Albemarle County Planning Commission
May 23, 2006

The Albemarle County Planning Commission met on Tuesday, May 23, 2006, to hold a public hearing and work session at 6:00 p.m., at the County Office Building, Room 235, Second Floor, 401 McIntire Road, Charlottesville, Virginia. Members attending were Eric Strucko, Bill Edgerton, Pete Craddock, Jo Higgins, Jon Cannon, Marcia Joseph, Chairman and Calvin Morris, Vice-Chairman. Julia Monteith, Senior Land Use Planner for the University of Virginia, representative for David J. Neuman, FAIA, Architect for University of Virginia, was present. Mr. Craddock arrived at 6:05 p.m.

Other officials present were Wayne Cilimberg, Planning Director; Lee Catlin, Community Relations Manager; Judy Wiegand, Senior Planner; David Benish, Chief of Planning; Harrison Rue, Executive Director of Thomas Jefferson Planning District Commission; Philip Erickson, AIA of Community Design Architecture; Frederick C. Dock, P.E., A.I.C.P., P.T.O.E. of Meyer, Mohaddes Associates; Butch Davies, of Virginia Department of Transportation; Jack Kelsey, County Engineer and Greg Kamptner, Deputy County Attorney. Members of the Board of Supervisors present included Dennis Rooker, Chairman, Ken Boyd, David Wyant and David Slutzky.

***Call to Order and Establish Quorum**:*

Ms. Joseph called the regular meeting to order at 6:00 p.m. and established a quorum.

***Other Matters Not Listed on the Agenda from the Public**:*

Ms. Joseph invited comment from the public on other matters not listed on the agenda. There being none, the meeting moved on to the next item.

Review of Board of Supervisors Meeting – May 10, 2006.

Mr. Cilimberg summarized the actions taken by the Board of Supervisors on May 10, 2006.

Consent Agenda:

Approval of Planning Commission Minutes – January 17, 2006 and April 11, 2006.

Ms. Joseph asked if any one would like to pull an item off of the consent agenda.

Motion: Mr. Morris moved, Mr. Cannon seconded, that the consent agenda be approved.

The motion passed by a vote of 6:0. (Mr. Craddock was absent.)

Ms. Joseph stated that the consent agenda has been approved.

Deferred Item:

SP-2005-029 PRO Distribution (Sign #9)
PROPOSED: Retail tire sales/service
ZONING CATEGORY/GENERAL USAGE: LI - Light Industrial - industrial, office, and limited commercial uses (no residential use)
SECTION: 18.27.2.2.13 Subordinate retail sales exceeding 15% of floor area of the main use.
COMPREHENSIVE PLAN LAND USE/DENSITY: Crozet Master Plan designates CT1 Development Area preservation of open space, CT3 Urban Edge: single family residential(net 3.5-6.5 units/acre) supporting uses such as religious institutions and schools and other small-scale non-residential uses, and CT4 Urban General: residential (net 4.5 units/acre single family, net 12 units/acre townhouses/apartments, net 18 units/acre mixed use) with supporting uses such as religious institutions and schools and mixed uses including retail/office
ENTRANCE CORRIDOR: Yes
LOCATION: Tax Map 56, Parcel 87, located at 5155 Three Notched Road/Route 240
MAGISTERIAL DISTRICT: White Hall
STAFF: Rebecca Ragsdale
DEFERRED FROM THE APRIL 11, 2006 PLANNING COMMISSION MEETING.

APPLICANT REQUESTS DEFERRAL TO MAY 30, 2006
Ms. Joseph stated that the applicant requests deferral to May 30, 2006. She opened the public hearing and asked for public comment. There being none, the public hearing was closed and the matter was before the Planning Commission.

Motion: Mr. Cannon moved, Mr. Edgerton seconded, to approve the applicant's request for deferral of SP-2005-029, PRO Distribution, to May 30, 2006.

The motion passed by a vote of 6:0. (Mr. Craddock was absent.)

Ms. Joseph stated that SP-2005-029 PRO Distribution was deferred to May 30, 2006.

Mr. Craddock arrived at 6:05 p.m.

***Work Session**:*

Places29 Workshop Follow-up - A brief presentation of preliminary results from the Places29 Open House and Workshop. (Judy Wiegand/Lee Catlin)

In summary, a work session was held by the Planning Commission in reference to the Places29 Workshop follow-up.

- Ms. Catlin reviewed what the public participation looked like and asked the Commission to determine whether they feel it is adequate and appropriate for moving ahead.
- A brief presentation of preliminary results from the Places29 Open House and Workshop was given by Philip Erickson, Frederick C. Dock and Harrison Rue.
- The consultant, assisted by County, TJPDC, and VDOT staff, outlined the next steps in the master planning process and answered questions and comments.
- The Commission reviewed and discussed the materials and provided comments and suggestions. The funding and implementation of the proposed road projects was a key issue. No formal action was taken.

***Old Business**:*

Ms. Joseph asked if there was any old business. There being none, the meeting moved on to the next item.

***New Business**:*

Ms. Joseph asked if there was any new business.

Mr. Morris noted that on Thursday, May 25 from 5:00 to 8:00 p.m. at Broadus Memorial Church a meeting will be held on the Pantops Master Plan. There will be two presentations given with the first beginning between 5:15 to 5:30 p.m. and the second starting between 7:00 to 7:15 p.m. He invited everyone to attend.

Ms. Catlin pointed out that a facilitated meeting would be held on the Pantops Master Plan on June 8.

Mr. Benish pointed out that this meeting would be a re-engagement of the community to let them know what has happened on the Pantops Master Plan.

There being no further new business, the meeting proceeded.

***Adjournment**:*

With no further items, the meeting adjourned at 7:55 p.m. to the May 30, 2006 meeting.

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V. Wayne Cilimberg, Secretary

(Recorded and transcribed by Sharon Claytor Taylor, Recording Secretary.)