

Town of Farmville Planning Commission Minutes
Meeting held at
THE TOWN HALL, Town Manager's Conference Room
Thursday, March 4, 2010, 11:30 a.m.

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

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

Guests: Ann Irons

The meeting began at 12:00 Noon.

Review and approval of minutes:

Chairman, Andy Andrews began the meeting by asking the Commissioners if they had read the minutes from the January 19, 2010 meeting and if there were any changes that needed to be made to the minutes. There being no changes noted, Mr. Wilson made motion, and Dr. Gordon seconded to approve the minutes as presented. All other members voted "aye".

Conditional Use Permit (CUP) on behalf of Janie Irons at 313 First Avenue to operate a Bed & Breakfast establishment:

Mrs. Morris informed the Commission that the Public Notice was advertised; the property was posted with the Conditional Use Permit pending sign and the adjacent property owners were notified by certified mail. Mrs. Morris commented that the Town had not received any adverse nor favorable comments regarding the bed & breakfast establishment to be located at 313 First Avenue. Mr. Wilson had concerns on the parking for the bed and breakfast establishment as well as the amount of occupants that are allowed per room. Mr. Andrews questioned if the Town ordinance only allows so many unrelated occupants per house or room. Mrs. Morris quoted the Town's Ordinance and the definition for a bed and breakfast establishment. In this particular zone a Bed and Breakfast is allowed with a CUP. A Bed and breakfast means a temporary lodging facility, which serves as the property owner's and Bed and breakfast manager's primary residence and shall be permitted to up to five (5) guest rooms. The food service shall be limited to breakfast and light fair for guests. Mrs. Morris indicated that the definition did not specify how many occupants are allowed per room. Mrs. Morris commented that this establishment is considered a business and would require a business license. This would then prompt the Building Official, Larry Philbeck, to inspect and approve the establishment as a bed and breakfast. The Building Official would then issue a Certificate Occupancy that would indicate how many occupants would be allowed per room. Mr. Wilson asked Mrs. Irons to clarify the proposed parking for the Bed and Breakfast establishment. Mrs. Irons commented that parking would be used on School Street and First Avenue. She also noted that she and Dr. Irons have four (4) parking permits. The parking permits are for two (2) permanent passes and (2) guests passes. Mr. Wilson made motion, Mr. McKay seconded, to recommend the Conditional Use Permit (CUP) to Council with no conditions set by the Planning Commission for the Bed and Breakfast establishment to be

located at 313 First Avenue. All other Members voted "aye" in favor of the recommendation to Council for the Bed and Breakfast establishment.

Conditional Use Permit Application (CUP) on behalf of Vara Bonagiri, MD at 1402 Milnwood Road to utilize the existing building as a residence and construct up to three (3) additional buildings for office space:

Mrs. Morris informed the Commission that site plan pictures were just received from Mr. Overstreet just minutes prior to this meeting. In an overview by Mrs. Morris she reminded the Commission that the property had been posted with the CUP sign but the adjacent property owners had not yet been notified since we're waiting on the additional requested information. Mrs. Morris also reminded the Commission that at the January 19, 2010 meeting, they discussed waiting to notify adjacent property owners until a detailed site plan was presented and would be attached with the notice that is sent out. Several Commissioners agreed with the assumption that the views presented are for phase one (1) of the proposal only. Mrs. Morris noted that she had received one (1) public comment on the (CUP) for Dr. Bonagiri to construct up to three (3) office buildings at 1402 Milnwood Road. Mr. L. D. Phaup called and spoke against the CUP application pending for Dr. Bonagiri. He commented that he would like to see the existing home and property remain as a residence. He is opposed to office buildings being built. Mr. Wilson motioned to table this proposal to allow the Commission to gather additional information and the Commission continue with this CUP at the next scheduled meeting. Also it was the consensus of the Planning Commission members to wait until the additional information is received before advertising the Public Notice and sending the adjacent property owners the information. Dr. Gordon seconded the motion with all other Members voting "aye" in favor of the motion made. The Commissioners agreed that Mr. Overstreet and Dr. Bonagiri both should be present at the next meeting on March 16, 2010 to answer questions. The Commission asked staff to contact both Mr. Overstreet and Dr. Bonagiri and invite them to the next scheduled meeting on March 16, 2010 at 12:00 noon.

Mr. Wilson made motion to adjourn the meeting at 12:30 p.m. with all other members voting "aye".