

**Town of Farmville Planning Commission Minutes**  
**Special called Meeting**  
**Town Manager's Conference Room**  
**Wednesday, November 30, 2011**

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

**Members not Present:** Lloyd McKay

**Staff Present:** Megan Douglas, Administrative Assistant

**Staff not Present:** Cindy Morris, Town Planner

**Guests Present:** Trey Steigman, Vice President, MSC, and Steve Houchins, Development Manager, MSC

The meeting began at 12:40 p.m.

**Conditional Use Permit Application (CUP) on behalf of Farmville Townes, LLC for town homes at Sunchase:**

Mr. Steigman and Mr. Houchins with Management Services Corporation were present to continue the discussion from the last Planning Commission meeting and answer questions regarding the request for a CUP on behalf of Farmville Townes, LLC to construct attached townhouse residential dwellings on Sunchase Boulevard.

Mr. Steigman gave an overview of the history of the overall Sunchase development. He described that the Sunchase development started in 2001, which included residential and some commercial development on seventy (70) acres. He discussed the success of the Hampton Inn and The Shoppes at Sunchase. The Planning Commissioners noted that Trey Steigman and MSC has a wonderful track record with what has been developed and at Sunchase and managed over the past 10 years.

Mr. Steigman stated that the clubhouse facilities, which currently serve the apartments, would be shared with the proposed town homes. He also informed the Planning Commission of the amenities that the new proposed town house subdivision would have. The amenities described were a private waste hauler, sidewalks (to make it a walkable community), fire hydrants, playground amenities may be expanding and/or added depending on the demand, landscaping, and Mr. Steigman stated that as the subdivision grows the amenities would expand to meet the need. It was noted that the subdivision would comply with the ADA requirements. Mr. Steigman explained that the market shows a need for townhomes and they plan to build high quality townhomes. He briefly described what the townhomes may look like and described a standard landscaping package for each town home. There is currently nothing of this nature, a townhouse community, in Farmville now. They plan to start building six (6) on

speculative basis then build as they have buyers. He described that the townhouses will have a community association that will include rules and regulations that govern the neighborhood.

Mr. Steigman on behalf of his company, MSC, Management Services Corporation, is requesting that the Planning Commission approve the Conditional Use Permit (CUP) on the overall 26.108 acres as a whole as opposed to phases, due to financial standpoint. He reminded the Commission that the town houses were going to be constructed in phases and will consist of approximately eight (8) units per acre. Mr. Steigman stated that they are consumer, customer and community driven and they will not be able to do anything on the property unless it is done well.

Dr. Gordon motioned, Mr. Wilson seconded, to recommend to Town Council the approval of the CUP for the proposed town houses at Sunchase, with all other Commissioners voted "aye".

The Planning Commission expressed their appreciation to Mr. Steigman and Mr. Houchins for returning and providing more details the proposed town house project.

There being no further discussion Dr. Gordon motioned to adjourn the meeting at 1:43 p.m. Mr. Wilson seconded the motion with all other Commissioners voting "aye".

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Andy Andrews, Chairman

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Gerald J. Spates, Secretary