

Scottsville Planning Commission

Regular Meeting

Monday, November 5, 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 7:02 p.m.
2. Establish a quorum – All members were present, with the exception of Mr. Hyson, who arrived shortly thereafter. Also in attendance were Town Administrator Clark Draper, Town Clerk Amy Moyer, and a small audience.
3. Review and approval of meeting minutes of October 1, 2007 – Upon a motion by Ms. Kerlin, seconded by Ms. Coleman, the minutes were approved by voice vote.
4. Matters not on the agenda from the public – Bebe Williams requested an opportunity for public comment at the end of the meeting. Mr. Grove concurred that agendas should allow for public comment later in the meeting, as well.
5. ZA-07-01 – Public hearing on request to rezone 225 West Main Street [TMP 130A2-73] and adjacent parcel [TMP 130A2-74] from Public/Residential to Commercial.

Mr. Kerlin opened the public hearing. No one from the public wished to speak regarding this application, and the public hearing was closed.

Property owner Pamela Layman commented that she was sorry to see the post office leave. She said she had offered plans for expansion, but it did not work out.

Mr. Grove commented that this was a meritorious rezoning request, and the only question was whether to include the adjacent parcel.

Mr. Hyson asked whether trees would be removed from the adjacent parcel. Ms. Layman replied that trees would only be removed if the tenant needed additional parking, but they want the parcel to be attractive. Furman Layman noted that one tree needed to come down immediately for safety reasons. Ms. Layman stated that this tree would be removed as soon as the post office moves. She noted that this parcel could also be used to provide access to a second tenant if the building were divided. Mr. Layman said that they would not strip the landscape.

Mr. Hyson noted that the property borders the park. Mr. Layman stated that they could extend the existing shrubbery.

Mr. Grove moved to forward the rezoning application for 225 West Main Street and the adjacent parcel to the Town Council with a recommendation for approval. Ms. Kerlin seconded the motion, which was unanimously approved.

6. SUP-07-02 – Request to continue Commercial use in Residential zone at 460 Main Street [TMP 130A2-44].

Property owner Kevin Denby stated that he would like to stabilize, repair, and refurbish the building and try to put it back to period form. Mr. Draper noted that the property is zoned VR, like adjacent parcels at that end of town. Mr. Denby and Ms. Coleman commented that they had no recollection of that property ever having a residential use.

Mr. Denby showed a plat of the property, stating that he would like to continue commercial use on lots 1 and 2. Mr. Draper explained that the previous owner had a grandfathered nonconforming use, and the new owner must apply within 90 days of a change in title to continue the use.

Mr. Draper recommended changing the zoning classification of the property during the comprehensive plan review. Mr. Grove concurred that the property should be permanently established as commercial.

Mr. Denby explained his plans for the property, including an office and possibly an apartment. He noted that there was a tax credit opportunity for restoration of the property.

Ms. Kerlin expressed her support of a special use permit to continue the existing commercial use. A public hearing was scheduled for December 3.

7. Food Lion site development plan update – Mr. Draper reported that he had approved the final site plan, which contained no substantive changes from the preliminary plan. He noted the addition of the crosswalk requested by the Planning Commission. Mr. Grove commented that he had also looked over the plans.
8. Comprehensive Plan update.

Mr. Draper reported that he met with TJPDC's Bill Wanner and Ann Whitham regarding comprehensive plan updates; Mr. Wanner and Ms. Whitman planned to work on data updates over the next month and attend the December commission meeting. Mr. Draper commented that items noted as needing attention included truck traffic and proposed land use for the Paulett tract. They would like to include some prior TJPDC work on transportation and walkability, as well as changes mandated by state code.

Mr. Grove noted that he had distributed the report from a previous task force that considered VDOT plans and proposed a bypass to address truck traffic concerns. Mr. Grove shared the bypass plan with the commission. He said that trucks were driving over and breaking the sidewalk at the intersection of Bird and Valley, creating a pedestrian hazard. Mr. Grove commented that the plant was originally served by a railroad spur and was not intended to have trucks, but rail service was more expensive now and incompatible with just-in-time delivery. He stated that the West Main Street alternative route was not an answer, as it would just shift the trucks from one village street to another, and the corner is impassible because of the culvert. He said that the task force had recommending using a farm road, the old Valmont Dairy road; this would take northbound trucks off Valley Street and all trucks off the village streets. Mr. Grove said that records show that this option was presented to the Town Council, but no action was taken.

Ms. Kerlin commented that this was a beautiful property, and she would not like to see it used for that purpose. Mr. Grove stated that the Planning Commission could propose another task force, move to adopt the existing recommendation, or take no action. Ms. Kerlin offered to present the issue at the Town Council work session.

Mr. Grove inquired whether any action had been taken regarding the used car lot on Jimmy Marshall's property. He offered to prepare a draft letter of violation, noting the pertinent zoning ordinance provisions. Mr. Draper agreed to look into the matter.

Mr. Grove also commented on the issue of derelict and deteriorating buildings, noting that eight downtown buildings were vacant, some of which were visibly deteriorating. He stated that civil penalties were a good concept but would necessitate a lot of bureaucracy, with officers, hearings, and court proceedings. He asked if the Planning Commission could set out a strategic plan to achieve the same goal without implementing civil penalties. Commission members agreed to put this matter on the agenda for continued discussion, as well as to request guidance from the Town Attorney.

9. Adjourn – Upon a motion by Ms. Kerlin, seconded by Ms. Coleman, the meeting was adjourned at 7:40 p.m.