

**Charlottesville City Council and Planning Commission**  
**Joint Work Session – City Council Minutes**  
**Wednesday, July 5, 2023, at 12:00 p.m.**  
**CitySpace Main Conference Room (100 5<sup>th</sup> 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 at 12:04 p.m. with a quorum of Planning Commissioners. The following City Council members were present: Mayor Lloyd Snook and Councilors Brian Pinkston and Leah Puryear. Vice Mayor Juandiego Wade gave prior notice of his absence because of travel.

As with previous joint meetings for the Zoning Ordinance Update, the meeting notice stated that public comment would be accepted in writing at the meeting or by emailing comments to Deputy Director Missy Creasy during the meeting. Ms. Creasy reiterated these logistics and handed out pens and index cards to meeting attendees.

The meeting agenda followed the outline below:

1. Topics of Review in Association with Zoning Ordinance Update
  - a. Zoning Map Review (continued from May work session – Materials: <https://charlottesvilleva.portal.civicclerk.com/event/1760/files>)

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

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, began the discussion by describing changes that would trigger amendments to the Comprehensive Plan.

Mr. Solla-Yates gained agreement to have participants each propose one item for discussion from the list of 32 items posted in the agenda materials regarding Future Land Use Map change proposals.

Commissioners and councilors discussed the need to preserve organically occurring affordable housing in the Cedar Hills and Hydraulic area, reminded by Mr. Pinkston of a future traffic roundabout. Mr. Snook expressed a concern with eliminating existing commercial use areas for the sake of increasing housing, when it could leave fewer options for commercial use.

Potential rezoning of specific streets and neighborhoods was discussed as well as projecting student housing needs that may not be accommodated by the University of Virginia.

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

- Genevieve Keller
- Benjamin Heller
- Livable Cville
- Bill Emory
- Marlene Jones
- And anonymous handwritten notes.

Mr. Snook asked about intentions regarding entrance corridors to the city. Discussion referenced entrance towers to clearly delineate the city from the county, as well as the desire to make entrance into the city welcoming.

The meeting adjourned at 2:07 p.m., with the next joint work session scheduled for July 13 to discuss rules in the R-A, R-B & R-C zones.

BY Order of City Council

BY Kyna Thomas, Clerk of Council