



CHARLOTTESVILLE CITY COUNCIL MEETING MINUTES
April 7, 2025 at 4:00 PM
Council Chamber

The Charlottesville City Council held a regular meeting on Monday, April 7, 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 arrived at 4:03 p.m. during the Interim City Attorney's statement.

Pamela O'Berry, Interim City Attorney, made a statement regarding the republishing of the public notice for the Real Property Tax Rate.

On motion by Pinkston, seconded by Payne, Council unanimously adopted the meeting agenda with amendments as recommended by the Acting City Attorney, removing items related to the tax rate or tax levies.

REPORTS

1. PRESENTATION of Draft ADA Transition Plan Update

City Manager Samuel Sanders, Jr., made a statement about the City's approach to complying with the Americans with Disabilities Act (ADA), and the continual nature of work in progress to improve accessibility throughout the city.

Ashley Marshall, Deputy City Manager, introduced the city's ADA Team, and provided a summary of the approach to developing the ADA Transition Plan.

Paul Rudacille, ADA Coordinator, provided general information about the goals and benefits of Americans with Disabilities Act.

Charles Siebold, Precision Infrastructure Management, presented the overall findings of the ADA Study for the City of Charlottesville, and made recommendations specifically in areas of: City rights-of-way, facilities, parks, digital, and programmatic access for specified departments.

Councilors asked clarifying questions, Mr. Sanders stated his expectation of a work plan to be presented to City Council on an annual basis.

CLOSED MEETING

On motion by Pinkston, seconded by Snook, Council voted 5-0 (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none) to meet in closed session as authorized by Section 2.2-3712 of the Virginia Code, specifically Section 2.2-3711(A)(3) for discussion or consideration of the acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

On motion by Pinkston, seconded by Snook, Council certified by a vote of 4-0 (Ayes: Oschrein, Pinkston, Snook, Wade; Noes: none; Absent: Payne), that to the best of each Council member's knowledge only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the Motion convening the closed session were heard, discussed or considered in the closed session.

BUSINESS SESSION

Pamela O’Berry, Interim City Attorney, made a statement regarding the republishing of the public notice for the Real Property Tax Rate. Councilor Payne re-joined the meeting.

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

ANNOUNCEMENTS

Councilor Payne announced a Black History Pathway community celebration honoring Central Virginia area musicians on April 19 at Carver Recreation Center.

Councilor Oschrin announced the April 13 monthly Bike-Pedestrian Committee walk at UVA Grounds and surrounding neighborhoods.

COMMUNITY MATTERS

Mayor Wade opened the floor for comments from the public.

1. Thomas Vandever, Chairperson of the Independence Resource Center, spoke about the need for accessibility improvements at the Dogwood Vietnam Memorial.
2. Jackie Temkin, city resident, expressed appreciation for the recent amendments to the Parks and Recreation Master Plan to bring more gender-equitable access to play services and partnerships. She spoke about obstacles that some groups face when trying to book and access City parks and recreation facilities.
3. Marnie Allen, city resident, read a letter on behalf of the board of Reclaimed Hope Initiative to request support for an upcoming grant application.
4. Mario, a public housing resident, spoke about a sensitive personal living situation.
5. Jim Moore, city resident, spoke about the real estate tax rate adoption process. He requested consistency in language between the legal notice and various forms of communication.
6. Richard Vaughter spoke about safety issues at Kindlewood apartments.

CONSENT AGENDA

Clerk Thomas read the following Consent Agenda items into the record, and on motion by Pinkston, seconded by Snook, Council unanimously adopted the Consent Agenda (Ayes: Oschrin, Payne, Pinkston, Snook, Wade; Noes: none).

2. MINUTES: March 13 budget work session; March 17 regular meeting; March 20 annual City budget public hearing; March 27 budget work session
3. RESOLUTION for allocation of \$788,000 of FY25 Charlottesville Affordable Housing Fund Grant funding (2nd reading)

RESOLUTION ALLOCATION OF CHARLOTTESVILLE AFFORDABLE HOUSING FUND (CAHF) FY25 FOR AFFORDABLE HOUSING PROJECTS AND INITIATIVES IN THE AMOUNT OF \$788,000

WHEREAS, the City of Charlottesville, Virginia, having established the Charlottesville Affordable Housing Fund (CAHF) Grant Program to provide financial support for community agency programs aiding in affordable housing and homelessness relief, hereby allocates \$788,000 from the Charlottesville Affordable Housing Fund (CAHF) Grant Program under Fund 426 Project: CP-084, as per the Capital Improvement Program budget for FY2025.

NOW, THEREFORE, BE IT RESOLVED The City Council, having received and reviewed recommendations from the CAHF Committee on the expenditure of CAHF funds for the CAHF Grant Program, resolves to allocate the amount to the following CAHF applicants:

Fund	Project	GL Account	Applicant	Funded Project/Initiative	CAHF Award
426	CP-084	530670	Albemarle Housing Improvement Program	Charlottesville Critical Rehabilitation Program	\$240,000
426	CP-084	530670	Community Services Housing, Inc. (CSH)	Rehabilitation Repairs to Preserve CSH Properties	\$88,000
426	CP-084	530670	Habitat for Humanity of Greater Charlottesville	Habitat Core 2025	\$160,000
426	CP-084	530670	Piedmont Housing Alliance	905 Rives St.	\$200,000
426	CP-084	530670	Piedmont Housing Alliance	11th St. NW	\$100,000

BE IT FURTHER RESOLVED that all funding awards within this resolution shall be provided as grants to the entities listed under the “Applicant” column above to be used solely for the purposes outlined in their respective grant applications and any subsequent grant agreement. The City Manager is authorized to negotiate and execute funding grant agreements with each recipient to ensure proper utilization of funds.

4. RESOLUTION considering 1114 E High Street Special Exception Permit for Build-To Requirements

RESOLUTION APPROVING A SPECIAL EXCEPTION PERMIT FOR PROPERTY LOCATED AT 1114 E HIGH STREET

WHEREAS, LUCKYBALL’S JUGGLER TRAINING CAMP LLC (“Landowner”) is the current owner of a lot identified on 2025 City Tax Map 28 as Parcel 112 (City Parcel Identification No. 540021000), having an area of approximately 0.43 acres (18731 square feet) (“Subject Property”); and

WHEREAS, the landowner proposes to modify the Build-To requirements on the Subject Property to build a studio workshop space behind the existing structure on site (“Project”); and

WHEREAS, the Project is described in more detail within the Applicant's application materials submitted in connection with Application PL-25-0038, as required by City Development Code Section 34-5.2.15.B.2 (collectively, the "Application Materials"); and

WHEREAS, the Planning Commission (“PC”) made a recommendation of approval at their February 25, 2025, Public Meeting, per City Development Code Section 34-5.2.15.C.2; and

WHEREAS, upon consideration of the PC's recommendation and the Staff Reports discussing this application, as well as the factors set forth within City Development Code Section 34-5.2.15.D, this

Council finds and determines that granting the proposed Special Exception Permit would serve the public necessity, convenience, general welfare or good zoning practice; now, therefore,

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that, pursuant to City Code Development Sections 34-2.4.4.B.5 and 34-5.2.15, a Special Exception Permit is hereby approved and granted to authorize the Project and require a new building to be built outside of the build-to zone required on the primary street lot line in the CX-5 zoning district.

5. RESOLUTION considering a Special Exception Permit request for 1418 Emmet Street

**RESOLUTION APPROVING A REQUEST FOR A SPECIAL EXCEPTION PERMIT
("SEP") FOR PROPERTY LOCATED AT 1418 EMMET STREET N**

WHEREAS, Scott Smith ("Landowner") is the current owner of a lot identified on 2025 City Tax Map 40 as Parcel 4D00 (City Parcel Identification No. 400004D00), having an area of approximately 1.00 acres (43,700 square feet); ("Subject Property"); and

WHEREAS, the Landowner wishes to install an accessory shed on the Subject Property ("Project"); and

WHEREAS, the Project is described in more detail within the Landowner's application materials submitted in connection with Application PL-25-0004 ("Application"), as required by City Development Code § 34-5.2.15.B.2 (collectively, "Application Materials"); and

WHEREAS, the City of Charlottesville Planning Commission ("PC") made a recommendation of approval at its March 11, 2025, Public Meeting, per City Development Code § 34-5.2.15.C.2.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Charlottesville, Virginia ("City Council"), upon consideration of the PC's recommendation and the City Staff Report discussing the Application, as well as the factors set forth within City Development Code § 34-5.2.15.D, that it finds and determines that granting the proposed SEP would serve the public necessity, convenience, general welfare, or good zoning practice; and

BE IT FURTHER RESOLVED, by City Council, pursuant to City Development Code Section §§ 34-5.2.15, a SEP is hereby approved and granted to authorize the Project and permit installation of an accessory shed consistent with the Application Materials for the Subject Property.

6. RESOLUTION to Appropriate Funds from the Virginia Department of Transportation ("VDOT") for the Monticello 2nd Project - \$1,304,308 (layover)

CITY MANAGER REPORT

Eden Ratliff, Deputy City Manager, provided an update on work done over the last two years by city staff regarding the City's Strategic Plan, and work that continues to be done. He and City Manager Sanders mentioned holding a City Council retreat over the summer to develop a "bridge" plan for the next five years.

Mr. Sanders invited the public to attend an Open House on Wednesday, April 9 at 5:30 p.m. in the Jackson Via Elementary School gymnasium to discuss ways to make 5th Street SW a safer corridor for all travel modes. He announced that the Charlottesville City Market kicked off its 52nd season on April 5th, and that residents with SNAP benefits should check in with the market management tent to use their

benefits to access services that are available to them. Mr. Sanders announced the recognition of National Crime Victims Rights Week from April 6-12.

ACTION ITEMS

7. PUBLIC HEARING and ORDINANCE: FY2026 Budget Public Hearing #2; Ordinance, Annual Appropriation

Krisy Hammill, Budget Director, introduced the item for its second public hearing. After Council asked clarifying questions, Mayor Wade opened the public hearing.

- James Moore, city resident, spoke about the effective tax rate increase advertised, and the impact of increased property assessments.

Mayor Wade closed the public hearing.

a. Ordinance Adopting a Budget and Annual Appropriation of Funding for the City of Charlottesville, Virginia, for the Fiscal Year ending June 30, 2026 (layover)

Following discussion, Council unanimously agreed to lay consideration of this ordinance over to the April 14 special meeting for a second reading and vote, with the understanding that the April 10 budget work session will inform the final ordinance.

8. RESOLUTION: City of Charlottesville Parks & Recreation Comprehensive Master Plan Adoption Resolution (2nd reading)

Riaan Anthony, Director of Parks and Recreation, provided a summary of the development process for the Parks and Recreation Master Plan. He reviewed amendments to the Plan incorporating input from the March 17, 2025, City Council meeting.

On motion by Pinkston, seconded by Payne, Council by a vote of 5-0 approved the following resolution (Ayes: Oschrin, Payne, Pinkston, Snook, Wade; Noes: none).

RESOLUTION

TO AMEND THE NOVEMBER 15, 2021, CITY COMPREHENSIVE PLAN, AS AMENDED, TO ADD THE PARKS AND RECREATION MASTER PLAN

WHEREAS, on Tuesday, March 11, 2025, the City of Charlottesville Planning Commission (“PC”) held a Public Hearing on a proposed amendment of the Comprehensive Plan for the City of Charlottesville, dated November 15, 2021, as amended to date (“Comprehensive Plan”), after notice of intention to do so was published in accordance with the requirements of §15.2-2204(A), Code of Virginia, 1950, as amended; and

WHEREAS, after the Public Hearing on March 11, 2025, the PC recommended approval of the proposed Comprehensive Plan Amendment and directed that said Comprehensive Plan be transmitted to the City Council of the City of Charlottesville, Virginia (“City Council”), for consideration (“Certified Plan”); and

WHEREAS, on Tuesday, March 17, 2025, City Council held a Public Hearing on the proposed Certified Plan after notice of intention to do so was published in accordance with the requirements of §15.2-2204(A), Code of Virginia, 1950, as amended; and

WHEREAS, as required by § 15.2-2225, Code of Virginia, 1950, as amended, a link to the Certified Plan was posted on the City’s website, the place where such information is posted, and the Certified

Plan has been available to the public; and

WHEREAS, City Council desires that the proposed Amendments be made to the Certified Plan, to-wit: the addition of the Parks and Recreation Master Plan.

NOW THEREFORE, BE IT RESOLVED, that City Council finds and determines that, with the amendments adding the Parks and Recreation Master Plan, desired by City Council as described above, the Certified Plan has been made with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the territory within the City, which will, in accordance with present and future probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the City's inhabitants; and

BE IT FURTHER RESOLVED, by City Council that the aforesaid Certified Plan is hereby adopted, re-enacted and re-ordained as the official City Comprehensive Plan pursuant to §15.2-2226, Code of Virginia, 1950, as amended, and shall hereafter continue to be known and referred to as the City's "Comprehensive Plan (2021)."

9. WRITTEN REPORT: FY26 Operations Plan for Charlottesville Albemarle Convention & Visitors Bureau

City Council acknowledged receipt of the written report from the Charlottesville Albemarle Convention & Visitors Bureau. Councilor Payne highlighted city and county investments.

COMMUNITY MATTERS (2)

Mayor Wade opened the floor for comments from the public. No speakers came forward.

ADJOURNMENT

On motion by Snook, seconded by Oschrin, Council voted 5-0 to adjourn the meeting at 7:44 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council