

Town of Scottsville
401 Valley Street, Scottsville, VA 24590
434-286-9267 – 434-286-4237 (f)

Application Form
For Zoning Request
www.scottsville.org

Date: August 30, 2022 Number: _____ Fee: \$600

Type of Request: Special Use Permit Variance Appeal of Decision by Zoning Administrator
 Subdivision Amendment to Zoning Map Other _____

Applicant: (Owner of Property):
Name: Lower Bird Street LLC
Address: P.O. Box 8147
Charlottesville, VA 22906
Daytime Phone Number: _____

Agent:
Name: Echelon LBD LLC; C/o Edwin Gaskin
Address: 700 Watkins Ave, #100
South Boston, VA 24592
Phone: 804-641-0655
Contractor's License #: GC TBD

Land Description:
Street Address: 800 Bird St, Scottsville, VA 24590
Tax Map and Parcel No: 13000-00-00-04300

Section of Ordinance: Commercial section 11.10.2(m)(Multiple-family dwellings

STATEMENT of REQUEST: (see attached)

The applicant must be present or represented at meetings or hearings.

Signature: Edwin Gaskin, Authorized Representative Owner ~~Contractor~~ Applicant

Public Meeting/Hearing: This request will be considered at a meeting or a hearing:
 Planning Commission. Date: _____ Time: _____
 Board of Zoning Appeals Date: _____ Time: _____
 Town Council Date: _____ Time: _____

For Official Use:
 Chairperson Contacted _____ to place on Agenda.
 Public notice made Dates of notice: _____

Scottsville Lofts

STATEMENT of REQUEST

August 30, 2022

Request

Applicant requests a zoning map amendment from Heavy Industrial (HI) and Light Industrial (LI) to Commercial (C) with a Special Use Permit (SUP) to allow a multifamily community consisting of up to 205 apartments with related amenities and parking, as shown conceptually in Exhibit A. Approximately 18 acres located between the historic tire factory building and the river are preserved under a conservation easement (see attached Exhibit B), which is held by the Town of Scottsville, Virginia.

Background

Echelon Resources, Inc. (<http://echelonresourcesinc.com/>, “Echelon”) is a Virginia-based historic property redevelopment firm that specializes in redeveloping buildings that have outlived their original use and that often are blighting their host communities. The redevelopment of such sites reinvigorate the surrounding neighborhoods, and doing so transforms what were once financial negatives to become healthy financial contributors to their communities. These redevelopment projects produce new taxes, new jobs, new residents, new revenues for local businesses, and a renewed relevance of the sites for future generations. Over the last 18 years the Echelon team has completed investments of historic properties totaling approx. \$95,000,000, several of which have earned project awards. Currently, our historic property redevelopment pipeline includes 960± units with complimentary mixed commercial uses, totaling approximately \$190,000,000 in total development costs. The Echelon team manages projects from concept to completion, including analyzing site feasibility, developing project financial models, managing investor participation, directing construction activities, and supervising sales and/or leasing activities. Please review our [project portfolio](#).

Exceptions

1. Sec 4.11.3.4: Applicant claims the waiver available in subsection C;
Justification: From an environmental perspective, it’s in the public’s best interest to reuse the existing paved area rather than building adding new impervious space where green space exists today.
 - a. For residential uses, where parking is provided in bays, no parking space shall be located further than one hundred (100) feet from the entrance of the dwelling such space serves.
 - b. For nonresidential uses, no parking space shall be located further than five hundred (500) feet from the entrance of the use such space serves.

- c. Distances in section 4.11.3.4.a and b, above, may be increased in such cases where the Planning Commission shall determine that the public interest or convenience would be equally or better served by such increased distance; that the allowance of a greater distance would not be a departure from sound engineering and design practice; and that the allowance of a greater distance would not otherwise be contrary to the purpose and intent of this ordinance.
2. Sec 17; Article V – Existing Structures in Floodplain Areas: Applicant claims the exemption available in Subsection (c). Justification: Any structure or use of a structure or premises must be brought into conformity with these provisions when it is changed, repaired, or improved unless one of the following exceptions is established before the change is made:
 - a. Subsection (c): The structure is a historic structure and the change required would impair the historic nature of the structure.

Proffers

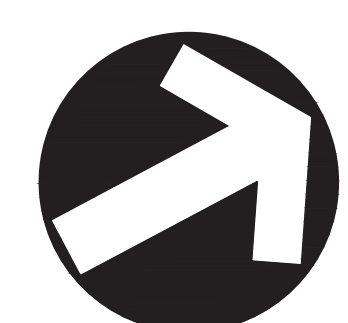
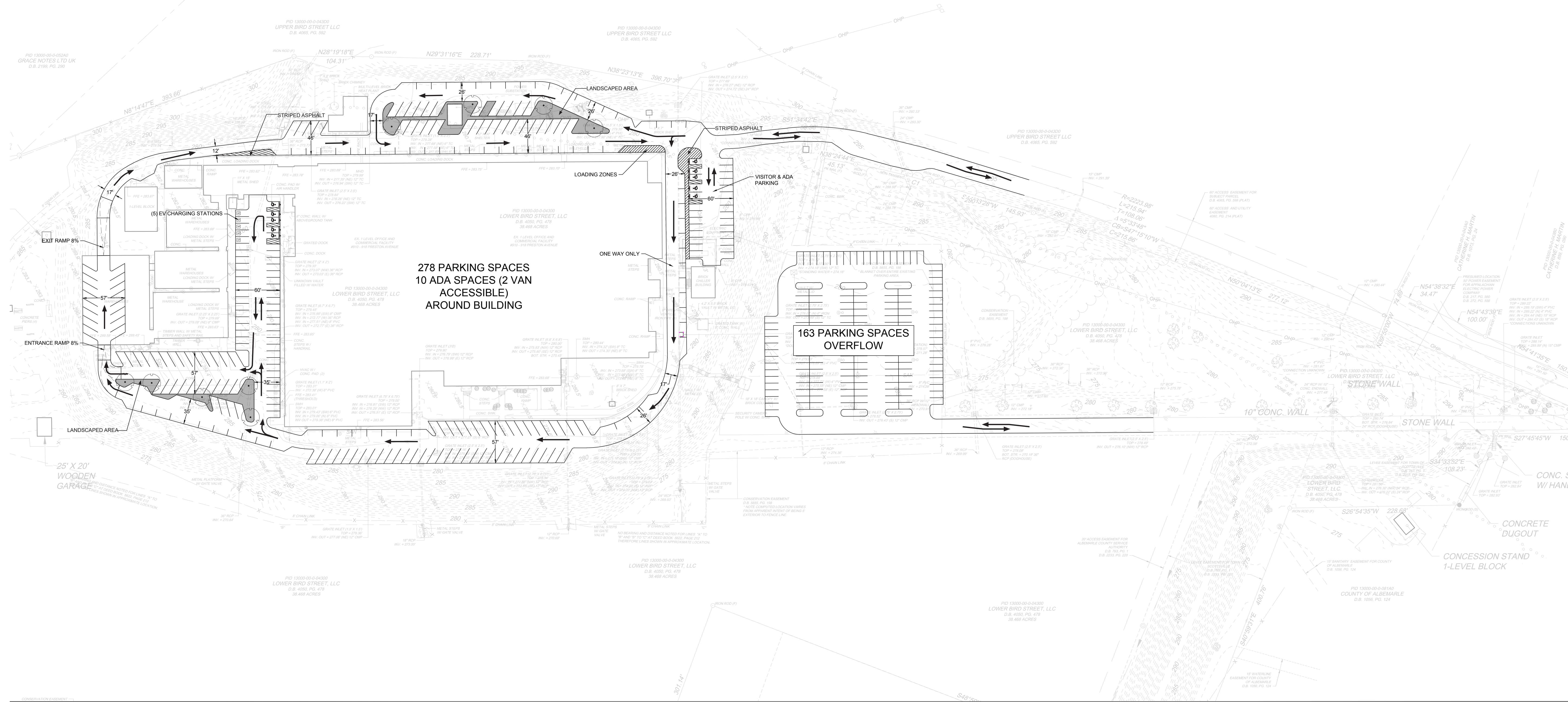
1. Applicant will contribute \$200,000 to the Town, to be used for construction of a sidewalk along Bird Street and/or to expand the Town's future trail network. Such payment shall be made upon the issuance of building permits for the project or on July 1, 2024, whichever is later.
2. Applicant will provide at least three electric vehicle charging stations.
3. Applicant will provide covered bicycle parking with at least 20 electrical outlets for charging bicycles.
4. Applicant proffers to maintain, for at least 10 years, that at least 20% of the apartment units shall have a monthly affordable rent to households earning 60% of the Area Median Income published by HUD for the Charlottesville MSA.

Exhibit A

TOWN PARKING REQUIREMENT: TWO (2) SPACES PER DWELLING UNIT PLUS TEN PERCENT (10%) OF THE TOTAL REQUIRED PER DWELLING UNIT.

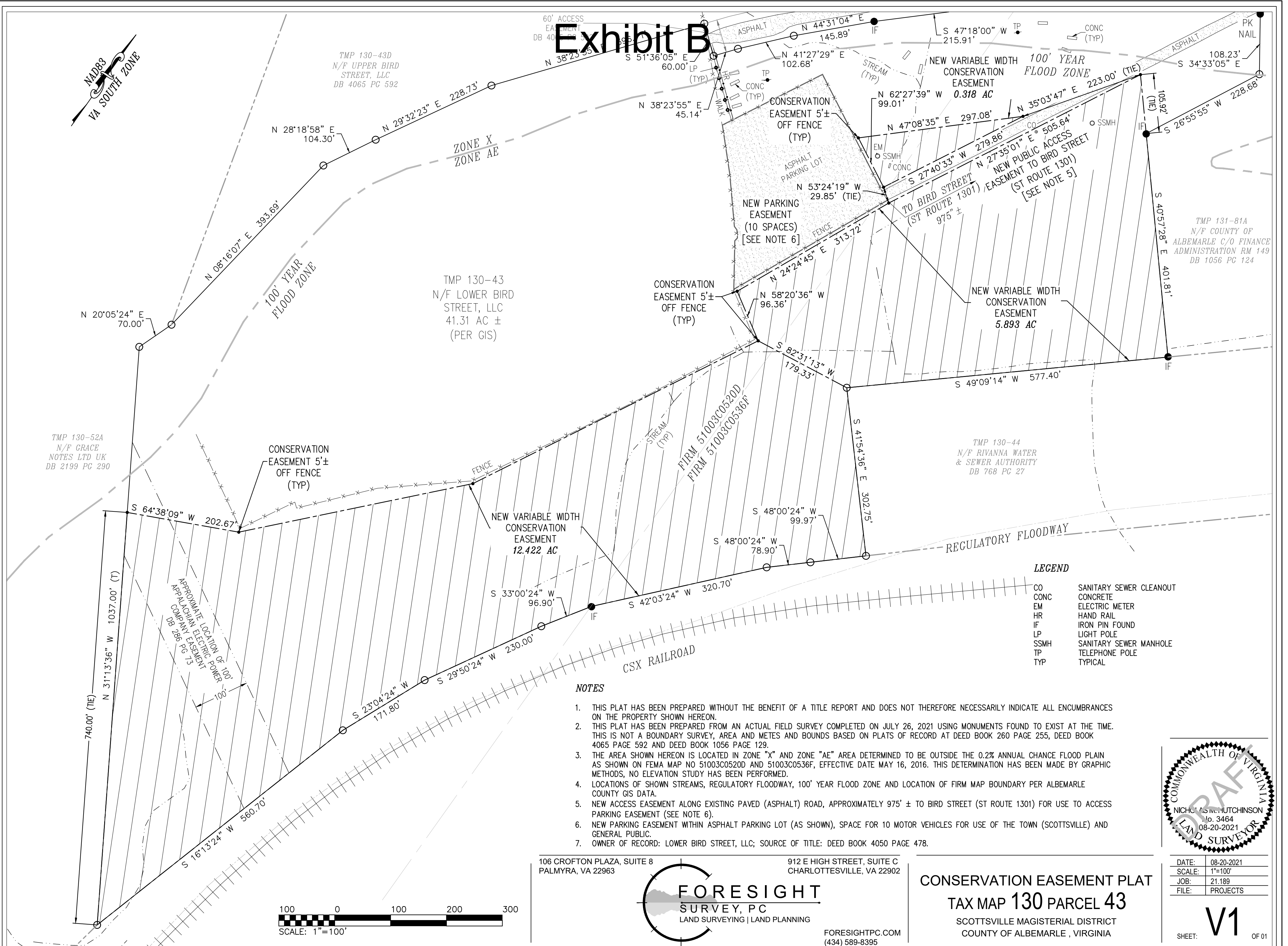
TOTAL PARKING SPACES: 441 SPACES & 10 ADA SPACES (451 TOTAL)

TOTAL MAXIMUM ALLOWABLE MULTI-FAMILY UNITS: 205 UNITS



SCALE 1"=60'
0 60' 120'

Exhibit B

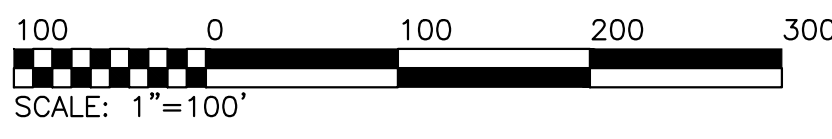


LEGEND

CO	SANITARY SEWER CLEANOUT
CONC	CONCRETE
EM	ELECTRIC METER
HR	HAND RAIL
IF	IRON PIN FOUND
LP	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
TP	TELEPHONE POLE
TYP	TYPICAL

NOTES

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED ON JULY 26, 2021 USING MONUMENTS FOUND TO EXIST AT THE TIME. THIS IS NOT A BOUNDARY SURVEY, AREA AND METES AND BOUNDS BASED ON PLATS OF RECORD AT DEED BOOK 260 PAGE 255, DEED BOOK 4065 PAGE 592 AND DEED BOOK 1056 PAGE 129.
3. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AND ZONE "AE" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51003C0520D AND 51003C0536F, EFFECTIVE DATE MAY 16, 2016. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED.
4. LOCATIONS OF SHOWN STREAMS, REGULATORY FLOODWAY, 100' YEAR FLOOD ZONE AND LOCATION OF FIRM MAP BOUNDARY PER ALBEMARLE COUNTY GIS DATA.
5. NEW ACCESS EASEMENT ALONG EXISTING PAVED (ASPHALT) ROAD, APPROXIMATELY 975' ± TO BIRD STREET (ST ROUTE 1301) FOR USE TO ACCESS PARKING EASEMENT (SEE NOTE 6).
6. NEW PARKING EASEMENT WITHIN ASPHALT PARKING LOT (AS SHOWN), SPACE FOR 10 MOTOR VEHICLES FOR USE OF THE TOWN (SCOTTSVILLE) AND GENERAL PUBLIC.
7. OWNER OF RECORD: LOWER BIRD STREET, LLC; SOURCE OF TITLE: DEED BOOK 4050 PAGE 478.



106 CROFTON PLAZA, SUITE 8
PALMYRA, VA 22963



912 E HIGH STREET, SUITE C
CHARLOTTESVILLE, VA 22902

FORESIGHTPC.COM
(434) 589-8395

CONSERVATION EASEMENT PLAT
TAX MAP 130 PARCEL 43
SCOTTSVILLE MAGISTERIAL DISTRICT
COUNTY OF ALBEMARLE, VIRGINIA



DATE:	08-20-2021
SCALE:	1"=100'
JOB:	21.189
FILE:	PROJECTS

SHEET: **V1** OF 01

Signature: 
Edwin Gaskin (Aug 30, 2022 05:51 EDT)

Email: gaskin@echelonresourcesinc.com






Rezoning & SUP Application-SUBMITTED-2022 .08.30

Final Audit Report

2022-08-30

Created:	2022-08-30
By:	William Cosby (rcosby@commonwealthcommercial.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfzJ3YiNt0C7f5J1NV1fFQQyyUxMBixqk

"Rezoning & SUP Application-SUBMITTED-2022.08.30" History

-  Document created by William Cosby (rcosby@commonwealthcommercial.com)
2022-08-30 - 9:48:45 AM GMT
-  Document emailed to Edwin Gaskin (gaskin@echelonresourcesinc.com) for signature
2022-08-30 - 9:49:18 AM GMT
-  Email viewed by Edwin Gaskin (gaskin@echelonresourcesinc.com)
2022-08-30 - 9:50:49 AM GMT
-  Document e-signed by Edwin Gaskin (gaskin@echelonresourcesinc.com)
Signature Date: 2022-08-30 - 9:51:57 AM GMT - Time Source: server
-  Agreement completed.
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