

Charlottesville City Council and Planning Commission
Joint Work Session
Wednesday, March 29, 2023, at 5:00 p.m.
CitySpace Main Conference Room (100 5th Street NE)

The Charlottesville Planning Commission held a joint work session with the Charlottesville City Council to review Modules 1 and 2 of the Zoning Ordinance Update.

The work session came to order with a quorum of Planning Commissioners. City Council did not have a quorum. In attendance were Vice Mayor Juandiego Wade and Councilor Michael Payne. Councilors Pinkston and Puryear gave advance notice of their absence due to travel and Mayor Snook indicated earlier in the day that he would arrive late.

Missy Creasy, Deputy Director of Neighborhood Development Services stated that public comment was being accepted in writing at the meeting or by emailing comments to her during the meeting.

James Freas, Director of Neighborhood Development Services, summarized the purpose of the meeting by noting that the public comment deadline was extended to April 30 for Module 1, which matches the deadline for public comment on Module 2. He stated that changes to Module 1 are planned based on feedback received to date. The presentation followed the agenda outline below:

1. Topics of Review in Association with Zoning Ordinance Update
 - a. Module Two and Inclusionary Zoning Manual (presentation)
 - b. Module One - overview of the objectives being addressed, plan for review of Map comments, and then discussion and questions

Module 1 of the draft Zoning Ordinance covers the proposed zoning district rules, the use table, and the zoning map.

Module 2 of the draft Zoning Ordinance covers Development Standards, including landscaping, parking, signs, lighting, etc.

Module 3 of the draft Zoning Ordinance covers Zoning Administration (review processes) and is expected to be released the week of April 3, 2023.

Regarding housing and affordability needs, Mr. Freas explained that “affordable” is being defined as a housing unit where monthly payments for housing (including utilities) do not exceed 30% of monthly income for someone whose income is at or below 60% of Area Median Income (AMI).

Mayor Lloyd Snook arrived at 5:38 p.m., establishing a quorum of City Council.

Christy Dodson, a consultant with Code Studio (leading the re-write of the Zoning Ordinance),

helped to answer questions for councilors and commissioners.

Public comments were received in writing during the meeting from the following individuals:

- Benjamin Heller
- Jim Brown
- Pattye Leggett
- Peter Gray
- Judith Shatin
- Clifford Fox
- Bill Emory
- Buie Fox
- John Hossack
- Clare Carter
- Pete Marshall
- Tracy Carlson
- Tim Paladino

The meeting adjourned at 7:58 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council