

TOWN OF SCOTTSVILLE

Planning Commission

Regular Meeting

Monday, October 3, 2022

Victory Hall

401 Valley Street

Scottsville, Virginia

Members:

Molly Angevine

Lisa Caltabiano, Chair

Dan Gritsko, Council Liaison

Matthew Johnson

Shannon Strassner, Vice-Chair

MINUTES

- 1) *Call to order, establish a quorum, and agree to agenda:* The meeting began at 7:03 pm, with Angevine, Caltabiano, Gritsko, Johnson, and Strassner present in-person. The agenda was amended to table Item 2: "review and approval of past minutes", it was requested that next month the agenda include meeting minutes for September 6, 2022, and June 6, 2022. The motion to approve the amended agenda was made by Commissioner Gritsko, seconded by Commissioner Strassner, and approved via voice vote at 7:10pm
- 2) Review and approval of past meeting minutes: September 6: Tabled for next month in previous motion.
- 3) *Report on relevant action by the Town Council:* Councilmember Gritsko spoke on the new grant for police cars, reorganization of charter committees, and the installation of a floating dock in Van Clief Nature Area. Mr. Lawless noted that Counciler Gritsko was presented with a flag of Scottsville that was flown over the capital, Gritsko shared his appreciation for this honor. It was also shared that Town Council elections will be held November 8th.
- 4) *Matters from the public:* No comments
- 5) *Old Business*
 - a) *Zoning map amendment, 530 Valley Street,*
 - i. *Downtown Residential to Commercial:* Mr. Lawless presented the request to rezone a side yard due to an old map error; there was an administrative error by previous town staff in 1998.
 - ii. *Public hearing, discussion, and action:* Maria Morell of 581 Harrison St. wishes to maintain Valley Street as mixed housing, wishes for Valley Street to not become commercial. George Goodwin of Buckingham spoke on wish further review if the purple building, 350 Valley Street, in town should be mixed use, not commercial. Kimberly Shifflett of Buckingham, the local business owner said that the property should stay mixed use to maintain residential purposes. PC discussed how there was a 1998 planning commission approval of rezoning that never went forward to a Town Council vote, comparing an adjustment of the map compared to rezoning the parcel. The Commission did not wish to change the zoning on the site. Strassner motioned to update the map to reflect the current residential status of zoning, Johnson seconded the motion, the motion passed at 7:30pm via unanimous voice vote.
 - b) *Zoning map amendment and special use permit, 800 Bird Street*
 - i. *Industrial to Commercial, with special use permit for multi-family residential:* Lawless at the request of Caltabiano provided a summary of the application, Mr. Gaskin of Echelon Resources presented at the podium, sharing the history of their business using historic tax credits and the proposal of 205 apartment units on the site. Randy Cosby was present as part of Echelon

Resources to answer questions, they will work as builders and owners, encouraging work from home for residents with amenities. Caltabiano asked Gaskin to answer questions and to join the Commission next month. The chair then opened the floor for public hearing.

- ii. *Public hearing, discussion, and action:* At 7:40pm the public hearing opened with Thomas Unsworth of 275 Bird St., sharing this is an important opportunity, there is a potential with this partner since there is an invested interest in being an owner of the property. Supportive of a process to build something that can provide growth in the town, he requests that there needs to be a consideration of how to increase public services considering future growth. Robert Talbot, of 745 Albevanna Spring Road spoke as someone close to town while residing in Fluvanna, asked for careful consideration of town development, once change occurs it is difficult to go back, hopes that Fluvanna and Albemarle County are cooperative in development, asking for there to be a build balance, to develop with caution and so to not see a change of place. Carson Lowe of 324 East Main spoke on being an 8th generation Scottsville resident, worried 500 homes will change the character of the town, wants growth in a positive way, concerned with traffic. Maria Morell of Harrison Street spoke to the need for affordable housing, yet the current proposal has the affordable housing being too costly, Maria was worried about public safety, sharing that Harrison Street traffic is already dangerous without the inclusion of possible traffic from the proposed development. Mitch Carr of Rock Island Farm shares his interest in Scottsville growing but not too fast, worried about the new voting block created by this development and worried about the financial viability of the site. Sarah Woods of Scottsville spoke of the development being 'neat', requested the Planning Commission consider the development's space in Scottsville, Woods says it will mainly house transient renter and young professions, wished there was housing that was more appealing to long term residents, shares that requests by the public to take the process slow is not a disapproval of development or a fear of change, but a concern about how to properly develop the site. Wood requested more information of the flood plain exemption and has concerns about the parking lot being a flood zone and about it being a good access point for emergency services. Asked if Upper Bird St. Could be used as an access point for the site, Woods shared that concerns about the site are about it not being connected to the rest of the town and that road need to be rebuilt in town due to this development. Woods shared that the Comprehensive Plan expected mixed used on the site, current proposal is missing mixed-use. Stuart Munson of 10 years shared that the Town factory is currently a liability, that it needs to be redeveloped. Munson respects the town character, but thinks they have a unique opportunity for an interesting developer who wants to beautify the site, also stating that the town needs more people, and this site will help with balancing the budget in the future by increasing the tax base. Munson states the developer has a good history of working on similar properties, is looking to provide hospitality, and will provide funding for sidewalks. Munson shared that he would like more ideas on how to alleviate the site's traffic and would like to encourage daycare on the site. Debbie Smith, president of the Chamber of Commerce and local landowner, shared that development is great and needed; concerned of the size of the units but confident they will be fully rented out, her concern is that absentee landowner in town will not rent out storefront when the increase in size of Scottsville creates a demand for new businesses. Smith is open to a Real Estate tax in the town but would like the town to have a conversation with Albemarle County about getting more of a share of real estate revenue. Smith would like more support for local businesses, more administrative capacity for the town, and would

suggest a new tax base rather than future increases on current taxes. Brian Burnett Jr., local and Fire Department volunteer, development is great, but asked about the developer's commitment to the town, if the developer understands past and possible future issues in the town, he is looking for more Police Department support and improvements for the streets. Carmel Greer supports development due to a shortage of housing, business on Valley St. needs to have more customers and development could reduce vacancy on Valley Street, Greer states that the developer has unique skills and is capable to address this unique site of a factory, residential housing is preferable to Greer rather than the site's by-right use. Kendell Dix, living in Esmont, would like to be a renter on the proposed development, Dix is generally favorable for more housing, supports the vibrancy of the town and by any means necessary supports housing. Dix supports affordable housing, and is even supportive of market rate, which will help make housing more affordable, Dix supports the development as an increase to the tax base and more development in Scottsville will encourage the County to support Scottsville further. Kimberly Shifflett, local business owner, understands that more residents promote more business but requests a redo of all our streets in anticipation of the development, including curb painting, signs redone, and reassess parking in town. Also requested was a study of water and sewers and increased services for the Police Department. George Goodwin spoke to concerns of traffic issues and requested an assessment of the new FEMA maps for any future development. Dan Baum is an investor on Valley Street. Baum is supportive of the site, looking at library and factory history Baum sees that the town can support the new traffic, the developer is impressive, and it would be a mistake to not welcome this opportunity, it will address vacancy problems on Valley Street, help with the shrinking and aging population. Baum shared that the town has 3 years before the project's completion to address traffic issues. Bill Delaney of the corner of Bird and Harrison Street stated he is not against growth, but they have lived the reality of traffic in the area, Delaney was concerned of future traffic, asks for an infrastructure plan. Kevin Quick requested that the town run the numbers for this project, that there needs to be reflection on income for the town. Matt Holt suggested large developments should be towards the north part of town, Holt was concerned about a doubling of the population size and increase of density with concerns of traffic. Suggested a new road due to this development and that the town would have to levy new taxes to support increased public services demands. Bob Talbott requested that the firm help sort out issues with the site and the developers address concerns brought up. Mr. Pugh asked about the sidewalk on site. Kimberly Shifflett asked for a study to review how much the road could be widened to get sidewalks into Bird St. George Goodwin asked for more answer before the Commission vote. Matt Holt asked the process not to be dragged out and that for the best of the town there be a quick decision. Kevin Quick requested that there be time to answer questions the public has shared. Public commented closed at 9:07pm. From Timmons Group, Steve Schmidt, as a traffic engineer, presented research on existing traffic count for Bird Street and presented on future potential traffic from the proposal. Conclusions from the site were that there will be no issues with queuing on the site, with vehicles attempting to get on to Route 20 from Bird Street. The Planning Commission requested further study of Harrison Street and Warren Street in addition to Bird Street. The Planning Commission discusses the deadline for a recommendation and requested a review of the Fire Department and Rescue Squad. Discussion of the proposal included the Commission requesting more discussion of town budget and the capacity to handle a new development. Gritsko stated

that this development was good for the town, that the town has had persistent traffic issues, after 13 years of attempts to grow the town, this site will be prevented from dilapidation. The Planning Commission discussed what current fixes could be done to address traffic, Angevine asked about affordable housing and expected rent on site, LITECH was discussed, with figures being doubled check between developers and the town. Angevine stated concerned about availability of affordable housing on site. The Planning Commission discussed how affordability measures place a substantial cost to the developers, discussed updates and maintenance of the factory levee and discussed town infrastructure. Gritsko made a motion to adjourn on the agenda item, to return to the item in the November meeting after more research, Strassner seconded the motion. The motion passed with no objection at 10:12 pm.

- c) *Comprehensive Plan update, Land Use Goals*: Item tabled for next month.
 - d) *Zoning text amendment, Planned Unit Development*
 - i. *Discussion and action*: Item tabled for next month.
- 6) *New Business*
- a) *Special use permit, Arts & Education Center, Hardware Street*: Item tabled for next month.
 - b) *Zoning Text amendment, Homestays*: Item tabled for next month.
- 7) *Adjournment*: There was a motion made to adjourn by Commissioner Angevine, seconded by Commissioner Strassner, and was approved by voice vote at 10:14 pm.