

REGULAR WORK SESSION OF THE FARMVILLE TOWN COUNCIL
WITH THE FARMVILLE PLANNING COMMISSION
HELD ON DECEMBER 4, 2019

Mayor Whitus called to order the regular work session of the Farmville Town Council, held on Wednesday, December 4, 2019, at 6:00 p.m., in the Council Chamber of the Town Hall, located at 116 North Main Street, Farmville, Virginia.

Present at the meeting were Mayor D.E. Whitus, presiding, and Council members G.C. Cole, D.L. Hunter, B.R. Vincent, T.M. Pairet, D.E. Dwyer, A.D. Reid, and J.J. Davis. Mr. Cole left the meeting at 6:50 p.m., and Mayor Whitus at 7:00 p.m.

The staff present was the Interim Town Manager, C. Scott Davis; Administrative Assistant, Jackie Vaughan; Administrative Assistant, Kristen Queen; and Clerk of Council, Lisa Hricko.

Mrs. Hricko called the roll for the Farmville Town Council and noted all members were present.

Dr. Miller called the Farmville Planning Commission to order. Administrative Assistant Kristen Queen called the roll. Present were Dr. Miller, Mrs. Honeycutt, Mr. Davenport, and Mrs. Johnson. Mr. Patterson arrived at 6:12 p.m., and Mr. Crute, and Mrs. O'Connor were absent. Dr. Miller left the meeting at 6:50 p.m.

Mr. Davis, the Interim Town Manager, introduced Ms. Catherine Redfearn and Ms. Rebecca Cobb from the Berkley Group. They will be presenting highlights from the Town's Comprehensive Plan and draft zoning and subdivision ordinances. Mr. Davis stated this evening's meeting was for members of the Farmville Town Council and the Planning Commission. A public meeting is scheduled for Tuesday, December 18, 2019, at 6:00 p.m. At the public informational meeting, the public will have the opportunity to ask questions.

Ms. Redfearn, a Principal Planner with the Berkley Group, presented highlights from the draft 2019 Farmville Comprehensive Plan update. The Plan is organized into eight chapters with an all-encompassing vision and supporting goals.

VISION: Farmville is a historic community with strong ties to education, retail, tourism, and outdoor recreation. Using these assets, Farmville will continue to strategically plan for growth that delivers jobs, economic opportunities, and amenities that improve the lives of a diverse population while preserving small-town character.

CHAPTERS: 1. Introduction

2. *Environment—Preserve Farmville’s natural resources, while protecting people and property from natural hazards.*

3. *History—Promote the history of the Town as an asset for tourism and economic development.*

4. *Population and Housing—Provide for the needs of a diverse community with quality, affordable housing for all.*

5. *Facilities— Provide high-quality and cost-effective administration, public water, sewer, public safety, parks, and events that enhance the Town’s character and livability.*

6. *Economy—Actively build a diversified economy that serves the many needs of Farmville citizens and is an economic engine for the region.*

7. *Land Use—Plan for a balance of compatible land uses meeting the community and economic needs of a growing town.*

8. *Transportation—Provide a safe, efficient, and attractive system of town-scaled streets that welcome pedestrians, bicycles, and automobile traffic.*

Ms. Redfearn highlighted each chapter’s targeted strategies to meet community goals over the next 10-20 years. She said the recommendations and strategies are based on the understanding that planning for Farmville’s future must be coordinated regionally, encourage quality design and development, protect community character and history, be fiscally responsible, and promote great quality of life for all Farmville residents.

Ms. Rebecca Cobb, a Senior Planner with the Berkley Group Inc., presented an overview of the draft subdivision ordinance and zoning ordinance. Included in her review were the following items:

The Subdivision Ordinance is included in the Zoning Ordinance Chapter—both ordinances were updated to meet state code requirements, and the layout of the Chapter was changed for ease of use and a better flow of information.

Zoning Districts were consolidated to enhance clarity, ease of enforcement, and to better meet the needs of the community.

Current District

R1, R1A
R2, R4
R3, R3A
R5
B1

New District

R1, Low Density Neighborhood
R2, Medium Density Neighborhood
R3, High Density Neighborhood
R4, Mobile Homes
B1, Downtown Commercial

B2, B4
B3

B2, Transitional Commercial
B3, Highway Commercial

Ms. Cobb stated the dimensional standards and lot sizes were changed to match the combined districts and uses, as well as updating the By-Right and Conditional uses. The uses in each district have been updated to meet state code requirements and to account for community needs. She stated the “Definitions” have been updated to align with uses and to enhance clarity and comply with state code. Ms. Cobb spoke of the formation of a “Design and Standards Article,” which includes “Signs” and “Landscaping.”

Maps were presented that identified the new districts. The group discussed the proposed districts, lot sizes, and uses.

Mr. Davis, Interim Town Manager, stated the Public Informational Meeting to present the draft Comprehensive Plan and Subdivision and Zoning ordinances is scheduled for Wednesday, December 18, 2019. Ms. Redfearn said that feedback from the community meeting will be highlighted in the final draft, and all edits will have been made. She stated she anticipates having the final draft to the Planning Commission and Town Council by the end of December. The Interim Town Manager said he would like for the Planning Commission to be able to hold their Public Hearing in February with Town Council holding their Public Hearing in April.

There being no other business, the Farmville Town Council and the Farmville Planning Commission adjourned at 8:25 p.m.

APPROVED:

ATTEST:

David E. Whitus, Mayor

Lisa M. Hricko, Clerk