks there should be a term limit on positions. The operating rules of the meeting were discussed along with recording and conflicts of interest. Changes in the bylaws and additions were discussed.

Dr. Miller thinks that there should be more discussion on the bylaws and talk about it with Dr. Davis and the Commission. Dr. Davis advised he would take the feedback, make a draft of the discussed changes and present them at the February meeting and possibly vote at that time.

D. Consideration and Adoption of 2018 Annual Report:

Dr. Miller asked if there were any concerns or suggested edits of the annual report. Dr. Davis advised Mrs. Honeycutt submitted the report, she was Chair at the time.

On Motion by Mr. Patterson, seconded by Mrs. O'Connor, with all members voting "aye" the Annual Report was approved.

E. Consideration and Adoption of 2019 Meeting Dates:

Dr. Miller asked if anyone had input on the meeting dates. Dr. Davis advised the dates include January 2020.

On Motion by Mr. Patterson, seconded by Mrs. Honeycutt, with all members voting "aye" the adoption of the 2019 meeting dates were approved. With the addition of January 2020.

Adjournment:

On motion by Dr. Ross, seconded by Mrs. O'Connor, the meeting was adjourned.

John Miller, Chairman

Jerry Davenport, Secretary