

Scottsville Planning Commission

Regular Meeting
Monday, October 3, 2022, 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: September 6
3. Report on relevant actions by the Town Council 7:05 p.m.
4. Matters from the public 7:10 p.m.
5. Old business 7:20 p.m.
 - a. Zoning map amendment, 530 Valley Street,
 - Downtown Residential to Commercial
 - Public hearing, discussion, and action
 - b. Zoning map amendment and special use permit, 800 Bird Street
 - Industrial to Commercial, with special use permit for multi-family residential
 - Public hearing, discussion, and action
 - c. Comprehensive Plan update, Land Use Goals
 - d. Zoning text amendment, Planned Unit Development
 - Discussion and action
6. New business 8:30 p.m.
 - a. Special Use Permit, Arts & Education Center, Hardware Street
 - b. Zoning text amendment, Homestays
7. Adjournment 9:00 p.m.

Public Access: Access [online at this link](#) or call 301-715-8592, then enter meeting ID 895 5443 5233 and pass code 1744.

Staff Reports

5a. Zoning Map Amendment at 530 Valley Street, Ms. Dena Radley

The commission called a public hearing after a first reading in September. The parcel is a side yard on Valley Street. It is shown on the zoning map as Commercial, but this is in error. A records search showed Town Council voted in 1997 to rezone the primary parcel with the building to Commercial, and Planning Commission recommended the same for the side yard, but likely due to turnover, Town Council never voted on the side yard. Staff posted the notice of public hearing properly and have not received any comments.

5b. Zoning map amendment and special use permit at 800 Bird Street, Echelon Resources

The commission called a public hearing after a first reading in September. The parcel is 41 acres at the end of Bird Street, with split zoning between Public, Light Industrial, and Heavy Industrial. The rezoning request is to rezone the roughly 22 acre industrial portions to Commercial, retaining the 18 acres of wetlands under conservation easement as Public. The special use permit request is for multifamily residential, being a proposal for up to 205 apartments.

Staff posted the notice of public hearing properly and have received eight public comments.

- Generally opposed: Cathy Reece
- Generally supportive: Stots Reece, Larry & Eve Barnett, Rodney Harris, Gordon Sutton, Carmel Greer, Stuart Munson, Rob McGinnis (Piedmont Environmental Council)

The application includes a proffer statement related to the project's impacts on transportation and housing.

- The applicant proffers \$200,000 paid to the Town to help construct sidewalks and trails in the affected neighborhood.
- The applicant proffers 20% of the homes (42 units) to be workforce affordable, reserved for families earning 60% or less of the area median income. In 2022, for example, that means an income of \$66,720 and a monthly rent of \$1,668.

Since the first reading in September, Timmons Group completed a professional engineering report on traffic impacts for the proposal. They calculate that the A or B grades for the town's existing streets would not be degraded by the new traffic. They do not recommend and turn lanes or stop lights. Town staff sent this report to VDOT engineers for review and a second opinion.

Staff recommend approval of the rezoning and SUP because of its alignment with the Town's Comprehensive Plan. To advance the Town's environmental goals, staff recommend SUP conditions related to Dark Sky light fixtures, native plants in landscaping, and facilities for bicycles and electric vehicles.

5c. Comprehensive Plan, Land Use goals

Commissioners may wish to continue discussing the draft update of goals for Land Use in the Comprehensive Plan. Albemarle County is working on a parallel plan update effort, and several community members attended County workshops.

5d. Planned Unit Development

Commissioners have worked to refine the draft PUD ordinance. The current draft reflects staff work by regional planners at the Thomas Jefferson Planning District Commission, as well as Town staff and interns. The Town has received advice, encouragement, and endorsement of this draft from technical experts at Virginia Housing Development Authority, Piedmont Environmental Council, Albemarle County, and the Berkley Group consultant.

The draft also reflects community engagement efforts over the course of four years, through the comprehensive plan update of 2018, a market study, the small area plan of 2021, and specific outreach on permit applications in 2021 and 2022. Methods included professional surveys, facilitated community meetings, focus groups, community petitions, social media discussions, formal public hearings, and door-to-door canvassing.

The PUD provides a high level of Town Council control over development, but it also opens broad flexibility for creative design. This appears to be the best answer for complex sites. Staff recommend the draft for approval.

6a. Special Use Permit, Arts & Education Center, Hardware Street

Scottsville Center for the Arts and the Natural Environment owns a 13-acre parcel across Hardware Street from the cemetery. The site has a connection to the public easement on the Mink Creek Trail. The applicant requests an SUP for Arts and Education Center, consistent their long-term plans as a community nonprofit. The Town created this use category in 2007 with the “SCAN Land” in mind, but never issued the permit. SCAN’s director Erin Root is unavailable to make a presentation on October 3 but is available November 7. Staff recommend calling a public hearing on the matter for November 7.

6b. Zoning text amendment, Homestays

Town Council and Planning Commission expressed dissatisfaction with the SUP process for tourist lodgings. Town staff and the Berkley Group consultants examined options and recommend a category for *Homestays*. This is a fairly common solution in Virginia. It distinguishes the occasional rental of a room in an owner-occupied house from the rental of a vacant house owned by an investor. The draft makes homestays by-right in residential zones, while tourist lodgings, traditional B&Bs, and hotels would remain SUP uses in most areas. The intent is to flexibility for homeowners, without reducing the supply of rental homes. Staff

recommend calling a public hearing on the matter for November 7.