

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	March 17, 2025
Action Required:	Consideration of an application for a Critical Slope Special Exception
Presenter:	Dannan OConnell, Planner
Staff Contacts:	Dannan OConnell, Planner
Title:	Resolution considering a Critical Slope Special Exception request for 1115 St. Charles Court

Background

Matt Morrill (applicant and property owner) wishes to improve the above-referenced property with a retaining wall, patio, paved path and accessory shed. The proposed improvements will impact critical slopes on-site as defined by Section 34-4.10.1.B.1. Per Section 34-4.10.1.D a request for a critical slope special exception must be approved by City Council before these improvements can be permitted. Existing critical slopes areas located on this property include around 3,600 square feet or 50 percent of the site. Around 500 square feet of critical slopes will be disturbed.

Discussion

The Planning Commission held a hybrid virtual and in-person Special Meeting on February 25, 2025 on this matter. The Planning Commission had no concerns with the request, and recommended approval of the special exception with no recommended conditions.

Staff note: A recording of the meeting can be found at the following link. Discussion starts at the 5:00 mark.

[Link to Recording of Special Meeting](#)

Staff note: The full application for this project can be found at the following link. Materials start on page 2.

[Link to Staff Report and Application Materials](#)

Alignment with City Council's Vision and Strategic Plan

If City Council approves this critical slope special exception request, the project could contribute to the 'Climate Action' strategic outcome area of the City Council's Vision Statement and Strategic Plan.

Community Engagement

Under the City's Development Code, a Critical Slope Special Exception does not require a Public Hearing or community engagement meeting.

Staff have received no emails or phone calls expressing concerns with the development.

On February 25, 2025 the Planning Commission held a Special Meeting to consider this application. The Special Meeting was a hybrid meeting with the public able to join online and in person. No public comments or concerns were expressed related to this critical slope special exception request.

Budgetary Impact

This has no impact on the General Fund.

Recommendation

The Planning Commission voted 5-0 to recommend the application be approved.

Alternatives

City Council may deny or indefinitely defer the requested Critical Slope Special Exception:

- (1) Denial: "I move to deny the Critical Slope Special Exception requested with application PL-24-0107"
- (2) Deferral: "I move to defer Council action on Critical Slope Special Exception PL-24-0107"

Attachments

- 1. RESOLUTION - Critical Slope - 1115 St Charles Ct