

Scottsville Planning Commission

Regular Meeting
Monday, October 1, 2007, 7:00 p.m.
Victory Hall
401 Valley Street
Scottsville, Virginia

Members:
James V. Kerlin, *Chair*
Barbara W. Coleman
Jesse B. Grove, III
William S. Hyson
Jeannette E. Kerlin

Minutes

1. Call to order – Mr. Kerlin called the meeting to order at 7:03 p.m.
2. Establish a quorum – All members were present. Also in attendance were Town Administrator Clark Draper, Town Clerk Amy Moyer, and a small audience.
3. Election of officers.

Ms. Coleman moved to nominate Mr. Kerlin as Chair. Mr. Hyson seconded the motion, which was approved by voice vote; Mr. Kerlin and Ms. Kerlin abstained.

Ms. Kerlin moved to nominate Mr. Grove as Vice Chair. Mr. Hyson seconded the motion, which was approved by voice vote.

4. Review and approval of meeting minutes of September 4, 2007 – Ms. Kerlin noted a correction to the minutes. Upon a motion by Mr. Grove, seconded by Ms. Kerlin, 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. ZA-07-01 – Request to rezone 225 West Main Street [TMP 130A2-73] and adjacent parcel [TMP 130A2-74] from Public/Residential to Commercial.

Mr. Draper stated that he originally offered to waive the fee for 225 West Main Street, as its public zoning prohibited a lot of uses and would be inappropriately difficult after the post office relocation. Mr. Draper noted that the application also included the adjacent residential lot, commenting that the zoning of this parcel did not seem unduly burdensome.

Property owner Pamela Layman stated that she bought the adjacent lot in case the post office wanted to expand, and she was seeking rezoning in order to use the parcel for additional parking. Mr. Grove noted the parcel's small size. Furman Layman commented that the small parcel could possibly be used as a small office building but never a house. Mr. Layman stated that the parcel was more useable for parking, and a realtor could not advertise

the property as commercial with one lot zoned R-3. Ms. Layman stated that the vacant lot was formerly occupied by a two-story house that burned. Mr. Layman commented that the house was built when one could build front door to sidewalk with no setback.

Mr. Grove stated that the fee waiver was at issue. Ms. Kerlin asked Mr. Draper whether he foresaw the need for staff time or legal consultation. Mr. Draper explained that his rationale for the waiver was that the post office was an extraordinary issue; but it would not be a good precedent to waive fees for the other parcel, as it was bordered by residential uses and not zoned inappropriately. Mr. Draper noted that the issue could also be revisited during the comprehensive plan review.

Ms. Layman expressed her preference to pay the fee and proceed with the application as submitted, as the new tenant might need the parking. Mr. Layman stated that he would continue to maintain the lot until it was used.

Mr. Hyson inquired whether the property could be sold to the town or county for public use. Mr. Layman stated that the property would not be sold for at least three years due to estate restrictions.

Mr. Grove moved to require payment of the application fee and proceed with a public hearing. Ms. Kerlin seconded the motion, which was approved by voice vote. A public hearing was scheduled for November 5.

7. Food Lion site development plan update – Mr. Draper noted that he had received the final site plan; review would begin upon receipt of the application fee. In response to Ms. Kerlin, Mr. Draper noted that the final plan differed little from the preliminary plan, except for the inclusion of additional engineering details.
8. Comprehensive Plan update.

Mr. Draper reported that he had not yet received a contract for TJPDC planning assistance. It was agreed that the commission as a whole would review the plan, rather than forming a committee.

Mr. Grove inquired regarding the status of the branding plan. Mr. Draper stated that the next meeting with Arnett Muldrow was scheduled for October 9, and a public meeting date would then be set; a PowerPoint presentation had been prepared, but the list of deliverables would not be received until after the public meeting.

Mr. Grove then outlined several issues he would like the commission to address, including a truck bypass, used car lots, and derelict buildings in the downtown area. Mr. Grove suggested consideration of a preservation ordinance with civil penalties, such as the one recently adopted by New York City. He also suggested that a representative visit Gordonsville.

9. Adjourn – The meeting was adjourned at 7:40 p.m.