

# TOWN OF SCOTTSVILLE

## Planning Commission

### Regular Meeting

Tuesday, November 7, 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 7:02 pm, with Angevine, Caltabiano, Gritsko, Johnson, and Strassner present and in-person. An adjustment to the agenda was made to include a report from Chief Jenkins during Item 5(b). A motion to approve the amended agenda was made by Gritsko, seconded by Commissioner Strassner, and approved via voice vote.
2. *Review and approval of past meeting minutes: June 6, September 6, October 3:* Commission discussed tabling minutes to next month.
3. *Report on relevant actions by the Town Council:* Gritsko stated that relevant action by the Town Council will be covered during agenda item 5 b).
4. *Matters from the public:* Doug Whitehurst, one of the owners of James River Apartments who lives outside of town, speaking in favor of development at 800 Bird Street, he sees a demand for apartments in town. He stated that traffic is inevitable to increase but the development of apartments is a good use of the property and sees it as good for the town. Sarah Wood off Blenheim Road request that the Commission weigh the quantity of people who have been for and against the development, pointing out that not many spoke against, Wood noted that public comment was about public safety and about how to fund the town in the future. Stuart Munson commented that there is a potential for traffic issues if the factory is sold to be used by-right, stating that the site could be used as a warehouse, Munson stated that the town will receive more traffic from the site, the question is if the town wants that traffic to be from by-right use or from residential traffic. Dan Baum on Blenheim Road and owner of a Valley Street property operating as an Airbnb, stated that the town needs more growth to support other business models beyond Airbnb including retail, that an increase in population will lead to an increase in town revenue, sharing that there is a need for growth for the continuance of the town, that growth will help with business growth and volunteering base. Kimberly Shifflett spoke as a local business owner to ask the commission to consider how growth can cause problems even with anticipated increase of business for local businesses, asked that Commission to review past research so to anticipate future town expenditures. Carmel Greer, a local business owner stated that Charlottesville has little industrial space, this opens up Scottsville as a market for 800 Bird Street to be used by-right as a warehouse. Kevin Quick spoke as a member of the Government Services Committee, public services are at capacity with budget concerns, stating it is important to address public services needs regardless of the vote on 800 Bird Street. Caltabiano shared that she has reviewed policing capacity concerns. The Chair also shared that they have spoken with Mr. Baum about his concerns, reviewed budget concerns, have spoken to Deborah Smith of the Chamber of Commerce, and spoken to Randy Cosby of Echelon on the affordability of the 800 Bird Street proposal.
5. *Old Business:*
  - a. *Comprehensive Plan process and engagement, UVA team:* Mr. Lawless discussed that the class, called Collaborative Planning, from the UVA Architecture School has agreed to create

a collaborative community engagement process for the Scottsville Comprehensive Plan. Lincoln Lewis presented in-person with fellow classmates presenting virtually which included, Sarah Rizk, Rosham Vemuri, and Paige Werman online. Staff shared that the group would take a tour of Scottsville, engage with stakeholders, review previous community engagement efforts, hold a stakeholder analysis to get input, and engage and educate the local community. Gritsko requested that this include the Van Clief Nature area as a stakeholder location, Lisa Caltiabano requested that they engage with the local Boys & Girls Club.

*b. Zoning map amendment and special use permit, 800 Bird Street*

- i. Industrial to Commercial, with special use permit for multi-family residential:* Gritsko spoke to matters from Town Council relevant to the Planning Commission, Gritsko discussed that the Town Council had a failed motion that was introduced to hold a public hearing November 21 in the same month as the Planning Commission is developing a recommendation, Gritsko shared his concern of it as public policy process. The Planning Commission discussed the report on Town Council, Caltiabano discussed and understood individual wishes to not have the process dragged out and stated that the Planning Commission will carry out their duties with due diligence.
- ii. Discussion and action:* Town Administrator Matt Lawless discussed that he has been given time to develop an impact analysis in this process; Angevine wishes Planning Commission could be afforded a full voice, Mr. Lawless shared input from partner agencies and reviewed the impact analysis with the Planning Commission. Caltiabano shared that they found the impact analysis to be underestimating the need for more administrative staff in the future. Mr. Lawless discussed the real estate tax. Gritsko stated that the town needed more population, and that the town can address traffic increases and that budget concerns should be addressed by the Town Council. Angevine stated that the size of the development is big with at most 205 apartment units. Strassner spoke to the appeal of growth and good work of Echelon but would prefer that the site had some mixed-use. Gaskin of Echelon spoke with the Planning Commission about the advantages and disadvantages of commercial use on the 800 Bird Street site, suggesting it would be better to have retail on Valley Street, Gaskin spoke to their commitment to affordable housing. Planning Commission discussed affordable housing with the LIHTC program with the group discussing that the site regardless of approval of LIHTC there will be a voluntary proffer for the rezoning of at least 10 years of 20% of apartment units having monthly affordable rent to households earning 60% of the Area Median Income (AMI). Gritsko spoke to the developer who is taking on the factory and requested that the town be reasonable with the developer and that the Town Council needs to address growth priorities discussed and to set priorities for Town resources. Gaskin shared that the Town Staff and advisors have created a large amount of research on the site. Caltiabano spoke of hesitation about the town being ready for a development this size, anticipates more applications for the site in the future and spoke on traffic concerns having solutions but safety is more important to explore especially with a focus on sidewalks. Dan Baum spoke again, that the site is a unique case of a historical site with an affordable housing focus, sharing that the partners on the application have spent a lot of time on this project, sharing that he sees this as a unique opportunity for the town. The Planning Commission discussed the voluntary proffer on affordable housing and potential future real estate tax in Scottsville. Interest was expressed for some mixed use on site by the Planning Commission. Gritsko made a motion to amend the application to include mixed use area of no less than 5000 square feet with town parking requirements

waived. The motion was seconded by Johnson. The amended motion passed via roll call vote of 3-1 at 9:37pm with the vote: Angevine, NO; Gritkso, YES; Johnson, YES; Strassner, YES.

c. *Zoning text amendment, Planned Unit Development:*

- i. *Discussion and action:* The Planning commission after a 5-minute break returned at 9:42pm to discuss if they should table agenda item 5c) and then proceeded to agenda item 6 a).

6. *New Business*

- a. *Special Use Permit, Arts & Education Center, Hardware Steet:* For the Scottsville Center for Arts and Nature, SCAN, President Erin Root made a presentation on their request for a Special Use Permit (SUP) for 13 Acres on Hardware Street. Strassner made a motion to hold a public hearing at the December meeting for the special use permit for the Arts & Education Center on Hardware Street. The motion was seconded by Johnson and passed via unanimous voice vote.

- b. *Zoning text Amendment, Homestays:* The agenda Item as tabled.

7. *Adjournment:* Planning Commission discussed adjournment and request for the December meeting to include agenda item 6 b) on Homestays. There was a motion made to adjourn by Commissioner Angevine, seconded by Commissioner Johnson, and was approved by voice vote at 10:05 pm.