

**Town of Farmville Planning Commission Minutes**  
**Meeting held at**  
**The Town Hall, Town Manager's Conference Room**  
**Tuesday September 21, 2010 at 12:00 (noon)**

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

**Not Present:** Andy Andrews

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

**Guests:** Southard Brumfield, Carl Eggleston, George & Ira Wilson

Sam Wilson, Vice Chairman called the meeting to order at 12:05 p.m.

**Rezoning request to rezone three (3) properties located on Hylawn Avenue:**

The Town has received a rezoning request from Southard Brumfield to rezone three (3) properties located on Hylawn Avenue from Residential R-2 to R-3 zone to allow for 2 additional residences to be built in the area. The rezoning request was discussed first being that additional guests were present to speak on this matter. The citizens that attended live on Hylawn Avenue and have appeared before the Planning Commission speaking against the rezoning request. The citizens concerns were traffic, narrowness of the existing road and density. Mr. Eggleston appeared before the Planning Commission expressing his concerns about the existing traffic on Hylawn Avenue, and adding five (5) additional single family residents will increase the congestion. He also talked about the one way entrance and exist has always been a safety issue for area residents, mentioning the fire department and rescue squad or if repairs were needed for town water and sewer. He commented that approving the rezoning and allowing the two (2) additional single family dwellings would only create more problems with congestion to the area. Mr. Eggleston expressed that he was not opposed to Mr. Brumfield building the homes on the existing lots. He was opposed to the rezoning and the allowance of two (2) additional homes proposed to be built. Dr. Gordon made a motion, suggesting that the Planning Commission come to a conclusion and consider making a recommendation to Town Council. Mr. Spates seconded the motion with all other members voting "aye". Mr. Spates made a motion to deny the request for rezoning, leave the current zoning in effect and allow Mr. Brumfield to build the houses to the requirements of the existing zone and not allow the additional lots. Dr. Gordon seconded the motion. The motion carried unanimously among all Planning Commission members. The recommendation will be forwarded to Town Council.

**Review and Approval of Minutes:**

Vice Chairman, Mr. Wilson asks the Commission to review the minutes from the August 5, 2010 meeting. There being no corrections Dr. Gordon made a motion to approve the minutes as presented. The motion was seconded by Mr. McKay and all other members voted "aye".

**Annual Appointment of Chairman and Vice-Chairman:**

Dr. Gordon made a motion, seconded by Mr. McKay to leave the existing Chairman and Vice-Chairman in place unless Mr. Andrews expresses that he does not want to be acting Chairman of the Planning Commission. All Commission members voted "aye" in favor of the motion.

**Consideration of Potential Zoning Ordinance and Map Amendments:**

Mr. Wilson, Vice-Chairman, asked staff to give more information concerning the rezoning of the split zones. Mrs. Morris informed the Commission that the items were added to the agenda for consideration. Recently several of the areas have been brought to staffs attention. There were eight (8) maps enclosed in the Planning Commission packet that consisted of areas of split zones. Mrs. Morris motioned to the Commission that property owners have not been notified. Dr. Gordon felt that this would be a significant expense to try to rezone all eight (8) areas of split zones. He felt that the rezoning should be considered on a case by case basis.

**Dissolution of M1 zone to B2 zone:**

Mrs. Morris discussed that this issue came when an individual came in wanting to open a new business in an area which is currently zoned M1. The business could not be approved because of the current zoning. An M1 zone is an industrial district. Mr. Wilson suggested the Commission continue with the rezoning of M1zone to B2 at the next Planning Commission meeting.

**Consider amending Retail parking to 1 parking space for every 100sf to 1 parking space for every 200sf:**

The Planning Commission requested that staff provide proposed language for the amendment on retail parking. On motion by Mr. Wilson, with the Planning Commission in agreement, it was recommended that such change and advertising for the Public Hearing be forwarded to Town Council.

**Next Regular Scheduled Commission Meeting:**

Vice-Chairman, Mr. Wilson reminded the Planning Commission of the next scheduled meeting which is set for Tuesday, November 16, 2010.

Mr. Wilson made a motion, seconded by Dr. Gordon to adjourn the meeting at 1:20 p.m.

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Andy Andrews, Chairman

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Gerald J. Spates, Secretary