

# Scottsville Planning Commission

## Regular Meeting

Tuesday, September 4, 2007, 7:00 p.m.

Victory Hall

401 Valley Street

Scottsville, Virginia

## Members:

Barbara W. Coleman

Jesse B. Grove, III

William S. Hyson

James V. Kerlin

Jeannette E. Kerlin

## *Minutes*

1. Call to order – Mr. Kerlin called the meeting to order at 7:05 p.m.
2. Establish a quorum – All members were present, with the exception of Ms. Coleman; and a quorum was established. Also in attendance were Town Administrator Clark Draper and Town Clerk Amy Moyer.
3. Election of officers – This item was deferred for a vote by the full membership.
4. Review and approval of meeting minutes of August 6, 2007 – Upon a motion by Ms. Kerlin, seconded by Mr. Hyson, the minutes were approved by voice vote.
5. Matters not on the agenda from the public – No one from the public wished to speak.
6. Discussion of zoning classification of 225 West Main Street [TMP 130A2-73].

Mr. Draper explained that the property was the current post office, and the owner had inquired regarding the use of the property after the post office relocation in October. Mr. Draper stated that the current public zoning was inappropriate for the privately-owned property. He commented that applying for a rezoning would be costly; options to reduce this cost included waiving the application fee and imposing advertising costs only, or rezoning the property at no charge at the end of the Comprehensive Plan revision process.

In response to queries by Mr. Grove, Mr. Draper indicated that he did not expect the Comprehensive Plan update process to be completed until the latter half of 2008; it would take at least two months to approve a rezoning application due to advertising and public hearing requirements.

Ms. Kerlin asked whether there were other properties with this zoning classification. Mr. Draper noted that no other privately-owned properties are zoned for public use. Mr. Draper commented that application fees were generally used to pay for staff time and legal consultation, neither of which would be needed in this instance.

Ms. Kerlin and Mr. Grove indicated that they would support a fee waiver. Mr. Kerlin asked

whether the commission has the power to waive fees. Ms. Kerlin replied that the Zoning Administrator has this authority; Mr. Draper stated that he would make a determination when the property owner applied for rezoning.

Mr. Hyson asked whether the commission could review the type of business planned for the property. Mr. Draper explained that certain uses were by right under commercial zoning, while others were by special use permit. Mr. Grove asked regarding the commission's role in reviewing a change of use. Mr. Draper noted that the commission would not review a change from one type of retail to another. Mr. Draper planned to contact the property owner regarding her rezoning options.

7. Comprehensive Plan update.

Mr. Draper reported that \$6,000 was budgeted for planning assistance from TJPDC. A memorandum of understanding was drafted last year for Bill Wanner to lead public input sessions and assist with state code requirements to update the Comprehensive Plan; Harrison Rue was checking to see if the MOU could roll over into this year.

In response to Mr. Grove, Mr. Draper noted that Arnett Muldrow had almost completed its marketing study, which would be helpful in updating the economic development component of the plan. Mr. Draper suggested that the commission form a committee to assist in the plan update.

8. Adjourn – Upon a motion by Ms. Kerlin, seconded by Mr. Hyson, the meeting was adjourned at 7:20 p.m.