

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	April 7, 2025
Action Required:	Consideration of an application for a Special Exception Permit.
Presenter:	Dannan OConnell, Planner
Staff Contacts:	Dannan OConnell, Planner
Title:	Resolution considering a Special Exception Permit request for 1418 Emmet Street

Background

Scott Smith ("Smith"), Applicant and property owner, has requested a Special Exception Permit ("SEP") pursuant to City Code Sections 34-2.5.3.A.5 and 34-5.2.15, for build-to width. Smith has requested to install an accessory storage shed to the side of his existing commercial structure. The NX-5 Node Mixed Use District requires a build-to width of eighty-five percent (85%), along primary streets and sixty-five percent (65%) along side streets, with a setback range of between zero (0) and ten (10) feet. The property is currently nonconforming to these standards, and per City Code Section 34-5.3.3.C.3, all new buildings must occupy the build-to zone, until the required width percentages are met.

Discussion

The Planning Commission ("PC") held a hybrid virtual and in-person Regular Meeting on March 11, 2025, on this matter. The PC had no concerns with the request, and recommended approval of the Special Exception with no recommended conditions.

A recording of the Meeting can be found at the following link. Discussion starts at the 2:16:30 mark.

[Link to Recording of Regular Meeting](#)

The full Application for this Project can be found at the following link. Materials start on page 14.

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

Alignment with City Council's Vision and Strategic Plan

If City Council approves this SEP request, the Project could contribute to the "Economic Prosperity" strategic outcome area of the City Council's Vision Statement and Strategic Plan.

Community Engagement

Under the City's Development Code, a SEP request does not require a Public Hearing or community engagement meeting.

Staff have received no emails or phone calls expressing concerns about the Project.

On March 11, 2025, the PC held a Regular Meeting to consider this Application. The Regular 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 SEP request.

Budgetary Impact

This item has no budgetary impact.

Recommendation

Staff recommends approval of the SEP to allow the installation of an accessory shed on the subject Property. Staff did not recommend any conditions for this SEP. Any proposed modifications to the shed will be reviewed by Staff for consistency with Entrance Corridor guidelines.

The PC voted 7-0 to recommend the Application be approved.

Alternatives

City Council may deny or indefinitely defer the requested SEP:

- (1) Denial: "I move to deny the SEP requested with Application PL-25-0004"
- (2) Deferral: "I move to defer City Council action on the SEP with Application PL-25-0004"

Attachments

1. RESOLUTION - Special Exception - 1418 Emmet St