

Town of Farmville Planning Commission Minutes  
Town Manager's Conference Room  
Tuesday, October 18, 2011

**Members Present:** Dan Dwyer, Lloyd McKay, Edward Gordon, Andy Andrews, Gerry Spates

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

**Staff not present:** Sam Wilson Jr.

**Guests:** Matt King, Walk 2 Campus Properties, John Matthews, Architect, and Bobby Jacobs, Realtor

The meeting began at 12:10 p.m.

Ms. Morris stated that Town Council has referred three (3) items to the Planning Commission and has authorized a Public Hearing and Public Notice advertisement.

**Request from Matt King on behalf of Walk 2 Campus for a Zoning Amendment/Conditional Use Permit for a proposed mixed use development at 315 West Third Street:**

The Town received request from Matt King Walk 2 Campus for a zoning amendment on a B-3 zone and a Conditional Use Permit request.

- Zoning Amendment to DIVISION II. Business District 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 request to construct a mixed use commercial and residential development at 315 West Third Street, which is zoned business B-3. Zone B-3 has a pending zoning amendment which would allow mixed use with a conditional use permit.

This property is located at 315 West Third Street (former Newman Tire Site) between Randolph and St. George Street. Mr. Matthews, Architect, described the proposed mixed use facility indicating the first floor would be for commercial and is approximately 15,600 square feet. There are also three (3)

additional residential levels to the proposed building which totals approximately 47,000 square feet. The residential floors two through four (2-4) consists of 36 total units which allows for 120 beds.

The mixed use facility will have 2 lifts to the first floor which will be handicap accessible. Mr. Spates expressed a concern that the structure would not have an elevator to all floors. Mr. Matthews discussed the significant additional cost of considering an elevator in the mixed use facility.

Mr. Matthews described that parking would be located behind the facility and the overflow parking is proposed to be located between St. George Street and Beech Street. The developer will not include four (4) parking spaces in the front of the building. However, a green space will be added where the middle building is recessed.

**Proposed Zoning change 2317 Layne Street:**

The Town of Farmville is initiating a zoning change for property at 2317 Layne Street. The Town is working with the property owner on this lot which will remain B-3 and R-3 with new subdivision lines. Ms. Morris informed the Commission that the adjacent property owners have been notified. It was also noted that a Public Hearing will be held on Wednesday, November 9, 2011 at 6:30.

Ms. Morris reminded the Commissioners that the Planning Commission meeting will be held immediately after the Public Hearing at 6:30 p.m. on November 9, 2011 to consider making recommendations to Council regarding these matters.

There being no further discussion the meeting adjourned at 1:15 p.m.

---

Andy Andrews, Chairman

---

Gerald J. Spates, Secretary