

# Scottsville Planning Commission

## Regular Meeting

Tuesday, September 6, 2005, 7:00 p.m.

Victory Hall

401 Valley Street

Scottsville, Virginia

## Members:

Richard Hansen, *Chair*

James Kerlin

Dolores Rogers

James Svetich

## *Minutes*

1. Call to order – Mr. Hansen called the meeting to order at 7:01 p.m.
2. Establish a quorum – All members were present. Also in attendance were Town Administrator Barry Clark, Town Clerk Amy Moyer, Town Councilor Jeannette Kerlin, James Brown, and Jewel King.
3. Review and approval of meeting minutes of August 1, 2005 – Upon a motion by Ms. Rogers, seconded by Mr. Svetich, 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. Discussion regarding rezoning of Scottsville Presbyterian Church property (Tax Map 131, Parcel 22).

Mr. James Brown summarized the history of the 5.2-acre parcel owned by the Scottsville Presbyterian Church. He stated that church members are now considering the possibility of selling the property or dividing the land into lots for affordable housing or senior living; the adjacent cemetery cannot afford to purchase the land. Discussion ensued regarding the possibility of rezoning the property to accommodate increased density.

Mr. Clark remarked that rezoning, despite the possible assistance to LMI persons or seniors, could be viewed as illegal spot zoning, if higher density zoning benefits only the developer and not the community as a whole. Ms. Rogers commented that deed restrictions could be used to ensure that the property is used for the intended purpose. Mr. Svetich noted that the property owner would need to submit plans for the Planning Commission to formally consider this topic. Mr. Brown indicated that the church members are presently undecided as to what action to pursue.

6. Planned Unit Development Ordinance – Introduction.

Mr. Svetich suggested that the commission consider adapting the City of Charlottesville's planned unit development ordinance. Mr. Hansen commented that, after reviewing PUD ordinances, a subcommittee previously recommended against adoption of such an ordinance.

Discussion ensued regarding the applicability of a PUD ordinance, as well as minimum acreage requirements.

Mr. Svetich moved to draft a planned unit development ordinance, to include the specifications of a minimum of 25% open space and minimum acreage of 40 acres. Ms. Rogers seconded the motion, which was approved by voice vote. Mr. Clark stated that he would work on a draft with Mr. Svetich and other interested members.

7. Adjourn – The meeting was adjourned at 7:58 p.m.