

**Planning Commission Work Session  
October 25, 2011  
Minutes**

**Commissioners Present:**

Ms. Genevieve Keller (Chairperson)

Mr. Kurt Keesecker

Ms. Lisa Green

Mr. Dan Rosensweig

Mr. John Santoski

Ms. Natasha Sienitsky

Mr. Michael Osteen

**Staff Present:**

Jim Tolbert

Missy Creasy

Brian Haluska

Richard Harris

Michael Smith

Ebony Walden

Ms. Keller convened the meeting at 5:00 p.m and turned the meeting over to Ms. Creasy.

Ms. Creasy announced that there will be a special Planning Commission meeting October 31, 2011 and the packets are available online. She also noted that the Tuesday November 8<sup>th</sup> meeting only has one public hearing and there will be a community workshop Thursday October 27, 2011 from 4-7pm followed by Bikeways speaker, Mia Burke.

Ms. Creasy turned the meeting over to Mr. Haluska who gave a brief presentation on the items that were discussed at the previous meeting. Mr. Haluska turned the discussion to Willy Thompson, who presented information on the Land Use Survey projects and Michael Smith, who presented information on the Land Use/Zoning Map Comparison.

Mr. Thompson reviewed information in the packet. Mr. Smith presented a color coded map of Land Use in the City of Charlottesville. He explained that there were some inconsistencies with the map, due to rezoning of a number of areas that were not updated on the Land Use map in 2003.

Mr. Tolbert also explained that there were some land use changes from 2001 that still needed to be updated. He also stated that the recommendation from the Torti Gallas study and the Zoning Committee need to be incorporated.

### **Discussion**

- Would like a map that shows both land use and zoning.
- Would like to know if there has been an update to the Torti Gallas study
- Zoning and plans have been implemented and approved but sites are not constructed due to the current economy.
- Do mixed use corridors still agree with community vision?
- All densities can be looked at and changes made. Some have been looked at and more areas can be looked at in the future.
- Would like a follow up on the densities looked at and allow for debate in the future.
- MJH changed the High Street corridor and River planning would change the Market Street corridor.
- Are there issues on a larger level or smaller level or should we look at more mixed use areas.
- Areas which need discussion during the land use review include: Fry's Spring, Cherry Corridor, Rose Hill, Woolen Mills, Little High Street/ East Jefferson area, Neighborhood Commercial corridor areas, River Road and Allied Street.

The Commissioners wanted to know “What are the conventional wisdoms”

Mr. Tolbert stated a few.

- Is the increased density and mixed use in corridors still valid?
- Is the increased density in the UVA area still valid?
- Should the University districts (with 3 unrelated people) expand to the Fry’s Spring area.
- Should we protect existing single family neighborhoods.
- Accessory apartments, do we continue to have these
- Look into the 4-5 areas in the community noted above as concerns.
- What is Industrial in our community?
- Look at opportunities for Infill Development.

### **Discussion**

- The Torti Gallas study mentioned mixed use nodes. Consider looking at small nodes for mixed use. The housing advisory committee is discussing housing opportunities in proximity to walkable services.
- Data from the livability project would be interesting to review on how much open space might be saved in the county if the city takes more units.
- Look at the UVA area, county developments do not have a lot of students in them as housing demand has been met near the University.
- Citizens would like more services in walking distance to serve the smaller neighborhood rather than be a destination for those from outside.
- One Commissioner noted that jobs and housing levels are out of balance.
- Would like to see potentially “troubled areas” turned into “opportunities”
- More investments in infrastructure, residential edges where businesses go.

- Would like to know what other University towns have done and compare them to the City of Charlottesville.

Meeting adjourned at 6:57 pm.