

# Scottsville Planning Commission

Regular Meeting  
Monday, November 7, 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 7:02 p.m.
2. Establish a quorum – All members were present. Also in attendance were Town Administrator Barry Clark, Town Clerk Amy Moyer, and a large audience.
3. Review and approval of meeting minutes of October 3, 2005 – Upon a motion by Mr. Svetich, seconded by Mr. Kerlin, 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. Public hearing on Planned Unit Development Ordinance.

Mr. Hansen noted that the TJPDC recommended several modifications to the proposed ordinance. Mr. Svetich commented that the ordinance does pertain to any particular property, and a public forum to discuss the Scott's Landing development specifically would be held in December. Commission members reviewed the ordinance, with Bill Wanner providing additional information regarding the suggested modifications. During the discussion, several people spoke from the audience without identifying themselves.

Mr. Svetich objected to the proposed revisions to 25.7.1, regarding the buffer zone around the perimeter of the district. Several audience members spoke to the need to keep an extensive buffer zone and to eliminate the waiver provision. Mr. Wanner suggested retaining the waiver provision to ensure the integrity of the development given the topography, and he commented that a smaller buffer may be desirable to connect the development to adjacent neighborhoods.

Ms. Jo Higgins commented that it is difficult to integrate a development with a walking distance of 300 feet to the edge, but buffers can be increased where there is particular neighborhood sensitivity. Ms. Rogers stated that flexibility is needed, as each PUD would be reviewed by Town Council.

Audience members again objected to the waiver provision, which would allow Town Council to reduce the buffer zone. Town Councilor Jeannette Kerlin commented that a definition is needed as to what is “sufficient reason” to grant a waiver. An audience member suggested that the buffer be larger where a PUD borders a residential district. After discussion, members agreed to require a 150-foot buffer around the perimeter of a PUD.

Mr. Wanner noted that, should a waiver to the buffer requirement be needed, Town Council would have to hold a public hearing to amend the PUD ordinance if the waiver provision is not included in the ordinance now. Several audience members reiterated their objection to the waiver provision, commenting that an additional public hearing would keep waivers from being granted too easily.

Mr. Latham Jones commented that people in Scottsville do not want a PUD or more dense zoning.

Mr. Svetich explained his concerns with the town’s budget and high business turnover. He stated that the town could allow growth to bring more revenue and jobs, or the town could raise taxes, as Scottsville is the only town in the state without a real estate or personal property tax.

Several audience members commented that they would prefer that the Hurt property be developed by right, rather than as a PUD. A lengthy discussion ensued regarding the by-right development of 47 homes as compared to a larger development. Members agreed to eliminate the provision for Town Council to waive the buffer zone requirements.

Members approved the deletion of references to a particular caliper of trees to retain and agreed to several minor text revisions. Members also removed the requirement for examples of proposed signs, as all signs would go through the permit process. Mr. Clark suggested a provision to require a schedule of construction at the time of site plan approval; this provision was inserted into section 25.15.2.

Mr. Tim Small stated his disagreement with the objective to increase density, as stated in section 25.1.a. Mr. Small then questioned whether section 25.4.1, which states that open space is “reserved for the use, benefit, and enjoyment of all residents of the PUD”, establishes a separate community, rather than considering improvements to benefit everyone. Mr. Small also expressed concern with the provisions for a property owners’ association, a new type of entity for Scottsville. He stated that homeowners’ associations have led to isolated communities in other areas. Mr. Small further commented that section 25.16.1.a, regarding plan amendments, gives the Zoning Administrator too much authority. After consideration of Mr. Small’s comments, members decided not to revise any of these sections.

Mr. Svetich moved to approve the Planned Unit Development Ordinance, as amended throughout the meeting. Ms. Rogers seconded the motion, which was approved by unanimous voice vote. The ordinance, as approved, is attached to the original of these

minutes.

6. Adjourn – The meeting was adjourned at 9:50 p.m.