

CITY OF CHARLOTTESVILLE

JOINT PLANNING COMMISSION/ BOARD OF ARCHITECTURE REVIEW MEETING

THURSDAY, May 1, 2007 -- 5:00 P.M.

BASEMENT CONFERENCE ROOM

Planning Commissioners present

Mr. Jon Fink (Chair)

Mr. Bill Lucy (Vice-Chair)

Mr. Michael Farruggio

Ms. Cheri Lewis

Mr. Michael Osteen

BAR Members Present

Mr. Fred Wolf (Chair)

Mr. Syd Knight, (Vice-Chair)

Mr. Preston Coiner

Ms. Lynne Heetderks

Mr. Brian Hogg

Mr. William Adams

Mr. Michael Osteen

Ms. Amy Gardner

City Council Members Present

Mr. David Brown, Mayor

Mr. Kevin Lynch

Mr. Dave Norris

Downtown Development Committee Members present

Ms. Kay Slaughter

Mr. Fred Wolf

Mr. Michael Osteen

Mr. Brain Hogg

Staff Present:

Mr. Jim Tolbert, AICP, Director NDS

Ms. Missy Creasy, AICP, Planning Manager

Ms. Ashley Cooper, Neighborhood Planner

Mr. Brian Haluska, AICP, Neighborhood Planner

Ms. Ebony Walden, Neighborhood Planner

Ms. Mary Joy Scala, AICP, Preservation and Design Planner

The meeting was called to order at 5:00pm.

The meeting began with an overview by Jim Tolbert of the progress made by the Downtown Development design committee and provided explanation on each component of the proposal. Many questions were asked to clarify the intent of the proposal as well as the methodology for reaching some of the conclusions. Those present cautioned that extra care be taken when crafting the ordinance language to make sure that the definitions and language is very precise.

The South Street section of the map (noted in blue) posed concern for some. There was desire for Midway Manor site to not be included in this review. This led to discussion concerning the Ridge /South Street/West Main Street intersection and concern about the rationale for the different classifications denoted on the map. It was noted that the relationship on the buildings on these sites was important due to the prominent location. The committee had not looked at this intersection in detail and it was recommended that be done to see if any changes should be made to the proposal.

There was detailed discussion on the number of stories that should be allowed on the mall. The current proposal notes 3 stories with a maximum height of 40 feet. This would allow for the first level store front to be more significant and less compressed. After further discussion, it was noted that the proposal would remain but a special use permit be a consideration for 4 stories with a height maximum that would allow for a significant ground floor store front. Height discussed varied between 45-50 feet.

The Downtown Review committee will review the recommendations made and forward information back to Planning Commission and City Council for action.

The meeting moved to a discussion of the Conservation District proposal. This proposal was created as another preservation tool available to aid in maintaining the character of the community. For this proposal, the ADC guidelines were used as a starting place and regulations removed that were not applicable to the vision for Conservation Districts. At this time, there are no areas specified to use this tool. Councilor Lynch expressed concern about the building form section of the proposal. Mr. Wolfe noted that it was felt by BAR that it would be okay to leave some discretion in the proposal. He noted that this was meant to be less restrictive. Mr. Fink asked for clarification on how ADC Districts and Conservation Districts differ. Less regulation would apply and fewer items would be forwarded to the BAR for review. Councilor Lynch did not want to remove #5 under demolition on page 8 from the draft. This will be reviewed.

It was recommended that a neighborhood be chosen to pilot this process to gather public input in advance of approval of the regulations. This could be done by asking neighborhood presidents who

would be interested in this proposal. Ms. Lewis expressed some concern about the laws affecting demolitions and noted that review by the attorney's office would be important.

The meeting ended at 7:00pm.