

A Brief Overview of the Town of Scottsville

Prepared for the Albemarle County Board of Supervisors

Joint Special Meeting October 26, 2020

Charter/History:

Founded in 1744 as Scott's Landing, the town served as the seat of Albemarle County from its founding until 1762 when the General Assembly divided up the county and relocated the county seat to Charlottesville. The new map reinforced Scottsville's position as a crossroads community, putting it at the intersection of three counties, Buckingham, Fluvanna, and Albemarle. The town was not officially incorporated until 1818 when it received its charter from the General



Assembly and to this day remains the only incorporated town in Albemarle County. In 1994 the town was expanded from its original boundaries to the current boundaries in place today. The oldest section of town was put on the National Register of Historic Places as a Historic District which includes 153 commercial, residential, religious and industrial buildings of nationally recognized historic significance.

The town's charter allowed for the creation of a locally elected Mayor and Town Council and recent modifications to the Charter made all of those terms of four years, with half of the Town Council being up for election every two years. The Town Council has two chartered committees, an independent



[Planning Commission](#) and an [Architectural Review Board \(ARB\)](#). The Planning Commission makes decisions and recommendations based on Scottsville's local zoning ordinance and recommends updates to [the Comprehensive Plan](#), and the ARB reviews and approves of new construction and modifications to structures in the Historic District. There are many other volunteer committees covering a range of activities and responsibilities such as Economic Development, Parks & Trails,

Events & Tourism, Public Health & Safety, Government Services, and a Board of Zoning Appeals.

Infrastructure:

Scottsville is positioned well for growth in the coming decade with excess capacity on local utilities, and a surplus of natural and human resources that make this a vibrant community. The town's previous history as a manufacturing center for Uniroyal has left the town with water, sewer, and natural gas utilities that have capacity to grow. CVEC's recent project with Albemarle County will help bring fiberoptic internet to part of the town in's CVEC's coverage area. Centurylink has an elaborate infrastructure of fiberoptic internet throughout the rest of the town that is currently available to commercial clients and could be available to residential customers in the future.



The town is currently undertaking a \$400,000 Transportation Alternatives grant through VDOT for sidewalk repairs, ADA improvements, and new construction that will better connect local amenities such as the farmer's market, senior apartments, community center, library, Dorrier Park, and the Levee Walk trail. One of the longest standing infrastructural needs in the town is a pedestrian connection between the historic district and the uptown residential and commercial areas. The town has identified for the VDOT Safe Routes to School program as a potential resource for this project. SRTS would provide matching grant assistance to build a sidewalk 1.9 miles from the end of the Valley Street sidewalk up Rt. 20 to Scottsville Elementary School, but roughly half of that distance would be in the county's jurisdiction.

Finance:

[The town's budget](#) is about \$600,000 per year to provide services to residents and visitors. As with most governments, personnel costs to provide quality services are the largest part of the budget. The town



employs two full-time administrative staff, a Town Administrator and Town Clerk, a part-time maintenance employee, and a small police department with a part-time chief, three officers (two full-time and one part-time) and an auxiliary force.

In 2019 there were 73 licensed businesses operating in the town in sectors ranging from basic to specialty retail, restaurants, banking, and skilled

trades. The oldest continuously operating business in town, W.F. Paulette’s hardware, opened in 1914. In 2015 there were 244 people working in town, with restaurants as the largest sector. The town collects the largest portion of its revenue from BPOL and a local meals tax of 4.5%. In FY20 those two revenue lines accounted for over \$270,000 of the adopted budget. In FY21 the adopted budget showed expected revenue between those lines reduced to \$155,000.

Operations:

The Town of Scottsville and Albemarle County are already engaged in several partnerships that provide services to residents of Scottsville and the larger area. From County maintained resources such as Dorrier Park, JMRL, and the Scottsville elementary school, to resources that Scottsville makes available such as the [Scottsville Farmer’s Market](#), [the Van Clief Nature Area](#), and [Canal Basin Square museum](#) there is a long history of cooperation and support of resources enjoyed by both town and county residents. Nowhere is this more apparent than the shared support of the Scottsville Flood Control system, memorandums of understanding between Scottsville and Albemarle emergency services and the local emergency operations plan put together in conjunction with numerous local and county partners.



Economic Development:

In recent years the town of Scottsville has engaged with several consultants on housing and market studies that have informed planning documents such as our Comprehensive Plan and West Downtown Small Area Plan. [The 2018 Mixed-Use, Mixed-Income Study](#) prepared by Arnett Muldrow & Associates

showed a primary trade area of over 10,000 residents and said the town “appears to have a growing regional AND visitor market.”



The largest potential site for redevelopment and growth in Scottsville is the factory site at the end of Bird St, once home to the operations of Uniroyal and later Hyosung. The site is roughly 50 acres of land with a standing structure of approximately 180,000 sq ft. [The West Downtown Small Area Plan](#), currently in draft form, will outline visions and priorities for the redevelopment of this site.

Environment & Natural Resources:

Scottsville promotes its natural resources and sees them as an attraction and a centerpiece of future growth. The southern end of Albemarle County is largely protected from development in private land easements, making Scottsville a hub of growth in the middle of a beautiful natural area. Recently, Scottsville led a project in partnership with Albemarle, Buckingham, Nelson, and Fluvanna counties along with the Department of Natural Resources to survey a local section of the James River



for qualification and inclusion in the [State's Scenic River Program](#). Promoting visibility and visitation of these resources through improved access is a cornerstone goal of the Town's Comprehensive Plan.

The orientation of Scottsville, central to these natural resources and at the intersection of several counties, and the community's inclination to volunteerism have combined to create an environment that is attractive to a number of local volunteer and non-profit groups. Some of these are larger



organizations who recognize the need to focus their services in a cross-roads community, such as the Boys & Girls Club, the Blue Ridge Area Food Bank, the Jefferson Area Board of Aging, and the Piedmont Housing Alliance. Others saw a chance to move to a community that provided them new opportunities, such as the James River Association, whose Scottsville office is one of four across the state, and the Green Infrastructure Center, which recently relocated from north of Charlottesville in Albemarle County. Finally, there are groups that were started to meet needs local to

Scottsville or the greater area, such as the Scottsville Center for Arts and the Natural Environment (S.C.A.N.), the Scottsville Volunteer Fire Department, and the Health and Equity Access in Rural Regions (H.E.A.R.R.) collaboration, and a host of religious and civic groups focused on other projects.