

**City Council/Planning Commission Joint Work Session  
June 7, 2012  
Notes**

**Councilors Present:**

Mr. Huja  
Dede Smith  
Kathy Galvin  
David Norris  
Kristin Szakos

**Commissioners Present:**

Ms. Genevieve Keller  
Mr. Kurt Keesecker  
Ms. Lisa Green  
Mr. John Santoski  
Ms. Natasha Sienitsky

**Staff Present:**

Maurice Jones  
Missy Creasy  
Richard Harris  
Brian Haluska  
Mary Joy Scala

Mr. Huja and Ms. Keller called the meeting to order and turned the time to staff. Mr. Haluska explained the mapping exercise and those in attendance spent 40 minutes working on the map. The three groups then presented their work and outlined the following themes:

Group 2 (Kurt, Mr. Huja, Lisa and Dede)

- Organized around bike and travel links to employment
- UVA and Hospital are employment centers
- Some neighborhoods have centers but others do not
- Opportunity to link green spaces in the Fry Spring area

Group 3 (Kathy, Gennie, John)

- Pointed out destinations
- Areas of potential – Monticello road, City yard, East Market Street, Harris Road
- Link the parks and green space at schools
- They used multiple colors at some locations to depict multiple uses

Group 1 (Kristin, Natasha, David)

- They pointed out lots of “green” including what is present and potential for more.
- Bike/ped could be placed along the RR and river areas to link to current systems
- Envision Rivanna River area with entertainment, housing and boat access
- Possible employment expansion at Arlington/Millmont
- River Road – potential for higher density residential and higher utilization of property
- Pointed out areas for discussion – Cherry Ave, East Market

Mr. Haluska then noted the discussion questions and the group discussed.

Items noted include:

- Using “heat map” spots on the Land Use map might work
- Do not include parcels on the Land Use Map
- Include bike and transit somehow on the map
- Show links for greenspace
- The current zoning map has more mixed use areas than the land use map
- Circles of activity make more sense than long lines
- There was interest in placing the green spaces and transportation routes on a base map and looking at connectivity opportunities.
- There was a brief discussion about zoning allowances for convenience commercial in neighborhoods, where that could be located and the mix of community opinions on the topic. It was noted that most neighborhood had asked for this in the past. The vision of this type of commercial use would be very limited in size and impact
- Ms. Galvin noted that a model like the Crozet Masterplan could be looked at for our land use plan.
- It was noted that the plan should be visionary and there was discussion on ways to get input to allow the community to weight in.
- The Riverfront and city/county edges should be used as opportunities.

There was interest in the Land Use Map including aspirational vision as well as reflecting our current zoning map. Radical changes could create concern in the community.

### **Public Comment**

Colette Hall noted there should be discussion about how people gather in an area. Do they move there first and business comes later or the other way around. People chose to live in an area because of its character. Don't change that without consulting the public.

Mark Kavita stated that his experience with business noted that low overhead and volume of sales are important. These are difficult to reach in a small scale neighborhood operation. Will residents pay more for the convenience?

Victoria Dunham noted that when she thinks of neighborhood commercial, she does not think of the scale of “Beer Run” but a much smaller size. There should be lots of buffering between residential and commercial/industrial. Think about lighting, truck traffic and other impacts. She did not want to have additional density in her neighborhood.

Bill Emory read a statement which outlined that some Land Use issues need to have determinations. They have been in discussion for a long time and there needs to be a resolution.

There was acknowledgement of this concern.

Meeting adjourned @ 7:07 pm.