

**Charlottesville City Council and Planning Commission
Joint Work Session – City Council Minutes
Wednesday, July 13, 2023, at 5:00 p.m.
City Hall, Basement Conference Room Conference Room
605 E. Main Street**

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 5:04 p.m. with a quorum of Planning Commissioners. Mayor Lloyd Snook stated that all City Council members were present: Michael Payne, Brian Pinkston, Leah Puryear, Lloyd Snook and Juandiego Wade.

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.

The meeting agenda followed the outline below:

1. Topics of Review in Association with Zoning Ordinance Update
 - a. Residential District Discussion (R-A, R-B, R-C etc.)
 - b. Module Three

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).

One of the primary goals for this meeting was to discuss the Residential A through C Districts (R-A, R-B, and R-C). These districts implement the General Residential and Medium Intensity Residential land use areas on the Future Land Use Map.

James Freas, Director of Neighborhood Development Services introduced consultant team from Code Studio.

Christy Dodson, Code Studio, made a presentation on bulk and mass standards and answered questions from meeting participants.

Commissioners and Councilors engaged in discussion which included topics of building standards regulating the form and scale of development, front setbacks, maximum house widths, massing limits, minimum lot sizes, allowances for home businesses verses commercial uses, related traffic, impact on affordable housing, controls for homestays, and the desire for a lot-by-lot analysis.

City Attorney Jacob Stroman suggested lowering expectations that someone could apply for a

commercial Special Use Permit and be denied based on factors other than land use principles.

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

- David Lehman
- Jay Oschrin
- Cliff Fox
- Nancy Summers
- Jean Hiatt
- Peter Gray
- Tracy Carlson
- Lewis Mountain Neighborhood Association Board
- Benjamin Heller
- And anonymous handwritten notes.

Module Three was not discussed.

The meeting adjourned at 8:17 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council