

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION PRE MEETING

TUESDAY, January 12, 2009 -- 4:30 P.M.

NDS CONFERENCE ROOM

Planning Commissioners present

Mr. Jason Pearson

Mr. Bill Emory

Mr. John Santoski

Mr. Kurt Keesecker

Mr. Dan Rosensweig

Ms. Genevieve Keller

Mr. Mike Osteen

Staff Present:

Mr. Jim Tolbert, Director

Ms. Missy Creasy, Planning Manager

Ms. Mary Joy Scala, Preservation Planner

Mr. Nick Rogers, Neighborhood Planner

Mr. Richard Harris, Deputy City Attorney

Ms. Ebony Walden, Neighborhood Planner

The Commission began to gather at 4:30. Ms. Keller asked about the status of the carriage house on the property at 632 Preston Place. Ms. Walden provided an update. Mr. Osteen asked if the boarding house

classification meets the definition of what they are trying to do. Ms. Walden noted that since they are requesting that more than 4 unrelated persons reside in the resident, a special permit would be required. He followed up by asking about trees and external changes to the site. Ms. Walden noted that the applicant is not proposing any changes. Mr. Emory asked if an affordable unit was included. There is no affordable unit. Ms. Walden provided clarity on the definition and interpretation of boarding houses. Commissioners noted that for the future, a better definition of boarding house would be helpful. The applicant, Jodie Burnt noted that when they purchased the home, they asked how they could get up to 14 people in the home and staff advised them to this procedure.

Mr. Pearson noted the process the Carver at Preston followed in the past for the benefit of new Commissioners.

Mr. Rosensweig left the room.

Ms. Walden provided an overview of a concern at the Habitat site on Paton Street. A tree that was required to be saved is in bad condition. The developer would like to remove the tree and expand the footprint of units in the location where the tree currently resides. It was noted that it appears that site plan requirements have been met but the measures noted in the plans were not sufficient to preserve the health of the tree. Don Franco, representative for the site provided an overview of the concern. He is in the process of generating a site plan amendment for another portion of the site and wanted to address this concern at the same time if possible. Commissioners expressed frustration that the 48inch oak that was proffered for preservation is dying even though the applicant actions are in line with the plans. Mr. Emory asked "What can be done about this situation in the future?" Ms. Walden reminded the commission about the new tree preservation guidelines in affect now as well as the legislation request sent to Richmond to begin tree preservation program dialog. Mr. Franco noted that his options will be to move forward with an amendment without the change in footprint of the dwellings or include the expanded dwellings. They have the ability to work with the tree later but would like to address proactively. Ms. Keller and Mr. Pearson noted that they did not want to hold up construction of these dwellings. The item concluded with staff providing the applicant with next steps for a PUD amendment.

The meeting was adjourned at 5:25pm.