Albemarle County Planning Commission
May 15, 2007

The Albemarle County Planning Commission held a joint meeting with the Charlottesville City Planning Commission on Tuesday, May 15, 2007, at 6:00 p.m., at the County Office Building, Meeting Room 320, 401 McIntire Road, Third Floor, Charlottesville, Virginia. Members attending were Bill Edgerton, Jon Cannon, Eric Strucko, Pete Craddock and Marcia Joseph, Chairman. Duane Zobrist and Calvin Morris, Vice-Chairman were absent. Julia Monteith, AICP, Senior Land Use Planner for the University of Virginia was absent.

Other officials present were Wayne Cilimberg, Planning Director and Greg Kamptner, Deputy County Attorney.

City Planning Commissioners present were Bill Lucy, Mike Farruggio, Jon Fink, Chairman; Hosea Mitchell, Cheri Lewis, Jason Pearson and David Neuman, University of Virginia Architect. Mike Osteen was absent. Missy Creasy, Planning Manager, was present.

Call to Order and Establish Quorum:

Ms. Joseph called the Albemarle County Planning Commission meeting order at 6:00 p.m. and established a quorum.

Mr. Fink called the Charlottesville City Planning Commission meeting order at 6:00 p.m. and established a quorum.

Several members of the public were present.

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.

Joint meeting of the Charlottesville City and Albemarle County Planning Commissions:

- Discussion of City and County Land Use Plans and proposed projects in proximity of border areas.

Going around the table each Commissioner briefly introduced themselves and summarized their background and time spent on the Planning Commission. Everyone thought that it was a wonderful idea for the City and County to work together in this fashion.

Missy Creasy, Planning Manager for the City of Charlottesville, provided a brief overview of the City Development Map, Zoning Map, Entrance Corridor Map and Land Use Plan. She described recent changes to the zoning map and the update to the Comprehensive Plan currently underway. She went over the new proposals on the development map pointing out the various locations. She described the proposed developments and current projects in the City.

Wayne Cilimberg, Director of Planning for Albemarle County, provided a brief overview of the County Land Use Map, Zoning Map including Entrance Corridors, and map of potential and developing projects. He discussed the County's Master Planning efforts currently underway. He noted that there are issues of adequacy of infrastructure such as sewer interceptors that are affecting new development. Other subjects discussed included neighborhood model implementation and proffers (including transportation and affordable housing).

There was a discussion about common goals, providing transit and infrastructure needs.

The Commissions agreed that it was a good idea that they work together on some specific issues and decided to hold quarterly joint meetings. The next meeting to be held in August will focus on

transportation.

The Charlottesville City Planning Commission adjourned at 7:26 p.m.

Old Business

Ms. Joseph asked if there was any old business. There being none, the meeting proceeded.

New Business

Ms Joseph asked if there was any new business.

- Ms. Joseph distributed copies of a letter dated April 26, 2007 from the North Charlottesville Business Council (NCBC) addressed to Chairman Boyd. A request had been made by Mr. McGowan for the Commission to allow 15 minutes at next week's meeting for him to present his information.
    - Mr. Cilimberg noted that staff met with Mr. McGowan on Monday and agreed to have two future meetings with the business and property owners that will be organized by the NCBC.

- The Thomas Jefferson Planning District Commission (TJPDC) will be sponsoring a regional information sharing session with all the region's localities on Thursday, May 31st from 5:00 - 7:30 p.m. at the Comfort Inn at Fifth Street. Each locality's Planning Director will make a brief presentation regarding growth issues they are facing and their Comprehensive Planning approaches. A roundtable discussion among the elected officials in attendance will follow those presentations. The following Commissioners plan to attend the regional meeting on May 31: Bill Edgerton, Marcia Joseph, Jon Cannon and Pete Craddock. On May 29 the Commission needs to adjourn to the May 31 meeting at Comfort Inn at 5:00 p.m.

- Ms. Joseph handed out the Chamber of Commerce Job Report.

- Next week's meeting will begin at their regular time of 6:00 p.m. There will be no 4:00 p.m. work session on Pantops next week since it is not ready yet. Places29 will be part of the 6:00 p.m. meeting.

- Next week the Commission will discuss whether to meet on July 3, which was the date scheduled for one of the future Places29 work sessions. If the Commission does not meet on July 3, staff will schedule the work session on July 10.

- Regarding Biscuit Run, Ms. Joseph noted that PEC has sent her an invitation to go visit a couple of places in North Carolina next Tuesday. She has chosen not to go. Mr. Morris said that they have a power point presentation
    - Mr. Strucko noted that he had received a power point presentation and description via email, but did not feel that someone needed to visit the site. But, he would like to know what the developer rezoned in 1992 and what the developer did for Orange County, North Carolina in terms of mitigating the development's impact.

- The Commission discussed the new City Planning Commission's policy regarding meeting with applicants. It includes having a staff member present at such meetings.

    - Mr. Cilimberg urged the Commission to think about the volume of what the City deals with versus the County.
    - The point was brought up that it was helpful to the developer to meet with a Commissioner one on one because it helps them to be more prepared.
    - It was noted that it was a difficult thing to do, but that a Commissioner really could not meet with a developer until the staff report has been written and distributed. Also, they would have to be careful not to express their thoughts.

Adjournment:

With no further items, the meeting adjourned at 7:47 p.m. to the Tuesday, May 23, 2007 meeting at 6:00 p.m. at the County Office Building, Second Floor, Auditorium, 401 McIntire Road, Charlottesville, Virginia.

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V. Wayne Cilimberg, Secretary

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