

**CITY OF CHARLOTTESVILLE**  
**Planning Commission – PLACE Subcommittee on Small Area Planning**  
**April 23, 2014**  
**NDS CONFERENCE ROOM**

**Planning Commissioners present**

Mr. Dan Rosensweig  
Mr. Kurt Keesecker

**PLACE Members Present:**

Ms. Genevieve Keller  
Mr. Richard Price

**Staff Present:**

Mr. Jim Tolbert, Director  
Ms. Missy Creasy, Planning Manager

Discussion began at 12noon. Ms. Creasy and Mr. Tolbert provided an overview and turned the time to the subcommittee members for discussion.

Highlights of the discussion include:

1. Identification of areas where there are urgent needs would be helpful. There is limited funding and staff available at this time but there is concern about not missing important opportunities.
2. The Small areas indicated on the map do not all need extensive study. Many were indicated for review of a specific concern which could be addressed without an extensive process.
3. Mr. Keesecker provided his vision for a possible direction with supporting diagrams. The information falls into the following categories:
  - a) Strong central core
  - b) Gateways at perimeter (on major entrances to City as well as opportunity to cooperate with County)
  - c) Districts near central core....(SIA is already on the books....can a similar district be identified north of the core? Use and design elements of the north district would obviously be different...)
  - d) The neighborhoods, where quality of life and preservation of character is paramount (these areas contains schools, parks, small neighborhood centers, and connections via pedestrian or bike network that make our city livable.
  - e) Some major north/south and east/west dedicated greenways that can be used to orient and form the backbone of non-vehicular travel

It was felt that looking at things in this context could assist in discussions for specific projects because it could be considered in the larger context.

4. It was determined that Mr. Keesecker's information provides visuals which support the information outlined in the Comprehensive Plan.
5. It was noted that there are many opportunities for change in the coming years in the 29 corridor.
6. There was discussion about review and revision of the corridor vision statements in the zoning code. It was noted that information to assist in that effort would be available as a result of the Code Audit

7. Mr. Keesecker reiterated the following points:
  - a. He feel there needed to be a system put in place to determine priority for choosing the order of small area planning with criteria to support choices.
  - b. There are many plans underway at this time and he is concerned that we may not get full benefit from all of them since they speak to one another and will be performed at the same time. There is less opportunity to address the scoping of a plan while it is in process.
  - c. Plans are always underway.
8. The group referred back to its charge which was to provide prioritization of small area plans to PLACE and PC which would then be reported to Council. It was determined that at the next meeting the group would have reviewed staff's recommendation for small area planning and discuss next steps in that context.

Bill Emory encouraged the group to focus on "placekeeping." The zoning in the Woolen Mills area does not support the vision for this area. Put the river corridor areas together and get a plan in place.

The discussion adjourned at 1:25pm.