Charlottesville and Albemarle County Planning Commissions Joint Work Session
December 4, 2012

Charlottesville Commissioners Present:
Ms. Genevieve Keller (Chairperson)
Mr. Kurt Keesecker
Ms. Lisa Green
Mr. Dan Rosensweig
Ms. Natasha Sienitsky
Michael Osteen
Mr. David Neuman (UVA Architect – Ex-officio)

Albemarle Commissioners Present
Mr. Calvin Morris (Chairperson)
Mr. Ed Smith
Mr. Richard Randolph
Mr. Bruce Dotson
Mr. Mac Lafferty
Mr. Tom Loach
Mr. Don Franco – Absent

Charlottesville Staff Present:
Missy Creasy
Richard Harris
Michael Smith

Albemarle Staff Present:
Wayne Cilimberg
Matt Weaver
Elaine Echols
Greg Kamptner

TJPDC Staff:
Steve Williams
Summer Frederick

Agenda
- Planning Commission Subcommittee Reports
- Public Comment
- Joint Planning Goals Discussion
- Next Steps

Call to Order

Ms. Keller convened the Charlottesville Planning Commission meeting at 5:30 pm and turned the time to Mr. Morris. Mr. Morris convened the Albemarle County Planning Commission meeting and turned the meeting back over to Ms. Keller.

Ms. Keller turned the meeting over to Summer Frederick.

Ms. Frederick explained that each subcommittee would provide brief presentations.

Planning Commission Subcommittee Reports:

The Planning Commission subcommittees presented their reports which are summarized following the public comment. In summary, the Commissions discussed expectations for goals and provided direction to staff on changes for final review on January 15, 2013.

Public Comment:

Ms. Keller opened the time for public comment.

Comments were received from the following individuals.

Charles Winkler, 603 Moseley Dr., is concerned with the vision statement language. He feels that there are certain issues that tax payers are concerned about, such as housing choices, walkways, multi modal

transportation etc. He would like the language to be presented in clearer terms and feels that the statement concerning the movement of industries should be more defined.

Audrey Welborn did not see any of the comments her group made in any of the reports. She noted that definitions are needed so people understand what statements mean. There should be a statement that refers to private property rights and Albemarle should have a goal encouraging people to live in rural areas.

Charles Battig went through the staff report and picked out key concerns related to issues that were of concern to him including: Where is mention of protection of property rights? What do the following mean "green neighborhood, appropriate, expand transit, and optimal?" He had a number of comments pertaining to definitions of terminology.

Randy Salzman is thankful for what has already been said in the meeting. He knows that the localities promote growth, but sometimes growth is not good. Most companies bring in people that are already working for the company and they don't hire local residents which is a concern.
Jack Marshall suggested that the community needs to decide where we would like to be in the future. The Comprehensive Plan builds on size and scale of where we want to be, so is there a limit to growth.

Planning Commissions' Proposed Language Discussion:

Economic Development
The Commissioners would like to see stronger, more definitive language used and made recommendations for clarity of language as well as clearer definitions for some terminology. Collaboration with UVA as well as mention of local food systems were deemed important for this section.

Ms. Frederick summarized the discussion by noting the following for consideration in the updated joint statement: Establish a strong vision, include mention of small businesses, highlight collaboration with UVA, include workforce education opportunities, mention local food and address the scale and scoping of businesses.

Entrance Corridors
The City and County Planning Commission agreed they would like to share information on projects which affect the entrance corridors. Commissioners asked for clarity on terms as well as using easy to understand language.

Ms. Frederick summarized the conversation by noting the following: Inclusion of multimodal options in the corridors, define the terms "massing" and "context," coordinate with UVA, explore a common vision for Corridors that looks across boundaries, look for opportunities to make corridors "places," and refrain from using jargon in the statement.

Further discussion was held about the potential "placemaking" for the corridors. Mr. Neuman noted that the University can play a very important part role related to entrance corridors.

Environment
There was interest in attempting to tighten the draft environmental section submitted by the subcommittee but no consensus was reached. It was noted that local foods should be addressed here as well; more specifically in terms of the rural areas providing the food for sale in the urban areas. Additional language suggestions were provided.

Historic Preservation
It was mentioned that the draft statement should not only focus on preservation. Links to World Heritage sites in our community need to be noted and historic areas as well as structures should be considered. It was requested that entrance corridors and their existence due to state enabling legislation be highlighted. The entire region should be included and a focus on livability and quality of life related to these resources should be highlighted.

Housing
Housing and services should be located within close proximity. This could assist in maximizing open space in the County through the promotion of optimal density in the urban areas. There was also mention of exploration of a regional housing authority as a joint consideration. Commissioners noted wording changes to assure that aging in place was included in the document.

Land Use
There was interest in a more unified vision for land use adjacent to the Rivanna River. The growth areas could also use some clarity and UVA should be mentioned. Information on projects in each locality needs to be shared at the board and commission level in addition to staff. The rate of growth in our community needs to be taken into account. The symbiotic relationship between rural and urban areas of our community was mentioned as important for this item. There was mention of encouraging urban and neighborhood growth to allow for maintaining rural character as well as acknowledgement of evaluating the dynamics of growth.

Park and Recreation
It was noted that needs assessments have been completed so we know that there is a community wide playing field deficient which should be addressed. Mention of indoor recreation programs was also made. There is interest in exploring a fee agreement between the two localities as well as interest in continued coordination of the trails system. Coordination on Rivanna River related planning is essential. The Commission noted the importance of coordination between the City of Charlottesville, County of Albemarle and the University.

Transportation
Commissioners would like to see multimodal regional transportation. There was also the suggestion of having a bus pass which allows for more seamless transfers and opportunities for park and ride to minimize cars in the urban areas. Mention was made of strengthening air and rail connections as well as allowing for more live/work opportunities. There was interest in moving the most people in the best ways for the least cost.

Next Steps:
Ms. Frederick will take the input from this evening and place it into the next draft. That will be sent to Commissioners to allow for follow up comment prior to constructing the final draft. The deadlines for feedback will be forwarded later this week.

Mr. Neuman requested that PACC be mentioned in the joint document. It was noted that the preamble could be an appropriate location.

It was noted that the joint goals will be included in each of the comprehensive plans.

The joint meeting of the County/City Planning Commission adjourned at 7:37 PM.

Old Business

There being no old business, the meeting moved to the next item.

New Business

Resolution of Intent – Industrial Uses in the Commercial Districts

The Planning Commission reviewed a proposed resolution of intent for industrial uses in the Commercial Districts under new business.

Motion: Mr. Lafferty moved and Mr. Dotson seconded for approval of the resolution of intent for Industrial Uses in the Commercial Districts.

By a vote of 6-0, the Planning Commission adopted the resolution of intent for industrial uses in the commercial districts, as follows. The public hearing is scheduled for the Planning Commission on December 11, 2012.

ADOPTED RESOLUTION OF INTENT

WHEREAS, one of the short-term priorities of the County's Economic Development Policy is to initiate zoning text amendments that further enable business and industrial uses in appropriate zoning districts; and

WHEREAS, in implementing the County's Economic Development Policy and the Economic Vitality Action Plan, the Board has already adopted two zoning text amendments pertaining to industrial uses (ZTA-2010-001 and ZTA-2010-002) and will soon be considering a third (ZTA-2012-004); and

WHEREAS, it is now desired to consider amending the regulations in the Zoning Ordinance pertaining to industrial uses in order to reflect current industrial technologies and their reduced impacts, and to allow certain industrial uses to be allowed by right or by special use permit within the commercial zoning districts, subject to suitable conditions, while at the same time preserving those districts' integrity; and

WHEREAS, in order to facilitate the administration of the Zoning Ordinance, it also is desired to consider amending, adding and repealing certain definitions and amending and updating certain use classifications in the commercial zoning districts so that they are consistent with the use as defined or otherwise identified either in the Zoning Ordinance or in State law.

NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare and good zoning practices, the Albemarle County Planning Commission hereby adopts a resolution of intent to amend the Zoning Ordinance, including sections 3.1, 20, 20A, 20B, 22, 23, 24, 25, 25A, and any other sections deemed appropriate, as described herein; and

BE IT FURTHER RESOLVED THAT this resolution of intent supersedes the resolution of intent adopted by the Planning Commission on October 23, 2012; and

BE IT FURTHER RESOLVED THAT the Planning Commission shall hold a public hearing on this resolution of intent, and return its recommendations to the Board of Supervisors at the earliest possible date.

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Adjournment

The Albemarle County Planning Commission adjourned at 7:45 p.m. to Tuesday, December 11, 2012 at 6:00 p.m. at the County Office Building, Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

V. Wayne Cilimberg, Secretary

(Submitted by Sharon C. Taylor, Clerk to Planning Commission & Planning Boards)