

PLANNING COMMISSION

Minutes –Work Session

July 8, 2005

Chairman Tom Bonadeo called the session to order at approximately 10:20 after his late arrival. In addition to Chairman Bonadeo, present were Eileen Cobb, Karen Jolly Davis, Bruce Evans, Ken Kittler, and Joan Natali. Absent was Cela Burge. Also present was Town Planner Jason Pruitt. There were no members of the public present.

TOPICS

He indicated, also, there had been a question raised regarding the Village District and to what its verbiage applies. Tom Bonadeo explained to the best of his knowledge it is a new zone for the Accawmacke Plantation Planned Urban Development.

It was decided that the agenda of the regularly scheduled planning commission meeting had been sufficiently discussed and that the only purpose of this session was to continue work on modification of Section 3.12 – PUD Zoning Ordinance. Chairman Bonadeo interjected there had been a question raised regarding the Village District. There was limited discussion on that topic.

The major points of discussion were:

- *The size/acreage of the PUD regulation* – it was decided that we would leave the ordinance as is until a final revision was agreed upon based on future discussion and consultation.
- *Who (town or developer is responsible for water treatment improvements* – it was decided that the ordinance as it is provides for ample coverage of the issue of water treatment.
- *Access to or acquisition of (proffers) public parkland within a PUD* – the distinction was made between greenspace and public parkland. The PUD document requires greenspace and should not discuss proffers outright but can use language that allows for proffers.
- *Affordable housing or tax relief mechanisms* – it was agreed that this is a huge subject involving so many issues that we would not be able to adequately discuss it during this session, but should address it at another time.
- *Under K; should we take out wording “area regulations”* - Jason will discuss with the Town attorney and report back to the Commission.

- *Subdivision ordinance* – Jason Pruitt will also discuss this with the Town attorney.
- “*Wetlands*” and “*open space*” – needed clarification and insertion to our revisions.

Chairman Bonadeo directed Town Planner Jason Pruitt to revise the Section 3.12 document as follows:

- *Section 3.12 B 2 c* – change “public Schools” to “schools”.
- *Section 3/12 B 2 a, B 4 a. D and I* – insert “Harbor District” in the listings of uses.
- *Section 3.12 F* – insert Charlottesville’s “a” after the existing first sentence of this section.
- *Section 3.12 E* – insert last sentence of Charlottesville’s “c”.

Town Planner Jason Pruitt informed us that Northampton County intends to schedule planning sessions in September and we will be contacted about them at a later date. Also, the request for a rip to Yorktown is on the agenda of the next Town Council meeting.

Motion to adjourn made by Ken Kuttler, seconded by Karen Davis and unanimously approved.

Chairman

Acting Secretary