

**CHARLOTTESVILLE CITY COUNCIL MINUTES**  
**Joint Public Hearing with Planning Commission**  
**July 11, 2023 at 6:00 p.m.**  
**CitySpace Main Conference Room (100 5<sup>th</sup> Street NE)**

The Charlottesville City Council met quorum at a joint public hearing with the Planning Commission. Mayor Lloyd Snook called City Council to order with the following members present: Michael Payne, Brian Pinkston, Leah Puryear and Lloyd Snook.

Matt Alfele, City Planner, introduced the item for public hearing. Erin Hannegan with Mitchell Matthews and Associates, LTD, made the presentation. The shelter plans to operate during construction and with consultation from a tree expert, the project expects to preserve the large oak tree at Ridge Street.

Planning Commission materials included the following information about the applicant request for a Special Use Permit:

“SP23-00004 – 207 & 211 Ridge Street (The Salvation Army) – Mitchell Matthews and Associates, LTD (“Applicant”), on behalf of The Salvation Army, is requesting a SUP pursuant to Section 34-796 and Section 34-162 of the Code of the City of Charlottesville (“Code”) for the following property (“Property”): Parcel Number: 290029000  
207 & 211 Ridge Street, Charlottesville, VA, 22902

The purpose of this SUP is for expanding its Shelter Care Facility (“Shelter”), modifying its yard requirements, and modifying its onsite parking requirements. The Salvation Army is proposing to redevelop the Property and expand their existing services. To date, the existing use of the Shelter is legally nonconforming, and any expansion of the use will require a SUP. The Applicant is proposing to expand from 58 emergency shelter beds to 114 emergency shelter beds; expand meal capacity from 80 seats to 120 seats; increase the size of the multi-purpose room from 1,928 square feet to 2,415 square feet; and expand the meeting rooms capacity from 40 seats to 84 seats. To facilitate the proposed expansions, the Applicant, in addition to requesting a SUP for the Shelter, is also requesting alterations to Section 34-638(a)(1)-(2) of the Code, whereby the yard setback requirements are altered from 5 feet minimum and 12 feet maximum on 4<sup>th</sup> St. SW to 10 minimum and no maximum; “build-to” percentages are altered from 80% minimum along the primary streets and 40% minimum along linking streets to 32% along primary streets and no minimum along linking streets; the required onsite parking is reduced, pursuant to Section 34-984 of the Code, from 52 spaces to 32 spaces; and Section 34-642(c) of the Code is modified to remove the requirement that for more than 20 off-street parking spaces, no more than 50% of such spaces shall consist of open-air surface parking. The Property is approximately 1.27 acres with road frontage on Ridge Street and 4<sup>th</sup> St. SW. The Comprehensive Land Use Map designates this area in the Urban Mixed Use Node. The Property is zoned West Main East Corridor (“WME”) with an Architectural Design Control District overlay. This application may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or a copy is on file in the Department of Neighborhood Development

Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this SUP request may contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.gov) or by telephone (434-970-3636).”

John Matthews, Principal in charge of the project and Captain Mark Van Meter, new Salvation Army Commanding Officer answered questions related to parking, access, tree preservation, shelter capacity, buffering, playground equipment, and protection for current residents during construction. Once fundraising reaches 50% of the cost, the national Salvation Army will provide the additional portion of funding to begin the project as fundraising continues. Project completion is projected for Summer or Fall of 2026.

Members of the public were invited to speak.

- Frank Flashreem, city resident, spoke about limited street parking, and when resident cars are parked it creates a one lane street. He spoke in support of the project, and asked that the city remedy the access issues since construction vehicles will use the street and the increase in beds could bring additional vehicles.
- Bryan Crenshaw, city resident, spoke in support of the project, but not with parking reductions or the removal of the structured parking requirement.
- Chris Dunmar, city resident, spoke in favor of the project, but expressed concern about access issues.
- Brenda Smith, Salvation Army Resident Program Manager with the Salvation Army, shared stories about Salvation Army guests and their positive experiences with using the Salvation Army shelter.
- Captain Matt Van Meter, Salvation Army, provided information about Salvation Army services.

Parking, construction access and tree canopy arose as areas for attention.

City Attorney Jacob Stroman advised City Council that they would be in order to consider, pursuant to the 2023 amendments to the Code of Virginia Section 15.2-2204, a motion to defer further consideration of the special use permit to Council’s August 7 regular meeting or to another date certain.

On motion by Payne, seconded by Pinkston, City Council by unanimous vote 4-0 (Ayes: Payne, Pinkston, Puryear, Snook; Noes: none; Absent: Wade) to consider the special use permit request at the regular meeting of City Council on August 7, 2023.

The public hearing closed and the meeting adjourned at 7:41 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council