

Scottsville Planning Commission

Regular Meeting
Monday, June 7, 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 7:00 p.m.
2. Establish a quorum – All members were present. Also in attendance were the Town Administrator, Town Clerk, and several members of the community.
3. Review and approval of minutes of May 3, 2004 meeting – Upon a motion by Mr. Mellow, seconded by Mr. Hansen, the minutes were approved.
4. Report on relevant actions by Town Council
 - a. Town survey
 - Mr. Meeks reported that Town Council had appropriated funds for completion of the town boundary survey.
 - b. Real estate sign ordinance revisions
 - Mr. Meeks reported that the Town Council decided to defer further discussion of the real estate sign ordinance until August, after new members are appointed to the Planning Commission.
 - c. Membership makeup
 - Mr. Meeks reported that Town Council is seeking to fill three positions with various term lengths. Mr. Mellow noted that he is currently the Town Council representative; he assumed that another councilmember would fill his position upon the expiration of his term, with appointments to be made in the June Town Council meeting and effective July 1.
5. Matters not on the agenda from the public – No one rose to speak at this time.
6. New business
 - a. Discussion of private road request by ATH & RS LLC for Tax Map 131, Parcels 68, 68G, and 68H (former Jetton property)

Mr. Clark noted that the Planning Commission previously addressed the subdivision of this property. Due to the steepness, septic problems, and VDOT's requirement for sight setback, the plans now call for locating the houses and a

driveway at the rear of the property rather than along Hardware Street. Mr. Meeks noted that a driveway already exists with the property line in its center. Ms. Browning stated that Tim Cersley must have a right-of-way or easement, as his property has no road frontage; she recommended that Mr. Cersley's deed be researched for clarification of whether this could be used for the other houses.

Mr. Clark noted that the proposed driveway appears to be entirely within the lots. He questioned whether this would be considered a driveway or a private road, which requires a maintenance agreement and compliance with VDOT regulations. Ms. Browning remarked that a private road agreement between owners would need to be approved by the town, with Mr. Cersley's agreement if he also uses the road.

Ms. Browning recommended preliminary site plan approval contingent on drain field approval, a private road agreement, and VDOT compliance for the private road. Mr. Mellow preferred that the applicant further address issues with the private road prior to preliminary plan approval; other members concurred, and the applicant will be instructed to do so.

b. Discussion with developers of 977 Valley Street (former Swissway site)

Mr. Clark explained that the proposed veterinary clinic with 3,300 square feet, less 1,000 for boarding, would require 23 parking spaces (1 space per 100 square feet). He noted that Albemarle County recently reduced parking requirements for such a use. Ms. Browning commented that Albemarle County requirement of 1 space per 200 square feet is more appropriate for a veterinary clinic because the patients are animals rather than people.

Property owner Heinz Gadiant related that he has a topographical survey and is awaiting VDOT clearance. He stated that this is a two-phase project, as he would like to remove the parts store and rebuild closer to the property line, allowing for more parking. Ms. Browning noted that, if the parts store structure is torn down, Mr. Gadiant could not rebuild on top of the property line and would have to conform to parking requirements.

Architect Jim Boyd presented plans for the veterinary clinic, noting that VDOT is asking for a single entry shared between the structures. The rear of the site is a steep bank. Mr. Boyd stated that approximately 14 parking spaces would be required by Albemarle County regulations. In the second phase, the property line would be moved to keep the building and its parking within the lot, with Mr. Boyd anticipating a need for 12 spaces for retail and warehouse use of the second building. The proposed clinic layout calls for four exam rooms, a treatment room, a surgery suite, and approximately 250-300 square feet for boarding. Mr. Boyd remarked that 31 parking spaces would overwhelm four exam rooms.

Ms. Browning agreed that 31 spaces would be excessive but are still mandated. She noted that a cooperative parking agreement is only allowed when businesses are open at different times. Mr. Clark pointed out that the adjacent residential property requires a 50-foot setback, not 35 feet as shown on the site plan; if the building is brought forward, parking could be moved to the rear. Mr. Gadiant questioned whether a variance could be sought because of the steep embankment. Ms. Browning replied that it is difficult to obtain a variance for new construction. There was discussion of whether the property is bordered in the rear by a street,

which would decrease the setback requirement if public. If the building is moved to the front setback, it would be close to the sewer line. Mr. Gadiant commented that it is not appealing to rebuild on the Swissway footprint. Mr. Boyd expressed objections to moving the building forward, finding it a suburban solution cross-grain to the character of the town.

Ms Browning stated that, for the preliminary site plan to move forward, it would need to be submitted with the required number of parking spaces per the current ordinance. Mr. Mellow remarked on the necessity to apply zoning requirements fairly across the board, rather than zoning for each individual parcel. The applicant may seek a zoning text amendment to change the parking requirements, but Ms. Browning noted that amending the parking requirements would not be a short process.

- c. Discussion of revisions to Zoning Ordinance Sections 4.11.6.6 – 4.11.6.6.2
 - This will be referred to the zoning ordinance subcommittee for consideration.

7. Adjournment – The meeting was adjourned at 8:10 p.m.