

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION WORKSESSION

TUESDAY, November 23, 2010 -- 5:00 P.M.

NDS CONFERENCE ROOM

Planning Commissioners present

Mr. Jason Pearson

Mr. Mike Osteen

Mr. Kurt Keesecker (left at 6pm)

Ms. Genevieve Keller

Ms. Lisa Green

Mr. John Santoski

Staff Present:

Mr. Jim Tolbert, Director

Ms. Leslie Beauregard, Budget Manager

Ms. Missy Creasy, Planning Manager

Ms. Mary Joy Scala, Preservation Planner

Mr. Brian Haluska, Neighborhood Planner

Mr. Richard Harris, Deputy City Attorney

Mr. Mike Smith, Planning Assistant

The meeting began at 5:00pm. Jason Pearson noted the order of the agenda and time limits for each discussion. He then provided an outline for the critical slopes discussion including review of his diagram to visually depict what the draft code is presenting. He also noted that he would like feedback on the idea of taking fundamental questions to Council for guidance in advance of completing the ordinance details in order to move in the direction Council desired. Commissioners were supportive of this but would like to have additional conversations prior to moving it to Council. Brian Haluska then noted the Housing Advisory Committee (HAC) comments and indicated that guidance would be needed to address the timeline change request for the code review. Commissioners noted that they felt the ballot had been a good way to capture comments.

Charlie Armstrong, representative from the HAC relayed the committee's concerns regarding the critical slopes draft ordinance and its affect on affordable housing. He noted that the HAC would like to have quantitative measures for waiver evaluation to allow for some certainty to the process. Concern was also expressed that staff would move requests to the Planning Commission if citizens were opposed which might limit affordable housing opportunities.

Mr. Pearson confirmed that the ordinance would not provide any administrative waivers, all waiver requests would come to the Commission. The perception that it is easy to get a waiver may be misleading since staff prescreens applications.

General discussion occurred on creating a definition for significant features. It was agreed that that is not needed since community values can change over time. It was noted that under the public purpose criteria, affordable housing would rise to a high level in current times. Clarification was made that the proposed ordinance does not have a measurable waiver criteria and the majority of commission wants it to remain that way.

The second item on the agenda was discussion of the CIP. Leslie Beauregard reviewed the CIP presentation for the Commission. Discussion occurred on the artificial turf at CHS and how that could be funded. Information was provided on the Economic Development fund, the Housing funds, Neighborhood matching program, and Infrastructure funding. A joint public hearing on the CIP will be held on December 14, 2010.

The final item on the agenda was review of the Entrance Corridor Guidelines. Mary Joy Scala provided an overview and noted the proposed changes. The guidelines are scheduled to come forward to the Commission for the January 2011 meeting. No public hearing is needed but notification will go out to all EC property owners. She also highlighted the comment received by Mr. Emory concerning designation of an additional entrance corridor on Meade and Market. The Commission discussed possibly extending that from Meade to High Street as well. Evaluation would need to be done to see if areas were eligible. Concerning the changes proposed, the Commission was okay with the first two, provided additional language concerning utilitarian uses, wanted to add information regarding day lighting of streams and was generally in favor of proposed language revisions.

The final item was a request to discuss the potential public benefit which could occur from disturbing slopes as part of the December critical slopes discussion.

There was no additional public comment.

The meeting was adjourned at 7:05 pm