

Scottsville Planning Commission

Regular Meeting
Monday, April 4, 2005, 7:00 p.m.
Victory Hall
401 Valley Street
Scottsville, Virginia

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

Minutes

1. Call to order – Mr. Hansen called the meeting to order at 7:05 p.m.
2. Establish a quorum – All members were present, with the exception of Mr. Ewen. Also in attendance were Town Administrator Barry Clark, Town Clerk Amy Moyer, and several observers.
3. Review and approval of meeting minutes of March 7, 2005 – Upon a motion by Mr. Svetich, seconded by Ms. Browning, the minutes were approved by voice vote.
4. Matters not on the agenda from the public – No one from the public rose to speak.
5. Guest speaker – Harrison Rue, Thomas Jefferson Planning District Commission.

Mr. Rue explained that TJPDC assistance had been sought regarding development options for the Paulett tract. He suggested consideration of a workplace district in addition to housing, noting that this area does not meet the economic qualifications for designation as an enterprise zone. Mr. Rue stated that it would be simplest for TJPDC to act as agents or contract planners to lay out three or four options with the developer and architect. He commented that the property would probably accommodate housing units, open space and a stormwater park, and a workplace district. The TJPDC has previously studied the town's needs, which include senior housing.

Mr. Rue stated that a community designed in a “walkable” way, with some limits on commercial and retail uses, could be connected by a trail to the downtown area; he felt that a mixed-use village-scale environment would attract people who by nature would rather walk downtown than drive. He noted that control of design and square footage could be written into the approval process.

Commissioners expressed concerns about the possibility of commercial uses detracting from existing downtown businesses, commuter traffic to Charlottesville, and effects of residential development on small-town quality of life. Mr. Svetich commented that he has spoken with

neighboring residents who gave the concept mostly positive responses, provided that it adds jobs and revenue to the town.

Mr. Svetich moved to allow TJPDC to proceed with a study of the property. Ms. Browning seconded the motion, which passed by unanimous voice vote.

6. Public hearing on special use permit application by Local Oak LLC for three residential apartments in the second story of 435 Valley Street (SUP-05-01).

The applicant agreed to resubmit this application for consideration after the parking ordinance is amended, as the property cannot comply with current residential parking requirements. Mr. Svetich and Ms. Browning also requested that the drawings be revised to include room dimensions and a section showing the roofline and ceilings.

7. Review of parking ordinance draft.

Ms. Browning noted that the zoning ordinance subcommittee had reviewed the parking regulations over the past six months to make them more applicable to Scottsville. She then gave an overview of the revisions, which include elimination of off-street parking requirements on downtown Valley Street (between Warren and Main Streets), additional delineation of minimum improvements, and changes to use categories and the corresponding number of spaces.

Mr. Svetich questioned the enforceability of the prohibiting Valley Street residents and employees from parking on the street. Ms. Rogers stated that the chief of police indicated to her that the police department could not enforce those provisions due to other responsibilities. Mr. Clark commented that residents could be easily identified by different colored decals, but it would be difficult to get employees to comply. Mr. Hansen and Ms. Browning noted the importance of keeping parking available for visitors. A lengthy discussion ensued over whether to enforce the two-hour parking limit or implement the new restrictions; no consensus was reached.

Other areas examined were loading zone requirements and parallel parking space sizes. Members agreed to schedule a public hearing for May.

8. Comprehensive plan update – Review of the comprehensive plan update was deferred until May.
9. Adjourn – The meeting was adjourned at 9:45 p.m.