

MINUTES
Town of Farmville Planning Commission Meeting
Held at THE TOWN HALL
Town Manager's Conference Room
Farmville, Virginia
Tuesday July 15, 2008-12:00 (Noon)

Members present: Andy Andrews, Pam Butler, Ted Cunningham, Lloyd McKay, Otto Overton, Gerry Spates and Sam Wilson Jr.

Guests Present: Ken Copeland, Director of Longwood University Real Estate Foundation, Nancy Shelton, Longwood Alumni Office, Ken Woodley, Farmville Herald, Tom Dennison, Farmville resident, William Thompson, High Street resident, and Southard Brumfield, High Street resident

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

Chairman Andrews began the meeting at 12:00.

Approval of Minutes:

Ms. Morris asked if there were any corrections to the draft minutes as presented.

Mr. Wilson mentioned some concerns he has on the process of approval of minutes and how the Planning Commission approves minutes from prior meetings, when action has already been taken on several of the items on the agenda. He stated that it seems unusual that the pace of government is moving faster than the approval of the minutes. Mr. Spates stated that the Planning Commission has to approve the minutes at their next Planning Commission Meeting. Ms. Morris stated that the minutes reflect what happened at the meeting and cannot change unless part/s of the draft minutes is erroneous. Mr. Wilson questioned if the minutes constitute the official report to the public and government for what the Planning Commission does. Ms. Hricko stated that according to Virginia Code draft minutes have to be available to the public within 10 days after the meeting. Mr. Spates stated that the Planning Commission's recommendation went to Council. Ms. Morris informed Mr. Wilson that Council received a draft copy of the minutes in their Council packet. Mr. Spates commented, stating a point of law, that the Planning Commission cannot make a recommendation on our part prior to having a Public Hearing.

Mr. Wilson made the motion to approve the minutes, noting for the record that action has been taken on several items, seconded by Mr. Andrews with all other members voting "aye".

Joint Public Hearing on July 9th at 6:30 p.m. concerning request for rezoning from Longwood University Real Estate Foundation (REF) for property at 605 and 611 High Street and 606 Chambers Street to be rezoned from R1A to R3A for the purpose of constructing an Alumni and Conference Center adjacent to the house located at 611 High Street:

Minutes from the public hearing were handed out. Mr. Spates confirmed that Council during July 9th Council meeting took no action on the request and referred the rezoning request from Longwood University Real Estate Foundation for property at 605, 611 High Street and 606 Chambers Street back to the Planning Commission, without comments or suggestions. Mr. Spates reminded the Planning Commission, that the Council made it very clear that no action would be taken on their

part until the public was given an opportunity to voice their comments and provide time for the Town Council and Planning Commission to consider those comments.

Chairman Andrews invited those guests in attendance to comment on the proposed project.

Southard Brumfield, resident of 703 High Street, stated that he likes the property as it is. He spoke against a building of that size and nature being considered for a residential zone. There could be other more appropriate uses for the property other than what is being proposed. Mr. Brumfield suggested the salvage of the garage that is attached to the house. Mr. Brumfield stated that he would be one of the residents affected most by this proposed project and is willing to sit down with individuals from Longwood University to look at different options.

Mr. Copeland explained that the project came about because Longwood University does need additional office space. This need is based on the part of the alumni offices and development offices. The idea of the banquet facility came about because there is a great deal of alumni who would like to come back to Longwood to get married. Mr. Brumfield mentioned the Lankford Building and thought that building has adequately been serving as space for weddings and reception for years. Mr. Copeland stated that the planning for this facility was not done in a vacuum.

Mr. Copeland commented that similar uses already exist along Griffin Boulevard, such as Meals on Wheels, Masonic Lodge, a funeral home, the Baptist Student Center, barbershop and a day care. He said that there is a business feel for the street already. Mr. Spates stated that those types of businesses are non-conforming uses with exception of the day care, which is an allowed use.

Mr. Copeland stated that he and the Longwood University Real Estate Foundation is willing to work with the Town and anyone else the Town designates on a compromise.

Mr. Wilson had a question about the newly adopted R-3A Zone and how it relates to the University. Ms. Morris stated that the change now reads, "University related facilities with a conditional use permit." This applies only to the Real Estate Foundation because Longwood University is exempt from the Town Zoning Ordinance.

William Thompson, a resident of 700 High Street, spoke about concerns that he had on the additional sidewalk that would be along the front of High Street. He also commented on how he was satisfied with the actions of Town Council and the Planning Commission and that a Public Hearing has been held and citizens had an opportunity to have input into the process. Mr. Thompson also agreed with the idea of forming committee to come up with a compromise. He also encouraged that someone from the Foundation speak with the owners along Chambers and Watkins Street about the proposed project.

Tom Dennison a resident of 109 Grove Street spoke on the Town's Comprehensive Plan and how it relates to the Town's Zoning Ordinance. He stated to make a decision for the good of the Comprehensive Plan. Mr. Wilson stated that this is a lot that has already been compromised by the construction of a large parking lot and we need to look at whether this proposal is a logical extension of what has already occurred.

Mr. Cunningham excused his himself from the meeting.

On motion by Mr. Wilson, seconded by Mr. Andrews and with all other Planning Commissioners in attendance voting "aye," the Planning Commission approved the establishment of a committee to

study the rezoning request by Longwood University Real Estate Foundation to rezone 605 and 611 High Street and 606 Chambers Street from R1A to R3A. This committee will be comprised of three (3) members from the community it will affect, three (3) members from Longwood to be mediated under the Office of the Town Manager, who is also a Planning Commissioner. At a minimum, the committee will focus on noise, traffic, parking, aesthetics, and design issues. Mr. Spates will advise the Planning Commission on progress. This committee will have 60 days in which they will meet at least twice and at the end of 60 days, the committee brings back to the Planning Commission an idea/proposal, which can be brought back to the public through a public hearing at some point.

It was the consensus of the Planning Commissioners that the make-up of the 6 committee members from the neighborhood and Longwood will be appointed at the discretion of Mr. Spates who will serve as mediator. It was the consensus of the Commissioner's that Mr. Brumfield would serve as one of the members on the committee from the neighborhood.

Updates of Previous Items of Business:

Mr. Spates informed the Planning Commission that Council is currently checking into the two (2) properties mentioned for green space at the last Planning Commission Meeting, were at the corner of South Main Street and Milwood Road and at Virginia and Putney Street, behind McDonalds. Mr. Spates assured the Commissioners that Council shares the same concern about preserving green space and that the Town is looking into both properties.

Ms. Morris, spoke with Mike Chandler concerning the Zoning Ordinance and proposed Sign Ordinance. Mr. Chandler is currently reviewing the Ordinances.

Ms. Morris also reported on the Virginia Certified Planning Commissioner's Program. She contacted Mr. Michael Chandler and invited him to hold the next Program in Farmville, which Mr. Chandler has accepted. The proposed dates for the next program to be hosted by the Town of Farmville, will be June through August of 2009 at the South Street Conference Center in Farmville. This training will be two (2) days in mid June and two (2) days in August with graduation.

On motion by Mr. Spates, seconded by Mr. Wilson the meeting adjourned at 1:00 p.m.

Andy Andrews, Chairman

Gerald J. Spates, Secretary