

# Scottsville Planning Commission

Regular Meeting  
Monday, January 5, 2015, 7:00 p.m.  
Victory Hall  
401 Valley Street  
Scottsville, Virginia

Members:  
James V. Kerlin, *Chair*  
William S. Hyson  
Stuart C. Munson  
Ronald L. Smith

## *Minutes*

1. Call to order – Mr. Kerlin called the meeting to order at 7:00 p.m.
2. Establish a quorum – Mr. Hyson, Mr. Kerlin, and Mr. Smith were present. Mr. Munson arrived at 7:02 p.m. Also in attendance were Mayor Jesse B. Grove III, Town Administrator George Goodwin, and Town Clerk Amy Moyer.
3. Review and approval of meeting minutes of August 4, 2014 – Upon a motion by Mr. Smith, seconded by Mr. Hyson, the minutes were approved.
4. Matters not on the agenda from the public – No one from the public wished to speak.
5. SUP-14-01: Special use permit application by Heinz Gadiet for residential use at 501 Valley Street (TMP 130A2-16A, Zoning Category: Commercial).

Mr. Kerlin noted that residential use is allowed in the Commercial district by special use permit. Mr. Hyson asked if a certain amount of room is required. Mr. Goodwin replied that the space meets the minimum size requirements set by Albemarle County, and the owner says he cannot rent the space commercially. Mr. Munson asked if the owner intends to live there or to rent out the space. Mr. Goodwin replied that it would be for rent. Mr. Smith commented that he would like to see a business in there, but he would rather see the building used than vacant.

Mr. Kerlin opened the floor for public comment. Mayor Grove commented that he is aware of two inquiries to lease the space for commercial purposes and wonders why the applicant is representing that he cannot rent it.

Mr. Smith expressed concern that the applicant is not present to represent his request. He stated that there is a precedent for approving this request, as 690 Valley was converted to single-family residential with a condition on the special use permit for five years, but he would not want to vote until he hears from Mr. Gadiet about why he has not acted on two

requests to rent it as a business.

Mayor Grove remarked that he agrees, and he would be sympathetic to the request if the owner could not rent the space commercial. Nancy Bruce asked if those making inquiries are willing to pay the owner's asking price.

There were no further comments from the public.

Mr. Smith moved to defer the matter until next month pending further investigation as to why the property is not going to be used as a commercial venture. Mr. Munson seconded the motion, which was unanimously approved.

6. ZTA-14-02: Amendment to Zoning Ordinance Section 24.3 (Architectural Review Board – Terms) stating that Architectural Review Board members shall serve at the pleasure of the Town Council.

Mr. Kerlin opened the floor for comment. Mr. Hyson asked if there has to be a specific reason to discharge a member and the Town Council votes on that. Mayor Grove replied no, the intent of the proposed amendment is that the Town Council may remove a member or appoint a member for whatever reason, with no requirement for grounds for dismissal or a due process hearing. Mr. Hyson noted incidences where this might be employed, such as excessive absences or an obstructionist. Mr. Munson asked if at this point there is no way to remove a member. Mayor Grove replied that as it is now written it may have to be for cause with a due process hearing, and legal advice was that most localities have board members serve at the pleasure of the council. Mr. Smith commented that this would allow the Town Council to respond to concerns or complaints from the public if the need arises.

There were no further comments from the public.

Mr. Munson moved that the Planning Commission forward the proposed amendment to Section 24.3 (Architectural Review Board, Terms) of the Scottsville Zoning Ordinance to the Town Council with a recommendation for approval. Mr. Hyson seconded the motion, which was unanimously approved. The text of the proposed amendment is attached to the original of these minutes.

7. Van Clief Nature Area Master Plan.

Mayor Grove asked the commission to carry over the Van Clief Nature Area Master Plan to February. Mr. Hyson will send comments to the VCNA committee, noting his concern with seeing the plan approved before the park is developed. Mayor Grove stated that nothing further will be done until after the commission's next meeting, and the little work done inside the gate should have been outside of the gate.

8. Adjourn – Upon a motion by Mr. Hyson, seconded by Mr. Munson, the meeting was adjourned at 7:14 p.m.