

**CITY OF CHARLOTTESVILLE**

**PLANNING COMMISSION PRE MEETING**

**TUESDAY, March 9, 2009 -- 4:30 P.M.**

**NDS CONFERENCE ROOM**

**Planning Commissioners present**

Mr. Jason Pearson

Mr. Bill Emory

Mr. John Santoski

Mr. Kurt Keesecker

Mr. Dan Rosensweig

Mr. Mike Osteen

**Staff Present:**

Ms. Missy Creasy, Planning Manager

Mr. Brian Haluska, Neighborhood Planner

Mr. Nick Rogers, Neighborhood Planner

Mr. Richard Harris, Deputy City Attorney

Ms. Ebony Walden, Neighborhood Planner

The Commission began to gather at 4:30. Mr Pearson noted that the public hearing item pertaining to restaurants and NCC was deferred to allow for revision due to the recent changes to the noise ordinance. He also noted that the agenda is lengthy and he will be highlighting efficiency in discussion without minimizing what needs to be said. He will frame the discussion to highlight issues and concerns followed by clarity and staff issues with hopes of leading to a motion for discussion.

Mr Emory inquired about the comments noted for a private club and community center in the zoning matrix materials. Ms. Creasy explained that staff was interested in exploring the development of a definition of community center which would better fit the use of the Boy's and Girls Club. At the time of approval, the private club definition was the best fit.

Mr. Pearson asked how much of the proposed critical slope purpose and intent language was Ms. Keller's. It was noted that the language was hers but reformatted by staff. Mr. Haluska also provided information on why it may be that no other city's in the state had critical slopes code.

Mr. Keesecker asked if the Alcove Hotel site was a currently a conforming building. It was noted that the parking requirements were but the setbacks were nonconforming. Discussion of nonconforming uses continued. Mr. Osteen asked if a minimum length of stay for a hotel was noted in the code. That

language is not in the code. Mr. Keesecker provided information on household income and the rental price of the units in the current building. It was noted that there may be a concern about the loss of potentially affordable units. Ms. Celi clarified information on household income and considerations for low to moderate income levels.

Mr. Keesecker provided a draft scoring worksheet for critical slopes applications for review. He passed it on the principles of the low impact design worksheet. The Commission will discuss this later in the evening. There was a suggestion that the worksheet could be tested on previous applications to see how it might work.

The meeting was adjourned at 5:20pm.