

Scottsville Planning Commission

Regular Meeting
Monday, May 6, 2013
Victory Hall
401 Valley Street
Scottsville, Virginia

Members:
James V. Kerlin, *Chair*
Dustin B. Caster
William S. Hyson
Ronald L. Smith
Tammye D. Van Clief

Minutes

1. Call to order – Mr. Kerlin called the meeting to order at 7:00 p.m.
2. Establish a quorum - Mr. Caster, Mr. Hyson, and Mr. Kerlin were present. Mr. Smith and Ms. Van Clief were absent. Also in attendance were Town Administrator George Goodwin and Town Clerk Amy Moyer.
3. Review and approval of meeting minutes of April 1, 2013 – Upon a motion by Mr. Caster, 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-13-01: Special use permit application by C & D Properties/James River Brewing for microbrewery use at 561 Valley Street. (Tax Map Parcel 130A2-14, Zoning Category: Commercial).

Mr. Caster spoke on behalf of James River Brewing. He explained that they are applying for a special use permit to behave as a microbrewery as defined in the zoning ordinance. This would allow them to use the back access area as a beer garden and entertainment venue.

Mr. Kerlin asked if a public hearing is required. Ms. Moyer replied yes. Commission members agreed to schedule a joint hearing with the Town Council on June 17.

Ms. Moyer asked if the commission wishes to consider any conditions. Mr. Kerlin asked for any staff recommendations. Mr. Goodwin explained that discussions are ongoing but 12:30 is the closing time preferred by the police, and this allows for celebrations such as New Year's Eve to go past midnight. Mr. Caster commented that he cannot see disassociating the beer garden from the normal hours of operations, and whatever ordinance limits the brewery would also limit the beer garden. Mr. Goodwin stated that at this point it is not an ordinance, but a recommendation, and the applicant had mentioned before that it is not a hardship. Mr. Caster agreed that it is not a hardship.

Mr. Goodwin noted that the noise ordinance still needs to be adopted, and he is trying to get a decibel meter to demonstrate. Mr. Caster stated that this should not be a limitation of the special use permit, because the sound ordinance would be separate and then govern everything that falls under it.

Mr. Hyson asked if this is how the area has been used all along. Mr. Caster replied yes, but there was confusion about what type of permit they need for back there. Mr. Hyson asked if the brewery would have to reapply if it increases its volume. Mr. Caster replied that the ordinance limit is 15,000 barrels, and they will probably max out at 7,000 barrels a year.

Mr. Kerlin asked if the commission wants to make the closing time the only condition. Mr. Caster asked if the closing time would then just fall into accordance with the town recommended closing time.

Mr. Hyson asked about any special lighting or night sky friendly lighting. Mr. Caster replied that they will use tiki torches around the ring. Mr. Goodwin commented that there is nothing with any great lumen.

6. Comprehensive Plan update.

Daniel Nairn of the Thomas Jefferson Planning District Commission distributed a draft of the Comprehensive Plan update. He noted that they are shooting for a joint public hearing on June 17 but can do July if more discussion is needed. He will incorporate tonight's comments into a draft for the public and Town Council to review. Mr. Nairn noted that the background section and background summary do not show track changes due to the number of changes in these sections.

Mr. Nairn noted that the change in growth rate does not necessarily reflect the target population, as growth in a small town is not always linear, but state code requires a population projection. There are some state code changes in the preface, and the background summary is completely new.

Mr. Hyson asked if the information is from the Census. Mr. Nairn replied that data is from the American Community Survey, but there is some degree of estimation because of the margin of error in a town this size.

Commission members agreed that the Goal 1 target population of 800 to 1200 by 2040 is reasonable.

Mr. Nairn explained that Objective 3 regarding a downtown district was added to be consistent with the executive summary. He discussed other localities that provide a precedent for form-based zoning.

Mr. Nairn noted that Chuck Proctor with VDOT will review the plan, and Mr. Proctor recommended removing references to other documents in favor of including specific items in the plan itself.

Mr. Nairn pointed out the new farmers' market section and tourism strategies. VDOT requires anything in its long-range plan to be in the Comprehensive Plan. Mr. Nairn said that VDOT is updating the functional class of Route 726 from local to minor collector and may

be more likely to consider improvements. Safe Route to School Funds may be available for trails. Affordable housing language has been added as required by state code. Mr. Nairn noted that the 1996 zoning map amendment was never shown on the future land use map, so they thought it would be appropriate to show the step up in this area. The terminology on the land use map has been changed to rural residential, village residential, and town residential.

Ms. Moyer asked that the map be updated to show the Scott's Landing subdivision as village residential. Mr. Hyson requested that the historic district be delineated on the map. Mr. Hyson also asked to include Buckingham County information in the population and traffic flow charts.

Mr. Nairn gave an overview of demographic information and new maps for infrastructure and traffic counts.

Commission members agreed to retain the Streetscape section in the capital projects section as a basis for any future funding requests.

7. Adjourn – Upon a motion by Mr. Hyson, seconded by Mr. Caster, the meeting was adjourned at 8:15 p.m.