

Scottsville Planning Commission

Regular Meeting

Monday, December 3, 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 Ms. Coleman; and a quorum was established. Also in attendance were Town Administrator Clark Draper; Town Clerk Amy Moyer; Bill Wanner and Ann Whitham of TJPDC; and a small audience.
3. Review and approval of meeting minutes of November 5, 2007 – Upon a motion by Ms. Kerlin, seconded by Mr. Grove, the minutes were approved by voice vote.
4. Matters not on the agenda from the public – No one from the public wished to speak.
5. SUP-07-02 – Public hearing on request to continue Commercial use in Residential zone at 460 Main Street [TMP 130A2-44A].

Mr. Kerlin noted that this property is the former bus station. He opened the public hearing. There being no one from the public who wished to speak, the public hearing was closed.

Mr. Grove moved that the Planning Commission forward the special use permit application for 460 Main Street to the Town Council with a recommendation for approval. Ms. Kerlin seconded the motion, which was unanimously approved.

6. Comprehensive Plan review.

Mr. Wanner and Ms. Whitham distributed a packet summarizing key elements of the Comprehensive Plan. In response to Mr. Hyson, Mr. Wanner explained that the Plan is required by the Code of Virginia to guide the Zoning Ordinance, Subdivision Ordinance, and capital improvements plan. Mr. Grove commented that several sections in the Zoning Ordinance require application consistent with the Comprehensive Plan. Mr. Wanner noted that the Code of Virginia requires review of the Plan every five years; any changes are subject to public hearings before both the Planning Commission and Town Council, which is usually at least a six-month process.

Mr. Wanner raised the topic of population growth and land use. He said the population

estimate for 2005 was 564, which does not meet the Plan's current growth rate expectations for a population of 800 to 1,000 by 2025. He outlined the three density options for residential development, noting the issue of how the Paulett Tract should be developed.

Mr. Grove asked what kind of development the owners of the Paulett Tract were currently considering. Mr. Draper stated that they were ready to submit the final plat for a 28-lot subdivision and planned to come back at a future date for the remainder of the property. Mr. Wanner thought there were 41 units allowed by right.

Mr. Grove inquired regarding a townhouse development that was previously proposed. Mr. Draper said that Kevin White intended to bring back the same proposal, which would be facilitated by the ACSA waterline upgrade. Mr. Kerlin commented that the proposal contained 24 units, but there were problems with the zoning of the property. Ms. Kerlin said the zoning was for 12 one-bedroom and 12 two-bedroom apartments, not townhouses.

Mr. Wanner commented that these developments, with close to 100 new units, would bring the town close to its projected population. He said that a large-lot subdivision on the Paulett Tract would carve out most of the developable space. He noted that the future land use map designates a portion of the Paulett Tract as Planned Residential, envisioning a third of the property at a slightly higher density. He said that previous proposals from the developer ranged from 175 to 700 units.

Mr. Grove commented that he wondered at the wisdom of designating the use of the property before a proposal is received. Mr. Wanner stated that the future land use map is a guidance document, and the parcel was broken up to segregate uses into focused areas. Mr. Wanner said they could look at different configurations of by-right development, such as clustering, to reserve open space.

Ms. Kerlin said she was concerned regarding the decrease in the buffer area from 200 feet to 75 feet when a PUD was previously discussed, noting the vision statement's directive to maintain the quality of life for residents. She pointed out that the Planned Residential area wraps halfway around Paulettown.

Mr. Hyson suggested the possibility of annexation to achieve population growth.

Mr. Wanner said that, in reviewing the Plan with Mr. Draper, they had felt that land use and transportation were the two biggest issues. He noted that they had also discussed the need for better truck routing. He said that the 2002 safety study included proposals that might be helpful, including three roundabouts and realignments at Warren Street.

Mr. Grove commented that medians on Valley Street would worsen the truck problem, as trucks have difficulty making the turn onto Bird Street now. Mr. Hyson asked whether the town can regulate the size of the trucks. Mr. Grove stated that VDOT might be able to regulate size.

Mr. Grove suggested consulting VDOT regarding traffic issues in the Comprehensive Plan, as required by 15.2-2222.1, as well as opening a dialogue regarding the truck problem. Mr. Wanner noted that the Code of Virginia now requires that the Plan include a transportation element.

Mr. Wanner inquired regarding the size of the trucks. Mr. Grove said that some are 53 feet long and cannot physically make the turn, but some trucks have wheels that move forward to facilitate easier turning.

Ms. Whitham suggested consulting engineer John Giametti. Mr. Draper commented that he had been waiting to contact Darin Simpson's replacement, but he could ask if someone from VDOT is available in the interim. Mr. Wanner noted that VDOT could look at where roads are stressed now and provide statistics on current traffic and design capacity.

Mr. Grove commented that the intersections of James River Road with Route 20 and Route 6 would become more problematic as the town expands, particularly with the new Food Lion. Mr. Hyson noted that the post office relocation would also increase traffic in this area.

Mr. Grove said that several residents have stressed the importance of walking paths. Mr. Wanner noted TJPDC's sketch of proposed paths, which would be key to linking uptown and downtown. Mr. Grove and Mr. Hyson pointed out issues with these routes, and Mr. Wanner suggested a brainstorming exercise with a map to find better routes.

Mr. Hyson asked whether the boat landing could be developed. Mr. Grove stated that river access should be part of the Comprehensive Plan, noting the inconsistency of branding Scottsville as a river town when it has limited access to the river.

Mr. Hyson noted a need for directional signage on Jefferson Street for access to the Van Clief Nature Area. Mr. Hyson also expressed concerns regarding gravel that appears to have been placed in a stream buffer and erosion behind Turner's Citgo. Mr. Hyson asked that an environmental component be added to the Plan.

Mr. Grove commented that he wanted to make suggestions on the text of the document itself. Mr. Wanner proposed distributing the document to members, then reviewing it in a group work session. A Comprehensive Plan work session was scheduled for December 18, 2007, at 7:00 p.m.

Mr. Kerlin then opened the floor for public comment. Bebe Williams commented that he has seen many trucks shorten in front of his house and then have no problem with the turn onto Bird Street.

7. Status of Holman Street.

Mr. Grove noted that Jewel King and Angela Kreider recently wrote to the Town Council regarding the status of Holman Street, as ACSA asked for an easement on this property.

Mr. Draper stated that he met with Ms. King, Ms. Kreider, and an ACSA representative the previous week; and they had agreed to have Mr. Bowling draft an agreement to allow ACSA to proceed with work prior to resolution of the ownership dispute, which may have to be settled in court.

Mr. Grove stated that the town must have established town streets and taken title. Ms. Kerlin said that this street came from the Moon subdivision, and not all the streets were developed. Mr. Draper commented that there are conflicting surveys; and Kevin White told him that the street was originally Watkins Street, but the name was changed.

Mr. Grove moved to ask the Town Attorney to determine the status of Holman Street or instruct the Planning Commission how to establish the correct boundaries. Mr. Hyson seconded the motion, which was unanimously approved.

Ms. King spoke from the audience to comment that she would like to sit down with all parties to resolve the issue. Mr. Grove indicated that the Planning Commission would follow up on this matter.

8. Report of Zoning Administrator re: used car lot/sales.

Mr. Draper stated that Mr. Grove had previously raised the issue of a used car lot on Jimmy Marshall's property that violates a number of zoning ordinance provisions. Mr. Draper reported that he forwarded Mr. Grove's draft letter to Mr. Bowling, as well as previous correspondence from an attorney representing Mr. Marshall and Emory Skeen; and Mr. Bowling instructed him to find out whether the use was grandfathered.

Mr. Grove commented that there was more history to the issue than he had realized, as the letter stated that the property has been used as an overflow lot for Mr. Skeen's business for more than 40 years, which predates the Zoning Ordinance. He asked Mr. Draper to check with Albemarle County for records concerning the property's grandfathered nonconforming status. Mr. Grove also suggested consulting the Town Attorney regarding whether grandfathering would apply to a prior illegal use.

9. Matters not on the agenda from the public.

Ms. King clarified that she and Ms. Kreider were not claiming ownership of Holman Street. She said they want a resolution to the matter but not to hold up the utility work. In response to Mr. Grove, Ms. King explained some of conflicts between the Hosaflook and Lum surveys.

Mr. Hyson commented that the streetlights installed as part of Streetscape should be dark-sky friendly.

10. Adjourn – The meeting was adjourned at 8:27 p.m.