

Scottsville Planning Commission

Regular Meeting
Monday, April 3, 2023, 7:00 p.m.
Victory Hall
401 Valley Street
Scottsville, Virginia

Members:
Molly Angevine
Lisa Caltabiano, *chair*
Matthew Johnson
Dan Gritsko, *Council liaison*
Shannon Strassner, *vice-chair*

Agenda

1. Call to order, establish a quorum, and agree to agenda 7:00 p.m.
2. Review and approval of past meeting minutes: February 6, March 1, March 6
3. Report on relevant actions by the Town Council 7:05 p.m.
4. Matters from the public 7:10 p.m.
5. New business
 a. Special Use Permit for Tourist Lodgings, 190 Poplar Spring Rd. 7:20 p.m.
6. Old business 7:45 p.m.
 a. Subdivision review, East Village
 b. Zoning text amendment, Homestays
 c. Comprehensive Plan: focus on pedestrian and traffic safety
7. Adjournment 8:30 p.m.

In addition to accessible facilities at Town Hall, remote public access and participation is available [online at this link](#) or call 301-715-8592, then enter meeting ID 895 5443 5233 and pass code 1744.

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Staff Report

5a. Special Use Permit for Tourist Lodgings, 190 Poplar Spring Rd.

This application is for new infill construction in the downtown historic district. The site is 190 Poplar Spring Road, located uphill from the laundromat. It has a prominent view of the river. The total parcel area is 2.27 acres but not very much flat area on which to build. There is already a public water & sewer connection on the site.

The applicant is Kevin Quick, manager of EKM Properties LLC. He proposed the tourist lodgings use and to construct a cluster of three small structures on the site. The base zoning is Village Residential, as are all of the surrounding parcels. In this zone, Tourist Lodgings require a special use permit.

The proposed development is three small structures, similar to cabin rentals found in many state parks. About 400 square feet in size, they have only basic living facilities but are usable year-round. These structures are permissible in Scottsville. Their façade details will require ARB approval, but this will be done after any zoning approval.

The Town does not have any recent history considering this type of application, being new infill construction in the historic district for a business use. Previous studies and reports observed demand for tourist rentals, since the town has no hotel and the large traditional B&Bs closed years ago. Recently, several apartment units have been converted to tourist lodgings, and Town Council has expressed some concern about the loss of workforce housing stock.

The Comprehensive Plan has several goal statements relevant to this application.

- Concentrate commercial development in areas with adequate access, water, sewer service, and having similar development patterns.
- Encourage and promote greater development of the hospitality industry through quality restaurants, bed and breakfast establishments, country inns and the like.

On the whole, staff find the application consistent with town goals and the Comprehensive Plan, with no infrastructure constraints, and recommend approval. The next step in process is to call a public hearing, which could be held at the May 1 commission meeting.

6a. East Village Subdivision Review

Last month commissioners reviewed a subdivision proposal called East Village. It contains 45 house lots on about 150 acres at the north end of town, bordered by Blenheim Road and the Van Clief Nature Area. The site has about 50 acres zoned Village Residential and about 100 acres zoned Rural Area. This development is by-right, but Town staff and Planning Commission have a ministerial role to assure the rules of the subdivision ordinance are followed.

One question from last month concerned the Mink Creek Trail easement along the southwest edge of the project site. Staff confirmed that most of the trail easement does provide perpetual public access. However, a short segment is revokable at the owner's discretion: it connects the gate at Pine Road to the main trail, about 300 feet. Without this easement, the Mink Creek Trail connects downtown Scottsville to the SCAN Land, but not the Pine-Holly neighborhood.

The subdivision application appears to comply with Town ordinances. Staff recommend approval of the preliminary plans. Final subdivision plans will be submitted in the future, likely later this year, and will add further detail about stormwater, streets, and other infrastructure.

6b. Zoning Text Amendment, Homestays

Last month, the commission studied the draft zoning text which clarifies homestays as distinct from tourist lodgings using the entire buildings. Homestays would be by-right in most areas, where tourist lodgings require special use permits. Commissioners asked about health and fire inspections. Staff are still discussing fire safety details to learn about who inspects, to what standards. On the health side, there is no inspection needed unless meals are prepared and served to guests, ala a traditional bed and breakfast. This is uncommon.

6c. Comprehensive Plan: focus on pedestrian and traffic safety

Last month, commissioners prioritized this topic for further discussion. Scottsville is small enough to walk and bike around town, and many residents use strollers or wheelchairs. There are many reasons why residents do not drive personal automobiles, so planning for multi-modal safety is important. Discussion around a map may be helpful to highlight dangerous spots for safety improvements, or to show corridor where trails and other mobility improvements are needed.