

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION PRE MEETING

TUESDAY, JULY 10, 2007 -- 5:00 P.M.

BASEMENT CONFERENCE ROOM

Planning Commissioners present

Mr. Jon Fink (Chairman)

Mr. Michael Farruggio

Ms. Cheri Lewis

Mr. Hosea Mitchell

Mr. Michael Osteen

Mr. Jason Pearson

Staff Present:

Mr. Jim Tolbert, AICP, Director NDS

Mr. Craig Brown, City Attorney

Mr. Rich Harris, Deputy City Attorney

Ms. Missy Creasy, AICP, Planning Manager

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

Mr. Brian Haluska, AICP, Neighborhood Planner

Ms. Amy Kilroy, Grants Coordinator

Ms. Ebony Walden, Neighborhood Planner

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

The meeting began with announcements from Jon concerning the mixed corridor discussion topic. The Commission wanted to meet as a whole to discuss the three corridors and then split into groups to work on any discussion outcomes. Concerning the CIP process, Jon asked Hosea and Cheri to serve on the ranking committee and he would serve on the budget development committee.

The meeting moved to a discussion of the agenda. Changes to the minutes on the consent agenda were noted. The Commission agreed to pull Madison Place Phase II Site Plan from the consent agenda due to a number of items that were not fully addressed on the plan.

There was a brief discussion on the Comprehensive Plan concerning a request by the Fry's Spring neighborhood for downzoning of a section of Stribling Avenue. It was noted that this was contained in the plan as an issue to study. Jon noted he was uncomfortable with the demographics but understood

the use of the numbers. Hosea noted that he felt infrastructure should have its own chapter in the future.

Planning Commission noted a number of concerns with the Rialto PUD application and asked questions to clarify the proffers. Concern was expressed about the capacity of the sanitary line in this area and the effect infrastructure capacity in general can have on development applications. On this application it was noted that more information is needed. Confirmation on the payment of taxes and a copy of the application should be included in the future.

Craig concluded with a brief review of the standards of review for rezoning applications.

The meeting ended at 6:20pm.