

**CITY OF CHARLOTTESVILLE
PLANNING COMMISSION PRE MEETING
TUESDAY, February 10, 2009 -- 4:30 P.M.
NDS CONFERENCE ROOM**

Planning Commissioners present

Mr. Bill Emory
Mr. Dan Rosensweig
Mr. Jason Pearson
Mr. Michael Osteen
Mr. Michael Farruggio

Staff Present:

Mr. Jim Tolbert, Director
Ms. Missy Creasy, Planning Manager
Mr. Jim Herndon, GIS Planner
Mr. Neil Currie, Planning Technician
Ms. Ebony Walden, Neighborhood Planner
Mr. Nick Rogers, Neighborhood Planner
Mr. Richard Harris, Deputy City Attorney

The meeting began at 4:35pm.

The meeting began by the chair asking commissioners to note topics they would like to cover in this meeting. Mr. Rosensweig noted that he would like to talk about accessory apartments and the timing of ordinance changes and Mr. Farruggio stated that he would like to talk about creating additional zoning classifications for schools and cemeteries.

Mr. Rosensweig felt that since the scoping of the density priority project was not fully defined, it seemed to not be the correct time to go forward with ordinance changes that may need to be changed in the future. He noted that the accessory apartment revision before them was good but he was not sure that was the direction the commission would be moving in. Mr. Farruggio noted that he felt the ordinance should move forward in an effort to protect neighbors from accessory units that are larger than intended. Mr. Pearson noted it could be possible to reverse the ordinance if changes were warranted based on the density discussions. Mr. Rosensweig confirmed that he will pull this item from the consent agenda for additional discussion during the meeting.

Questions for clarity were asked concerning the various zoning ordinance requests staff is bringing forward. Answers were provided to questions.

The discussion moved to Mr. Farruggio's request to initiate a zoning change for a new district for schools and cemeteries. He is concerned that the Residential zoning currently in place does not provide protection to these properties. He is interested in an overlay similar to the Parks Protection Overlay.

Mr. Tolbert noted that an overlay could create a false sense of hope for citizens that the property would be protected in perpetuity. The process for sale of public land would be similar regardless of an overlay. He did note that for the private cemetery in Woolen Mills, a designation could protect that property.

It was felt that this item could link to the Planning Commission priority projects and will be discussed in that context.

It was clarified that the BAR will address design review issues on the Cherry Ridge project and the Planning Commission will receive the rezoning request once submitted.

The meeting was adjourned at 5:20pm.