

**Town of Farmville Planning Commission  
Town Council Chamber of the Town Hall  
116 North Main Street, Farmville, VA 23901  
Wednesday, June 26, 2019**

**Planning Commission Members Present:** Patrick Crute, Jerry Davenport, John Miller, and Cameron Patterson

**Members Absent:** Sherry Honeycutt, Charles Ross, Abigail O'Connor

**Staff Present:** Assistant Town Manager, Scott Davis; and Interim-Administrative Assistant, Kim Thompson

**Approval of Agenda:**

On a motion made by Mr. Crute and seconded by Mr. Davenport and with all members voting "aye," the agenda for the June 26, 2019, Planning Commission meeting was approved.

**Consideration of Minutes:**

On a motion by Mr. Patterson, seconded by Mr. Davenport, and with all members voting "aye," the minutes from March 27, 2019, were approved.

**Public Hearing:**

Dr. Miller opened the public hearing by asking Dr. Davis to read the public hearing notice

Public Hearing Notice

The Farmville Planning Commission will hold a public hearing on the below request beginning at 7:00 P.M., on Wednesday, June 26, 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 1406 South Main Street which is identified as parcel 0023A13(01)00-002, approximately 0.299 acres, from Residential District R-1 to Business District B-4.

Helton House, Inc., is requesting a conditional use permit to allow them to operate a day support program for adults with intellectual deficits in an area of a building located at 1713 W. Third Street which is identified as parcel 0023A02(0A)00-001, in Business District B-3.

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, 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.

Dr. Miller opened the public hearing regarding David and Sunae Pletcher.

Mrs. Pletcher advised she has maintained her current business for over 16 years and due to rising costs, it is prohibitive to conduct her business at its current location. The proposed new building will include the two new businesses in addition to her current retail operation and create between 12-15 new jobs. Mrs. Pletcher and her representative Mr. Proffitt addressed the expressed concerns from adjoining property owners and have satisfied the rezoning contingencies to abate those concerns as much as possible.

Joy Stump spoke on behalf of the Farmville Area Chamber of Commerce in support of Mrs. Pletcher's contributions as both a business owner and community member.

Megan Almond spoke in opposition of the rezoning from R1 to B4.

Brandon Newcomb spoke in opposition of the rezoning from R1 to B4.

Jimmy Gannt spoke in opposition of the rezoning from R1 to B4.

Dr. Davis announced the conclusion of speakers signed up for public hearing. Dr. Miller invited any members of the public to the microphone. After no further commentary, Dr. Miller moved on to the next public hearing.

Dr. Miller opened the public hearing regarding Helton House.

Mike Helton of Helton House is seeking a conditional use permit for expanding their current scope of services. Established in 2001 and growing from center-based day programming to providing transitional employment opportunities and independent skill building for adults with intellectual deficits an opportunity to integrate into society as independently as possible. Helton House would continue to retain original building on 460 and using property located at 1713 West Third Street aimed at providing services for those adults requiring transitional workforce and independent living skill-building.

Dr. Davis announced that no speakers had signed up for this public hearing, Dr. Miller invited any members of the public to the microphone.

After no further commentary, on a motion by Chairman Miller, seconded by Mr. Patterson the motion was made to close the public hearing. All members voted "aye," and the motion passed.

**Public Participation:** No comments.

**Old Business:** After establishing that there was no old business to discuss, the commission members moved into new business.

**New Business:** In the matter of rezoning request and public hearing considering Mr. & Mrs. Pletcher, Mr. Crute announced that he would recuse himself from the discussion and the vote as he is an adjacent property owner. Dr. Davis advised that legal subdivision had been completed of the property in question and that the .299 acres is not a part on Spotswood Dr., but is a part of a lot on the Main St. property and meets the zoning requirements in that the lot is above the 21,000sq.ft. minimal requirement.

The commission asked questions pertaining to the landscaping and vegetation that will be planted providing privacy and a buffer between the business and residential demarcation. Mr. Proffitt advised that

yes, a fast-growing evergreen buffer will be in place to mitigate the viewshed. When questioned about the security of the retention pond, the Pletchers' stated that vegetation and safety fencing will be installed and that it is to function as a dry pond bed unless substantial rainfall occurs. Dr. Davis clarified that with the use of the property with Main St. frontage that the plans for landscaping and security around the retention pond cannot be required by the Town ordinance, but that it is currently outlined through architectural plans for the commercial development of the property in accordance with the concerns voiced and with consideration given of the adjacent property owners in the residential district impacted by this.

Mr. Patterson made a motion to recommend that Town Council rezone .0299-acre portion of the property at 1406 S Main. 0023A130100-002 from R1 to B4. Mr. Davenport seconded the motion. Prior to voting, commission members commended the developers on their willingness to seek input from the impacted property owners, and that this rezoning action would help to maximize the business use along the Main Street corridor. Dr. Miller, moving to seek adoption of the resolution go before Town Council called for a vote. Commissioner Crute abstained. Mr. Davenport, Dr. Miller, Mr. Patterson, voted "aye," with no opposition. Motion Passed.

In the matter of approving a conditional use permit request for Helton House, Dr. Davis shared in his staff report and explained aloud that current zoning ordinances do not include definitions of use for Adult Day Support centers in its current iteration, and thus requiring that this come before the planning commission to seek a conditional use permit for operation. Dr. Davis elaborated that while similar in definitions to a child day school/care, nursing homes, and domestic violence shelters, these all require conditional use permits for operating within the Town. Proceeding with a conditional use permit would provide them with the opportunity to satisfy the zoning district requirements for conducting business legally.

Mr. Patterson commented that he has seen how Helton House is positive for the community. Mr. Patterson then made the motion to recommend approval of the conditional use permit to go before the Town Council to allow the Helton House to operate a day support program for adults with intellectual deficits, at 1713 West Third St, identified as parcel#0023A020A00-001 in the B3 district and seconded by Mr. Crute. Dr. Miller accepted the motion, and with no further discussion called for a vote, with all members voting "aye." Motion approval.

With no further business, Dr. Miller adjourned the meeting at 7:38 P.M.

---

John Miller, Chairman

---

Jerry Davenport, Secretary