

# Scottsville Planning Commission

Regular Meeting  
Monday, July 2, 2007, 7:00 p.m.  
Victory Hall  
401 Valley Street  
Scottsville, Virginia

Members:  
Richard Hansen, *Chair*  
Barbara Coleman  
William Hyson  
James Kerlin  
Jeannette Kerlin

## *Minutes*

1. Call to order – Mr. Kerlin called the meeting to order at 7:05 p.m.
2. Establish a quorum – Ms. Coleman, Mr. Kerlin, and Ms. Kerlin were present, and a quorum was established. Mr. Hyson arrived shortly thereafter. Also in attendance were Town Administrator Clark Draper, Town Clerk Amy Moyer, ARB Chair Jeffrey Plank, Town Councilor Nancy Gill, and a small audience.
3. Review and approval of meeting minutes of June 4, 2007 – Ms. Kerlin noted a spelling error in the minutes. Upon a motion by Ms. Kerlin, seconded by Ms. Coleman, the corrected minutes were approved by voice vote.
4. Matters not on the agenda from the public – No one from the public wished to speak at this time. Mr. Draper noted a recent inquiry regarding rezoning a house on Main Street for a pizza shop; later, John Herstek spoke further on this matter.
5. SDP-07-01 – Food Lion preliminary site development plan [TMP 130A1-63].

Mr. Draper commented that he had notified adjacent property owners of the plan review.

Mr. Plank noted that the ARB was also reviewing the Food Lion application, including building, parking lot, landscaping, and sign plans. Plan modifications were made in response to suggestions from the ARB, such as increased screening of the back of the building from Route 6. Mr. Plank commented that the ARB recommended a smaller monument sign than the maximum permitted size. The ARB approved the building design and was scheduled to discuss the revised landscape plan at its next meeting.

Mr. Vince Watkins, representing the applicant, showed the landscape plan and brick samples to commission members. He noted that the tree selection was adjusted in response to the ARB's suggestions, and the applicant had agreed to brick both sides of the building. He stated that Food Lion wants the sign to which it is entitled, but the sign would be scaled down if it appears intrusive in a photo simulation.

Mr. Hyson inquired whether this would be an Energy Star building. Mr. Watkins indicated that it would be, giving examples of the energy-saving methods utilized. Mr. Watkins noted that the parapet would be raised to hide equipment on top of the building.

Dudley Marsteller, a southern Albemarle resident, spoke at length regarding the merits of the current locally-owned grocery store over a larger chain store. Mr. Watkins then responded to Mr. Marsteller's comments.

Ms. Gill commented that there is a misconception as to what the Town controls, noting that the Planning Commission is reviewing the building plans and not whether Food Lion comes.

Mr. Herstek spoke of his experience when a large chain store came to another small town.

Mr. Hyson inquired regarding the size of the store. Mr. Watkins responded that the typical Food Lion is 29,000 square feet, while this store would be 25,000 square feet.

Members agreed to continue the application to the August meeting for further consideration. Mr. Draper noted that plans had been submitted to various other agencies for review.

6. Request from John Koski to purchase parcel between 324 E. Main St. and 360 E. Main St.

Mr. Draper explained that this parcel is a Town right-of-way. Ms. Kerlin noted instances where similar requests were denied. Members agreed to defer this request pending a site visit and further information.

7. Comprehensive Plan update – Mr. Draper reported that the adopted budget included \$6,000 for comprehensive plan updates.
8. Adjourn – The meeting was adjourned at 8:00 p.m.