

# TOWN OF SCOTTSVILLE

## Planning Commission

### Regular Meeting

Monday, December 5, 2022

Victory Hall

401 Valley Street

Scottsville, Virginia

## Members:

Molly Angevine

Lisa Caltabiano, Chair

Dan Gritsko, Council Liaison

Matthew Johnson

Shannon Strassner, Vice-Chair

## MINUTES

1. *Call to order, establish a quorum, and agree to agenda:* The meeting began at 7:04 pm, with Angevine, Caltabiano, Gritsko, and Strassner present in-person. Johnson was not present due to sickness. The Chair discussed the addition that the minutes for approval for September 6, 2022, and October 3<sup>rd</sup>, 2022. The motion to approve the amended agenda was made by Commissioner Strassner and approved via voice vote at 7:05 pm.
2. *Review and approval of past meeting minutes: September 6, 2022; October 3, 2022; November 7, 2022:* Chair requested that the minutes be amended to correct the spelling of Mr. Pugh's name. The motion to approve the past meeting minutes was made by Commissioner Strassner and approved via voice vote at 7:07 pm.
3. *Report on relevant action by the Town Council:* Councilmember Gritsko reported on the motion by Town Council to hold a public hearing December 12, 2022, for 800 Bird Street and expressed concern on the motion, Planning Commission members expressed concerns over objectivity of the report on Town Council actions. The Planning Commission discussed concerns regarding developments following the commission's recommendation for the 800 Bird Street site. The Planning Commission requested improved communication about the history of a site in future applications. Chair Caltabiano shared concern to Staff and the Council Liaison that commissioners were not being informed of the detail of Southern Homes being partnered with Echelon Resources and that the property had not been sold yet to Southern Homes. Mr. Lawless shared confidentiality requirements for the Town Council and Staff in closed sessions around business interests and shared that knowledge from these meetings may become public once the business applies. Angevine stated concerns about lack of visibility being provided to commissioners on past work done by an applicant on a site and shared interest her in holistic planning of the Town of Scottsville. Angevine stated concerns about misinformation on the current 800 Bird Street site. Strassner expressed interest in clarity on the Town Council's choice to hold a public hearing in December. Matt Lawless shared that the compression of time between Planning Commission recommendation and Town Council public hearing is permissible. Mayor Smith stated that Town Council during the November Work Session discussed passing a motion in the November Regular Session to hold both a public hearing and vote in January of 2023. Mayor stated that the November Regular Session resulted in a motion passed to have a public hearing and vote December 2022. Mayor Smith clarified that the previous development on Bird Street was before the Town Council for a year before a decision and that the current development is being voted on within the year, characterizing it as being rushed.
4. *Matters from the public:* Local Resident Sarah Woods spoke on clarification regarding the Mayor's comment. From Wood's notes, there was first a plan to hold a public hearing on 800 Bird Street in January then it was moved to December, sharing that their view of the public hearing seems to be a choice of moving quicker to likely avoid more rumors by beginning the public comment process. Charlie Armstrong from Southern Development spoke as an Albemarle resident; he thanked the Planning Commission for their work and offered to speak with anyone who had questions about the

proposed 800 Bird Street rezoning for Scottsville Lofts. He clarified that there is a public partnership between his business, Southern Development and Echelon Resources, also that Southern Homes bought all of Dr. Hurts property in Scottsville under contract. Armstrong asked for people to listen to a recent podcast about the proposed apartments, sharing that their second choice for the factory is the by-right use for warehousing at a competitive rate for customers. Matt Holt distributed to the Planning Commission and Staff a professional document on the reform of rural Planned Unit Developments. Matt Holt summarized that the document suggests that the development of a rural area begins with a Comprehensive Plan. Which could include a Small Area Plan and then an update to ordinances to reflect the desires of the Comprehensive Plan and Small Area Plan by making desires of the plans by-right on property. Holt followed that once ordinances are updated through this process, anything that would have been desired in a Planned Unit Development (PUD) is already implemented. Mr. Holt also suggested a working group dedicated to a Comprehensive Plan update would facilitate the timely completion of the update. Stuart Munson, former Town Council and Planning Commission member spoke that Echelon in the past spoke with the town in closed session and that the body was restricted legally to share details at the time, that they followed legal requirements around a closed session for interested business parties.

5. *Old Business*

- a. *Comprehensive Plan update, Land Use Goals: engagement, UVA team:* Students of the UVA Architecture School presented their recommendations for Planning Commission on engagement for the Scottville Comprehensive Plan update. Sarah Rizk presented in-person with fellow classmates presenting virtually, which included Lincoln Lewis and Paige Werman. Mr. Lawless discusses the creation of a working group for the Comprehensive Plan update. The Planning Commission requested their inclusion in a strategic planning meeting of the Town Council. Strassner requests an example of a Comprehensive Plan comparable to a town the size of Scottsville. The Planning Commission will look for public members to staff an Advisory Council that will support the drafting of chapters and text for the Comprehensive Plan update. Discussed are three groups, including an outreach group, data group, and writing group. The groups would include members of the Planning Commission. The Planning Commission requested that staff create an email for the Comprehensive Plan.
- b. *Zoning text amendment, Planned Unit Development*
  - i. *Discussion and action:* Planning Commission discussed the functionality and priority of work on a Planned Unit Development (PUD) zoning text amendment. Discussing a reprioritization to work on an update to the Comprehensive Plan and Town ordinances. The body took a recess at 9:07 pm and quorum was reestablished at 9:09 pm. The Planning Commission decided to table the PUD discussion and refocus on the Comprehensive Plan update. The commission decided no motion was needed.

6. *New Business*

- a. *Special use permit, Arts & Education Center, Hardware Street:* Public hearing on the item opened at 9:06 pm, with Mayor Smith speaking. Mayor Smith said that past plans for the land on Hardware Street by the Scottsville Center for Arts and Nature (SCAN) were prohibitive due to cost and he is supportive of the current proposal as a feasible approach. The motion to approve the Special Use Permit was made by Commissioner Strassner, seconded by Commissioner Angevine, the motion was approved via voice vote at 9:18 pm. SCAN requested a January 1<sup>st</sup> reading, with a following January 17<sup>th</sup> presentation for Town Council.

- b. *Zoning text amendment, Homestays:* Maxie Brown of the Berkley Group presented a memo on homestays. Brown's recommendations included ordinance updates dependent upon the approach decided on homestay or short-term rentals. Suggestions included a work session by the Planning Commission to review any steps necessary for current uses and in which way to implement homestays or short-term rentals, including definitional update. The Planning Commission discussed a return to the item in February 2023. Staff work will be to draft new text amendment language to add a new definition of homestay and eliminate boarding house from the text.
- 7. *Adjournment:* Prior to adjournment, Matt Lawless was requested to define spot zoning, also the Planning Commission requested that there be a future discussion on possibilities of spot-zoning and a review of the zoning map from the Comprehensive Plan. A motion to adjourn was made by Commissioner Angevine, seconded by Commissioner Strassner, and was approved by voice vote at 10:11 pm.