

TOWN OF SCOTTSVILLE

Town Council
Regular Session
Monday, September 19, 2016
Victory Hall
401 Valley Street
Scottsville, Virginia

Mayor
Nancy E. Gill

Town Council
Shannon C. Bostic
R. Daniel Gritsko
Jeannette E. Kerlin
Elizabeth M. Knotts
Randall J. Nolt
Joshua M. Peck

MINUTES

1. CALL TO ORDER – Mayor Gill called the meeting to order at 7:01 p.m.
2. PLEDGE OF ALLEGIANCE TO THE FLAG
3. ROLL CALL of Town Council – Town Clerk Amy Moyer called the roll. Ms. Bostic, Mr. Gritsko, Ms. Kerlin, and Mr. Peck were present. Ms. Knotts and Mr. Nolt were absent. Also in attendance was Town Administrator George Goodwin.
4. CONSENT CALENDAR
 - 4.1. Approval of Agenda
 - 4.2. Financial Report for August 2016
 - 4.3. Minutes – Regular Session of July 18, 2016
 - 4.4. Minutes – Special Meeting of September 12, 2016

Upon a motion by Ms. Kerlin, seconded by Mr. Peck, the consent calendar was approved.

5. PUBLIC FORUM

Scottsville District Supervisor Rick Randolph introduced Amelia McCulley, the director of zoning for Albemarle County. Ms. McCulley explained that zoning staff for the county administers, interprets, and enforces the zoning regulations. She said they also work on zoning ordinance amendments, a constant effort to keep up with the General Assembly, changing trends, and what they want the community to be. Ms. McCulley related that the department also administers proffers, reviews building permits and zoning permits, and inspects sites to make sure they are in compliance with the approvals.

Mr. Gritsko asked Ms. McCulley what she thinks of Scottsville with respect to the way things are in this part of the county and zoning for the future. Ms. McCulley replied that she thinks of the area as a treasure, and with respect to zoning, opportunity. Mayor Gill asked about recent General Assembly actions on proffers. Ms. McCulley replied that they passed the bill, which relates to residential rezonings, and it is very complex and in many ways ties the hands of staff and others involved in the process in terms of discussing proffers. Ms. McCulley said that, instead of having a broad palette of opportunities of impacts from that development to be addressed with proffers, it is now limited to three areas of impacts with very direct cause and effect, such as road upgrades may only be proffered to the extent that

the development is generating the cause for the road to be upgraded, so if the road starts off as a road that is substandard the developer cannot be responsible for that. Ms. McCulley added that the language also talks of after-the-fact questioning of whether what was proffered was fairly discussed and obtained, so they are working their way through it cautiously, and even some of the development community is concerned that it is tying their hands.

Mayor Gill expressed appreciation for Ms. McCulley's attendance, commenting that the town needs to reach out more for the county's expertise given the town's small staff. Mr. Gritsko noted a recent debate regarding business use in Village Residential.

Ms. McCulley remarked that the county is realizing that some components of its zoning ordinance are based on outdated ways of viewing development. Ms. McCulley said they have made incremental changes over time, but it is time to go back and look at, for example, the commercial districts, which have very specific use terms that do not allow flexibility. She explained that what they want to do in the commercial districts, like the industrial districts, is broaden it out and not be so use specific, allowing for more flexibility and mixed use. The county does not have sufficient inventory currently to support the industry that it wants, so there is some lighter-intensity, lower-impact industrial that the county has provided for by right in the commercial districts. They want to look more broadly at whether they need three distinct commercial districts and make mixed uses easier by right without having to necessarily rezone for it.

Ms. Kerlin commented that the town's Planning Commission is getting ready to review the zoning ordinance, with similar goals to broaden and loosen things a little bit. She asked if the town should keep its Light Industrial.

Ms. McCulley replied that if the comprehensive plan calls for industrial then they do not want to lose it. What they found in prior years was that industrial land was perhaps less premium real estate, and it was very susceptible to be redeveloped as commercial, so they lost that industrial land. She said the industry of today is very different from the industry of 10 to 20 years ago, not smokestacks, and industry can add a lot of opportunities to the economic base. The classic zoning tool is to keep the most intensive and least intensive zoning far apart with a transition in between, such as commercial office in between industrial and residential, but now there are ways that those uses can peacefully coexist if they are done well with proper performance standards and buffers.

Susan Cable asked Ms. McCulley to explain the county's process in reviewing a rezoning request and what specific checklist steps they use.

Ms. McCulley replied that rezonings require a pre-application conference with the applicant to review the things that will come up as part of the rezoning that the applicant should be prepared to address, as well as the studies and items of information that need to be submitted with the rezoning request, such as a traffic study for a large development to assess the impact on the roads. Ms. McCulley said that a fairly new thing is a community meeting with the neighbors or citizens advisory committee, allowing neighbors to hear the proposal, ask questions, and raise concerns. Then after the application is submitted there are a myriad of

reviewers, including state agencies like VDOT and county staff such as engineering, planning, zoning, and others. The community meeting occurs before any public hearings. They spend a lot of time working on the details of the impacts of that rezoning on the roads and surrounding properties, making comments on potential impacts such as noise or light as part of the review and asking developers to address that. Then it goes to the Planning Commission for an advisory public hearing and recommendation and then to the Board of Supervisors for a decision. If there are a lot of questions, there will be a work session before the public hearings. Ms. McCulley stated that the process can take three or four months or longer for a larger development.

Mr. Randolph stated that the new state proffer law specifies that there are only specific things that they are able to collect on, such as parks, libraries, and school buildings, so it is very narrowly defined. Mr. Randolph reported that the Board of Supervisors reached a preliminary consensus at its August 3 meeting that the combined approach of status quo, which means removing barriers to broadband growth, applying for grants, and assisting the private sector, and actual partnership with the private sector, which means creating incentives for expanding broadband access and providing joint funding, was the preferred way for Albemarle County to proceed. Mr. Randolph remains convinced, however, consistent with the thinking of their broadband consultant, that only the creation of a regional inter-county broadband authority can effectively assure the availability of accessible, affordable broadband in the rural reaches of the county. The existence of such an authority in other Virginia localities has spurred private providers to explain their services to preserve their competitive advantages and avoid losing potential market share. Mr. Randolph said that without such an Albemarle authority, private providers have little incentive to serve up anything more than lip-service to expanded broadband and will continue to publicly justify why they think it is too expensive to expand broadband and fiber optics along rural roads. The broadband management committee, on which he and Liz Palmer sit, will receive the finalized copy of the broadband strategies report this Wednesday.

Mr. Randolph commented that cynics say the county is not doing anything about broadband in rural areas, since it is not yet at their doorstep, but the reality is that they are working carefully and prudently to develop consensus on the Board of Supervisors to support the introduction of affordable broadband in the underserved rural areas, such as southern Albemarle. Two members of the board primarily operate in urban districts where broadband coverage is assured, and those representing rural areas and the urban ring need to get their support. Mr. Randolph stated that he will continue to make the case for the necessity of the county's involvement in the delivery of this essential service, and he will urge the board to assess the value and appreciate the necessity of creation of a broadband authority that can be integrated into a regional authority to assure the delivery of broadband services to the census blocks that other service providers are not intending to serve in the coming years. When and how these blocks receive services will be left to the next step, for which the county will seek DHCD funding for a second-step implementation study.

Mr. Randolph reported that he contacted three supervisors from Buckingham and one each from Fluvanna and Nelson about meeting to discuss expanding the depth and range of social services provided at the space-limited Scottsville Community Center. The goals of an

expanded hub include providing a fuller scope of vital social services to regional residents in one centralized, accessible, Jaunt-accessed location; enabling space-constrained JABA to possess its own dedicated facility and deliver a broader range of key services for an expanding aging population; empowering the Boys & Girls Club to fully utilize the cafeteria space; and having Region Ten provide mental health services to underserved and unserved populations; and innovating the delivery of cost-effective telemedicine services. Other goals include pioneering the social services hub as a viable approach for cost-effective and time-convenient social services, stimulating Scottsville's economic development by increasing the number of regional customers who come to Scottsville for these services and also patronize local businesses, and establishing the hub concept as a model worthy of federal support and replication elsewhere.

Mr. Randolph also left brochures on the \$35 million school bonding referendum. He congratulated the organizers for their hard work on Scottsville Community Day, though high heat seemed to deter the turnout. The first meeting between town and county staff on the MOU is planned for October 3. Mr. Randolph also related that he participated yesterday in the annual Boys & Girls Club ride, and he would like to see a similar ride organized annually out of Scottsville.

Mayor Gill noted Scottsville's recent designation as the first Bee City USA in Virginia. Linda LaFontaine noted the desire of Dr. Dawn Osterholt of Southern Albemarle Family Practice to increase the medical care available in the area, and they have adjacent land available. Mr. Randolph said that is a great idea, but the benefit of the hub is that all of the services would be localized in one location.

Dewey Evans spoke regarding the overgrown hedges on Clements Street, noting that this is his third trip here and he was promised that the bushes will be trimmed. Mayor Gill said that the property owner has to do it, and she asked if Mr. Goodwin has spoken to the property owner. Mr. Goodwin replied yes, and it will be undertaken within the next 30 days. Ms. Kerlin asked about what if it comes out over a public road, can they still not cut it back. Mr. Goodwin replied that the town cannot but VDOT could bring in their sideways bush hog. Ms. Kerlin asked if community service workers could do it. Mr. Goodwin replied no, it is more than a community service worker can take on, on Page Street; it is possible on Clements Street, but they should not be doing it on private property.

Mr. Evans shared pictures of the overgrowth. Ms. Kerlin agreed that it must be addressed.

Mr. Goodwin related that town addressed a complaint regarding residents parking on Harrison Street that blocked traffic. Mr. Evans commented that bushes are also causing sight line problems on Harrison Street. Mayor Gill asked Mr. Goodwin to speak with the property owners tomorrow.

6. MAYOR'S REPORT

Mayor Gill reported that she received her first noise complaint last Wednesday regarding a band at James River Brewery; the managers have been working hard to keep the noise at a

level that everyone can live with. Mayor Gill commented that Ashley Noble's BBQ on the Bend event last weekend was wonderful. She reported that staff met with Jeremy Harvey and his engineer and contractor regarding a 50-plus unit residential development on Light Industrial property by the tire plant, and the zoning administrator wrote a letter countering the assertion that multiple dwellings are allowed by right. VDOT recently visited to look at several maintenance issues, and work has begun on Page and Bird Street by the library. No parking signs will be added on Harrison Street. Striping will be adjusted on James River Road at the to improve the turn at Route 20. DCR Floodplain Management has recommended amendments to the Flood Hazard Overlay District ordinance, which should be adopted within six months.

Mr. Gritsko pointed out drainage issues at the corner of Route 6 and Route 20 that put water across the road, causing accidents in the winter when it freezes. Mr. Goodwin said VDOT has French drains under the highway now trying to get rid of some of that water, but they are stymied as to how to fix that, similar to the drainage issue that culminates at Doug's Maytag. Mr. Goodwin said he will report the issue to VDOT and ask them to put it higher on the list. Mayor Gill asked Mr. Goodwin to address this tomorrow and copy Mr. Gritsko. Ms. Kerlin noted the striping error at Warren Street still needs to be corrected. Mr. Goodwin said that a private contractor did the striping, and they plan to blacken the section the next time they are here with a striping machine. Ms. Kerlin asked for a time frame, as it has been more than a year and a half. Mr. Goodwin will ask.

Mayor Gill reported that they are still looking at options for use of the old jail. She has asked Mr. Goodwin to get three quotes on a split HVAC unit there. Ms. Kerlin and Ms. Bostic will get together to study the feasibility of putting a gift shop there. Mayor Gill and Kim Yoder painted the office, with the help of David Becker and Mr. Goodwin. Mayor Gill has asked staff to look at the CIP and plan for all major projects. Mayor Gill and Mr. Goodwin were contacted about a rotten railing on East Main Street and will be getting quotes on that. The hedge there was also in bad shape and has been taken care of. The police MOU is ready to go, and she and Mr. Goodwin will meet with county staff on other MOUs that they need to get in place. Mayor Gill related that she will be attending an Urban Land Institute workshop on smart growth and form based zoning. She is working with Jeffrey Plank on a letter about restoration of 580 East Main Street. Upcoming events include a ribbon cutting at 527 Gallery and a concert by Eddie and Martha Adcock on October 1.

7. ARCHITECTURAL REVIEW BOARD APPOINTMENTS

Mayor Gill related that the Town Council interviewed three candidates for two slots on the Architectural Review Board, and it was decided to appoint Mike Dohman and reappoint Ruth Klippstein. The glitch that they have is that they must have a majority of residents on the ARB, and Mr. Dohman does not live within the town limits, so they need to rethink that.

Ms. Kerlin reviewed the qualifications in Zoning Ordinance Section 23.3. She suggested that putting Ms. Knotts, currently serving as a non-voting liaison, as a voting member. She suggested that Mr. Dohman could be a non-voting consultant, as he has valuable construction experience.

Ms. Kerlin moved to make the following appointments to the Architectural Review Board:

Ruth Klippstein (term ending September 30, 2020)
Elizabeth Knotts (term ending June 30, 2018)

Mr. Gritsko seconded the motion. Mayor Gill related that Mr. Dohman is willing to come on board as a consultant and gain experience so that he may be considered when there is another vacancy. A roll call vote was then conducted.

Ms. Bostic	<u>Yes</u>	Mr. Gritsko	<u>Yes</u>	Ms. Kerlin	<u>Yes</u>
Ms. Knotts	<u>Absent</u>	Mr. Nolt	<u>Absent</u>	Mr. Peck	<u>Yes</u>

The motion passed 4-0.

8. APPROPRIATION OF \$400 FOR REPLACEMENT FLAG LIGHTING AT VETERANS MEMORIAL

Mr. Goodwin stated that the American Legion is planning a rededication of the veterans memorial in November. The town is getting ready to install new flag lighting at Victory Hall and the police department, and the American Legion offered a donation for \$400 to cover the cost of installing new lights at the veterans memorial as well. The money was donated for this specific purpose.

Mr. Peck moved to approve the appropriation of \$400 for replacement of flag lighting at the veterans memorial. Ms. Kerlin seconded the motion, which was unanimously approved.

9. REPORTS OF CHARTERED COMMITTEES, PLANNING COMMISSION, AND ARCHITECTURAL REVIEW BOARD

Planning Commission: Mr. Peck reported that the commission is considering revisions to the zoning applications, and Ron Smith shared a letter he drafted for the sidewalk project from downtown to uptown.

Government Services Committee: Ms. Kerlin reported that the committee is working on a policy and procedures manual for employees. Tomorrow's committee meeting has been canceled. Frank Sherwood has been reading the model manual and providing comments. A draft should go out for review in October.

Tourism and Economic Development Committee: Mr. Gritsko reported that the Van Clief Nature Area was cleaned up in the weeks prior to Community Day. They are awaiting news on the DCR grant application. The economic development subcommittee will meet tomorrow at 6:00 p.m. Last month, Faith McClintic, the county economic development coordinator, presented important information on the importance of industrial areas to economic development.

Arts and Culture Committee: Ms. Bostic reported that the turnout was somewhat shy for Community Day due to extremely hot and humid weather. The committee will meet in the upcoming month to discuss event attendance and what events to continue.

Farmers' Market: Ms. Bostic reported that October 29 is the last market day. Ms. Kerlin noted that is also Harry Potter day.

10. TOWN ADMINISTRATOR'S REPORT

Mr. Goodwin reported that he and Chief Layman are working with Kristin Freshwater and Mayor Gill on planning police coverage, VDOT alert signs, and parking for the Harry Potter event. Parking on Valley Street may be limited to 15-minute pickup zones only, after contacting business owners for feedback. There are a number of volunteers signed up. Dr. Hurt has been kind enough to offer use of the parking lot at the plant, but transportation from the plant and the community center lots has been arranged. VDOT has been contacted multiple times regarding issues on Page Street, West Main Street, and Mountain Vista Road. The landowner at Mountain Vista is happy with VDOT's immediate response to clean the ditch, move the culvert, and repave the end of his driveway. Two complaints were received regarding the handrail on East Main Street, and Mr. Goodwin is getting prices for repair and replacement.

Mayor Gill thanked Mr. Smith for drafting the letter regarding the sidewalk project. The particular grant is due September 30, so there is no way to get in the running this year, but they will get the county and TJPDC down here to look at the project to make a stronger application for the next cycle. Mr. Smith noted that the sidewalk project would also address the drainage issues that Mr. Gritsko mentioned earlier. Mr. Peck commented that they could add the Doug's Maytag drainage as well.

11. ADJOURNMENT – Upon a motion by Ms. Kerlin, seconded by Mr. Peck, the meeting was adjourned at 8:10 p.m.