



CHARLOTTESVILLE CITY COUNCIL MEETING MINUTES

November 3, 2025 at 4:00 PM

Council Chamber

The Charlottesville City Council held a regular meeting on Monday, November 3, 2025. Mayor Juandiego Wade called the meeting to order, and Clerk of Council Kyna Thomas called the roll, noting the following councilors present: Mayor Juandiego Wade, Vice Mayor Brian Pinkston and Councilors Natalie Oschrein and Lloyd Snook. Councilor Payne joined the meeting at 4:06 p.m.

On motion by Pinkston, seconded by Oschrein, Council by a vote of 4-0 (Ayes: Oschrein, Pinkston, Snook, Wade; Noes: none) adopted the meeting agenda.

REPORTS

1. REPORT: CAYIP Summer 2025 Presentation

Lataria Ragland, Senior Family Services Specialist and CAYIP Coordinator, presented the CAYIP Summer 2025 program report. The Community Attention Youth Internship Program (CAYIP) is an opportunity for youth ages 14–21 years old to learn workplace readiness skills, assist with career exploration, identify their skills and build resilience, and connect young people to positive adults and resources in the community. They earn a performance-based stipend during their experience.

2. DISCUSSION: Zoning Regulations and Current Planning and Zoning Work Plan Priorities

Matt Alfele, Planning Development Manager, made a presentation on Residential and Mixed-Use Development Zoning regulations, and Kellie Brown, Director of Neighborhood Development Services provided an overview of current Planning and Zoning Work Plan Priorities. Residential and mixed-use development is governed by the 2024 Development Code, including provisions specific to each residential and mixed-use zoning district, overlay districts, and affordable housing requirements. Staff reviews applications for compliance with the provisions of the Development Code. Staff is also conducting several planning and zoning studies to continue to work toward achieving Comprehensive Plan goals, as outlined in the FY2026 Neighborhood Development Services (NDS) Work Plan.

Councilor Payne questioned affordable housing requirements for student housing and non-student housing, Payment in Lieu of Taxes for student housing, the timing for certain tiers of amendments, and mechanisms for turning Small Area Plans into reality such as catalyst projects engaging neighborhood members.

Councilor Oschrein asked for clarification about a software tool to track and record licensed and unlicensed short-term rentals. She asked about the timeline for the required community meeting for Special Exception Permits in Core Neighborhood Overlay Districts and suggested that the meeting happen early in the process or more than once so that neighbors can be more informed. She asked about the rationale for the ½-mile student housing radius around UVA and about the impacts of inclusionary zoning and tax abatement programs for large-scale developers.

Councilor Snook recalled part of the decision-making process when finalizing the Zoning Code in 2023, when Council considered how to balance the need to move projects along more promptly versus providing more opportunities for public input. He said that the result, despite his recommendation, was allowing more density by-right. He acknowledged the dilemma of providing more student housing closer to the university and the negative impacts to historically Black and Brown neighborhoods by housing students in neighborhoods close to UVA Grounds. Mr. Snook questioned whether Council could or should revisit decisions that were made in 2023.

Mayor Wade asked for further input on Accessory Dwelling Units. Ms. Brown expressed a need to explore more tools for wealth building for smaller scale builders and homeowners. He mentioned UVA's plan to

develop dorms for second-year students.

In response to Ms. Oschrin, Ms. Brown stated that consideration of more commercial mixed-use zoning throughout the city is on the to-do list, but not in the current year's work plan. Further discussion ensued and Councilor Payne suggested a work session to discuss zoning, particularly allowing neighborhoods to be involved in planning. Vice Mayor Pinkston agreed and suggested finding a time during the beginning of the new year, to involve the newly seated City Council.

City Manager Sanders asked for clarification on the desire for a work session. Councilor Payne specified: how student housing is approached in the Zoning Ordinance, with three subsets: core neighborhood overlay, use of Special Exception Permits, and the Board of Architectural Review purview. Councilor Oschrin added the topic of Payment in Lieu of Taxes fees.

MEETING RECESS

With no closed meeting items, Mayor Wade recessed the meeting from 5:34 p.m. to 6:30 p.m.

BUSINESS SESSION

City Council began the business meeting by observing a moment of silence.

ANNOUNCEMENTS

Councilor Oschrin announced the November neighborhood walk on Sunday, November 9 in the Venable neighborhood. She also announced details about election day.

COMMUNITY MATTERS

1. Kevin Cox, city resident, requested reduced speed limits on Elliot and Cherry Avenues.
2. Megan Mitchem, Albemarle County resident working with the Charlottesville ANCHOR Team, highlighted the work of ANCHOR Team members and she spoke in favor of additional ANCHOR Team funding to add a licensed clinician for FY2026.
3. Alicia Lenahan, Albemarle County resident, spoke about surveillance and in opposition to data collection through the Flock system and surveillance. She requested that Council pass a resolution that would require the unmasking of ICE agents.
4. Isis Newman, city resident, spoke in opposition to the use of the Flock surveillance system in the City of Charlottesville.
5. Sarah Malpass, Fifeville Neighborhood Association, spoke about zoning and proposed developments in the Fifeville, 10th & Page, Westhaven and West Main Street neighborhoods, stating that members of the Fifeville neighborhood feel like there was not adequate engagement with them on consideration of zoning changes near 7th Street. She voiced support for revisiting the consideration of reducing speeds on Cherry Avenue to 25 miles per hour.
6. Wendy Gao, PHAR (Public Housing Association of Residents), stated that a January work session about zoning is not soon enough because developments could be well into construction by then. She spoke about affordable housing efforts, student housing, negative impacts of high-rise developments near Westhaven, and in opposition to renewing the Flock surveillance contract.
7. Joy Johnson, city resident and Chair of PHAR, corrected a statistic mentioned at the previous City Council meeting about the size of UVA's endowment fund. She expressed concern about the rise in housing costs without comparable increases in pay. She shared a story about a negative impact of placing a high-rise development near an existing neighborhood.
8. Robin Hoffman, city resident, spoke about the upcoming gubernatorial election and about telling family histories through video with Charlottesville Public Access TV.

9. Frank Bechter, city resident, spoke about democracy in the process of approving the Certificate of Appropriateness in relation to a proposed luxury student housing building on West Main Street.

CONSENT AGENDA

Clerk of Council Kyna Thomas read the following Consent Agenda items into the record, and on motion by Pinkston, seconded by Payne, Council by a vote of 5-0 adopted the Consent Agenda (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none).

3. RESOLUTION to appropriate funds from the Virginia Department of Criminal Justice Services Edward Byrne Memorial Justice Grant in the amount of \$150,000 (2nd reading)

The City of Charlottesville, on behalf of the Albemarle-Charlottesville Therapeutic Docket program, received a Department of Criminal Justice Services grant under the federal Edward Byrne Memorial Justice Assistance Grant program in the amount of \$150,000 for operation of the Therapeutic Docket program, which is run by Offender Aid and Restoration (O.A.R.). The City of Charlottesville serves as fiscal agent for the Department of Criminal Justice Services grant.

RESOLUTION TO APPROPRIATE

Virginia Department of Criminal Justice Services Edward Byrne Memorial Justice Assistance Grant in the amount of \$150,000

WHEREAS, the Virginia Department of Criminal Justice Services Court of Virginia awarded an Edward Byrne Memorial Justice Assistance Grant in the amount of \$150,000 for the Albemarle-Charlottesville Therapeutic Docket in order to fund salaries, benefits, and operating expenses; and

WHEREAS, the City of Charlottesville serves as the fiscal agent for this grant program; and

WHEREAS, the City of Charlottesville and Albemarle County both have dedicated local matches to this grant, totaling \$186,539; and

WHEREAS, the grant award covers the period October 1, 2025 through June 30, 2027.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$150,000, received as a grant from the Virginia Department of Criminal Justice Services, is hereby appropriated in the following manner:

Revenues

\$150,000 Fund: 211 Internal Order: #1900616 G/L Account: 430110

Expenditures

\$150,000 Fund: 200 Internal Order: #1900616 G/L Account: 430110

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of \$150,000 from the Virginia Department of Criminal Justice Services.

4. RESOLUTION to allocate \$650,000 of Capital Improvement Program (CIP) Contingency Funds for an Infrastructure Study and Model (2nd reading)

To prepare for the impacts of growth and development in Charlottesville, city staff proposed a consultant-supported infrastructure study and model. This project will provide detailed population growth and development projections and modeling to allow the assessment of projected growth on city infrastructure systems.

RESOLUTION

To Allocate \$650,000 from the Capital Improvement Program Contingency Fund

WHEREAS per the City of Charlottesville's financial policy, year-end surpluses from the City's General Fund are transferred to the CIP contingency Fund where they accumulate until appropriated by the City Council for expenditure; and

WHEREAS the City Manager has made a recommendation and request to allocate a portion of the contingency funds for a one-time expenditure not previously appropriated; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$650,000 is hereby allocated from currently appropriated funds in the CIP Contingency Fund for the commissioning of a study of infrastructure and public service capacity relative to growth projections under the Charlottesville Development Code, including a transportation study to be submitted to the Virginia Department of Transportation.

5. RESOLUTION Accepting BAMA Works Special Event Funding of \$51,950

The City of Charlottesville, Virginia's, Parks and Recreation Department, through a partnership with the BAMA Works Fund, received financial sponsorship to host several special events in the community. These special events include two Sunday Sundown events at Washington Park, two Sounds of Summer events, and the annual Downtown Safe Halloween festival on the Downtown Mall. The BAMA Works Fund provided over \$50,000 in financial support for these events.

RESOLUTION

To accept Special Events Sponsorships - \$51,950

WHEREAS, the City of Charlottesville, Virginia's, Parks and Recreation Department, through a partnership with the BAMA Works Fund, has received generous financial sponsorship to host two (2) Sunday Sundown events at Washington Park, two (2) Sounds of Summer events, and the annual Downtown Safe Halloween festival on the Downtown Mall.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville funding is hereby appropriated in the following manner:

Revenues (\$51,950)

Fund: 105

Internal Order: 2000121

G/L Account: 451020

Expenditures (\$51,950)

Fund: 105

Internal Order: 2000121

G/L Account: 599999; and

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of the donations.

6. RESOLUTION Accepting Pen Park Lane (Lochlyn Hill Phase II & III Subdivision) into City Street System for Maintenance Purposes

To help provide for public safety and ensure the integrity of its roads and streets and the appropriate use of public rights-of-way, the City adopts Resolutions accepting streets that have been built to specifications and standards required by City approved subdivision plans into the City Street System for maintenance purposes. Meadowcreek Development, LLC, has requested that the City accept Pen Park Lane, located in the Lochlyn Hill Phase II & III Subdivision, into the City Street System for maintenance purposes.

RESOLUTION
Accepting Pen Park Lane in the Lochlyn Hill Phase II & III Subdivision,
Into the City Street System for Maintenance

WHEREAS, Meadowcreek Development, LLC submitted to the City of Charlottesville (the “City”), Department of Public Works (the “Department”) a subdivision plan (“Lochlyn Hill – Phase II & III”) for approval; and

WHEREAS, the subdivision plan was originally approved by the Department on June 27, 2016; and

WHEREAS, the subdivision plan located on Pen Park Lane (the “Street”), has now been completed by the developer; and

WHEREAS, the Public Services Manager for the City requested the City accept the Street into the City’s street system for maintenance; and

WHEREAS, City staff has inspected the Street of the subdivision plan and recommends the acceptance into the City’s street system for maintenance; and

WHEREAS, The Street has been built to the specifications and standards required by the city approved plan.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Charlottesville, Virginia, on recommendation of the Department that the Street of Lochlyn Hill – Phase II & III Subdivision, namely, Pen Park Lane as shown on the attached drawing, is hereby accepted into the City Street system for maintenance.

CITY MANAGER REPORT

Public Art Program

James Freas, Deputy City Manager, presented an overview of a proposed Public Art Program along with three recommendations:

- 1) public art should be managed and maintained by the City rather than through a separate entity;
- 2) establish a Public Art Committee responsible for developing criteria for the management of the city’s public art collection, including the solicitation or acquisition of new pieces and de-ascension or removal of public art; and
- 3) include the creation and management of memorials as a specific type of public art in the purview of the committee.

Staff completed a draft ordinance for discussion at a future work session, along with recommendations for potential staffing and other associated program costs. Councilor Snook asked about First Amendment issues and City Attorney John Maddux voiced that Council could use art to express its voice.

Councilors expressed support for a public art program and a desire to discuss parameters during a work session early in 2026.

ACTION ITEMS

7. PUBLIC HEARING and ORDINANCE to vacate Clarke Court, a City-maintained street (layover)

Matt Alfele, Development Planning Manager, presented the item for public hearing. The Jefferson Scholars Foundation (JSF; “Applicant”) requested the vacation of Clarke Court (a City-maintained street). The request

is part of the Applicant's long-range Strategic Plan. This Strategic Plan includes evaluating what facilities are needed to support the current and future Programs. In general, the Applicant is looking for flexibility by vacating Clarke Court in anticipation of future needs.

Staff recommended denial of the request based on:

- insufficient development details from the Applicant to evaluate long-term impacts on utilities, access and circulation;
- Existing water, gas and sewer infrastructure within Clarke Court would be compromised or require complex reconfiguration without requiring engineered plans or secured easements to be submitted for review; and
- Loss of five public parking spaces and potential adverse traffic/circulation effects for nearby businesses.

In response to a question about the current usage of the five parking spaces, City Engineer Brennen Duncan stated that a parking study has not been conducted. He offered an anecdotal summary of parking usage.

Helen Dwyer, speaking on behalf of the Applicant, presented a case for vacating Clarke Court. Ms. Dwyer and Jay Kessler answered questions for Council.

Mr. Alfele clarified that valuation of the property is determined at the staff level.

Mayor Wade opened the public hearing.

- Frank Bechter, city resident, requested as much transparency as possible, including scenarios.

With no additional speakers, the public hearing was closed, and Council engaged in discussion, asking clarifying questions.

Ms. Dwyer stated that the JSF has expanded the size of the professor and graduate student community and needs to accommodate its growth.

Councilor Payne spoke in opposition, noting the need to follow established processes for land vacation. Councilor Oschrein indicated a desire to follow staff's recommendation. Councilor Snook requested language in the ordinance to expressly state the amount of funds involved as conditions for negotiation and the placement of utility easements. Vice Mayor Pinkston noted corrections needed to the ordinance, and Mayor Wade indicated support for the ordinance.

On motion by Pinkston, seconded by Snook, Council by a vote of 3-2 indicated a desire for the area to be vacated and purchased by the adjoining landowners, The Jefferson Foundation, and further asking staff to enter negotiations for purchase of the land that the City could be vacating, and to bring back a final ordinance for a second reading and vote. (Ayes: Pinkston, Snook, Wade; Noes: Oschrein, Payne).

8. BY MOTION Endorsement of the 2026 TJPDC Regional Legislative Program

David Blount, Thomas Jefferson Planning District (TJPDC) Director of Legislative Services, presented the 2026 TJPDC Regional Legislative Program with recommendations in the areas of: Public Education Funding, Budget and Funding, Land Use and Growth Management, Broadband, Children's Services Act, Economic and Workforce Development, Education, Environmental and Water Quality, General Government, Health and Human Services, Housing, Public Safety, and Transportation.

On motion by Snook, seconded by Pinkston, Council voted 5-0 to endorse the TJPDC 2026 Legislative Program with the exceptions of the following statements:

- “We oppose legislation mandating expansion of the Chesapeake Bay Preservation Act’s coverage area.”
- “The state should maintain the principles of sovereign immunity for local governments and their employees, to include regional jail officers.”
- “We believe accessory dwelling units should not be mandated, and that local governments should retain the authority to regulate them.”

9. ORDINANCE creating Lumos Networks, Inc. d/b/a Segra Franchise Agreement

Brennen Duncan, City Engineer, presented the request for a Franchise Agreement with Lumos Networks, Inc. d/b/a Segra. He stated that as new renewals come up, language will be included in the Franchise Agreements to ensure enforceable requirements for those utilities detaching from poles and address ADA compliance with utility pole installation or removal.

On motion by Payne, seconded by Oschrin, Council by a vote of 5-0 (Ayes: Oschrin, Payne, Pinkston, Snook, Wade; Noes: none), adopted **AN ORDINANCE GRANTING A FRANCHISE TO LUMOS NETWORKS, INC. d/b/a SEGRA, ITS SUCCESSORS AND ASSIGNS TO USE THE STREETS AND OTHER PUBLIC PLACES OF THE CITY OF CHARLOTTESVILLE, VIRGINIA FOR ITS POLE, WIRES, CONDUITS, CABLES AND FIXTURES, FOR A PERIOD OF FIVE (5) YEARS**, and waiving the second reading.

10. ORDINANCE to authorize the abandonment of a portion of the existing trail easement with the Locust Meadows Owners Association and allow recording of an updated easement and plat

Chris Gensic, Park and Trail Planner, presented the request. The City of Charlottesville, Virginia ("City"), holds a trail easement along lower Meadow Creek on property owned by the Locust Meadows Owners Association. City Staff, or its agent, has completed the engineering to construct the stone dust trail along the easement. Said engineering work determined that the alignment of the trail at the northern end, including a bridge across a wetland outfall, will need to shift ten (10) to fifteen (15) feet from where City Staff first anticipated the alignment. To re-align the easement to the better trail and bridge location, an update to the easement is required. Since that will require abandonment of a section of existing easement, City Council action is necessary.

On motion by Payne, seconded by Oschrin, Council by a vote of 5-0 (Ayes: Oschrin, Payne, Pinkston, Snook, Wade; Noes: none), adopted the **ORDINANCE FOR AMENDMENT OF DEED OF EASEMENT (TMP: 48A-41AA)** and waiving the second reading.

11. ORDINANCE amending City Code Article XVI. - Police Civilian Oversight Board (layover)

James Walker, Acting Director of the Office of Police Civilian Oversight, introduced the Ordinance amending City Code Article XVI. — Police Civilian Oversight Board. Updates were discussed at a joint work session on September 11, 2025.

Council agreed to move the item to the November 17, 2025, City Council consent agenda for a second reading and vote.

COMMUNITY MATTERS (2)

Mayor Wade opened the floor for comments from the public.

- Ralph Brown expressed issues with the vacation of Clarke Court, as discussed earlier in the meeting. He asked about the public benefit of the property vacation and the loss of potential student housing or development, and he requested that Council vote against the ordinance upon the second reading.

- Robin Hoffman, city resident, spoke about public art in various cities, and she suggested that Hamilton Glass lead the Arts board in Charlottesville.
- Joy Johnson, city resident and Chair of PHAR, spoke about questions regarding low-income housing in the neighborhoods that feed Venable Elementary, and the reasons why Venable enrollment has increased. She recommended that UVA house student on their own property.

ADJOURNMENT

On motion by Snook, seconded by Pinkston, Council voted unanimously to adjourn the meeting at 8:42 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council