

**RESOLUTION APPROVING A REQUEST FOR A CRITICAL SLOPES SPECIAL  
EXCEPTION FOR PROPERTY LOCATED AT 1115 ST. CHARLES COURT**

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**WHEREAS**, Matthew Morrill (“Landowner”) is the current owner of a lot identified on 2025 City Tax Map 48A as Parcel 41B08 (City Parcel Identification No. 48A041B08), having an area of approximately 0.17 acres (7,200 square feet); (“Subject Property”); and

**WHEREAS**, the Landowner wishes to install a retaining wall, patio, and accessory shed on the Subject Property (“Project”); and

**WHEREAS**, the Project is described in more detail within the Landowner’s application materials submitted in connection with Application PL-24-0107 (“Application”), as required by City Development Code § 34-5.2.16.B.2 (collectively, "Application Materials"); and

**WHEREAS**, the City of Charlottesville Planning Commission (“PC”) made a recommendation of approval at its February 25, 2025 Public Meeting per City Development Code § 34-5.2.16.C.3.

**NOW THEREFORE, BE IT HEREBY RESOLVED**, by the City Council of the City of Charlottesville, Virginia (“City Council”), upon consideration of the PC's recommendation and the City Staff Report discussing the Application, as well as the factors set forth within City Development Code § 34-5.2.16.D, this City Council finds and determines that granting the proposed Critical Slopes Special Exception would serve the public necessity, convenience, general welfare, or good zoning practice; and

**BE IT FURTHER RESOLVED**, by City Council, pursuant to City Development §§ 34-4.10.1.D and 34-5.2.16, a Critical Slopes Special Exception is hereby approved and granted to authorize the Project and permit installation of a retaining wall, patio, and accessory shed consistent with the Application Materials for the Subject Property.

Approved by Council  
[REDACTED], 2025

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Kyna Thomas  
Clerk of Council