

**CITY OF CHARLOTTESVILLE
PLANNING COMMISSION PRE MEETING
TUESDAY, November 11, 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
Mr. Michael Osteen

Staff Present:

Mr. Jim Tolbert, Director
Ms. Missy Creasy, Planning Manager
Ms. Mary Joy Scala, Preservation Planner
Mr. Brian Haluska, Neighborhood Planner
Ms. Ebony Walden, Neighborhood Planner
Mr. Nick Rogers, 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. Ms. Lewis asked if staff felt the community had had enough time to review the zoning map. Mr. Herndon provided the sequence of notification and felt that time had been provided. Mr. Pearson asked if the commission could defer action on the map until the public has had time to review. Mr. Harris noted that this was possible. Ms. Lewis asked how a citizen could obtain a list of all the Special Permits in the City to review the map. It was noted that Council ordinances provide this information and Mr. Herndon updates the maps as those changes are made. There is not a comprehensive list of these applications. Mr. Herndon noted the map updates and the process undertaken for the update. Ms. Lewis asked what could be done if an error was discovered at a later date. Ms. Creasy noted that a map amendment would be processed to clarify the concern.

Ms Lewis was concerned that no site plan was brought forward for Barracks Road Shopping Center. It was noted that the site plan was an amendment and could not be approved until the Certificate of Appropriateness was received.

Mr. Rosensweig asked if a proffer statement will come forward with the Longwood application. Mr. Haluska noted that the code does not require this until later in the process. He also noted that the applicant will likely be providing updated drawings this evening.

The meeting moved to a continued discussion of the development review process. Mr. Tolbert provided an overview of his updated memo. He clarified the timing of site plan and Entrance Corridor approvals noting that without EC approval, site plans could not be expedited. He also provided a context to the

time dedicated to reporting, noting there would be potential for time savings. Mr. Tolbert noted that staff plans to review these applications in a team approach and Commissioners could have the option of attending those meetings to provide input.

Mr. Pearson asked if the motivation for expedited review was to address economic development or affordable housing. Mr. Tolbert noted that Council is more focused on general economic development. Mr. Farruggio wondered how economic development was linked to affordable housing. Mr. Tolbert reviewed the new state legislation.

Mr. Pearson asked if both the site plan and entrance corridor should be expedited and what would be the difference in timing. It was noted that submission of an application to the Planning Commission adds at least 1-2 months to the approval process. Ms. Lewis asked for information on the timelines for recent entrance corridor applications for review. Mr. Rosensweig felt that a discussion of community welfare would be important. He felt that because the guidelines for entrance corridor were subjective that there should be public review of applications. It was noted that most of the Commissioners have no experience with design review. Ms. Keller noted that she has experience crafting guidelines.

Mr. Pearson noted concern with the 100 day limitation for reporting to Council. He felt it important that the Commission provide clear input to Council on this item. He also clarified that the memo he provided contained thoughts for discussion and did not necessarily reflect his view or the view of others.

Mr. Tolbert noted that he would prepare additional information for the next discussion and ask City Council for additional time to continue this discussion.

The meeting was adjourned at 5:25pm.