

**CHARLOTTESVILLE CITY COUNCIL SPECIAL MEETING**  
**WORK SESSION MINUTES**  
**September 27, 2023 at 5:00 p.m.**  
**CitySpace, 100 5th Street NE**

The Charlottesville City Council held a special meeting in the format of a work session on Wednesday, September 27, 2023. All members were present: Mayor Lloyd Snook, Vice Mayor Juandiego Wade, and Councilors Michael Payne, Brian Pinkston, and Leah Puryear.

Mayor Snook called the meeting to order at 5:05 p.m. and explained the reason for the meeting, stating that this is an opportunity for City Council to spend more time in discussion on items that have been considered for some time by the Planning Commission. He then turned the meeting over to James Freas, Director of Neighborhood Development Services.

Mr. Freas presented the work session topic – Community Design Outcomes from the Zoning Ordinance rewrite. He stated that one of the goals for the Comprehensive Plan was to address issues of racial inequality in land use decisions, and the method for that was to create more opportunities for a wider range of housing choices, a range of affordability across the city, access to amenities, and entrepreneurial opportunities.

He gave the topics for future work sessions:

- October 3 – Displacement and gentrification
- October 11 – Population growth and the housing market, including the rate of change and how the housing market might respond to the proposed Zoning Ordinance

In response to a question from Councilor Pinkston about where the Planning Commission stands, Mr. Freas stated that the Planning Commission met the night before and will meet again in a week to go into more detail to formulate a full recommendation to Council with recommended changes. The intention is to have a full draft in time for the public hearing.

Ms. Puryear suggested a summary and rationale of changes, and Mr. Freas confirmed that that would be possible.

Christy Dodson, Code Studio, presented on the topic of Community Design Outcomes and provided context for components of the proposed Zoning Ordinance and best practices in urban design, including:

- Zoning Buffer
- Goals of the Comprehensive Plan
- Human-scale neighborhoods
- Mapping for neighborhoods
- Rules for neighborhoods
- Uses for neighborhoods
- Building scale
- Human-scale buildings

- Rules for building scale
- Rules for building features

Council discussed the presentation and the proposed Zoning Ordinance, particularly:

- The pace of infrastructure development
- Rate of population change
- Special Use Permits
- Commercial uses in residential neighborhoods
- Goals related to entrepreneurship
- Homestays
- Middle income housing
- Building footprints

City Attorney Jacob Stroman advised Council on measures for Special Use Permit determination.

Following further discussion, Mayor Snook adjourned the meeting at 7:57 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council