

**CITY OF CHARLOTTESVILLE**  
**PLANNING COMMISSION PRE MEETING**  
**TUESDAY, October 14, 2008 -- 4:30 P.M.**  
**NDS CONFERENCE ROOM**

**Planning Commissioners present**

Ms Cheri Lewis  
Ms. Genevieve Keller  
Mr. Bill Emory  
Mr. Michael Farruggio  
Mr. Dan Rosensweig  
Mr. Jason Pearson

**Staff Present:**

Ms. Missy Creasy, Planning Manager  
Mr. Brian Haluska, Neighborhood Planner  
Ms. Ebony Walden, Neighborhood Planner  
Mr. Jim Herndon, Planner  
Mr. Richard Harris, Deputy City Attorney

The meeting began at 4:30pm.

The meeting began with a review of the agenda changes. It was also noted that Jim Herndon was available to discuss the zoning map. He outlined the changes and one error was discovered. Jim noted a full audit will occur of the map prior to the public hearing. The Commission requested that notice be given to Neighborhood Association presidents at the Federation meeting so they know this review is occurring. They also requested that mailings be forwarded to the neighborhood presidents so they can have an opportunity to review the map.

It was noted that on the future agendas section that "if initiated" should be added to the language beside ZTAs since they may not be on a future agenda.

Brian Haluska provided a review of the street trees in right of way text amendment for those who had not been present at the last discussion. It was noted that the state does not allow us to require trees in the ROW but would allow us to accept a donation of those trees. The current city code does not allow for the donation of trees in the ROW and this amendment will open the availability for that to be considered.

Mike F. was interested in pursuing the location of a strip of land between the street and sidewalk to facilitate future tree planting. Rich noted that there is the ability to regulate where the sidewalk goes.

Dan asked if it would be possible to ask the state legislator for the ability to require trees in the ROW. It was noted this is a future possibility.

The language before the commission today would not prohibit looking into the sidewalk location at a later time. Mike F. moved to his next question which was a concern with tree size. It was noted that the code takes tree size into account for different applications.

The conversation moved to the B&B definition text amendment. Dan asked for clarification on the questions posed by Bill Chapman in the letter received one week prior. Ebony noted provided a brief overview of the amendment request. Dan noted a tiered definition would be helpful. It was noted that only review of the definition was initiated and depending on the desire of the commission, additional amendments would need to be researched and initiated at a later date. There was a brief discussion on the difference between a B&B and someone who rents their home out for a few days.

Time ran short so the meeting was adjourned at 5:25pm in preparation for the regular meeting.