

**Town of Farmville Planning Commission
Meeting Minutes
Town Manager's Conference Room
Tuesday, January 18, 2011 at 12:00 (Noon)**

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

Members Absent: Andy Andrews

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

Mr. Wilson, Vice Chairman called the meeting to order at 12:12 p.m.

Review and Approval of Minutes:

Mr. Wilson asked the Planning Commissioners to review the draft minutes as presented from the previous meeting held on November 16, 2010. There being no changes or corrections, Dr. Gordon motioned to approve the minutes seconded by Mr. Spates with all other members voting "aye".

Consider Potential Zoning Map Amendment for the M-1 District:

The Planning Commission reviewed the discussion from their last November 16, 2010 meeting, regarding the M-1 zone and its applicability as it relates to future development of the area. The M-1 zone is identified in the Town's Zoning Ordinance as an industrial district. Ms. Morris stated that the M-1 zone has fifty-three (53) parcels that vary in acreage as well as use. Ms. Morris provided the Planning Commission with an enlarged zoning map, which identified the M-1 district and the zoning of adjacent areas, buildings, owner, acreage, current use, historical district, flood area and the High Bridge Trail State Park. She noted that majority of the M-1 zone is located in the flood area.

The Planning Commission carefully studied each of the fifty-three (53) M-1 parcels. After careful consideration and discussion the Planning Commissioners suggested the proposed draft zoning changes listed below: (the parcel numbers correspond to the map legend provided to the Planning Commission)

- M-1 parcels #1 – #12 is proposed for B-2 (is adjacent to and in keeping with the B-2 south of this area)
- M-1 parcels #13 – #26 is proposed for B-3 (adjacent to business zones and most of the current use is business)
- M-1 parcels #27 – #30 is proposed to stay M-1 (in keeping with the current uses; Buffalo Shook and WC Newman Concrete Plant)

- M-1 parcel #31 may stay M-1 (staff will find out what Cumberland County zoning is adjacent to this property)
- M-1 parcel #32 is proposed for B-3 (This parcel has Price Supply and is adjacent to a B-3 zone)
- M-1 parcels #33 – #36 is proposed for R-2 (currently has mostly residential use)
- M-1 parcels #37 – #47 is proposed for R-2 (has mostly residential use except for Dominion Power)
- M-1 parcels #48 – #51 is proposed for B-3 (adjacent to a B-3 zone and is in keeping with current use, Taylor Manufacturing)
- M-1 parcels #52 and #53 is proposed R-2 (staff will find out what Cumberland County zoning is adjacent to this property)

After careful study of each parcel in the M-1 zone, the Planning Commission instructed staff to create a working/draft map showing the current M-1 zone with the proposed zoning changes. The Planning Commissioners discussed the effects of rezoning on property tax. Staff will contact Cumberland and Prince Edward Commissioners of Revenue to find out if the zoning of a property has an impact on the assessed value and/or the tax rate. Mr. Wilson requested that a matrix be created to show the property owners, current zoning, proposed zoning and show the impact of the proposed zoning change in comparison with the present use. Dr. Gordon suggested that staff also create a chart that would highlight the differences between the different zones. The Commission in agreement, asked that staff contact the bordering county of Cumberland as to Cumberland County's zoning that is adjacent to the Town's M-1 zone.

Mr. Wilson, Vice Chairman, reminded the Commission Members of the next regularly scheduled Planning Commission Meeting on March 15, 2011 at 12:00 noon.

There being no further discussion Dr. Gordon motioned, seconded by Mr. Spates to adjourn the meeting at 1:00 p.m.

Sam Wilson, Vice-Chairman

Gerald J. Spates