

**Town of Farmville Planning Commission Meeting Minutes**  
**Town Council Chambers**  
**Wednesday, November 9, 2011**

**Members Present:** Edward Gordon, Lloyd McKay, Sam Wilson Jr., Gerry Spates, Dan Dwyer and Andy Andrews

**Staff Present:** Cindy Morris, Town Planner

The meeting began at 6:45 p.m. following the joint Town Council/Planning Commission public hearing.

**Zoning Ordinance Amendment For B-3**

Planning Commissioners discussed the following two items, which were brought up by citizens during the public comment period: 1) potential trash/debris from the development and 2) the height of the proposed building being too high. It was noted that the Town has an ordinance that deals with property maintenance, which should eliminate any trash/debris problems if they were to arise. With regard to the height of the building being too high, it was noted that the developer's proposed height of the building is in keeping with the building (Southern States/Coop) across the street. It was also noted that the developer and the architect has designed the buildings to blend in with the existing historic architecture in the block.

On motion by Mr. Spates, seconded by Dr. Gordon and with all Planning Commissioners voting "aye", it was recommended that Town Council approve the zoning ordinance amendment for B-3 as follows:

**ADD**

Sec. 29-312. Uses.

(29) Mixed use commercial and residential provided that all residential be located on the second story of the building or above, with a conditional use permit.

**DELETE**

Sec. 29-316. Height.

Buildings in a business district B-3 may be erected up to forty-five (45) feet in height from grade. Church spires, belfries, cupolas, monuments, cooling towers, water towers, chimneys, flues, flagpoles, television antennas and radio aerials are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.

**Conditional Use Permit for Walk-To-Campus Mixed Use Development at 315 West Third Street**

On motion by Dr. Gordon, seconded by Mr. Dwyer and with all Planning Commissioners voting "aye", it was recommended that the Town Council approve the conditional use permit on behalf of Walk-To-Campus to construct a mixed-use commercial and residential development at 315 West Third Street. It was also noted that the developer will submit a landscaping plan for review.

**Rezoning of 2317 Layne Street**

On motion by Mr. Spates, seconded by Mr. Wilson and with all Planning Commissioners voting “aye”, it was recommended that Town Council approve the rezoning of 2317 Layne Street to comply with the subdivision of the lot, which will remain B-3 and R-3 with new subdivision lines.

There being no further business, the Planning Commission meeting adjourned at 6:55 p.m.

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Andy Andrews, Chairman

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Gerald J. Spates, Secretary