

CITY OF CHARLOTTESVILLE

City Council

City Hall | Post Office Box 911
Charlottesville, Virginia 22902
(434) 970-3113
council@charlottesville.gov



November 13, 2023

Dear Property Owner(s)/Applicant(s)/Residents/Interested Persons:

NOTICE OF PUBLIC HEARING: Zoning Text Number: ZT23-08-02
& Zoning Map Number: ZM23-0010

DATE OF PUBLIC HEARING: December 5, 2023

YOU ARE HEREBY NOTIFIED, on behalf of the Charlottesville City Council, that the Council will hold a **PUBLIC HEARING beginning at 4:00 p.m. EST, on December 5, 2023.**

LOCATION: City Council Chambers, 605 East Main Street, Charlottesville, VA 22902 and by Zoom Webinar.

The public hearing may also be viewed by Zoom webinar for which advanced registration to participate can be found at: www.charlottesville.gov/zoom. The webinar is broadcast on Comcast Channel 10 and on all the City's streaming platforms including: Facebook, Twitter, and www.charlottesville.gov/streaming. Interested persons may also participate via telephone and a number is provided with the Zoom registration or by contacting staff at 434-970-3182 to ask for the dial-in number for the meeting. Public comment will only be taken in person.

PURPOSE: The purpose of the public hearing is to provide affected persons an opportunity to appear and present their views (2 minute limit) with respect to the proposed Development Code/Zoning Ordinance and proposed Zoning Map updates. Upon request 48 hours prior to the meeting, reasonable accommodations will be provided for individuals with disabilities.

REVIEW OF PROPOSED CHANGES: Information pertaining to the proposed Development Code/Zoning Ordinance and Zoning Map updates may be viewed online at <https://www.charlottesville.gov/1077/Agendas-Minutes> or <https://cvilleplanstogether.com/draft-zoning/> or https://drive.google.com/drive/folders/1X9rKQs-vEJS_pnzESAWODvPXAjYROiDJ or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street, or copies will be available to review from the Circulation Desk at the Jefferson-Madison Regional Library (201 East Market Street) and Gordon Avenue Library (1500 Gordon Avenue). Persons interested in these proposed changes may also contact Missy Creasy by e-mail (creasym@charlottesville.gov) or by telephone (434-970-3189).

DESCRIPTIVE SUMMARY OF PROPOSED CHANGES:

ZT23-08-02: An ordinance to amend and reordain a new Chapter 34 of the Charlottesville City Code, Charlottesville Development Code. The Development Code would replace the current Zoning Ordinance Chapter 34 and current Subdivision Ordinance Chapter 29 in order to provide for reorganization of the ordinance into the following 7 Articles:

- Article 1. Introductory Provisions
- Article 2. Zoning Districts
- Article 3. Use Regulations
- Article 4. Development Standards
- Article 5. Administration
- Article 6. Subdivision
- Article 7. General Standards and Definitions

The new Chapter 34 also includes: the addition of new zoning district classifications; affordable dwelling unit regulations; new and revised development standards; and various other new and revised standards/regulations which help to implement the principles and actions outlined in the Charlottesville Comprehensive Plan, adopted November 15, 2021.

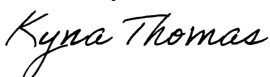
2. **ZM23-0010:** An ordinance to ordain a new official zoning map for the City of Charlottesville, encompassing the entire City within the boundaries. The map may be viewed at this link: <https://cvilleplanstogether.com/draft-zoning/> or https://drive.google.com/drive/folders/1X9rKQs-vEJS_pnzESAWODvPXAjYROiDJ Proposed changes to zoning designations would affect all of the properties within the City. The new map would reflect the changes outlined in the proposed new Charlottesville Development Code, Chapter 34 of the Charlottesville City Code, including the creation of new zoning districts to carry out the principles and actions of the Charlottesville Comprehensive Plan, adopted November 15, 2021, as well as new and/or revised classifications concerning the uses to which land, buildings and structures within such classifications may be put for development and use.

Any person may participate in the public hearing to express their views in favor of or against these changes. Speakers at the hearing will have two minutes to comment; speakers must appear in person. Written and/or verbal comments may be provided to City staff in advance of the meeting at the contact information above. City Council will take action in the form of adoption of the changes. The City Council has reserved the following dates if the Council requires additional deliberation before consideration of adoption:

December 13, 2023, at 6:00pm, at City Council Chambers, 605 East Main Street, Charlottesville, VA 22902
December 18, 2023, at 6:30pm, at City Council Chambers, 605 East Main Street, Charlottesville, VA 22902
(Regular City Council meeting)

We are here to assist residents in understanding the proposed changes and process. Please reach out at the contact information above if you have any questions.

Sincerely,



Kyna Thomas
Clerk of Council