

# Scottsville Planning Commission

Regular Meeting  
Monday, February 2, 2004, 7:00 p.m.  
Victory Hall  
401 Valley Street  
Scottsville, Virginia

*Members:*  
Richard Hansen  
Robert C. Mellow  
Steven G. Meeks, *Chair*  
Michael Phelan

## *Minutes*

### **Call to Order:** Establish a quorum.

The meeting was called to order at 7:00 p.m. All members were present, with the exception of Mr. Hansen. Also in attendance were Town Administrator Barry Clark, Town Clerk Amy Moyer, Mr. Kevin White of HYMK Real Estate Development LLC, and several members of the community.

### **Consent Calendar:** Approve agenda.

Adopt minutes of December 29, 2003 regular meeting.

Mr. Meeks proposed amending the agenda to include discussion of the Planning Commission appointments and the status of the preliminary site plan for River View Bluff Townhomes. Mr. Mellow motioned to approve the consent calendar as amended. Mr. Phelan seconded the motion, and the consent calendar was approved by voice vote.

### **Petitions and Public Comment:**

### **Old Business:**

- 1) Status of preliminary site plan for development of River View Bluff Townhomes on parcel identified on Fluvanna County Tax Map 36(A)-1 as lots #1-6 and 13-20.

Mr. Meeks reported that the Town Council postponed review of the River View Bluff preliminary site plan until their next meeting. Mr. Mellow added that, after a meeting with neighboring property owners, the plan is being amended to maintain the current gravel entrance and add a separate paved entrance to the development.

- 2) Status of Planning Commission appointments.

Mr. Meeks reported that Mr. Mellow had been appointed to the Planning Commission for the duration of his term on Town Council. Several applications have been received for the remaining vacancy, with interviews to be conducted by Town Council.

**New Business:**

- 1) Discuss Town rights-of-way and request for abandonment of Moon Street and easement for Main Street.

Mr. Meeks related that Kevin White's letter of December 9 requested the closing of Moon Street and use of easements. Mr. Meeks met with Clyde Gouldman on January 31 to discuss abandonment procedures. Mr. Meeks presented the commission with two sections of the Virginia Code dealing with abandonments. Virginia Code Section 15.2-2006 deals with the procedures of abandonment. Per Section 15.2-2008, an abutting property owner may be required to purchase a fractional portion to close a public right-of-way. Mr. Meeks noted that Mr. Gouldman raised several questions about the recently filed survey, including misrepresentations and improperly identified rights-of-way. Mr. Gouldman recommended submission of a preliminary subdivision showing lot dissolution and proposed new lots in relation to the existing rights-of-way and Moon Street, as well as a metes and bounds designation for the Moon Street closure.

Mr. Mellow motioned to recommend that the developer meet with Town representatives and Mr. Gouldman at their earliest convenience to discuss the abandonment request and survey notation corrections. Mr. Phelan seconded the motion, which was approved by voice vote.

Mr. Meeks clarified that he has no concern with the Moon Street abandonment or Main Street easement for utilities and a walking path, except for a proper survey and delineation. An agreement for usage would be composed between the Town, the developer, and Albemarle County Service Authority. Mr. Mellow commented that the path should not intrude upon neighbors. Mr. Phelan remarked that adjoining property owners may likely have appropriated Main Street into their yards. Mr. Meeks noted that maintenance responsibilities and standards must be established. Mr. White stated that the walking path would have footlights and run from the development to an intersection with the current Main Street; survey work is currently under way in the area. This issue will be brought back before the commission with further documentation at a future date.

- 2) Discuss renaming of Holman Street to Watkins Street.

Mr. Meeks explained that Holman Street was named as such during the implementation of the E-911 system, when it was erroneously assumed to be a continuation of the original Holman Street; however, this right-of-way was originally established as Watkins Street. Mr. Meeks recommended renaming the current Holman Street to Watkins Street, or any other name; house numbers would remain the same. Mr. Mellow motioned that Holman Street within the Rittenhouse property be renamed Watkins Street. Mr. Phelan seconded the motion. Ms. Angela Kreider spoke from the audience to express opposition to this motion, as residents have just gone through notifying correspondents of the E-911 address change and would be reluctant to do so again. Ms. Kreider also requested that the commission consider the documents she and Jewel King recently submitted; they proposed that the Moon Addition is not part of the official town map adopted in 1925 and 2002, and that therefore Watkins Street is not a Town street.

Mr. White requested a decision from Town Council as to whether the Moon Addition was an accepted subdivision plat, stating that the rights-of-way contained within a proper and recorded subdivision plat are official. Mr. White remarked that rights-of-way cannot be

dissolved if jurisdiction is not clear. Mr. Mellow withdrew his motion to rename Holman Street and recommended that Town Council consider the official status of the Moon Addition plat. Mr. Phelan noted that, if the property was sold with a right-of-way, then that cannot be taken away once the rights are conveyed. Mr. Clark pointed out that the Moon Addition is recognized in the Clerk's Office and for tax map purposes. Mr. Meeks will discuss this issue with Mr. Gouldman to arrive at an answer for all parties.

- 3) Discuss entrance to River View Bluff and consensus among property owners.

Mr. Clark reported that he had met with Mr. White that day to examine the proposed entrance. He stated that it may be to the developer's benefit to veer to the left of the existing gravel driveway.

### **Reports:**

- 1) Report from subcommittee on Comprehensive Plan updating.

Mr. Mellow recommended that major revision to the Comprehensive Plan be delayed until the completion of the Streetscape project in 2006 or 2007, as Streetscape is likely to have a strong impact on the town. He noted that Kathy Cooper and Trish Phipps had made some updates based on the 2000 Census. Mr. Meeks commented that the goals of the Comprehensive Plan may change as development brings new residents. Mr. Mellow motioned to recommend to Town Council that the Comprehensive Plan review be deferred until the completion of Streetscape. Mr. Phelan seconded the motion, which was approved by voice vote.

- 2) Report from subcommittee on revising the Zoning Ordinance.

Mr. Phelan reported that, in addition to Planning Commission members, one Scottsville resident, two residents from the surrounding area, and one other person had volunteered for his subcommittee. Mr. Phelan related that he was waiting for clarification on whether all members should be Town residents, as well as whether the subcommittee should report to the Planning Commission or the Government Services Committee. He recommended that the subcommittee be more inclusive and have non-residents as well. Mr. Mellow noted that there was precedent for non-resident participation in the revision of the Sign Ordinance and therefore wider representation is appropriate. Mr. Mellow advised that the subcommittee report to the Planning Commission, with recommendations to be made to Town Council at a later date. Ms. Kathy Cooper spoke from the audience to suggest that the subcommittee accept anyone with an interest. Mr. Phelan replied that he wanted to set a limit of six members, but all written comments will be considered. Mr. Meeks requested that the committee membership be formally designated by the next Planning Commission meeting.

### **Adjourn**

The meeting was adjourned at 7:40 p.m.