Town of Farmville Planning Commission  
Town Council Chambers of the Town Hall  
116 North Main Street, Farmville, VA 23901  
Wednesday, February 27, 2019

Call to Order: Dr. Miller called the meeting of the Planning Commission to order at 7:00 p.m.

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

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

Approval of Agenda: The agenda was approved as presented.

Consideration of the Minutes: On motion by Mr. Patterson, seconded by Mr. Davenport, with all members voting “aye”, the minutes from January 23, 2019, were approved.

Public Hearing/ Public Participation: Dr. Miller asked Dr. Davis to read the Public Notice.

Farmville Planning Commission  
Public Hearing Notice

The Farmville Planning Commission will hold a public hearing on the below request beginning at 7:00 p.m., on Wednesday, February 27, 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:

David and Sunae Pletcher are requesting to rezone property located on Spottswood Drive, which is identified as parcel 0023A13(01)00-004, approximately 0.794 acres, from Residential District R-1 to Business District B-4.

The Farmville Planning Commission will consider this request 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, Post Office 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.

Before the Public Hearing began Mrs. Honeycutt, real estate agent for Mr. and Mrs. Pletcher, recused herself from the discussion and vote or any future vote on the topic. Mr. Crute, who lives adjacent to the proposed project, also recused himself.
Dr. Miller then opened the public hearing to hear from the applicant and the public. Mr. Proffitt, the architect for the project, advised he prepared the preliminary site plans for the project. He advised that David Giles, the project architect, and Mr. and Mrs. Pletcher were there to answer any questions from the Commission. In 2006, the Pletter’s bought the property to potentially relocate Mrs. Pletter’s business. One portion fronts on Main Street, and one fronts on Spottswood Drive. They will need 10,000 square feet to do the project, and they need an additional 6,000 square feet to have rental property. In order to do this, they will have to expand to the Spottswood Drive portion of the property. They advised there will not be an access on Spottswood Drive and no additional traffic. All traffic will enter on Main Street.

Mr. Proffitt showed a projection of the building Mr. Giles has developed. Dr. Miller asked if the commissioners had any questions:

Mrs. O’Connor asked if there would be a problem with mosquitos in regards to the storm water retention facility. Mr. Proffitt advised it shouldn’t be a problem.

Dr. Ross asked about the volume of business. Mrs. Pletter advises that it varies sometimes 50 or more, depending on the time of day and time of the year.

Mr. Davenport inquired about the ability to relocate the retention pond forward and have more buffer in the back. Mr. Pletter said that it would not work for what they wanted. He advised the retention pond is on the lowest side.

Mrs. O’Connor inquired about loading docks for the building. Mr. Proffitt advised there may be a roll up door for deliveries, but no dock areas or large roll up doors.

Four citizens in the Neighborhood spoke in opposition to the project.

Ashley Crute of 1402 Spottswood Drive spoke in opposition to this project. She does not think the change will align with the character of the neighborhood. She is concerned about the retention pond be across the street from her house, as she has small children. She stated there are other retail spaces in the area, new and old, to use.

Brandon Newcomb of 1401 Spottswood Drive spoke in opposition to the project. He picked this location for his residence because of the privacy. He believes his property value will be affected.

Jimmy Gantt of 1406 Spottswood Drive spoke in opposition to the project. It is out of character with the area, and he believes it will change the area dramatically. He also believes his property value will be affected. He agrees with the lot that faces Main Street for commercial uses, but not the lot that joins Spottswood.

Lisa Gantt of 1406 Spottswood Drive spoke in opposition and read a letter from Rick and Janet Convoy, who were also opposed to the project. The Commissioners also had a copy of the letter. Mrs. Gantt read the letter for the Commissioners.
With no one else to speak, Mr. Patterson made a motion, seconded by Dr. Ross, and with all members voting “aye”, the public hearing and participation was closed.

**Old Business:**

**A. Update on Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance**

Dr. Davis advised there are no updates. They will get updates at the joint work session with Town Council on March 6, 2019, at 11:00 a.m. They will hear about the table of contents, opinions on combining zoning districts and suggestions on removing out of date uses.

**B. Consideration of Adoption of Bylaws**

Dr. Davis brought back an amended version based on suggestions from the last meeting. Dr. Davis asked Dr. Miller if he wanted to go through all the outlined updates. Dr. Miller asked the Commissioners if there were any questions or discussion on the amendments.

Mr. Patterson inquired as to the Chair being involved in the orientation and whether the word “shall” should be used in Section 3.3.

Mr. Davenport advised he believes that the bylaws should be clear and precise. Mr. Patterson advised he believes that the Chair is important and should be mentioned and involved.

On motion by Mr. Patterson, seconded by Mr. Davenport, the chairperson or designee be involved in the orientation process with staff.

There was further discussion amongst all of the Commission on the topic of the Chair being involved in the orientation process.

On motion by Mr. Patterson, seconded by Mr. Davenport, and with all members voting “aye” the Commission voted to add language under Section 3.3 that the chairman or designee be involved in the orientation of new members along with the Zoning Administrator or designee.

**New Business:**

Dr. Miller introduced the rezoning request by Mr. and Mrs. Pletcher.

Dr. Miller asked Dr. Davis to present the staff report. Dr. Davis wanted to add to the presentation from Mr. Proffitt.

Dr. Davis advised that after discussion with Mrs. Pletcher, the additional square footage has not been defined. The space could be used for other types of retail like her business. He referred Commissioners to the map that was presented to see what commercial business is in the
approximate location and their uses. Dr. Davis advised it is routine for a natural buffer for transitions between zoning districts and uses. He reminded Commissioners to consider how rezoning affects the current comprehensive plan. Dr. Davis gave the Commissioners the options they have for the decision: recommend to Town Council to approve the request or recommend they not approve the request. A third option would come from concern about the property being sold after being rezoned. They could ask the applicant for a voluntary proffer. Development will be developed as the site plan, with minor changes, but not inclusive of lighting or natural buffer.

Dr. Miller wanted to make sure that Commissioners knew that they were voting only on the back parcel facing Spottswood Drive. Dr. Davis clarified that there were two parcels. If this request were to be approved, staff would require this parcel to be one by vacation of the lot line. The front parcel facing Main Street is already zoned as B4. Dr. Davis believes that the alley between the properties have been vacated.

Mr. Patterson asked about evergreens as a buffer and asked about any safety factors. Mr. Proffitt advised that a fence would be around the retaining pond, and there could be more of a buffer with more evergreens.

Mrs. O’Conner asked about lighting. Mr. Proffitt advised there would be LED lighting facing downward.

Mr. Davenport asked Mr. Newcomb from the public hearing his thoughts on the plan. He advised he was opposed to it. He advised his driveway runs behind the barrier wall. He said he is not happy with the project at all. Dr. Ross asked Mr. Newcomb about the property around him that is zoned for business. He advised that did not affect him on Spottswood Drive.

Mr. Davenport advised he was worried if it was rezoned and the project was then not completed. He felt that moving the retention pond forward would give more of a buffer in the back.

Dr. Miller believes that the plan was done keeping in mind to minimize impact on the neighbors. Dr. Miller said his concern is that it will be a business environment encroaching on a neighborhood. Dr. Miller said Commissioners must consider how the rezoning coincides with the current comprehensive plan. If we make an exception to the current zoning plan, there must be compelling evidence. Dr. Miller advised he doesn’t really see it. The impact will be disproportionate from its current use. Dr. Ross agreed with Dr. Miller.

Mr. Davenport asked Mr. Proffitt if he would entertain talking to the neighbors and the planner. He advised he didn’t think the Pletcher’s would be opposed. Mr. Pletcher advised he understood the concerns of the people. He wants to meet the needs of the neighborhood and do what’s best. He advised the green area will stay there. The storm water must be kept up. He advised he would be willing to speak with the neighbors. He advised his wife has outgrown her building for her business and needs a bigger place.
Dr. Davis advised if the Commissioners thought they needed more time and information, they could table to another time.

Mr. Davenport believes the request should be tabled to work with the people and make a better informed decision. Everything that has been presented from both sides is reasonable.

Mrs. O’Connor does not like the idea of buying a home, and then having commercial business next to them.

Mr. Davenport and Dr. Ross both agree that talking to the neighbors and coming back to the table would be a good idea.

Dr. Davis advised that the front property is zoned business. The Pletcher’s could have their business on the front property and build a house on the other parcel.

Dr. Miller advised not only to think about future owners of the business, but also future owners in the neighborhood. What is being asked is contradictory to the way the neighborhood was envisioned by the comprehensive plan.

Dr. Davis advised the Commissioners will need to consider if any business will be allowed to be on that parcel. That is what needs to be looked at if it is tabled.

After discussion, Dr. Davis advised that any recommendation will go to the Town Council, who will go through the same process and make the final decision.

Mr. Davenport made a motion to table the request until the next meeting so the property owners can speak with the Pletcher’s and the builder and come up with other plans. The motion died without a second.

On motion by Mr. Patterson, seconded by Mrs. O’Connor, and with a roll call vote with all members voting “aye”, the Commissioners voted to recommend to Town Council that the request be denied. It conflicts with the neighborhood and the business district.

Mr. Patterson believes it is the Commissioners job to decide and keep the process moving.

Adjournment:
On motion by Dr. Ross, seconded by Mr. Patterson, with all members voting “aye”, the meeting was adjourned.

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John Miller, Chairman                Jerry Davenport, Secretary