

**CITY OF CHARLOTTESVILLE  
PLANNING COMMISSION WORK SESSION  
TUESDAY, AUGUST 26, 2008 -- 5:00 P.M.  
NDS CONFERENCE ROOM**

**Planning Commissioners present**

Mr. Michael Farruggio  
Mr. Michael Osteen  
Ms. Cheri Lewis  
Mr. Dan Rosensweig  
Mr. Jason Pearson  
Ms. Genevieve Keller  
Mr. Hosea Mitchell

**Staff Present:**

Mr. Jim Tolbert, AICP, Director  
Mr. Richard Harris, Deputy City Attorney  
Ms. Missy Creasy, AICP, Planning Manager  
Ms. Mary Joy Scala, AICP, Preservation Planner  
Mr. Nick Rogers, Neighborhood Planner  
Mr. Brian Haluska, AICP, Neighborhood Planner

The meeting began at 5:05pm.

A request was made to provide membership for the CIP ranking and Budget Development Committees. It was determined that Bill Emory would fill these positions for the Commission.

Mary Joy presented a color change proposed of the University Car Wash. The Commission determined that the change presented did not substantially change the approval and therefore the change could be considered administratively.

**Conservation Districts**

Mary Joy presented an overview of the conservation district proposal. She noted that the next steps for moving forward would be to initiate a text amendment and if that language was approved, individual neighborhoods could come forward for designation. Hosea wondered how this affects commercial versus residential property. It was noted that the consultant would propose a boundary for the district and all properties would be included. The criteria was reviewed on how it could affect a specific property. Mike O asked if any of the current ADC districts would want to move in this direction. Mary Joy noted that part of Valley Road might be appropriate but in most cases that would not be encouraged. Gennie was concerned that the BAR might find it confusing to administer both. It was noted that the BAR was encouraging this and would work through the details. Gennie was also interested in there being a minimal documentation requirement. Mike Farruggio said he would not want to see a greater requirement for CV Districts than is in place for ADC districts. Dan had some concern about limiting creativity since this would call for additional regulation. The Commission talked through a few community examples.

Gennie also asked if commercial areas would be eligible to be considered for designation as conservation districts. It was noted that all the properties within a designated area not matter the use would be under consideration.

The Commission discussed demolition requirements. It was noted that an applicant can demo a property without having a plan for replacement. This led to a discussion of the appeals process for which there were already some concerns for ADC. It was determined that criteria for appeal consideration would be added to reflect the pre 2003 language.

Jason asked if neighborhoods could have specific guidelines. It was noted that the guidelines would stay the same for each district, but as part of the district application the residents would have input regarding the architectural character-defining features that would be referenced and reinforced when applying the guidelines.

#### Work Plan

Jason noted that he had two goals for this discussion: to identify the high priorities and to use the list to set those priorities. It was noted that a focus on the larger topics would make sense. Themes noted as part of the discussion include:

ERB responsibilities

Residential Housing Issues – affordability, accessory apartments, housing quality, rentals

Health and economic sustainability in the community – demographics

Tree Canopy – slope ordinance, runoff regulations

Comprehensive Plan review

Proffer policy

Traffic Planning – parking exemptions

Dan noted that the commission needs to make choices to focus on goals and prioritize to meet those goals.

It was noted that some projects may be more realistic than others and focus can be given to items which can be accomplished. It was noted that the Preston Corridor will not be a high priority at this time.

#### Public Comment

Bill Emory noted that he would like to see a change to the demolition language for the conservation district to broaden the language to not focus just on keeping high end structures but the more “work force” type housing as well. He also noted that he has informed Council that more assistance is needed to accomplish community preservation goals.

The Commission expressed additional concern about the length of regular meetings and this may need more attention in the future.

The meeting ended at 7:05pm.