

**PLACE Design Task Force Minutes**  
**May 13, 2015 - 12:00 p.m.**  
**Neighborhood Development Services Conference Room**

Members Present:

Mark Watson – Chairman  
Rachel Lloyd  
Ginny Keller  
Gallon Byrd  
Tim Mohr  
Claudette Grant  
Scott Paisley  
Kathy Galvin  
Richard Price  
Andrea Douglas  
Jim Self  
Fred Wolf

Public Present:

Bill Emory

Staff Present:

Amanda Poncy  
Christy Fisher  
Melissa Thackston  
Mary Joy Scala  
Carrie Rainey

**Call to Order**

**Mark Watson, Chairman called the meeting to order at 12:00 noon**

1. Public Comments (5 minutes) no public comments
2. Update on City Initiatives (5 minutes)

Gennie said we need to be careful,  
Walkable watershed, top priority was the park,  
1 vote, not everyone pushed their button, Monticello Ave, Crescent Run, Have Dan at  
the Place Meeting

Gennie asked Daughters of Zion at the meeting. Might relate to the storm water project.

Streets that work, July 14<sup>th</sup> for meeting, review document reviewing by the consultants.  
Code Audits are on hold.

Belmont Bridge waiting on VDOT has to approve the RFP. Scott and Tim are on the  
committee.

Is there a time line?

The Best Buy Ramp - heard nothing on that.

Gennie – point the sorry conditions of the planters on the side street next to the  
landmark hotel. Next morning they fixed the problem they decided to pave it because  
people put cigarettes in it. Have a problem keeping people out, some grass; keep  
people out with some of the things planted there.

When the landmark is finish, they plan to have outdoor sitting there.

Gennie said the temporary sitting is at least solving some of the problem.

Any News of the Landmark hotel –

Sidewalk on 10<sup>th</sup> and Page – working through the pieces noticed some concerns, with the loop in the roads.

Oliver Kuttner – SPU permit was denied.

550 for additional height go to Council.

Tree Commission – main rows of trees – middle tree is the thinnest, internal trees are thinner,

Free speech memorial are moving into the light post. One of the trees has been removed and not replaced. How could this move forward in a productive way. Invite Parks and recreation- didn't want to deal with it. Need to have an open discussion.

Kathy said it is a maintenance issue. The maintenance of it not only the trees.

Mary Joy – did review the Maples, the planter is a

Ginny - do we have a long term maintenance/management plan for the mall?

### 3. Discussion on Proposed Zoning Changes (60 minutes)

PC reviewed change to require a neighborhood meeting for all SUP, re-zoning, site plan, subdivision submitted in the City. PC has 100 days to act on the application.

Staff has a similar concern with the mandatory public meeting and the clarity of proposals being presented at those meetings. The proposed code changes, and the discussion surrounding these changes, acknowledge a need for more time between the submission of applications and the review by the Planning Commission to permit staff to work with applicants to refine their proposals, as well as bring better quality submission materials to the Commission. If the mandatory public meeting is held at some point during this process, then it is likely that the public will be seeing a different version of the proposal than the one that the Commission and Council may ultimately vote on.

Staff is concerned that this would lead to more confusion surrounding development proposals.

Staff recommends that the draft ordinance be modified to make the public meeting a voluntary provision that may be required by the Director of NDS during the review of a rezoning or special use permit application.

Finally, staff recommends that the modification to Section 34-8 be approved with the corresponding deletion of the language from 34-41(c). Staff finds this to be an amendment that serves to place a current regulation in a more appropriate location in the code.

The policy to that does what is the expectation of what we trying to do.

Gennie said do we need to have a mandatory meeting.

Johnson village phase 111 – change in the site plan and look at the change. The site plan posted online. It is something concerned ability to engage online. Eventually this is something IT is working on. We asked for digital copies for site plans. The present needs to be modified. Most submissions are paper. Drafted are already keeping in a PDF.

Having an electronic outreach would be.

Discussion on tractor trailer noise from the lock Lyn hill project and from the Marriott

project. Someone said trucks on Park Street. Site plan have the street closures in there and the responsibility for it. It is a project approved for zoning. There are some policies universal. A blanket permission, the director could should be a blanket policy. Memo for policy and feedback from businesses on the mall. How other communities have had sidewalk closures, pieces we are going through. During the Belmont bridge, a very major consequence.

Tim discussion about form based code, the BAR and massing and scale and how the BAR deals with the larger project. This should be built into the zoning code itself. There is a point of confusion with applicants. The height the code needs to be spelled out; Bar no longer has the ability to control. The zoning should be in sync with the zoning district. Some people think this is a state issue and would like to pursue this. It is not clear and the two of them. The code is lowering the heights, and the guidelines say BAR does control this. The form base code is not well thought out, guidelines are very vague. Place has not commented on the form based code. Putting lipstick on a pig. Why didn't form based code included streetscapes. And is still not included Suggested a work session with the planning commission to understand this the BAR does and or what a form based is.

BAR guidelines update every 5 years, last time was 2013.

Mark suggested someone do some research and bring back next month. Tim to put a memo together.

Economic Development working with parking study. Christy Fisher is working on it, west Main Street, A parking study interval to it. Is the subject parking as pertain to west main.

Ridge Street to the west and High and Water

Interviews on the 26<sup>th</sup> for NDS Director.

#### 4. Additional Public Comments (10 minutes)