

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION PRE MEETING

TUESDAY, May 11, 2009 -- 4:30 P.M.

NDS CONFERENCE ROOM

Planning Commissioners present

Mr. Jason Pearson

Ms. Gennie Keller

Mr. John Santoski

Mr. Kurt Keesecker

Mr. Dan Rosensweig

Mr. Bill Emory

Staff Present:

Mr. Jim Tolbert, Director NDS

Ms. Missy Creasy, Planning Manager

Mr. Brian Haluska, Neighborhood Planner

Mr. Nick Rogers, Neighborhood Planner

Mr. Richard Harris, Deputy City Attorney

The Commission began to gather at 4:30. Clarity was provided that the Battle Building was a UVA foundation project. Jason Pearson asked if the driveway request for initiation reflects a concern that is citywide or focused on one property. It was noted that zoning staff has had many concerns with this code section in different areas of the City. That was the main reason for interest in the initiation rather than the specific case presented.

The discussion moved to restaurant/NCC text amendment questions. Clarity was provided on the proposed changes and an update provided on proposed word changes. There was a discussion on the security guard provision and clarity given on the time period required and which uses would require this function.

Mr. Emory asked for clarity on the “club” definition in association with the residential matrix request. That was noted. Mr. Pearson provided his understanding of the input staff requested on the critical slopes memo. It was noted that staff needs further guidance on the reasons why we have the ordinance in order to move forward with the purpose and intent and technical aspects of the code revision. Mr. Pearson reiterated that the commission needs to provide guidance on what they feel makes a slope “critical.”

Ms. Keller expressed concern about changing the elder care uses in the zoning matrix. She noted that ramps may look different in a commercial use rather than for an in-home use. She wanted the commission to look at the definition and therefore did not want to recommend changes at this time.

Mr. Pearson noted that the minute’s discussion would be postponed until next month to allow for additional review time.

When all commissioners had arrived, Mr. Rogers provided updated information on the zoning matrix and streetwall text amendments. He provided diagrams and text language to assist with the streetwall discussion. He also provided a worksheet for the matrix to assist in note taking during the discussion due to the large number of changes proposed.

Dan Rosensweig asked for clarity on the use changes proposed in NCC and that information was provided. He also expressed concern with the removal of a restaurant definition from the last version. Staff noted that this was done to simplify the process. Ms. Keller was interested in removing uses from the NCC corridor and it was noted that was possible. Mr. Keesecker asked for clarity on the compensation portion of the definitions for restaurant and music hall and that information was provided. There was discussion about potential non-conforming uses that could result from this code change.

Ms. Rosensweig noted that he will pull the driveway item from the consent agenda for discussion.

The discussion adjourned at 5:20pm.