

**CHARLOTTESVILLE CITY COUNCIL SPECIAL MEETING MINUTES**  
**WORK SESSION - Draft Zoning Ordinance Deliberations**  
**December 13, 2023 at 6:00 p.m.**  
**City Hall Council Chamber, 605 E. Main Street**

The Charlottesville City Council held a special meeting in the format of a work session on Wednesday, December 13, 2023, to deliberate the proposed Zoning Ordinance, following a public hearing held on December 5, 2023. Mayor Snook called the meeting to order with all members present: Mayor Lloyd Snook, Vice Mayor Juandiego Wade, Councilors Michael Payne, Brian Pinkston and Leah Puryear.

On motion by Pinkston, seconded by Wade, Council voted unanimously pursuant to Section 2.2-3712 of the Code of Virginia to convene in a closed meeting as authorized by the Code of Virginia Section 2.2- 3711(A)(8) for consultation with the City Attorney regarding legal matters requiring the provision of legal advice, specifically, legal matters related to the proposed zoning ordinance.

On motion by Pinkston, seconded by Wade, Council certified by a recorded vote of 5-0 that to the best of each Councilor's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the motion convening the closed meeting were heard, discussed, or considered in the closed meeting (Ayes: Payne, Pinkston, Puryear, Snook, Wade; Noes: none).

Lauren Hildebrand, Director of Utilities, presented a report on the City's utility infrastructure and operations. Council asked clarifying questions as a follow up to public comment at the December 5 draft Zoning Ordinance (DZO) public hearing.

Council discussed design and discretionary review issues and amendments to the DZO. They discussed parameters of the Board of Architectural Review (BAR) review for Architectural Design Control Districts within the current Zoning Ordinance and amendments to the review process for compatibility with the DZO, as well as the Affordable Dwelling Unit Ordinance.

James Freas, Director of Neighborhood Development Services, described the limitations of the Entrance Corridor Review Board in the City Code and presented the options for addressing concerns within entrance corridors. Councilors generally agreed that provisions should be in the base requirements rather than left to discretionary decisions. The consultant summarized the review process for Special Use and Special Acceptance to determine if the reviews will be incorporated in the DZO. Council discussed scenarios that impact affordability.

On motion by Pinkston, seconded by Puryear, Council voted unanimously to continue its consideration of adoption of the Draft Development Code to its work session on December 14, 2023, at 6:00 p.m. (Ayes: Payne, Pinkston, Puryear, Snook, Wade; Noes: none).

The meeting adjourned at 9:54 p.m.

BY Order of City Council

BY Maxicelia Robinson, Deputy Clerk of Council