

# Scottsville Planning Commission

Regular Meeting  
Monday, October 7, 2013  
Victory Hall  
401 Valley Street  
Scottsville, Virginia

Members:  
James V. Kerlin, *Chair*  
Dustin B. Caster  
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 – All members were present, and a quorum was established. Also in attendance were Town Administrator George Goodwin and Town Clerk Amy Moyer.
3. Review and approval of meeting minutes of August 5, 2013, and August 19, 2013 – Upon a motion by Mr. Smith, seconded by Mr. Caster, the minutes were approved.
4. Matters not on the agenda from the public – No one from the public wished to speak.
5. SDP-13-01: Preliminary site development plan by JMB Investment Company, LLC, for retail store [969 Valley Street, Tax Map Parcels 130A1-26 and 130A1-27].
  - a. Public hearing and recommendation on special exception request for reduction in building and parking setbacks where abutting residential district.

Mr. Kerlin opened the public hearing. No one from the public wished to speak, and the hearing was then closed.

Mr. Goodwin explained that issues remaining to be addressed include setbacks, parking, the landscape plan, signage, and the county stormwater permit.

Mr. Hyson asked about the projected timeline. Mr. Goodwin replied that they hope to open by next July and would begin construction winter or not.

Mr. Caster noted that a 50 foot buffer is required between residential and commercial. Mr. Goodwin pointed out that the site provides vertical grade separation, plus the area of Baldwin Avenue. Mr. Caster asked if the plan is the same idea as from the beginning. Mr. Goodwin replied yes.

Mr. Goodwin noted that the ordinance suggests 25 customer parking spaces plus 1 per employee for retail, and VDOT estimates 7 customers per hour for a variety store. Mr. Hyson related that the Dillwyn store rarely has that many cars in the lot.

Mr. Munson asked about the sight line. Mr. Goodwin said the site meets the required 285-

foot sight distance, and they will plant the right shrubs and locate the monument sign so as to maintain the sight distance.

Mr. Caster commented that he does not see any new developments or opposition. Mr. Goodwin noted that the adjacent property may also be eligible for a setback exception based on topography.

Mr. Munson asked how high the bluff is. Mr. Goodwin estimated that it is 28 feet now, and the slope may be eased somewhat with terracing so that the retaining wall does not exceed 18 feet.

Mr. Caster moved that the Planning Commission forward the special exception request by JMB Investment Company, LLC, for 969 Valley Street to the Town Council with a recommendation for approval. Mr. Hyson seconded the motion, which was unanimously approved.

b. Recommendation on minimum parking requirements.

Mr. Smith asked how many spaces are shown on the plan. Mr. Goodwin replied that there are 29 spaces on the plan, and the ordinance recommendation for the estimated 7,500 square feet of retail floor space is 25 customer spaces plus 1 per employee.

Mr. Caster asked about the ARB review. Mr. Goodwin replied that they still need the landscape plan.

Mr. Munson expressed concern that people may walk along the road if the lot is full. Mr. Goodwin commented that he would like to get a walking trail all the way to the shopping center, but the site improvements will provide some relief in that the full length of the frontage will be landscaped.

Mr. Hyson moved to permit the store to have 29 spaces. Mr. Munson seconded the motion, which was unanimously approved.

6. Adjourn – The meeting was adjourned at 7:15 p.m.