

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	May 5, 2025
Action Required:	Consideration of an Application for a Special Use Permit
Presenter:	Benjamin Koby, Planner II
Staff Contacts:	Benjamin Koby, Planner II
Title:	Public Hearing and Resolution to approve a Special Use Permit for a Commercial Lodging Special Use Permit at 401 Ridge Street

Background

Andrew Jenkins ("Applicant") seeks a Special Use Permit ("SUP"), in accordance with City Code Section 34-5.2.14, to operate a Bed and Breakfast ("Project"), within the R-C Zoning District at 401 Ridge St ("Subject Property"). Pursuant to City Code Section 34-3.2.2, this use is classified as "Commercial General Lodging" and allows up to ten (10) guest rooms with an approved SUP. The Applicant proposes five (5) guest rooms, without on-site management. This Application does not include any proposed exterior modifications to the Subject Property.

Discussion

The Planning Commission ("PC") held a hybrid virtual and in-person Regular Meeting on April 8th, 2025, on this matter. The PC had no concerns with the request, and recommended approval of the SUP, with no recommended conditions. A recording of the Meeting can be found at the following link. Discussion starts at the 1:36:40 mark.

[-Link to Recording of Regular Meeting](#)

The full Application for this Project can be found at the following link. Materials start on page 21.

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

Alignment with City Council's Vision and Strategic Plan

If City Council approves this SUP 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 SUP does require a Public Hearing and Community Engagement Meeting. The Applicant hosted a public Community Engagement Meeting on April 8, 2025, at 11 am, at the Subject Property. Two (2) neighbors attended the Meeting, and were generally supportive of the Application. The citizens did convey some concerns with traffic along

Ridge Street in this area, but did not think this Project would impact the traffic situation.

City Staff has received no emails or phone calls expressing concerns with the Project.

On April 8th, 2025, the PC held a Public Hearing to consider this Application. The Public Hearing was a hybrid Meeting, with the public able to join online and in person. No public comments or concerns were expressed related to this SUP request.

Budgetary Impact

This Item has no budgetary impact.

Recommendation

City Staff recommends approval of the SUP to allow for a "Commercial General Lodging" (up to ten (10) guest rooms) for the use of a Bed and Breakfast at 401 Ridge Street. City Staff did not recommend any conditions for this SUP.

The PC voted 6-0 to recommend approval of this Application.

Alternatives

City Council may deny, indefinitely defer, or modify the conditions on the requested SUP:

- (1) Denial: "I move to deny the SUP requested with Application PL-25-0027;"
- (2) Deferral: "I move to defer Council action on SUP PL-25-0027;" or
- (3) Conditions: "I move to approve the SUP, with the following conditions..."

Attachments

1. RESOLUTION GRANTING A SPECIAL USE PERMIT
2. Slideshow_401 Ridge St SUP