

Scottsville Planning Commission

Special Meeting

Monday, March 3, 2008, 6:00 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 6:05 p.m.
2. Establish a quorum – All members were present. Also in attendance were Town Administrator Clark Draper, Town Clerk Amy Moyer, and Ann Whitham of TJPDC.
3. Comprehensive Plan work session.

Ms. Whitham provided a build-out analysis for members to review. Mr. Grove commented that this analysis showed a lot of room for building by right. Ms. Whitham noted that her analysis was based upon gross acreage and did not consider road access. Mr. Grove noted that floodplains and critical slopes were excluded.

Mr. Grove commented that he was not concerned with total by-right build-out possibilities, but that Village Residential zoning was broadly applied to existing community areas that now need 1.5 acres to infill.

Mr. Grove noted the need to eliminate references to the 1994 boundary adjustment as a recent event.

Mr. Hyson suggested changes to the vision statement to emphasize protection of natural areas.

Mr. Grove noted that there has been virtually no population growth in the last fifteen years.

Mr. Hyson asked to include a reference to the town's first Comprehensive Plan. Mr. Grove noted that the Plan includes references to the 1994 adoption date and subsequent amendments and revisions.

Mr. Grove pointed out several instances where the name change from Uniroyal to Hyosung should be reflected.

Mr. Grove asked if there was a more recent census than 2000. Ms. Whitham indicated that the next census is not until 2010, but Mr. Draper noted that population estimates may be available from other sources.

Mr. Grove proposed text revisions to Population and Land Use Goal 1 to encourage healthy population growth. He suggested that the limit of 10 homes per year be removed in favor of general encouragement of staged construction on large tracts. Mr. Grove characterized the town as a no-growth pocket in a growth area.

Ms. Kerlin noted that plans were approved for 28 homes at Mink Creek Estates.

Mr. Grove suggested an additional strategy for Population and Land Use Goal 2 that would support the renovation and use of vacant downtown buildings and require owners to keep these buildings well-maintained.

Mr. Hyson requested that scenic and natural resources strategies specifically mention the need for a buffer around Mink Creek. He noted that Dan Mahon planned to meet with the Tourism Committee to discuss trails.

Ms. Whitham suggested several instances where the addition of “natural” would reflect revisions to the vision statement.

Mr. Grove proposed a Historic, Scenic, and Natural Resources Goal 2 strategy to encourage owners to put historic structures to use in ways that are compatible with the surroundings.

Mr. Hyson expressed the need for convenient access to Mink Creek. He suggested changes to Developed Community Goal 4 Strategy 4 to emphasize maintenance of recreational facilities and eliminate outdated references to the Streetscape Project.

Mr. Grove proposed that the Economic Development section include a reference to Arnett Muldrow’s report. Mr. Hyson suggested updates to the list of tourist attractions.

Mr. Grove suggested revising the Developed Community Goal 2 strategy to direct truck traffic to West Main Street, as the western bypass is not presently a viable alternative. Members discussed the feasibility of that route.

Mr. Grove questioned the several references to ensuring adequate town revenues without imposition of a real estate tax.

4. Adjourn – Upon a motion by Ms. Kerlin, seconded by Mr. Grove, the meeting was adjourned at 7:10 p.m.