

Scottsville Planning Commission

Regular Meeting
Tuesday, September 7, 2004, 7:00 p.m.
Victory Hall
401 Valley Street
Scottsville, Virginia

Members:
Susan Carol Browning
Matthew Ewen
Richard Hansen
Dolores Rogers
James Svetich

Minutes

1. Call to order – Mr. Hansen called the meeting to order at 7:02 p.m.
2. Establish a quorum – All members were present. Also in attendance were Town Administrator Barry Clark, Town Clerk Amy Moyer, Chris Gensic of the Thomas Jefferson Planning District Commission, and several members of the community.
3. Review and approval of meeting minutes of July 6, 2004, and August 16, 2004 – Upon a motion by Mr. Svetich, seconded by Mr. Ewen, the minutes were approved by voice vote.
4. Guest speaker – Chris Gensic, Planner, Thomas Jefferson Planning District Commission; Review of Pedestrian and Bicycle Plan.

Mr. Gensic presented information from the Bicycle and Greenways Plan developed three years ago, as well as the walkability study conducted last year. He noted that, in order to work with VDOT on bicycle and pedestrian improvements to primary roads, the town must adopt a bicycle plan; secondary roads are covered by Albemarle County's plan. Mr. Gensic related that VDOT policy now allows for maintenance of sidewalks and paths, and he offered TJPDC's assistance in drafting text and maps for a bicycle plan. Commission members discussed several areas of the town that would present difficulties for pedestrian and bicycle traffic. The need for a walking trail between downtown and the uptown shopping center was also discussed. The Commission agreed to carry this item over for further consideration at the next meeting.

5. Matters not on the agenda from the public.
Mr. Tim Small queried as to the status of the real estate sign ordinance, which is scheduled for consideration at the next meeting.
6. Review of re-subdivision and preliminary site plan for 977 Valley Street (Tax Map 130A1, Parcel 4B), by Gadiant Enterprises, Inc.
Mr. Heinz Gadiant commented on the proposed relocation of the property line to the center

of the parcels, as requested by the Planning Commission. Ms. Browning queried whether this plat fulfills the requirements of the Subdivision Ordinance. Mr. Clark responded that, per his review, the subdivision requirements were met. Mr. Hansen explained that a veterinary clinic is proposed for the former site of Swissway, and a 50-foot setback from the rear of the property is required because the adjacent High Meadows property is residential. Ms. Rogers suggested that High Meadows to be rezoned to fit its commercial use. Ms. Browning pointed out that rezoning can be a lengthy process; and Mr. Small spoke from the audience to note the other uses permitted under commercial zoning, which neighbors might find objectionable, or which might not be in compliance with the Comprehensive Plan.

Mr. Hansen suggested that Mr. Gadiant purchase and then rezone a portion of the High Meadows property, as a simpler and cheaper alternative to a retaining wall. Ms. Browning noted that a critical slopes or borrow-and-fill waiver would be required for a retaining wall. Mr. Gadiant stated that the length of time of the approval process is becoming costly, as is the need to survey, rezone, and pay an architect for new plans. Mr. Svetich commented on the preference by police for parking in front of the building, rather than in the rear. Ms. Browning related that work is underway on revisions to the parking ordinance. Mr. Gadiant stated that he would explore the purchase of a portion of the adjacent property to alleviate setback restrictions, and he urged the commission to expediate approval of the preliminary site plan so that he might move forward with engineering plans. Mr. Clark remarked that the preliminary site plan must comply with parking requirements; therefore, the plan cannot be approved without a rollback of the parking restrictions, as variances are difficult to obtain. Mr. Svetich noted that it would take at least 60 days to pass an amendment to the parking ordinance, due to the need for public hearings and Planning Commission and Town Council approval.

Mr. Clark and Ms. Browning detailed the critical slopes waiver process. Mr. Gadiant explained that the retaining wall would allow cutting into the bank for additional parking. In response to a query by Mr. Gadiant, Ms. Browning noted that the boundary adjustment could be approved now if it meets the area requirements. Mr. Gadiant requested assurance that building rights would not be impacted by the adjusted lot size before the plat is submitted for the chair's signature.

7. Formation of Comprehensive Plan Subcommittee.

Mr. Hansen related Mr. Svetich's suggestion for a subcommittee to update the Comprehensive Plan. Mr. Svetich commented that the Comprehensive Plan is a living document and some part of it should be updated every year. Ms. Rogers volunteered to serve on such a committee, and Mr. Svetich agreed to chair. Upon a motion by Mr. Svetich, seconded by Ms. Rogers, the commission unanimously voted to form the Comprehensive Plan Subcommittee.

8. Zoning Subcommittee report.

Ms. Rogers expressed concern that interested town residents were denied the opportunity to participate in this committee, while non-residents are serving on the committee. Ms.

Browning explained that the committee has six members; the members volunteered when Mike Phelan chaired the committee, and they were all still interested. Ms. Browning stated that is difficult to accomplish anything with too many people on a committee, and that she elected not to include one person who volunteered after the committee was already organized and in progress. She commented that the committee welcomes any written input or recommendations, and the public is welcome to observe the meetings. Town Councilor Jeannette Kerlin requested that a meeting schedule and minutes be made available to the public.

Ms. Browning reported that the subcommittee has had two meetings; they meet in the conference room from 6:30 to 8:30 p.m. every other week; and members have reviewed the current parking ordinance and flagged several sections to consider revising. Ms. Browning later added that the subcommittee has obtained ordinances from other municipalities to review for compatibility with Scottsville, and there is an agenda for progress through the entire ordinance.

Commission members further considered subcommittee membership policy. Ms. Rogers motioned that any resident who wants to be on a subcommittee not be excluded in favor of a non-resident. Mr. Svetich seconded the motion. After further discussion, Ms. Rogers called the question on her motion to add additional people to committees, if residents. With Ms. Rogers voting in favor, Mr. Ewen and Ms. Browning voting against, and Mr. Svetich abstaining, the motion was defeated. Mr. Small spoke from the audience to suggest that the Planning Commission Rules of Procedure be amended to specify subcommittee selection policies.

9. Establish planning seminar meeting times – The date selected was Tuesday, October 19.
10. Adjourn – The meeting was adjourned at 8:30 p.m.