TOWN OF SCOTTSVILLE

Town Council
Regular Session
Tuesday, February 21, 2006
Victory Hall
401 Valley Street
Scottsville, Virginia

Mayor
R. Stephen Phipps

Town Council
Lillian M. Copeland
James P. Hogan
Jeannette E. Kerlin
Robert E. O'Halloran
Craig N. Stratton
James M. Svetich

MINUTES

1. CALL TO ORDER – Mayor R. Stephen Phipps called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. ROLL CALL of Town Council – Clerk of Council Amy Moyer called the roll. All members were present, with the exception of Mr. Stratton. Also in attendance were Town Administrator Barry Clark and a large audience.

4. CONSENT CALENDAR
   4.1. Financial Report for January 2006 [Tab 1.4]
   4.2. Approval of Agenda
   4.3. Minutes of Town Council Working Session of January 9, 2006 [Tab 5.1]
   4.4. Minutes of Town Council Regular Session of January 17, 2006 [Tab 5.2]
   4.5. Minutes of Town Council Working Session of February 13, 2006

   Mayor Phipps requested the removal of item 12 from the agenda. Upon a motion by Mr. Svetich, seconded by Ms. Kerlin, the consent calendar was adopted by voice vote.

5. MAYOR'S REPORT – Mayor Phipps reported that March 7 is the deadline to declare candidacy for the May elections. He also related that the school board decided to rename Scottsville Elementary School's new library in honor of Thomas Allison.

6. PUBLIC FORUM

   Mr. Heinz Gadient, a Scottsville resident, rose to address the planned unit development (PUD) ordinance. He commented that the last thing Scottsville needs is to perpetuate a bedroom community. He stated that the town's revenues largely come from BPOL, meals tax, and speeding tickets, as there is no real estate tax revenue; if by-right development of only houses occurs, the new residents would work in Charlottesville, with no benefit to Scottsville. He suggested the enactment of a PUD on parcels over ten acres to integrate houses, businesses, and open space. He spoke favorably of up to 200 units for the Paulett Tract, with some affordable and some more expensive homes, a low-impact business park,

and walking trails, with the condition that a new development build its own sewage treatment facility.

Mr. Brian LaFontaine, business owner and president of the Scottsville Community Chamber of Commerce, encouraged cooperation to avoid unregulated sprawl. He stated that growth is undeniable and it is best to give Town Council the authority to incorporate that growth. He spoke to the need for affordable housing and jobs, as well as additional residents to use utilize the services of town businesses. He noted that most of the town's tax revenues come from businesses, and residents commute and buy elsewhere because of the lack of population density. Mr. LaFontaine stated that the PUD is the right decision for the town.

Mr. Neil Williamson, director of the Free Enterprise Forum, commented that the PUD ordinance adds another regulatory hurdle, which increases the cost of housing.

Mr. A. Raymon Thacker, a Scottsville resident, read an editorial on the accomplishment of the levee and the opportunity to rebuild Scottsville. He commented that the annexation/boundary adjustment was sought because the town needed more people; and he favors development of the Paulett Tract, with a limit of 100 units, if handled carefully.

Ms. Shirley Dorrier commented that growth on the Paulett Tract will affect people in the surrounding area. She expressed concern that the PUD concept has not proven itself elsewhere.

Ms. Maria Morrell, a Scottsville resident, requested deferral of the vote so that the PUD ordinance could be further revised to more accurately reflect what the citizens want. She questioned how this would give the town more control than already provided by the current zoning regulations. She commented that growth is needed in Scottsville, and it is important to have a physical connection to the new area.

Mr. Larry Stallings commented that there are few buildable lots remaining within the town; and when the town asked for additional land, expansion was expected, as well as more citizens to spend their money here. He stated that houses are a better use of land, bringing families and concerned citizens.

Mr. Ron Gilbert, a Fluvanna County resident, encouraged people in the surrounding area to volunteer for town committees, as members are not required to be residents. Mr. Gilbert stated that he opposed the PUD ordinance. He gave examples of large-scale development surrounding the town, commenting that a PUD guarantees dense growth and additional demands on volunteers and infrastructure.

Mr. Howard Anderson, a Fluvanna County resident, rose to speak against the PUD ordinance.

Ms. Dolores Rogers, Scottsville resident and Planning Commission member, stated that the PUD ordinance and development in the Paulett Tract are two separate issues. She

commented that the PUD would provide Town Council with flexibility for larger properties and the ability to respond to changing needs.

Mr. Matthew Thacker, a Scottsville resident who lives adjacent to the Paulett Tract, commented that economic growth would be better achieved by businesses that cater more to the needs of the current population, rather than by adding a large number of homes.

Mr. Latham Jones, a Scottsville resident who lives adjacent to the potential PUD area, stated that he is opposed to the PUD ordinance and higher-density development than the current rural designation allows.

Mr. A. Scott Ward spoke in favor of the PUD ordinance, noting that the adjacent Stony Point subdivision does not have two-acre lots.

Ms. Kirsten Thomas, a Scottsville resident, requested that the members vote against the PUD ordinance or defer it for further revision.

Ms. Jo Higgins commented that she brought the Paulett Tract to the attention of a potential developer, and she owns a small parcel within the town. She stated that an area of the Paulett Tract is designated by the Comprehensive Plan as "planned residential", but the Zoning Ordinance currently has no provision for that type of development. She enumerated several benefits to the rezoning process and a PUD, such as the ability to add covenants to the land and provide a variety of housing types.

7. PLANNED UNIT DEVELOPMENT ORDINANCE [Tab 3.2]

Ms. Copeland moved to adopt the planned unit development ordinance. Mr. Svetich seconded the motion. Mr. Svetich related the background of the proposed ordinance, noting the population increases projected by the Comprehensive Plan. He encouraged passage of the ordinance as a tool to integrate development and provide for economic growth without the assessment of additional taxes. Ms. Copeland also spoke in favor of the ordinance, commenting that such an ordinance was recommended in the 1994 and 1999 versions of the Comprehensive Plan. A roll-call vote was then conducted.

Ms. Copeland Yes	Ms. Kerlin No	Mr. Stratton Absent
Mr. Hogan No	Mr. O'Halloran No	Mr. Svetich Yes

The motion failed 2-3. Mr. Svetich then excused himself from the meeting.

8. SPECIAL USE PERMIT APPLICATION BY LOCAL OAK, LLC (SUP-05-01) [Tab 3.4]

Ms. Kerlin moved to approve the special use permit application by Local Oak, LLC. Mr. Hogan seconded the motion. Mr. Clark explained that the application was for the addition of three apartments above the Dollar General store; members previously discussed the condition

of requiring tenants to park off Valley Street. Mayor Phipps noted that a public hearing on this application was held in January. A roll-call vote was then conducted.

Ms. Copeland Yes	Ms. Kerlin Yes	Mr. Stratton Absent
Mr. Hogan Yes	Mr. O'Halloran Yes	Mr. Svetich Absent

The motion passed 4-0.

9. PUBLIC HEARING ON AMENDMENTS TO LAND SUBDIVISION AND ZONING FEE SCHEDULES [Tab 4.1]

Mayor Phipps opened the public hearing. No one rose to speak to this issue, and the hearing was then closed.

10. APPROVAL OF LEVEE MOWING CONTRACT WITH MO'O ENTERPRISES, AT A COST OF $2,189.25 PER CUT [Tab 4.3]

Ms. Kerlin moved to approve the levee mowing contract with Mo'O Enterprises. Mr. Hogan seconded the motion. Mr. Hogan requested additional cutting of the creek bank behind Turner's Citgo. A roll-call vote was then conducted.

Ms. Copeland No	Ms. Kerlin Yes	Mr. Stratton Absent
Mr. Hogan Yes	Mr. O'Halloran Yes	Mr. Svetich Absent

The motion passed 3-1.

11. APPROVAL OF LANDSCAPE MAINTENANCE CONTRACT WITH BUCK CREEK NURSERY, INC., FOR $2060.00 PER YEAR [Tab 4.4]

Ms. Kerlin moved to approve the landscape maintenance contract with Buck Creek Nursery. Mr. Hogan seconded the motion. Mr. Clark explained that the contract includes pruning, weeding, and pesticide application. A roll-call vote was then conducted.

Ms. Copeland No	Ms. Kerlin Yes	Mr. Stratton Absent
Mr. Hogan Yes	Mr. O'Halloran Yes	Mr. Svetich Absent

The motion passed 3-1.

~~12. RESOLUTION OF SUPPORT FOR SCOTTSVILLE CENTER FOR ARTS AND NATURE AT SUNNYSIDE FARM~~

13. REPORTS OF CHARTERED COMMITTEES AND PLANNING COMMISSION

Historic Preservation Committee: Ms. Copeland reported that composition and fundraising efforts continue for the inventory publication.

Government Services Committee: Ms. Kerlin reported that her next meeting was scheduled for February 23.

Quality of Life Committee: Mr. Hogan reported that ACSA had submitted additional requests for inclusion in the Streetscape Project. He projected a late summer or early fall start to construction.

Tourism Committee: Mr. O'Halloran reported that on a recent meeting with Steve Galyean of the Virginia Tourism Corporation. He noted that the next committee meeting would be held February 22 at High Meadows.

14. TOWN ADMINISTRATOR'S REPORT – Mr. Clark had no report.

15. ADJOURNMENT – The meeting was adjourned at 8:22 p.m.