

Scottsville Planning Commission

Regular Meeting
Monday, April 5, 2004, 7:00 p.m.
Victory Hall
401 Valley Street
Scottsville, Virginia

Members:
Susan Carol Browning
Richard Hansen
Steven G. Meeks, *Chair*
Robert C. Mellow

Minutes

1. Call to order – The meeting was called to order at 7:10 p.m.
2. Establish a quorum – All members were present. Also in attendance were Town Administrator Barry Clark, Town Clerk Amy Moyer, Larry Barnett, Jewel King, Angela Kreider, Tim Small, Charles Hall, and later Harold Pillar.
3. Review of minutes from March 1 and March 23, 2004 meetings – Upon a motion by Mr. Mellow, seconded by Mr. Hansen, the minutes were approved.
4. Report on March 31 community meeting re: Paulett tract and Mink Creek Estates

Mr. Clark reported that Republic Properties organized this presentation on development possibilities for the Paulett tract. Republic Properties proposed 700 units, with a mix of townhouses, patio homes, and single-family homes. This density would require re-zoning, as the property is currently zoned for one unit per two acres, or about 115 homes. Mr. Clark reported that this proposal received a mixed response, as attendees were taken aback by the number of units; and concerns were raised regarding the entrance and surrounding roads. Mr. Clark noted that no plans have been formally submitted to the town, and a letter from Republic Properties states their intent to submit a plan taking all concerns into account.

Mr. Mellow, noting that his commission term would expire before this development is formally considered, stated his opinion that, given the tenor of the meeting and concerns with density, safety, roads, traffic, etc., such a number of units would be excessive. He commented that he would prefer to see a number of units closer to the current zoning, up to 150, with flexibility to allow for clustering and placement but no great increase in density.

Ms. Browning remarked that in rural areas, once five development rights are used, parcels may only be subdivided into 21-acre parcels; therefore, the density permitted by right may be fewer than 115 homes. Plats will be researched for the number of development rights available for these parcels. Mr. Meeks requested that the Comprehensive Plan be considered, as some of these parcels were designated to become planned residential. Mr. Meeks also noted that the Planning Commission had done a study several years ago of the by-right build-out potential for the property. Mr. Small spoke from the audience to note that Town strategy

has heretofore been to establish a strong negotiating position, as there is little in the current Zoning Ordinance dealing with such a large parcel.

5. Review and adoption of Rules of Procedure – Agreement was reached on changes to the Order of Business. Upon a motion by Ms. Browning, seconded by Mr. Hansen, the Rules of Procedure were adopted as amended.
6. Revision of sign ordinance from Town Council – The commission reviewed the real estate sign ordinance drafted by the Government Services Committee, as well a draft by Mr. Mellow. Mr. Mellow motioned to recommend that the time limit for removal after sale be extended to seven days, rather than the current two-day limit, with no further need for a specific real estate sign ordinance beyond the current sign ordinance. Ms. Browning seconded the motion, which was approved by voice vote. This recommendation will be presented to Council, with a public hearing likely to be deferred until there are additional amendments to the Zoning Ordinance due to the cost of advertising such a hearing.
7. Council request for listing of Town Rights-of-Way – This list will be compiled as progress is made on the Town Map. It was noted that such a list would involve extensive research into each parcel within the Town. Mr. Mellow recommended that research begin with developable land, including the Hurt property, to prevent right-of-way infringement during development. Ms. Browning noted that the developer is usually responsible for the cost of such research, and questioned whether the Town wants to take on that cost. Mr. Mellow queried whether the Town should become involved when an adjacent property owner disagrees with a developers survey, or if this would be a civil dispute to be resolved in court.
8. Town Map – Mr. Meeks suggested that work begin at the river and work northward, as there is a void in the current zoning map from the river to the levee. Also, the Albemarle County and Fluvanna County tax maps do not match in this area. He also noted that there is concern with the ownership of undeveloped alleyways off Main Street, as the rights-of-way should be shown on a map to be definitive.
9. New Business – The commission reviewed the Zoning Ordinance section concerning proffers, as well as relevant ordinances from Albemarle County and the City of Charlottesville. Mr. Meeks noted that Clyde Gouldman had advised that the current provision is sufficient, but the Virginia Code reference is outdated, as are many throughout the Zoning Ordinance. Ms. Browning suggested that the commission also review the Albemarle County land use law handbook chapter concerning proffers, as well as discuss what kind of proffers the Town would consider. This issue will be revisited at the next meeting.
10. Adjournment – The meeting was adjourned at 8:15 p.m.