

TOWN OF SCOTTSVILLE

Planning Commission

Regular Meeting

Monday, March 06, 2023

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:* Chair Lisa Caltabiano called the meeting to order at 7:03 pm. In attendance were members: Molly Angevine, Lisa Caltabiano, and Shannon Strassner. With the quorum established, a motion was made to approve the agenda by Commissioner Shannon Strassner and the motion was seconded by Commissioner Molly Angevine. The motion passed via voice vote at 7:04 pm.
2. *Review and approval of past meeting minutes: February 6, 2023:* Commissioner Shannon Strassner made a motion to table the minutes to allow for further review, the motion was seconded by Commissioner Molly Angevine and the motion passed via voice vote.
3. *Report on relevant action by the Town Council:* Town Administrator Matt Lawless reported that the Town Council is currently working on the annual budget for Fiscal Year 2023-2024 and will be beginning to meet for strategic planning session. Matt Lawless also reported that Town Council approved the Special Use Permit for the Scottsville Center for Arts and Nature's property, colloquially known as SCAN Land, which is located on Hardware Street.
4. *Matters from the public:* Matters for the public opened and closed at 7:07 pm, none in attendance wished to speak.
5. *New Business*
 - a. *Subdivision review, East Village:* Kendra Moon of Line and Grade Civil Engineering spoke with Charlie Armstrong of Southern Development about the subdivision review of East Village. The review of the by-right subdivision plan is of 55 acres being divided into 34 lots and 100 acres being divided into 10 lots. Kendra Moon spoke to this being a preliminary plan and a magisterial review of a by-right plan. Charlie Armstrong reported to the Planning Commission that this plan is by-right, and that Southern Development expects to move forward with by-right development but wished to open up discussion with Planning Commission about if the current zoning ordinances align with the Town's goals for the future of Scottsville. Planning Commission with the applicant spoke about the trail on the site and the sewer easements on the site, in which the sewer easements are permanent, but the current trail is a license with does not have the permanency of an easement. The Planning Commission with the applicant and engineer reviewed the checklist of items that are required to be included in the subdivision plan and confirmed that all the requirements were present in the subdivision plan.
 - b. *Comprehensive Plan research presentation, Chris Warring:* Chris Warring, as part of his capstone for his Graduate School program at Virginia Commonwealth University created a

Scenario Planning project that took Scottsville and developed three different future scenarios for the growth of Scottsville. Chris Warring presented on the background of Scottsville and reported on the population, housing stock and the zoning of Scottsville. Chris Warring discussed Scottsville having four different areas with Town limits and discussed three scenarios: 1) current trends continue, 2) market-driven expansion, 3) corridor and compact development. Chris Warring recommendation was the scenario of corridor & Compact development since it supported green space, housing diversity, reasonable growth in population, and density of development on developed corridors. Planning Commission and Chris Warring had a question-and-answer session and the Planning Commission thanked Chris Warring for his work.

6. *Old Business*

- a. *Comprehensive Plan Land Use goals*: Planning Commission discussed community outreach efforts, Matt Lawless discussed with Planning Commission to arrange a March 30th, 2023, special session to discuss land use goals. Item was tabled until March 30, 2023.
 - b. *Zoning text amendment, Homestays*: Staff requested agenda item to be tabled to allow more follow up on the Planning Commission's questions from the February meeting.
7. *Adjournment*: Motion was made to adjourn by Commissioner Shannon Strassner, the motion was seconded by Commissioner Molly Angevine. The motion passed via voice vote and the meeting adjourned at 9:01 pm.