

Town of Farmville Planning Commission Meeting Minutes
Town Manager's Conference Room
Tuesday, May 3, 2011 12:00 Noon

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

Staff Present: Cindy Morris, Town Planner, Megan Douglas, Administrative Assistant

Guests: Allen Hamblen, English Construction and Matt King, Walk2Campus Properties

Chairman, Andy Andrews called the meeting to order at 12:10 p.m.

Walk 2 Campus Presentation:

Mr. King and Mr. Hamblen gave a presentation and informed the Commission that Walk2Campus Properties began purchasing and renovating residential properties in Farmville in 2004. Walk2Campus owns and manages 680 bedrooms in four (4) University markets in Virginia, Kentucky, South Carolina and New York. Walk2Campus has recently submitted a student housing proposal to the Longwood Real Estate Foundation which included Option #1- 450 beds at Lancer Park/North Campus and Option #2- 306 beds at Lancer Park/North Campus, with 144 Beds on Beech Street-Honors Housing.

Mr. King discussed that at some point Walk2Campus may submit a rezoning request if Longwood were to choose them for this project. Construction bids must meet the preliminary estimates and financing would have to be discussed. Construction of the Honors Housing consists of three (3) buildings, each three (3) stories. There will be twelve (12) apartments per building and 144 bedrooms with 48 parking spaces below ground and 58 above ground. There will be 19,000 square feet per building. Mr. King indicated that the Walk2Campus's main purpose for speaking to the Planning Commission is to provide information and to request the Planning Commission submit a "letter of comfort" with regard to the project and a potential rezoning request. Mr. King informed the Commission that at some point Longwood University would own the Honors Housing.

Mr. King discussed the benefits having the Honors Housing in the Town of Farmville on Beech Street:

- Longwood bedrooms that would contribute to local tax base
- Longwood would likely manage the property
- Continuing improvement /investment in the Buffalo /Beech corridor
- More students in downtown to support local merchants
- Architecture complimentary to neighborhood
- W2C/English are known entities

Conditional Use Permit Application for Home Occupation for Jeanann Messarge at 1708 Lee Drive to prepare sandwiches to take out on route:

Ms. Morris informed the Commission that this item is for informational purposes only. Ms. Morris informed the Commission that Council authorized to advertize for a public notice and that the public notice was sent to the neighborhood. Dr. Gordon mentioned to the Commission that he had made a few phone calls to talk with adjacent neighbors to gather their thoughts on the home occupation at 1708 Lee Drive. The Planning Commission discussed that the home occupation and the commercial kitchen is a dissimilar use to the zoning ordinance.

Review and Approval of Minutes:

Ms. Morris asked the Commission to review the draft minutes as presented. There being no changes or corrections, Dr. Gordon motioned to approve the minutes, seconded by Mr. Spates, with all other commissioners voting "aye."

Schedule of 2011/2012 Planning Commission Meetings:

Ms. Morris informed the Planning Commission that this is included in the packet for information only and that staff would see that the schedule is advertised and posted.

Conditional Use Permit Application for Chick-fil-A, Inc. to locate a restaurant with drive-thru at 1913 Main Street:

Ms. Morris stated that this is included in the packet for information purposes only. Mr. Spates indicated that he had received a phone call stating that Chick-fil-A will not be building in Farmville.

Continuation of Potential Zoning Map Amendment for the M-1 District:

Ms. Morris discussed the objective summary in bullet form that support rezoning portions of the M-1 District as outlined on the map and matrix. Mr. Wilson also provided the Commission with additional information that would support the rezoning portions of the M-1 district. The following is a comprehensive listing of the rationale supporting the rezoning of portions of the M-1 zone:

- The intent is not to change the use of each of these properties, but to bring them into compliance with their current use.
- According to Prince Edward and Cumberland County Commissioner of Revenue Offices, the amount of real estate tax depends on the current use of the property. The mere act of rezoning a piece of property does not necessarily make the real estate tax go up or down. Many variables go into an assessor affixing a value to a piece of property. Therefore, the property owners should not be concerned about this affecting their real estate values.
- There are no glaring incongruities with the proposed zoning changes.
- The proposed zoning changes compliment Cumberland County's adjacent zoning.
- It protects the interests of homeowners and businesses from the intrusion of heavy industrial enterprises.
- It does not preclude the reasonable, potential use by respective landowners of undeveloped property.
- It harmonizes with and is congruent with the "Downtown Renewal/Development" initiative

- It grandfathers existing M-1 zone enterprises
- It respects the natural design and aesthetics of the High Bridge State Park concept.
- It does not contradict or contravene the special flood zone overlay area of the Appomattox River.

It was the consensus of the Planning Commission that before a formal recommendation is made to Town Council that Commission members would present the rezoning of the M-1 district to Council at their July work session meeting.

Ms. Morris reminded the Planning Commission of the next regular scheduled Planning Commission Meeting on July 19, 2011 at 12:00 noon.

There being no further business the meeting adjourned at 1:30 p.m.

Andy Andrews, Chairman

Gerald J. Spates, Secretary