

**Town of Farmville Planning Commission Minutes
Meeting held at
The Town Hall, Town Manager's Conference Room
Tuesday, November 16, 2010 at 12:00 (noon)**

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

Members Absent: no members absent

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

Vice Chairman, Mr. Wilson called the meeting to order at 12:15 p.m.

Review and Approval of Minutes:

Mr. Wilson asked the Commission to review the minutes as presented from the meeting held on September 21, 2010 on October 13, 2010. There being no changes or corrections Dr. Gordon made a motion to approve the minutes seconded by Mr. McKay and all other members voting "aye".

Rezoning request to rezone two (2) properties located on Hylawn Avenue:

For informational purposes, Ms. Morris informed the Commission that Southard Brumfield has notified the Town and asked that his rezoning request be withdrawn.

Amendment request for Retail Parking from 1 parking space for every 100 SF to 1 parking space for every 200 SF:

Ms. Morris informed the Commission that this is included in the agenda packet for informational purposes only. Commission members were informed that Town Council approved the recommendation made to amend retail parking from 1 parking space for every 100 SF to 1 parking space for every 200 SF.

Potential Zoning Ordinance and Map Amendment:

The Commission had discussion on the M-1 zone and its applicability as it relates to future development of this area. Ms. Morris stated that there are forty seven (47) parcels that are in the current M-1 zone. The M-1 zone is identified as an industrial district. The M-1 zone is currently not conducive to the downtown area as it was years ago. The M-1 industrial zone was discussed to be rezoned to a B-2 business zone. Mr. Wilson questioned if any M-1 businesses would be grandfathered in if the zoning was approved. Mr. Spates commented that any existing factories would be grandfathered. Several Commissioners suggested rezoning the M-1 zone to B-2 zone and approaching it section by section. Mr. Wilson spoke on several factors that need to be considered when rezoning such as the floodplain, High Bridge Trail, the historic district, environmental concerns with the Appomattox River, the downtown revitalization designs,

adjacent properties, traffic and protection of the existing manufacturing businesses. The Planning Commission has asked that staff create a working map showing the M-1 district. The consensus of the Planning Commission is to take a slow approach with the possibility of rezoning portions of the M-1 district.

Mr. Wilson, Vice Chairman reminded the commission members of the next scheduled Planning Commission Meeting on January 18, 2011 at 12:00 noon.

There being no further discussion Dr. Gordon made a motion seconded by Mr. McKay to adjourn the meeting at 12:30p.m. All other commissioners voted "aye".

Andy Andrews, Chairman

Gerald J. Spates, Secretary