

CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.gov



TO: Charlottesville Planning Commission
FROM: Matthew Alfele, Development Planning Manager
DATE: February 10, 2026
SUBJECT: Planning Commission Work Session:
**Review Draft Planning Commission dates for 2026
Update on Development Code Amendments
Prioritizing Tier 3 Amendments**

Introduction and Background

During this work session, staff will guide the Commission through three key topics:

2026 Regular Meeting Dates and Work Session Schedule

Staff has prepared a draft schedule for regular meetings and work sessions. Regular meeting agendas are applicant-driven and may vary in size, while work sessions provide the Commission greater flexibility to address priority items. The draft schedule identifies sessions already committed and potential openings for additional topics. Please note this is a preliminary draft; adjustments may occur as new items arise.

Action:

- Review the draft schedule and identify any topics to assign to specific work sessions in 2026.

Development Code Amendments Update

On January 13, 2026, the Commission held a public hearing on 86 Development Code Amendments. City Council will conduct its hearing on February 17, 2026, with implementation scheduled for March 23, 2026, pending approval. This concludes the 2025 amendment cycle, and staff will begin planning for 2026.

Action:

- Receive an update on the 2025 amendments.
- Receive an update on the proposed framework for the 2026 cycle, which is expected to include additional work sessions or subcommittee meetings and focus on a limited

number of Tier 2 amendments.

Prioritizing Tier 3 Amendments

Staff maintains a working document of suggested amendments. Items not addressed in Tier 1 or Tier 2 have been categorized as Tier 3. To assist in developing the Department's overall 2026–2027 Work Plan, staff requests the Commission prioritize the most critical Tier 3 items (top four or five). This discussion also provides an opportunity to identify any Tier 3 items that could be reclassified as Tier 2 for 2026.

Action:

- Review the working document and select the top four or five Tier 3 items for consideration in the 2026–2027 Work Plan.
- Identify any Tier 3 items that could be addressed as Tier 2 amendments in 2026.

Attachments and Links:

- Draft 2026 Planning Meeting Schedule
- Development Amendment Working Document 2025
- DRAFT Development Amendment Working Document 2026
- 2026 Development Code Amendments – Tier 3 Summary