

Charlottesville City Council and Planning Commission
Joint Work Session – City Council Minutes
Tuesday, May 23, 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 discuss the Zoning Ordinance Update. Chair Lyle Solla-Yates called the work session to order with a quorum of Planning Commissioners. The following City Council members were present: Mayor Lloyd Snook and Councilors Michael Payne, Brian Pinkston and Leah Puryear. Vice Mayor Juandiego Wade gave prior notice of a scheduling conflict and was absent.

As with previous joint meetings for the Zoning Ordinance Update, the meeting notice indicated that public comment was accepted in writing at the meeting or by emailing comments to Deputy Director Missy Creasy during the meeting.

The meeting agenda followed the outline below:

1. Topics of Review in Association with Zoning Ordinance Update
 - a. Module Three
 - b. Zoning Map Review

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).

James Freas, Director of Neighborhood Development Services, noted the planned release of Module 3 on May 24, and he led discussion starting with feedback received during and since the last joint meeting regarding the need to address elevations and transition between low-intensity and medium-intensity areas across streets and other transitions in addition to adjacent lot lines.

The meeting covered the following areas, primarily in response to public feedback:

1. Zoning Map Changes Requiring a FLUM Amendment
2. Zoning Map Changes
 - West Main
 - The intersection of E. High Street and Meade Avenue
 - Barracks Road Center
 - Allied Street
 - Gallery Court
 - Old Martha Jefferson Hospital Site

3. Zoning Map Errors
 - Wright's Scrap Yard
 - Barracks Road Center
 - Allied Street
 - Preston Avenue
 - West Main Street
4. Zoning Map Inconsistencies with Other Adopted Policies
5. Transition issues

An Interactive Map Viewer was made available at <https://cvilleplanstogether.com/draft-zoning/>.

Other topics discussed were:

- Split zoning
- Step-back requirements
- Height restrictions for Downtown Mall buildings to allow for sunlight
- Affordable housing
- Node zoning requirements
- Shared use paths
- Allied Street
- Low-intensity versus high-intensity

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

- Bill Emory
- Kimber Hawkey
- Penny Keiter
- Michelle Kelly Rowan
- Anne Benham
- John Hossack

Discussion ensued about the “missing middle” housing gap and the need to express intent with the Zoning Ordinance update. Participants expressed a desire to hold meetings in the future to discuss housing affordability as related to the Zoning Ordinance.

The meeting adjourned at 8:46 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council