

**CITY OF CHARLOTTESVILLE**  
**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES**  
**STAFF REPORT**



**PLANNING COMMISSION REGULAR MEETING**  
**APPLICATION FOR A CRITICAL SLOPE SPECIAL EXCEPTION**  
**APPLICATION NUMBER: PL-26-0037**  
**DATE OF MEETING: May 12, 2026**

**Project Planner:** Dannan O’Connell, AICP  
**Date of Staff Report:** April 17, 2026

**Applicant:** Scott Williams, Crescent Development Homes  
**Current Property Owner:** Ryan Farr and Lindsay Meck

**Application Information**

**Property Street Address:** 2010 Meadowbrook Road

**Tax Map & Parcel/Tax Status:** 400006100 (real estate taxes paid current – Sec. 34-12)

**Total Project Area (Limits of Disturbance):** 3,715 sq. ft.

**Total Area of Critical Slopes on Parcels:** 11,098 sq. ft. | 34%

**Area of Proposed Critical Slope Disturbance:** 1,155 sq. ft. | 3.5% of total site area | 10.4% of total critical slopes area on parcel

**Comprehensive Plan (General Land Use Plan):** General Residential

**Current Zoning Classification:** R-A

**Overlay District:** None

**Applicant’s Request (Summary)**

Scott Williams (applicant), representing Ryan Farr and Lindsay Meck (property owners), wishes to improve the above-referenced property with a residential addition, terrace, paved path and retaining wall. 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 heard by the Planning Commission before these improvements can be permitted.

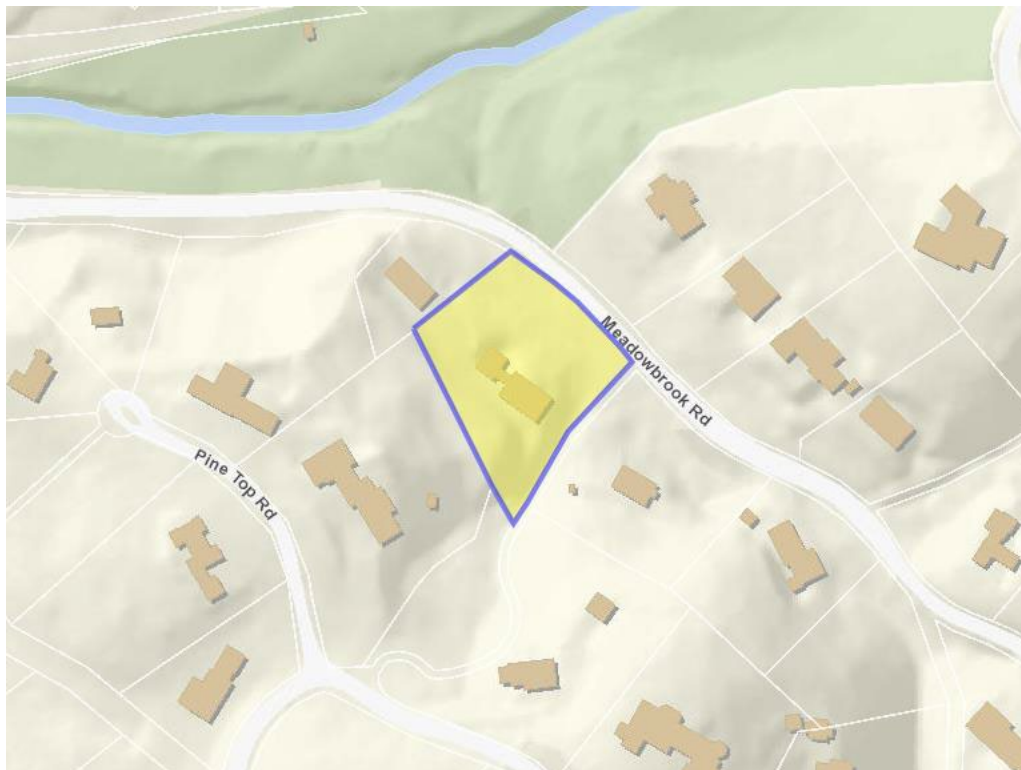
Improvements specific to areas where critical slopes would be impacted should the waiver be approved are shown on a Concept Plan (**Attachment B**) and include a retaining wall, residential addition, and associated land disturbance/grading. Critical slope areas are shown by the applicant in the Critical Slope Encroachment Exhibit (**Attachment D**).

Existing critical slope areas located on this Property total approximately 11,100 square feet or 34 percent of the site. The applicable definition of “critical slope” is as follows:

1. A grade of 25% or greater;
2. A portion of the slope has a horizontal run of greater than 20 feet;
3. An area of 6,000 square feet or greater; and
4. A portion of the slope is within 200 feet of any waterway protected by the Standard and Design Manual or Chapter 10 of the Charlottesville Code of Ordinances, or shown on the map entitled “Properties Impacted by Critical Slopes”, maintained by the Neighborhood Development Services. (Sec. 34-4.10.1.B.2)

Based on the information presented within the application materials, Staff verifies that the area for which this waiver is sought meets all of the above-referenced components of the definition of “critical slope”.

### **Vicinity Map**



### **Critical Slopes per the Zoning Ordinance**



### **Standard of Review**

Per Sec. 34-5.2.16, The Planning Commission will review the application and report its findings and recommendations to the City Council. City Council may then grant a Critical Slopes Special Exception when it finds that:

- a. Due to unusual size, topography, shape, location, or other unusual physical conditions, or existing development of a property, the requirements of 4.10.1. Critical Slopes would effectively prohibit or unreasonably restrict the use, reuse or redevelopment of such property or would result in significant degradation of the site or adjacent properties; or
- b. The public benefit of the proposed encroachment outweighs the public benefit of protecting the area of slope proposed to be impacted.

City Council will review an application for a Critical Slopes Special Exception according to the following criteria:

- a. Whether the amount of impact has been limited to the greatest extent possible;
- b. Whether sufficient mitigation has been proposed to limit the impact of the proposed encroachment;

- c. Whether steps have been taken to limit or prevent impacts to portions of the sloped area with environmental or scenic value or vulnerability to disturbance; and
- d. Whether the proposed project is consistent with the zoning district and Comprehensive Plan.

### **Project Review and Analysis**

A concept plan of the proposed retaining wall and addition has been provided by the applicant (**Attachment B**), along with a survey of the existing property (**Attachment A**).

#### Staff Analysis 34-5.2.16.D.1, Criteria A:

*Planning Department:* The subject property is designated General Residential by the Comprehensive Plan's Future Land Use Map. No additional dwelling units are proposed for the subject property. The existing use and proposed improvements are consistent with the Comprehensive Plan.

Staff finds that due to the topography of the area, zoning restrictions on maximum building width, and the presence of a sanitary sewer easement within the front yard (noted by the applicant in **Attachment C**), the requirements of Sec. 34-4.10.1 would unreasonably restrict the use of the subject property. The critical slope area to be disturbed is minimal and limited to the area to the rear of the existing residential structure.

*Utilities Department:* City Utilities has no comment specific to this Special Exception.

#### Staff Analysis 34-5.2.16.D.1, Criteria B:

As the area in question is privately held, and no additional dwellings or public improvements are proposed, staff finds that Criteria B is not applicable to this request.

### **Staff Recommendation**

Staff recommends the Planning Commission consider the following when making a recommendation to City Council:

#### Purpose and Intent of the Critical Slope Provisions

The purpose and intent of the critical slope provisions in Section 34-4.10.1 are to protect and maintain the environmental quality in the City by limiting development and disturbance of steeply sloped areas near waterways, adjacent properties, and environmentally sensitive areas and to protect those steeply sloped areas and waterways from the negative impacts of erosion and stormwater as well as preserve their ecological value.

**Recommended Conditions**

Staff has no recommendations for conditions related to this project and recommends approval of this Special Exception.

**Suggested Motions**

1. "I move to recommend approval of the critical slope special exception for Tax Map and Parcel 400006100 as requested, with no reservations or conditions, based on a finding that [*reference at least one*]:
  - Due to unusual size, topography, shape, location, or other unusual physical conditions, or existing development of a property, the requirements of Section 34-4.10.1 would effectively prohibit or unreasonably restrict the use, reuse or redevelopment of such property or would result in significant degradation of the site or adjacent properties."
  - The public benefit of the proposed encroachment outweighs the public benefit of protecting the area of slope proposed to be impacted."
2. "I move to recommend denial of the critical slope special exception for Tax Map and Parcel 400006100."

**Attachments**

- A. Property Survey and Existing Conditions
- B. Landscape Concept and Grading Plan
- C. Constraints Exhibit
- D. Critical Slope Encroachment Area
- E. Project Narrative and Description