

**DRAFT MINUTES
CITY OF CHARLOTTESVILLE
PLANNING COMMISSION
TUESDAY, MAY 10, 2005 -- 6:30 P.M.
CITY COUNCIL CHAMBERS**

The Regular Meeting of the Planning Commission was held on this date with the following members present:

Ms. Cheri Lewis, Chair ABSENT:

Mr. Kevin O'Halloran, Vice Chair Ms. Kathy Johnson Harris

Mr. Craig Barton Mr. David Neuman, UVA Office of the Architect

Mr. Jon Fink

Ms. Karen Firehock STAFF PRESENT:

Mr. Bill Lucy Mr. Jim Tolbert, AICP, Director of NDS

Mr. Ron Higgins, AICP, Planning Manager

Ms. Lisa Kelley, Deputy City Attorney

City Council Members Present:

Mr. David Brown, Mayor

Mr. Kevin Lynch, Vice Mayor

Mr. Blake Caravati

Ms. Kendra Hamilton

Mr. Rob Schilling

I. REGULAR MEETING

Ms. Lewis called the meeting to order at 6:31 p.m.

A. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

Ms. Lewis called for matters from the public. There were none.

B. MINUTES

Ms. Lewis called for discussion of the April 12, 2005 minutes. She asked that, on page 4, Annual Planning Awards, the statement read by Ms. Key should say "that as leaders we would know what to say." Mr. Barton asked that the last line of the third paragraph from the bottom of page 7 include the word "permeable."

Mr. Fink moved to approve the minutes as amended. Mr. Barton seconded the motion. The motion carried unanimously.

C. LIST OF SITE PLANS AND SUBDIVISIONS APPROVED ADMINISTRATIVELY

Ms. Lewis called for discussion of the site plans and subdivisions approved administratively. Ms. Lewis asked if Mr. Tolbert would provide information on the Juvenile and Domestic Relations Court site plan when he made his report later in the meeting. Mr. Tolbert stated the bids came in six million dollars over budget.

Ms. Lewis asked if there was a motion to approve the list of site plans and subdivisions approved administratively 4-1 through 5-1. Mr. Barton so moved. Mr. Fink seconded the motion which carried unanimously.

LIST OF SITE PLANS APPROVED ADMINISTRATIVELY

4/1/05 to 5/1/2005

1. File No. T-04-000019 Juvenile Domestic 411-417 E. High Street Relations Court
2. File No. 840 Martin/Horn, Inc. 210 Carlton Road Addition

LIST OF SUBDIVISIONS APPROVED ADMINISTRATIVELY

4/1/05 to 5/1/05

1. Division of Tax Map 30, Parcel 95 One new single-family lot
814 Nalle Street & King Street Trio Properties, LLC
File No. 1339 preliminary & final
Final Signed: 3/7/05
2. Combining of Parcels 1 & 4, Tax Map 1 No new lots
SE corner of Emmet St. & Barracks Rd. Meadowbrook Shopping
File No. 1340 Center, LLC
preliminary & final
Final Signed: 4/1/05
3. Combining Parcels 136,137, 138 & No new lots
15' Alley, TM 54 Tenth & Market, LLC
10th & E. Market Street, NE Corner preliminary & final
File No. 1341
Final Signed: 4/1/05
4. "Avon Terrace – PUD" Six single-family lots &
NE Corner of Palatine & Avon 1 duplex lot
File No. 1342 J. W. Moore Dev. Co.
preliminary & final
Final Signed: 4/20/05

D. COMMISSIONERS' REPORTS

Mr. Lucy stated the Board of Architectural Review had been struggling with revising guidelines. He also stated he had been receiving protests from some property owners within the proposed new architectural design control districts.

Mr. O'Halloran stated the Board of Zoning Appeals had met; the issue of appurtenances on North First Street had arisen and had been deferred pending changes to the Zoning Ordinance.

Mr. Fink stated the Transportation Funding Options Group, along with many City and County officials, members of the City and Council business community, and representatives of UVA had met with the VDOT Commissioner to discuss the possibility of the necessity of starting construction on the Hillsdale Connector, the Meadowcreek Parkway and the interchange at Meadowcreek Parkway and 250; the Commissioner's staff would be exploring what federal monies were available.

Mr. Barton had attended the PACC Tech meeting on May 3rd at the new Special Collections Library on the Grounds; they reviewed the University's Master Planning Strategy for Blue Ridge Sanitarium including preservation of the 19th century residence on the property as well as the adaptive reuse of the Sanitarium buildings.

E. CHAIR'S REPORT

Ms. Lewis stated she could not believe the Rolling Stones were coming to Charlottesville. She asked that Mr. Tolbert, during his Staff report, tell the Commissioners about some of the Capital projects.

Ms. Lewis stated she would exercise her prerogative as Chair to remove the Rugby/Venable ADC from the June agenda.

G. DEPARTMENT OF NDS/STAFF REPORTS

Mr. Tolbert stated one consideration for the Meadowcreek Parkway was, if Federal money was used for the interchange, did that make the whole project subject to all of the Federal rules, especially environmental. VDOT had raised that issue with the Federal Highway Department and had been told only the interchange would be subject.

Mr. Tolbert stated the Charlottesville Hotel was looking for a fall ground breaking.

Mr. Tolbert stated the Huntley project was working on some additional engineering due to changes in the roadway profile.

Mr. Tolbert stated the Kroger ABC store was a new ABC store that would be built just to the right of the Emmett Street Kroger.

Mr. Tolbert explained the Rugby Road ADC report is on the City website. The report will go to the BAR to be studied and will be sent to the Charlottesville Planning Commission only when the BAR sends it with a recommendation. Mr. Barton asked if the Chair of the BAR could make a verbal presentation of the recommendation. Mr. Tolbert concurred with the suggestion.

Mr. Tolbert stated the North Downtown ADC was still a work in progress.

Mr. Lucy queried the boundaries of the High Density district within the Rugby Road neighborhood. Mr. Tolbert stated there was high and medium density within the area. Mr. O'Halloran stated the high density was along Fourteenth and Fifteenth Street.

Mr. Tolbert felt it would be appropriate to discuss Design Guidelines at the May 24th Work Session. Ms. Lewis asked if the work session could be held May 31st instead.

Mr. Tolbert reminded the Commissioners of the Joint Work Session with City Council to be held 12 May.

II. JOINT PUBLIC HEARINGS (Beginning at 7:00 p.m.)

F. JOINT PUBLIC HEARINGS

1. ZM-05-4-7: A petition to rezone from R-2 Residential to Planned Unit Development (PUD), with proffers, the property at the east side of Riverside Avenue, north of Chesapeake Street to be known as River's Edge, Phase II. This property is further identified on City Real Property Tax Map Number 55A as the north portion of parcel 88.8, having approximately 288' of frontage on Riverside Avenue and containing 30,070 proposed square feet or .69 acres of land. The general uses allowed in the current R-2 zoning are single and two-family dwellings at seven to 12 units per acre. The PUD designation would permit the development of five single-family detached residences with possible accessory units for an overall density of seven to 14 units per acre. The general uses called for in the Land Use Plan of the Comprehensive Plan are single and two-family residences.

Ms. Lewis explained this item had been deferred because of a technicality.

2. REGIONAL HAZARD MITIGATION PLAN: A regional plan prepared by the Thomas Jefferson Planning District Commission to meet the requirements of the Disaster Mitigation Act of 2000 and, thus, qualify for additional grant funding for various pre- and post-disaster efforts.

Ms. Billie Campbell, Assistant Director for Administration for the Thomas Jefferson Planning District Commission, was present to brief Council and the Commission on the Regional Hazard Mitigation Plan.

Ms. Lewis asked if the December 9, 2003 earthquake, centered in Columbia, could be included on the list of notable earthquakes in the area.

Ms. Campbell presented the Disaster Mitigation Plan. The purpose of plan is assess and identify methods to reduce or eliminate the long term risks to human life and property from natural hazards. Having a plan would put the region in a position to access funds to carry out mitigation actions that have been identified for this locality. Projects had been proposed from people across the region including Tom Frederick of the Rivanna Water and Sewer Authority. RWSA projects were listed in their entirety for the City's portion of the plan and also the County's portion. FEMA had provided significant guidance on the portion of the plan received by Commissioners earlier. State and Federal funding sources which may be appropriate for projects were identified. The plan would be reviewed on a yearly basis. The plan would also be revisited at the occurrence of a natural disaster.

Mr. Chris Gensic, Regional Planner with the Thomas Jefferson Planning District Commission, added that the region would not be eligible for funding if there was no plan in place.

Mr. Lucy sought clarification of the characteristics of the water restriction policy that is not in place but would be in three years. Ms. Campbell stated she would defer to Mr. Higgins on that question. Mr. Caravati stated his desire to know about that since, by Ordinance, there was a drought policy. Mr. Caravati asked if the Plan meant the drought policy should be redeveloped.

Mr. Fink expressed a desire to see more information about the Ragged Mountain Reservoir Dam especially pertaining to costs and related projects.

Ms. Firehock entered the meeting at 7:25 p.m.

Ms. Campbell explained the Joint Public Hearing was part of the adoption process for the Plan.

Ms. Lewis sought clarification of the grant submission deadline. Ms. Campbell explained that after approval by the localities, it would be sent to FEMA for review and approval. The Plan would then come back through the Boards of Supervisors and City Council for formal adoption. The TJPDC agreement with the state was for the process to be complete by the end of September.

Ms. Firehock stated there may be some things related to flood hazard that the City Streams Task Force might take up as part of its strategy so they wanted more detail.

Ms. Lewis opened the public hearing. With no one wishing to speak to the matter, Ms. Lewis closed the public hearing.

Mr. Lucy stated his impression that the weight of suggested changes did not warrant a return visit and delay for a month. Mr. O'Halloran queried if that were a motion. Ms. Lewis suggested that the comments made this evening be incorporated into the final draft. Mr. Lucy so moved. Ms. Firehock seconded the motion. The motion carried unanimously.

Mr. Tolbert stated Mr. Higgins had attended the Virginia Chapter of the American Planning Association Conference. Mr. Tolbert stated that the City of Charlottesville Planning Commission, Council and NDS staff won the 2005 Plan Implementation Award for the Charlottesville Zoning Ordinance.

Mr. O'Halloran moved the Commission adjourn until the regular scheduled meeting on June 14, 2005.

Mr. Barton seconded the motion. The motion carried unanimously whereupon the meeting stood adjourned at 7:51 p.m.

Respectfully submitted:

Mr. Jim Tolbert, Secretary

Approved

Ms. Cheri Lewis, Chair