



## Planning Commission Meeting Agenda May 12, 2026

610 East Main Street  
City Council Chambers  
Charlottesville, Virginia 22902

Carl Schwarz, Chair  
Danny Yoder, Vice Chair  
Ross Harness  
Hosea Mitchell  
Betsy Roettger  
Lyle Solla-Yates  
Josh Carp  
Michael Joy

- I. **Commission Pre-Meeting (Agenda discussion(s))**  
Beginning: 5:00 p.m. Location: (Council Chambers, 605 E. Main Street, Charlottesville, VA 22902)
- II. **Commission Regular Meeting**  
Beginning: 5:30 p.m. Location: (Council Chambers, 605 E. Main Street, Charlottesville, VA 22902 and Electronic/Virtual)
  1. **Commissioner's Reports**
  2. **University of Virginia Report**
  3. **Chair's Report**
  4. **Department of NDS Report**
  5. **Matters to be Presented by the Public not on the Formal Agenda**
  6. **Consent Agenda**
- III. **Planning Commission Public Hearing Items**  
Beginning: 6:00 p.m.
  1. **Zoning Map Amendment and Zoning Text Amendment - 801 West Street [PL-26-0042 and PL-26-0043]**
- IV. **Commission's Action Items**  
Beginning: following any public hearings
  1. **Critical Slope Special Exception - 2010 Meadowbrook Road [PL-26-0037]**
  2. **Critical Slope Special Exception - Botanical Gardens of the Piedmont [PL-26-0044]**
- V. **Presentations**  
Beginning: following any action items
  1. **Environmental Regulations and Policy Update**
  2. **Downtown Mall Action Plan Implementation**
- VI. **Future Meeting Schedule/Adjournment**  
Tuesday, May 26 - 5:00 PM - Work Session Tuesday, June 9 - 5:30 PM - Regular Meeting

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3185 or submit a request via email to [ada@charlottesville.gov](mailto:ada@charlottesville.gov). The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

Planning Commission pre-meeting and regular meetings are held in person and by Zoom webinar. The webinar is broadcast on Comcast Channel 10 and on all the City's streaming platforms including: Facebook, Twitter, and [www.charlottesville.gov/streaming](http://www.charlottesville.gov/streaming). Public hearings and other matters from the public will be heard via the Zoom webinar which requires advanced registration here: [www.charlottesville.gov/zoom](http://www.charlottesville.gov/zoom). You may also participate via telephone and a number is provided with the Zoom registration or by contacting staff at 434-970-3182 to ask for the dial in

number for each meeting. Written comments may be submitted via email to [planningcommission@charlottesville.gov](mailto:planningcommission@charlottesville.gov).



**PLANNING COMMISSION PUBLIC HEARING**  
**APPLICATION FOR A ZONING MAP AMENDMENT (ZMA) AND ZONING TEXT AMENDMENT (ZTA)**  
**APPLICATION NUMBERS: PL-26-0042 and PL-26-0043**  
**DATE OF MEETING: May 12, 2026**

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES STAFF REPORT**

**Author of Staff Report:** Kate Richardson

**Date of Staff Report:** April 27, 2026

**Origin of Request:** Richard Hunt, Property Owner

**Applicable City Code Provisions:** Section 34-5.2.5.B (Zoning Amendment) and Section 34-2.9.3 (IPP designation)

**Planner:** Carrie Rainey

**Application Information**

**Property Street Address:** 801 West Street ("Subject Property")

**Tax Map & Parcel/Tax Status:** 310042000

**Total Square Footage/ Acreage Site:** Approx. 0.3 acres (13,068 sq. ft.)

**Comprehensive Plan (General Land Use Plan):** General Residential (Sensitive Community Areas)

**Current Zoning Classification:** RN-A

**Current Overlay District:** None

**Background**

A Zoning Map Amendment ("ZMA") Application and a Zoning Text Amendment ("ZTA") Application, both pursuant to Charlottesville City Code Section 34-5.2.5, have been submitted for property located at 801 West Street, Charlottesville, Virginia, TMP # 310042000 ("Subject Property"). Consistent with the provisions of Section 34-2.9.3., the Subject Property owner requested the City initiate the ZTA and ZMA process to designate the Subject Property (an existing house at 801 West Street) as an Individually Protected Property ("IPP"). The proposed IPP designation will overlay an approximately 0.3-acre parcel, located at the NW corner of West Street and 8th Street, NW, within the 10<sup>th</sup> and Page Neighborhood.

On December 9, 2025, the Planning Commission approved by motion to initiate the necessary review to amend Section 34-2.9.3.B. to designate this parcel an IPP, and, per Section 34-5.2.5, amend the City Zoning Map to identify this parcel as having an IPP overlay. Designation of an IPP follows the process for an amendment to the City's zoning ordinance and zoning map, including a public hearing and notification.

Per Section 34-5.2.5.B.1.a., a ZTA may be initiated by the City Council or Planning Commission. The City’s designated IPPs are specifically identified and listed in Section 34-2.9.3.B, therefore requiring the ZTA be completed in tandem with the ZMA.

Proposed revision to Section 34-2.9.3.B. - Established Individually Protected Properties:

*Following is a list of landmarks, buildings and structures outside the City’s ADC Districts, which are deemed by City Council to be of special historic, cultural, or architectural value.*

Street Number	Street Name	Tax Map Number	Parcel Number
[...]			
<u>801</u>	<u>West Street</u>	<u>Tax Map 31</u>	<u>Parcel Number 42</u>

The Board of Architectural Review (BAR) approved a motion recommending the ZTA and ZMA to City Council on January 21, 2026 ([link to BAR motion and case archive](#)). Subsequently, the required Community Meeting was held on March 11, 2026, at the Subject Property.

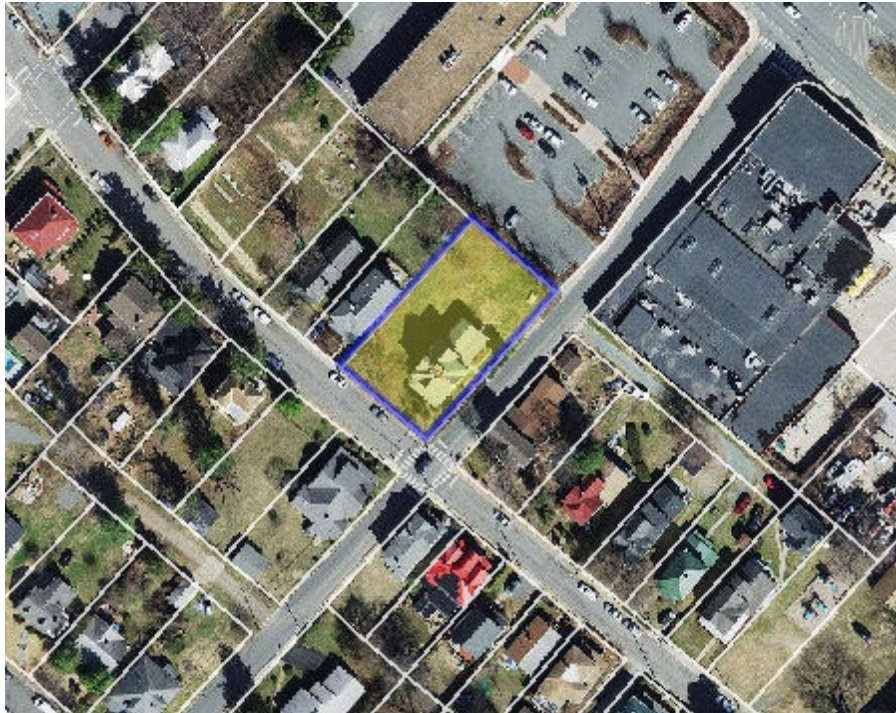
On the Subject Property, the proposed contributing structure is a two-story, framed dwelling, clad in stucco. The dwelling is characterized by a hipped roof with pedimented gables, a wood-railed widow's walk in the center, with an attached single-story, rear addition. The addition features a gabled roof and side porch with shed roof.

In 1905, James Patterson, a white carpenter, constructed the dwelling for his family. The Patterson family sold the property in 1944 during WWII to James Fleming, a fireman with the railroad, and his wife Maude Fleming, a prominent local teacher at the Jefferson school for forty years. The property remains in the family to this day. (The NE corner of the 10th & Page Neighborhood was initially segregated. Between 1930 and 1950, it transitioned to predominantly Black residents, including the Flemings.) Mr. Hunt (owner of the Subject Property) is the Great-Great-Great Great Grandson of Henry Martin (1826-1915), the bell ringer at UVA from c.1868 until 1909.

**Vicinity Map**



### Context Map



### Standard of Review

When initiated, per Section 34-5.2.5.D, the Planning Commission reviews and studies the proposed amendments to determine:

1. Whether the proposed amendment conforms to the general guidelines and policies contained in the Comprehensive Plan;
2. Whether the proposed amendment will further the purposes of this Chapter and public necessity, convenience, general welfare, and good zoning practice require such amendment;
3. Whether there is a need and justification for the change;
4. When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the Planning Commission must consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification; and
5. Such other considerations as permitted by law.

### Request

Based on the criteria found in Section 34-2.9.3.C.2. (analysis below), staff asks the Planning Commission to recommend that City Council amend Section 34-2.9.3.B by adding this parcel to the list of IPPs and to amend the Zoning Map to designate this parcel as an IPP, with the two-story framed dwelling being listed as a contributing structure within the *GIS feature class*.

### Discussion

In June 2020, on behalf of the City, the 106 Group completed a Reconnaissance Architectural History Survey of 438 properties within the 10th & Page Neighborhood. As a result, the Virginia Department of Historic Resources State Review Board recommended the approximately 50-acre *Tenth and Page Historic District* be eligible for listing on the Virginia Landmarks Register (VLR) and the National Register of Historic Places (NRHP). Within that review, the Subject Property was assessed as retaining excellent integrity of both location and setting. In the areas of design, materials, and workmanship the house was assessed as retaining good integrity and therefore recommended as potentially individually eligible for listing in the National Register of Historic Places (NRHP) under criterion A as one of the oldest extent houses within the (also eligible) 10<sup>th</sup> & Page Neighborhood (See Attachment 1).

Link to the 2020 survey: [Survey of 10th and Page Neighborhood 2020](#)

In 1991, the first IPPs were established by Council applying an ordinance intended *to preserve, protect, and enhance certain buildings, structures, and landmarks, together with their landscapes and settings, which are of special historic, cultural, or architectural significance, and which are located outside the City's ADC Districts*. Charlottesville currently has eight ADC Districts, three Historic Conservation Districts, and 76 IPPs. Similar to the ADC district designation, the IPP designation is an overlay, and as such the underlying zoning remains the same. It is only through this local [City] designation that a historic property comes under the purview of the Board of Architectural Review (BAR) and, with that, is regulated by the City Code relative to demolitions, alterations, and new construction. The BAR cannot deny or prohibit a zoned use. Also, BAR actions are appealable to City Council and then to the courts. That is, the BAR cannot, by its actions alone, prevent a demolition or prevent a new structure or alteration to an existing structure.

Note: An IPP is a local designation, therefore evaluation of a proposed IPP should consider its importance to this city and this community. While it is helpful to refer to the NRHP criteria, neither eligibility nor listing should be considered requirements for **local recognition**. In fact, the relevant City Code section states that IPP designation is not determined by NRHP listing, but a way *to encourage nomination of historic properties to the National Register of Historic Places and the Virginia Landmarks Register* (See Attachment 2).

### **Standard of Review – IPP Designation [Section 34-2.9.3.C]**

#### C. Amendments to Individually Protected Property List

1. City Council may, by ordinance, from time to time, designate individual buildings, structures or landmarks as Individually Protected Properties; or remove individual buildings, structure or landmarks from the City's list of Individually Protected Properties. Any such action will be undertaken following the rules and procedures applicable to the adoption of amendments to the City's Development Code and official zoning map.
2. Prior to the adoption of any such ordinance, the City Council will consider the recommendations of the Planning Commission and the Board of Architectural Review (BAR) as

to the proposed addition, removal or designation. The Planning Commission and BAR will address the following criteria in making their recommendations:

- a. The historic, architectural or cultural significance, if any, of a building, structure or site and whether it has been listed on the National Register of Historic Places or the Virginia Landmarks Register, or are eligible to be listed on such registers;

**Staff comment:** Per the Department of Historic Resources' Virginia Cultural Resources Information System (VCRIS) entry [Attachment 1], the Subject Property is recommended potentially individually eligible for listing in the NRHP under Criterion A as one of the oldest extant houses in the neighborhood.

- b. The association of the building, structure or site with an historic person or event or with a renowned architect or master craftsman;

**Staff comment:** The Subject Property does not meet this standard. However, James Patterson was a well-known local builder and carpenter.

- c. The overall aesthetic quality of the building, structure or site and whether it is or would be an integral part of an existing ADC district;

**Staff comment:** Per the VCRIS entry [Attachment 1], the property retains ***excellent integrity of both location and setting***. In the areas of design, materials, and workmanship the house retains ***good integrity***. Additionally, the site as a whole retains ***excellent integrity of feeling and association***.

- d. The age and condition of a building or structure;

**Staff comment:** The structure's date of construction is 1905 and is currently in good condition both internally and externally.

- e. Whether a building or structure is of old or distinctive design, texture and material;

**Staff comment:** The structure is now 130 years old and retains both interior and exterior design elements that are representative of the late 19<sup>th</sup>-c. and early 20<sup>th</sup>-c. vernacular style and of the period in which it was fashioned [See photographs within Attachment 1]. Its overall integrity is mildly compromised by late 20<sup>th</sup>-c. replacement windows and stucco cladding.

- f. The degree to which the distinguishing character, qualities or materials of a building, structure or site have been retained;

**Staff comment:** As noted within *standard c* above, the Subject Property retains its historic setting and association within the 10<sup>th</sup> and Page neighborhood. The presence of a widow's walk is a unique element of its construction. The notable changes to the

structure and site in the last 100 years include: loss of the original one-story garage or outbuilding prior to 1963, the addition of exterior stucco, and replacement windows.

- g. Whether a building or structure, or any of its features, represents an infrequent or the first or last remaining example of a particular detail or type of architecture in the City;

**Staff comment:** Staff does not believe this structure represents an infrequent design within the City as a whole. It is recommended however, that additional research be conducted to determine the sequence of development of 10<sup>th</sup> and Page in the early 1900's. The property's retention of historic setting, feeling and association do recommend consideration under this standard.

- h. Whether a building or structure is part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exist a number of buildings or structures separated geographically but linked by association or history.

**Staff comment:** Per the VCRIS entry, the 10<sup>th</sup> and Page Historic District is eligible for listing in the NRHP under Criterion A in the areas of Ethnic Heritage, Community Planning and Development and Social History, and under Criterion C in the area of Architecture. This property would be a primary contributing resource of such a nominated district. It is the owner's wish to designate the Subject Property as an Individually Protected Property in order to maintain this continuity.

**Staff Responses to Standards of Review – ZMA/ZTA (Section 34-5.2.5.D)**

1. Whether the proposed amendment conforms to the general guidelines and policies contained in the Comprehensive Plan;

Staff response:

The proposed ZMA and ZTA to designate the Subject Property as an Individually Protected Property (IPP) conforms to the general guidelines and policies contained in the City of Charlottesville's Comprehensive Plan. The Comprehensive Plan expressly recognizes historic preservation as a core community value and identifies the protection of historic resources as essential to sustaining Charlottesville's character, identity, and sense of place. The 10th and Page neighborhood is one of Charlottesville's historically significant African American communities, and the Subject Property represents a tangible, physical connection to that heritage.

The Comprehensive Plan supports the identification, designation, and protection of properties that contribute to the city's architectural, cultural, and social history. Designating the Subject Property as an IPP directly advances land use policies that encourage the preservation of historic structures, reinforce neighborhood character, and promote stewardship of irreplaceable community assets. The designation is also consistent with Comprehensive Plan goals related to equitable recognition of historically underrepresented communities, as the 10th and Page neighborhood reflects a distinct chapter of Charlottesville's African American history that warrants acknowledgment and protection through the city's regulatory framework.

Therefore, staff finds the amendment conform to the general guidelines and polies contained in the Comprehensive Plan.

2. Whether the proposed amendment will further the purposes of this Chapter and public necessity, convenience, general welfare, and good zoning practice require such amendment;

Staff response:

Chapter 34 establishes a framework for land use regulation that, among other objectives, protects and enhances the character of Charlottesville's neighborhoods and preserves resources of historic, architectural, and cultural significance. The IPP designation mechanism under Chapter 34 exists precisely to achieve these goals on a property-specific basis, providing targeted protection for structures whose loss would constitute an irreversible harm to the community's heritage. Designating the Subject Property as an IPP serves the **public necessity** by ensuring that a historically significant structure is not inadvertently altered or demolished without appropriate review. It serves **public convenience** by creating a clear, transparent regulatory status for the property that informs owners, neighbors, and prospective buyers of the property's significance. It advances the **general welfare** by preserving a physical artifact of the 10th and Page neighborhood's history for the benefit of current and future residents. And it reflects **good zoning practice** by using the city's established IPP process — a purpose-built tool — in precisely the manner prescribed by the Code.

Therefore, staff finds the amendment will further the purposes of this Chapter and public necessity, convenience, general welfare, and good zoning practice.

3. Whether there is a need and justification for the change;

Staff response:

**Historic and Architectural Significance:** The Subject Property is a historic home situated within the 10th and Page neighborhood, a community with deep roots in Charlottesville's African American history. The structure embodies the architectural character and community identity of one of the city's most historically meaningful residential neighborhoods. Without formal designation, the property lacks the regulatory protection necessary to ensure that its historic fabric is considered before any future alterations, demolition, or redevelopment are permitted to proceed.

**Irreversibility of Loss:** Historic structures, once demolished or significantly altered, cannot be restored. The IPP designation provides the minimum necessary regulatory safeguard — a requirement for review — to ensure that decisions affecting the Subject Property are made with full awareness of its historic significance. The risk of inaction, in the form of potential loss of this resource, far outweighs any burden imposed by designation.

**Community and Neighborhood Context:** The 10th and Page neighborhood has been identified as a priority area for recognition of Charlottesville's African American heritage. Designating 801 West Street as an IPP is consistent with the city's broader efforts to document, recognize, and protect the physical legacy of this community, and responds to community interest in preserving neighborhood character and historic resources.

Therefore, staff finds there is need for the amendment, and the change justified.

4. When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the Planning Commission must consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification;

Staff response:

**Effect on the Property Itself:** The IPP designation does not change the underlying zoning district classification of the Subject Property, nor does it alter the property's permitted uses. It imposes a layer of review — specifically, Certificate of Appropriateness review by the Board of Architectural Review (BAR) — prior to the approval of certain alterations or demolition. This review process is well-established, predictable, and designed to be navigated collaboratively between property owners and the city. The designation affirms the property's significance and may, over time, enhance its cultural and market value by recognizing its historic character.

**Effect on Surrounding Properties:** The designation of the Subject Property as an IPP will have no adverse effect on surrounding properties. It does not alter setbacks, density, permitted uses, or any other development standard applicable to neighboring parcels. The designation may have a positive stabilizing effect on the surrounding neighborhood by signaling the city's commitment to preserving the character of the 10th and Page neighborhood and discouraging incompatible redevelopment of a key historic resource.

**Effect on Public Services and Facilities:** The proposed designation has no impact on public services or infrastructure. It does not increase density, generate additional traffic, or place any new demands on utilities, schools, or emergency services. The BAR review process that accompanies IPP designation is administered within existing city staff and commission capacity.

**Appropriateness for the IPP Classification:** The IPP classification under Chapter 34 is designed for properties of individual historic, architectural, or cultural significance that warrant protection on their own merits, independent of any historic district designation. The Subject Property meets this standard. It is a historic home in a historically significant neighborhood, and its individual designation reflects the property's standalone importance to Charlottesville's heritage. The purposes set forth for the IPP classification — protecting significant historic resources and ensuring informed review of proposed changes — are directly and fully served by this designation.

Therefore, staff finds the impact does not affect the underlying zoning district classification, does not adversely affect the surrounding properties, has no impact on public services or infrastructure, and is appropriate for the Subject Property.

5. Such other considerations as permitted by law.

Staff response:

**Equity and Inclusive Preservation:** Charlottesville has acknowledged, through various planning and policy processes, the importance of equitably recognizing the historic contributions of African American residents and communities whose heritage has historically been underrepresented in formal preservation programs. The designation of the Subject Property advances this equity goal

by extending the protections of the IPP framework to a property associated with the 10th and Page neighborhood's African American history. This is consistent with the Commission's broader responsibilities to promote the general welfare of all Charlottesville residents.

**Owner and Community Support:** To the extent that property owner concurrence and community support have been expressed, such support further affirms the appropriateness of the designation and reduces any concern regarding the regulatory burden the designation may impose.

### **Public Comments Received**

Staff received no public comments regarding the ZMA and ZTA requests at the publishing of this report.

### **Staff Recommendation**

Staff asks the Planning Commission to recommend that City Council adopt both rezoning applications: PL-26-0042 (ZMA) and PL-26-0043 (ZTA).

### **Appropriate Motions - ZMA**

1. Having reviewed the criteria for designation of Individually Protected Properties per Section 34-2.9.3., I move the Planning Commission recommend that City Council approve the Zoning Map Amendment to designate the Subject Property (801 West Street; Parcel 31-42) an Individually Protected Property.
2. Having reviewed the criteria for designation of Individually Protected Properties per Section 34-2.9.3., I move the Planning Commission recommend that City Council deny the Zoning Map Amendment to designate the Subject Property (801 West Street; Parcel 31-42) an Individually Protected Property.
3. Move to defer this action item.

### **Appropriate Motions - ZTA**

1. Having reviewed the criteria for designation of Individually Protected Properties per Section 34-2.9.3., I move the Planning Commission recommend that City Council approve the Zoning Text Amendment to designate the Subject Property (801 West Street; Parcel 31-42) an Individually Protected Property.
2. Having reviewed the criteria for designation of Individually Protected Properties per Section 34-2.9.3., I move the Planning Commission recommend that City Council deny the Zoning Text Amendment to designate the Subject Property (801 West Street; Parcel 31-42) an Individually Protected Property.
3. Move to defer this action item.

### **Attachments**

1. VCRIS and Historical Survey
2. NRHP Status of City IPPs & Vicinity Map
3. BAR Case Archive, January 2026

**Property Information****Property Names**

Name Explanation	Name
Function/Location	House, 801 West Street

**Property Evaluation Status****Property Addresses**

Current - 801 West Street

**County/Independent City(s):** Charlottesville (Ind. City)**Incorporated Town(s):** *No Data***Zip Code(s):** 22903**Magisterial District(s):** *No Data***Tax Parcel(s):** *No Data***USGS Quad(s):** CHARLOTTESVILLE EAST**Additional Property Information****Architecture Setting:** Urban**Acreage:** *No Data***Site Description:**

January 2020: This two-story house is located on the north side of West Street on the west corner of 8th Street NW and West Street. The walkway to the house is lined with box hedges, and there are large, mature trees around the house and along the rear of the property. This property consists of a house.

**Surveyor Assessment:**

January 2020: According to City of Charlottesville Property Records, this house was constructed in 1905 (City of Charlottesville GIS Viewer 2020). It first appears on the 1913 Sanborn Map with the same footprint it maintains through the Sanborn Maps to 1950 and into today (Sanborn Map Company 1913; Sanborn Map Company 1950; Google.com 2020). On the 1913 Sanborn Map, this house has a single-stall garage to the south east of the property (Sanborn Map Company 1913). This becomes a double-stall garage in the 1920 Sanborn Map and is maintained in the 1929 and 1950 Sanborn Maps (Sanborn Map Company 1920; Sanborn Map Company 1929; Sanborn Map Company 1950). This garage was demolished before 1963 (NETR 1963). Due to the multiple entranceways, this single-family house may now be a multi-family dwelling.

This property retains excellent integrity of location and setting. This property retains good integrity of design, materials, and workmanship, mildly compromised by replacement windows. This property retains excellent integrity of feeling and association. Overall, this property retains good integrity.

This property is recommended potentially individually eligible for listing in the NRHP under Criterion A as one of the oldest extant houses in the neighborhood. Further research should be conducted to determine if this is one of the first properties to be built in the neighborhood. Additionally, it is located in the potential 10th & Page Historic District, which is recommended as potentially eligible for listing in the NRHP. Further study is recommended to determine if the 10th & Page Historic District is eligible for listing in the NRHP under Criterion A in the areas of Ethnic Heritage, Community Planning and Development, and Social History, and under Criterion C in the area of Architecture. This property includes one contributing primary resource.

**Surveyor Recommendation:** Recommended Potentially Eligible**Ownership**

Ownership Category	Ownership Entity
Private	<i>No Data</i>

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Date of Construction:</b>	1905
<b>Date Source:</b>	Local Records
<b>Historic Time Period:</b>	Reconstruction and Growth (1866 - 1916)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	<i>No Data</i>

**Architectural Style:** Vernacular  
**Form:** *No Data*  
**Number of Stories:** 2.0  
**Condition:** Good  
**Threats to Resource:** None Known

**Architectural Description:**

January 2020: This two-story house is clad in stucco and has a hipped roof with pedimented gables covered in asphalt shingles with a wood-railed widow's walk in the center of the crossing. The front (southwest) facing facade features a one-story, full-width porch with a hipped roof supported by wood columns. The main entrance for this house is on the east end of the southwest facade. There is an interior concrete chimney near the center of the roof on the northwest roof slope at the ridge line. There is a one-story, full-width, front-gable wing on the rear (northeast) elevation of the house. It has an open porch on the southeast elevation with turned wood columns and railings. This porch provides access to two entrances. Visible fenestration includes two-over-two, double-hung, wood windows, most with fixed wood shutters; and a single-leaf wood door with a transom and a metal and glass storm door.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Concrete	Uncoursed
Foundation	Solid/Continuous	Unknown	Stuccoed/Parged
Structural System and Exterior Treatment	Wood Frame	Unknown	Stuccoed
Windows	Double-hung	Wood	<i>No Data</i>
Porch	1-Story Full-Width	Wood	Doric
Roof	Hipped w/Lower Cross Gables	Asphalt	<i>No Data</i>

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** *No Data*  
**Investigator:** Erin Que  
**Organization/Company:** The 106 Group Ltd.  
**Photographic Media:** Digital  
**Survey Date:** 2/5/2020  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

Erin Que, Principal Investigator and Sr. Architectural Historian  
 Holly Good, Architectural Historian  
 Saleh Miller, Sr. Architectural Historian

**Project Bibliographic Information:**

City of Charlottesville GIS Viewer  
 2020 Property Record. Electronic document, <http://gisweb.charlottesville.org/GisViewer/>, accessed January 27, 2020.

Hill Directory Co.  
 1931, 1940, 1950, 1959 Hill's Charlottesville City Directory. Hill Directory Co., Inc., Publishers, Richmond, Virginia.

National Environmental Title Research, LLC [NETR]  
 1963-2016 Historical Aerial Photograph, Charlottesville Independent City, Virginia. Electronic document, <http://historicaerials.com/>, accessed March 19, 2020.

Neighborhood Development Services  
2012-2016 The 10th and Page Historic Survey. On file at the City of Charlottesville Neighborhood Development Services, Charlottesville, Virginia.

Sanborn Map Company  
1907, 1913, 1920, 1929, 1950 Fire Insurance Map of Charlottesville, Virginia. Sanborn Map Company, New York, New York.

United States Geological Survey [USGS]  
1994-2019 Historical Aerial Photograph, Charlottesville Independent City, Virginia. Electronic document, accessed on Google Earth, February 20, 2020.

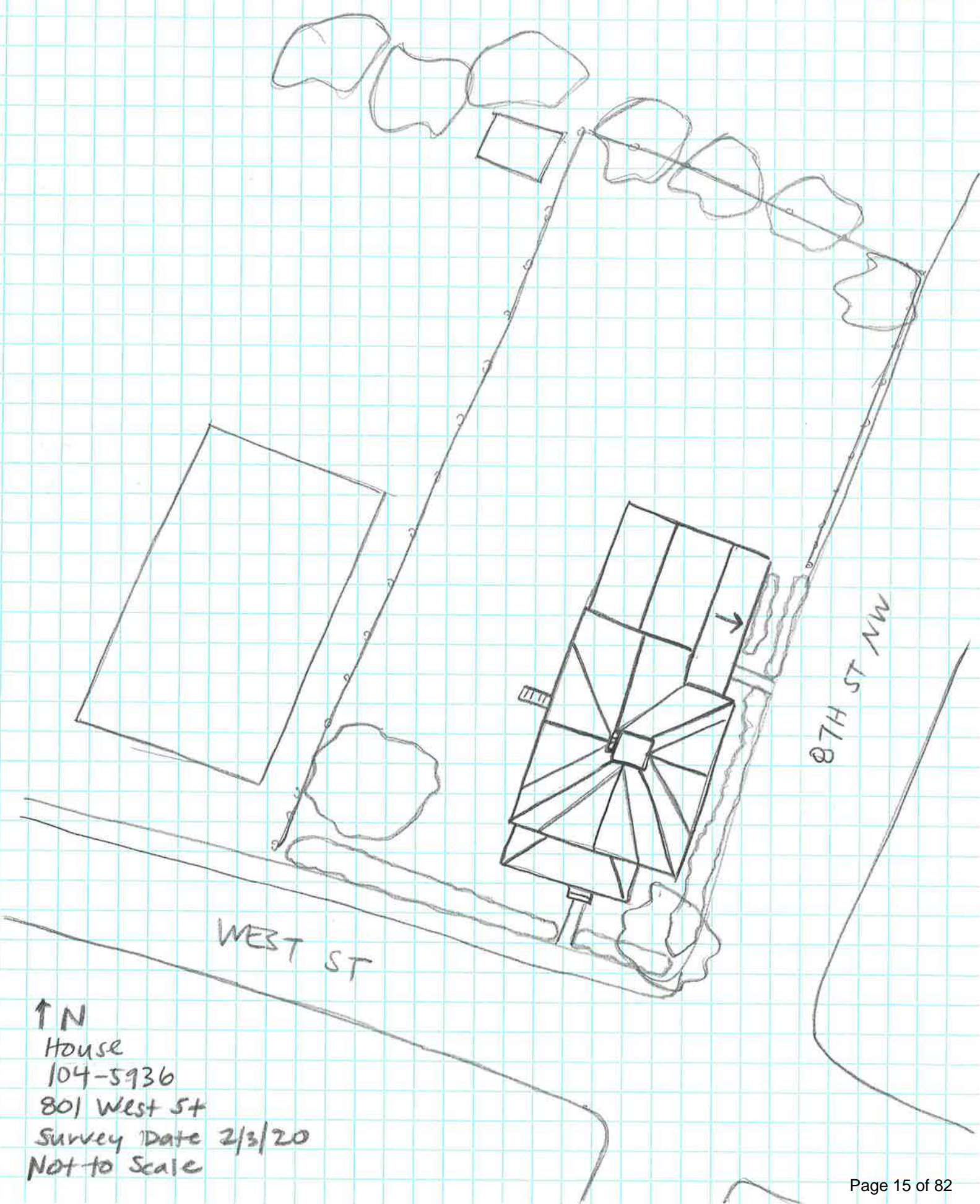
### **Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data



↑ N  
House  
104-5936  
801 West St  
Survey Date 2/3/20  
Not to Scale



Front and side (west) elevations - from West Street



Front and side (east) elevations - from West Street



Front elevation - from West Street



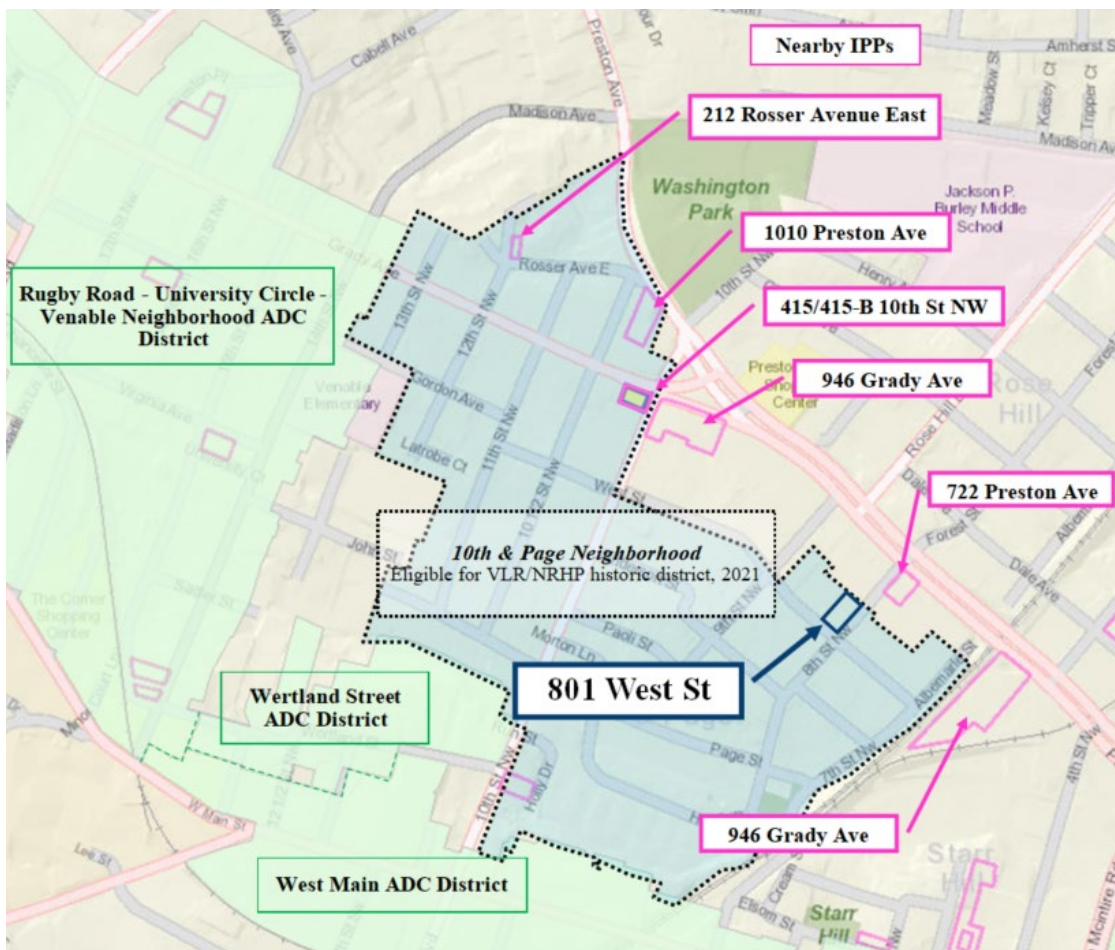
Rear and side (east) elevations from 8th Street, NW

## Attachment 2

### Status of the City's 76 Individually Protected Properties (IPPs)

- 48 are not listed on the NRHP
- 28 are individually listed on the NRHP
- 19 are contributing resources to a NRHP historic district (most, if not all, were IPPs before being included in a district)

### Vicinity Map indicating proximity of existing IPPs to 801 West Street



## Attachment 3

Archive  
City of Charlottesville  
Board of Architectural Review  
Regular Meeting  
January 21, 2026



### Recommendation to City Council – IPP Designation

Application for ZMA/ZTA  
[PL-26-0042 & PL-26-0043]

#### 801 West Street; TMP 310042000

Owner: Richard H. Hunt, Jr.

Applicant: City of Charlottesville, Neighborhood Development Services

Project: Zoning amendment to designate property an IPP

Reporting Staff: Kate Richardson

[Application components \(please click a bookmark below to go directly to the report pages\):](#)

- [Motion of Approval - Recommendation to City Council](#)
- [BAR Staff Report](#)
- [DHR-VCRIS Historical Survey](#)
- [Subject Property Photographic Documentation](#)
- [Owner correspondence requesting designation](#)

**City of Charlottesville  
Board of Architectural Review  
Motion of Approval**



**January 21, 2025**

**Recommendation to City Council – IPP Designation**

801 West Street; TMP 310042000

Owner: Richard H. Hunt, Jr.

Applicant: City of Charlottesville, NDS

Project: Zoning map and text amendment to designate property an IPP

Mr. Hunt,

The following motion was approved for the above referenced case by the City of Charlottesville Board of Architectural Review on January 21, 2026. The following action was taken:

Mr. Schwarz moved to approve the recommendation to City Council as follows:

Having reviewed the criteria for designation of Individually Protected Properties per City Code Section 34-2.9.3., I move the BAR recommend that City Council approve the request to designate 801 West Street (Parcel 31-42) as an Individually Protected Property.

The motion was seconded by Ms. Lewis and passed 7-0.

For specifics of the discussion, see the Board of Architectural Review's YouTube channel for a recording of the January 21<sup>st</sup> meeting:

<https://youtu.be/aRWaqfJjdUk?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnINUUV>

Sincerely,  
Kate



**Kate Richardson**

**Historic Preservation & Design Planner**

Neighborhood Development Services

City of Charlottesville

434.970.3515 | [richardsonka@charlottesville.gov](mailto:richardsonka@charlottesville.gov)

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
January 21, 2025**



**Recommendation to City Council – IPP Designation**

801 West Street; TMP 310042000

Owner/ Applicant: Richard H. Hunt, Jr.

Project: Zoning map and text amendment to designate property an IPP

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**Background**

Year Built: 1905

Style: Vernacular

Constructed in 1905, the now stucco-clad house consists of two-stories, a hipped roof with pedimented gables, and a central widow’s walk defined by wooden rails. The primary southwest façade features a full-width, one-story porch supported by wooden columns. A northeast wing extends to the rear of the property, complete with open porch, turned columns and railings. The side porch on the East elevation as recently been enclosed (see photographic documentation).

In 1905, James Patterson, a white carpenter, constructed the dwelling for his family. The Patterson family sold the property in 1944 during WWII to James Fleming, a fireman with the railroad, and his wife Maude Fleming, a prominent local teacher at the Jefferson school for forty years. The property remains in the family to this day. (The NE corner of the 10th & Page Neighborhood was initially segregated. Between 1930 and 1950, it transitioned to predominantly Black residents, including the Flemings.) Mr. Hunt (owner of the Subject Property) is the Great-Great-Great Grandson of Henry Martin (1826-1915), the bell ringer at UVA from c.1868 until 1909.

**Prior BAR Reviews**

This property is not locally designated, therefore there are no prior applications to the BAR.

**Request**

The BAR is asked to make a recommendation to City Council on the owner’s request to designate as an Individually Protected Property (IPP) an approximately 0.3-acre parcel located at the NW corner of West Street and 8th Street, NW, within the 10th & Page Neighborhood.

On December 9, 2025, in response to a request from the property owner, the Planning Commission voted to initiate the necessary review to amend City Code Chapter 34, Section 2.9.3.B. to designate this parcel an IPP, and, per City Code Chapter 34, Section 5.2.5, amend the City Zoning Map to

identify this parcel as having an IPP overlay. Designation of an IPP follows the process for an amendment to the City's zoning ordinance and zoning map, including a public hearing and notification.

Per City Code Chapter 34, Section 5.2.5.B.1.a., a Zoning Text Amendment (ZTA) may be initiated by the City Council or Planning Commission. (ZTA is necessary because the City’s designated IPPs are specifically identified and listed in City Code Chapter 34, Section 2.9.3.B.)

Per City Code Chapter 34, Section 5.2.5.B.1.b., a Zoning Map Amendment (ZMA) may be initiated by the City Council, the Planning Commission, or the owner of a property.

Property information and attachments:

- VCRIS and Historical Survey
- Interior and exterior photographs
- Written request to staff asking to begin the designation process

Proposed revision to Chapter 34, Section 2.9.3.B. - Established Individually Protected Properties:

Following is a list of landmarks, buildings and structures outside the City’s ADC Districts, which are deemed by City Council to be of special historic, cultural, or architectural value.

Street Number	Street Name	Tax Map Number	Parcel Number
[...]			
<u>801</u>	<u>West Street</u>	<u>Tax Map 31</u>	<u>Parcel Number 42</u>

**Discussion**

Based on the criteria found in Section 2.9.3.C.2. (analysis below), staff asks the BAR to recommend that City Council amend Chapter 34, Section 2.9.3.B by adding this parcel to the list of IPPs and to amend the Zoning Map to designate this parcel as an IPP, with the two-story framed dwelling being listed as a contributing structure within the *GIS feature class*.

In June 2020, on behalf of the City, the 106 Group completed a Reconnaissance Architectural History Survey of 438 properties within the 10th & Page Neighborhood. As a result, the Virginia Department of Historic Resources State Review Board recommended the approximately 50-acre *Tenth and Page Historic District* be eligible for listing on the Virginia Landmarks Register (VLR) and the National Register of Historic Places (NRHP). Within that review, the property at 801 West Street was assessed as retaining excellent integrity of both location and setting. In the areas of design, materials, and workmanship the house was assessed as retaining good integrity and therefore recommended as potentially individually eligible for listing in the National Register of Historic Places (NRHP) under criterion A as one of the oldest extent houses within the (also eligible) 10<sup>th</sup> & Page Neighborhood. [See property survey Attachment 1.]

Link to the 2020 survey: [Survey of 10th and Page Neighborhood 2020](#)

In 1991, the first IPPs were established by Council applying an ordinance intended *to preserve, protect, and enhance certain buildings, structures, and landmarks, together with their landscapes and settings, which are of special historic, cultural, or architectural significance, and which are*

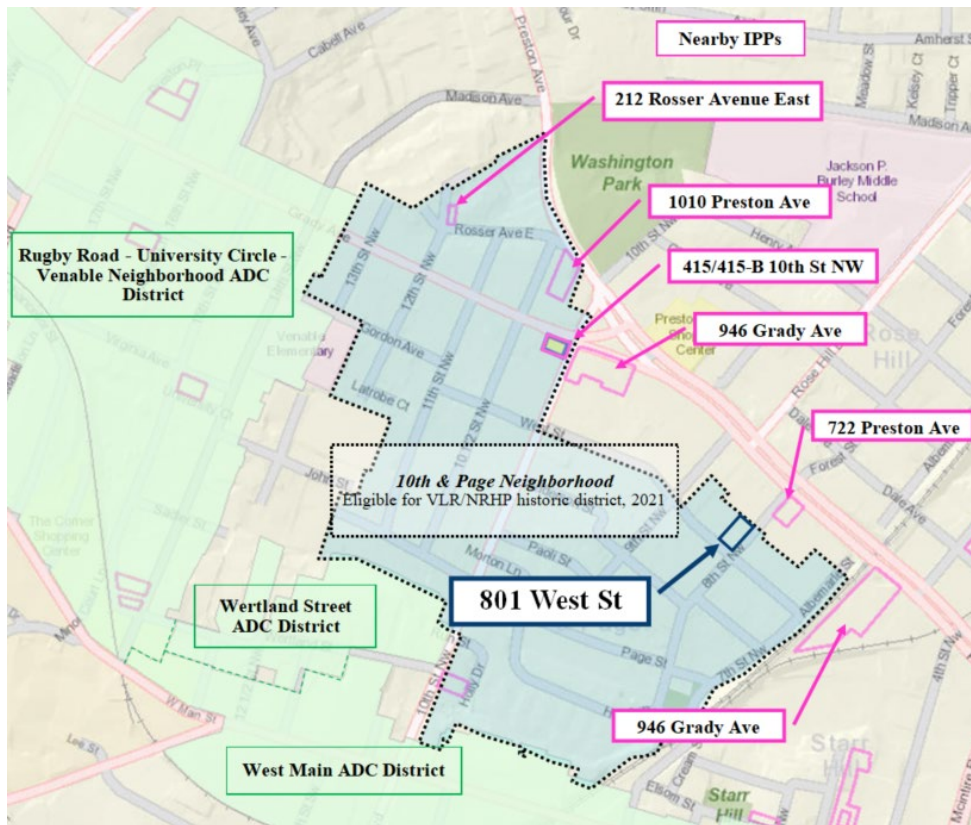
located outside the City's ADC Districts. Charlottesville currently has eight ADC Districts, three Historic Conservation Districts, and 76 IPPs. Similar to the ADC district designation, the IPP designation is an overlay, as such the underlying zoning remains the same.

It is only through this local [City] designation that a historic property comes under the purview of the Board of Architectural Review (BAR) and, with that, is regulated by the City Code relative to demolitions, alterations, and new construction. The BAR cannot deny or prohibit a zoned use. Also, BAR actions are appealable to City Council and then to the courts. That is, the BAR cannot, by its actions alone, prevent a demolition or prevent a new structure or alteration to an existing structure.

Note: An IPP is a local designation, therefore evaluation of a proposed IPP should consider its importance to this city and this community. While it is helpful to refer to the NRHP criteria, neither eligibility nor listing should be considered requirements for **local recognition**. In fact, the relevant City Code section states that IPP designation is not determined by NRHP listing, but a way to encourage nomination of historic properties to the National Register of Historic Places and the Virginia Landmarks Register.

Additionally, of the City's 76 IPPs:

- 48 are not listed on the NRHP
- 28 are individually listed on the NRHP
- 19 are contributing resources to a NRHP historic district (most, if not all, were IPPs before being included in a district)



### **Suggested Motions**

*Recommend approval:* Having reviewed the criteria for designation of Individually Protected Properties per City Code Chapter 34, Section 2.9.3., I move the BAR recommend that City Council approve the request to designate 801 West Street (Parcel 31-42) an Individually Protected Property.

Or

*Recommend denial:* Having reviewed the criteria for designation of Individually Protected Properties per City Code Chapter 34, Section 2.9.3., I move that for the following reasons the BAR recommend that City Council deny the petitions to designate 801 West Street (Parcel 31-42) an Individually Protected Property: ...

### **Standard of Review – IPP Designation [Ch. 34, Div. 2.9.3.C]**

#### C. Amendments to Individually Protected Property List

1. City Council may, by ordinance, from time to time, designate individual buildings, structures or landmarks as Individually Protected Properties; or remove individual buildings, structure or landmarks from the City’s list of Individually Protected Properties. Any such action will be undertaken following the rules and procedures applicable to the adoption of amendments to the City’s Development Code and official zoning map.
2. Prior to the adoption of any such ordinance, the City Council will consider the recommendations of the Planning Commission and the Board of Architectural Review (BAR) as to the proposed addition, removal or designation. The Planning Commission and BAR will address the following criteria in making their recommendations:
  - a. The historic, architectural or cultural significance, if any, of a building, structure or site and whether it has been listed on the National Register of Historic Places or the Virginia Landmarks Register, or are eligible to be listed on such registers;

**Staff comment:** Per the VCRIS entry [Attachment 1], this property is recommended potentially individually eligible for listing in the NRHP under Criterion A as one of the oldest extant houses in the neighborhood.

- b. The association of the building, structure or site with an historic person or event or with a renowned architect or master craftsman;

**Staff comment:** The property does not meet this standard. However, James Patterson was a well-known *local* builder and carpenter.

- c. The overall aesthetic quality of the building, structure or site and whether it is or would be an integral part of an existing ADC district;

**Staff comment:** Per the VCRIS entry [Attachment 1], the property retains *excellent integrity of both location and setting*. In the areas of design, materials, and

workmanship the house retains *good integrity*. Additionally, the site as a whole retains *excellent integrity of feeling and association*.

- d. The age and condition of a building or structure;

**Staff comment:** The structure's date of construction is 1905 and is currently in good condition both internally and externally.

- e. Whether a building or structure is of old or distinctive design, texture and material;

**Staff comment:** The structure is now 130 years old and retains both interior and exterior design elements that are representative of the late 19<sup>th</sup>-c. and early 20<sup>th</sup>-c. vernacular style and of the period in which it was fashioned [See photographs within Attachment 1]. Its overall integrity is mildly compromised by late 20<sup>th</sup>-c. replacement windows and stucco cladding.

- f. The degree to which the distinguishing character, qualities or materials of a building, structure or site have been retained;

**Staff comment:** As noted within *standard c* above, 801 West Street retains its historic setting and association within the 10<sup>th</sup> and Page neighborhood. The presence of a window's walk is a unique element of its construction. The notable changes to the structure and site in the last 100 years include: loss of the original one-story garage or outbuilding prior to 1963, the addition of exterior stucco, and replacement windows.

- g. Whether a building or structure, or any of its features, represents an infrequent or the first or last remaining example of a particular detail or type of architecture in the City;

**Staff comment:** Staff does not believe this structure represents an infrequent design within the City as a whole. It is recommended however, that additional research be conducted to determine the sequence of development of 10<sup>th</sup> and Page in the early 1900's. The property's retention of historic setting, feeling and association do recommend consideration under this standard.

- h. Whether a building or structure is part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exist a number of buildings or structures separated geographically but linked by association or history.

**Staff comment:** Per the VCRIS entry, the 10<sup>th</sup> and Page Historic District is eligible for listing in the NRHP under Criterion A in the areas of Ethnic Heritage, Community Planning and Development and Social History, and under Criterion C in the area of Architecture. This property would be a primary contributing resource of such a nominated district. It is the owner's wish to designate 801 West Street as an Individually Protected Property in order to maintain this continuity.

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 801 West Street
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Property Evaluation Status

**Property Addresses**

Current - 801 West Street

<b>County/Independent City(s):</b>	Charlottesville (Ind. City)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	22903
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	CHARLOTTESVILLE EAST

**Additional Property Information**

**Architecture Setting:** Urban

**Acreage:** No Data

**Site Description:**

January 2020: This two-story house is located on the north side of West Street on the west corner of 8th Street NW and West Street. The walkway to the house is lined with box hedges, and there are large, mature trees around the house and along the rear of the property. This property consists of a house.

**Surveyor Assessment:**

January 2020: According to City of Charlottesville Property Records, this house was constructed in 1905 (City of Charlottesville GIS Viewer 2020). It first appears on the 1913 Sanborn Map with the same footprint it maintains through the Sanborn Maps to 1950 and into today (Sanborn Map Company 1913; Sanborn Map Company 1950; Google.com 2020). On the 1913 Sanborn Map, this house has a single-stall garage to the south east of the property (Sanborn Map Company 1913). This becomes a double-stall garage in the 1920 Sanborn Map and is maintained in the 1929 and 1950 Sanborn Maps (Sanborn Map Company 1920; Sanborn Map Company 1929; Sanborn Map Company 1950). This garage was demolished before 1963 (NETR 1963). Due to the multiple entranceways, this single-family house may now be a multi-family dwelling.

This property retains excellent integrity of location and setting. This property retains good integrity of design, materials, and workmanship, mildly compromised by replacement windows. This property retains excellent integrity of feeling and association. Overall, this property retains good integrity.

This property is recommended potentially individually eligible for listing in the NRHP under Criterion A as one of the oldest extant houses in the neighborhood. Further research should be conducted to determine if this is one of the first properties to be built in the neighborhood. Additionally, it is located in the potential 10th & Page Historic District, which is recommended as potentially eligible for listing in the NRHP. Further study is recommended to determine if the 10th & Page Historic District is eligible for listing in the NRHP under Criterion A in the areas of Ethnic Heritage, Community Planning and Development, and Social History, and under Criterion C in the area of Architecture. This property includes one contributing primary resource.

**Surveyor Recommendation:** Recommended Potentially Eligible

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Date of Construction:</b>	1905
<b>Date Source:</b>	Local Records
<b>Historic Time Period:</b>	Reconstruction and Growth (1866 - 1916)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data

**Architectural Style:** Vernacular  
**Form:** *No Data*  
**Number of Stories:** 2.0  
**Condition:** Good  
**Threats to Resource:** None Known

**Architectural Description:**

January 2020: This two-story house is clad in stucco and has a hipped roof with pedimented gables covered in asphalt shingles with a wood-railed widow's walk in the center of the crossing. The front (southwest) facing facade features a one-story, full-width porch with a hipped roof supported by wood columns. The main entrance for this house is on the east end of the southwest facade. There is an interior concrete chimney near the center of the roof on the northwest roof slope at the ridge line. There is a one-story, full-width, front-gable wing on the rear (northeast) elevation of the house. It has an open porch on the southeast elevation with turned wood columns and railings. This porch provides access to two entrances. Visible fenestration includes two-over-two, double-hung, wood windows, most with fixed wood shutters; and a single-leaf wood door with a transom and a metal and glass storm door.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Concrete	Uncoursed
Foundation	Solid/Continuous	Unknown	Stuccoed/Parged
Structural System and Exterior Treatment	Wood Frame	Unknown	Stuccoed
Windows	Double-hung	Wood	<i>No Data</i>
Porch	1-Story Full-Width	Wood	Doric
Roof	Hipped w/Lower Cross Gables	Asphalt	<i>No Data</i>

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** *No Data*  
**Investigator:** Erin Que  
**Organization/Company:** The 106 Group Ltd.  
**Photographic Media:** Digital  
**Survey Date:** 2/5/2020  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

Erin Que, Principal Investigator and Sr. Architectural Historian  
 Holly Good, Architectural Historian  
 Saleh Miller, Sr. Architectural Historian

**Project Bibliographic Information:**

City of Charlottesville GIS Viewer  
 2020 Property Record. Electronic document, <http://gisweb.charlottesville.org/GisViewer/>, accessed January 27, 2020.

Hill Directory Co.  
 1931, 1940, 1950, 1959 Hill's Charlottesville City Directory. Hill Directory Co., Inc., Publishers, Richmond, Virginia.

National Environmental Title Research, LLC [NETR]  
 1963-2016 Historical Aerial Photograph, Charlottesville Independent City, Virginia. Electronic document, <http://historicaerials.com/>, accessed March 19, 2020.

Neighborhood Development Services  
2012-2016 The 10th and Page Historic Survey. On file at the City of Charlottesville Neighborhood Development Services, Charlottesville, Virginia.

Sanborn Map Company  
1907, 1913, 1920, 1929, 1950 Fire Insurance Map of Charlottesville, Virginia. Sanborn Map Company, New York, New York.

United States Geological Survey [USGS]  
1994-2019 Historical Aerial Photograph, Charlottesville Independent City, Virginia. Electronic document, accessed on Google Earth, February 20, 2020.

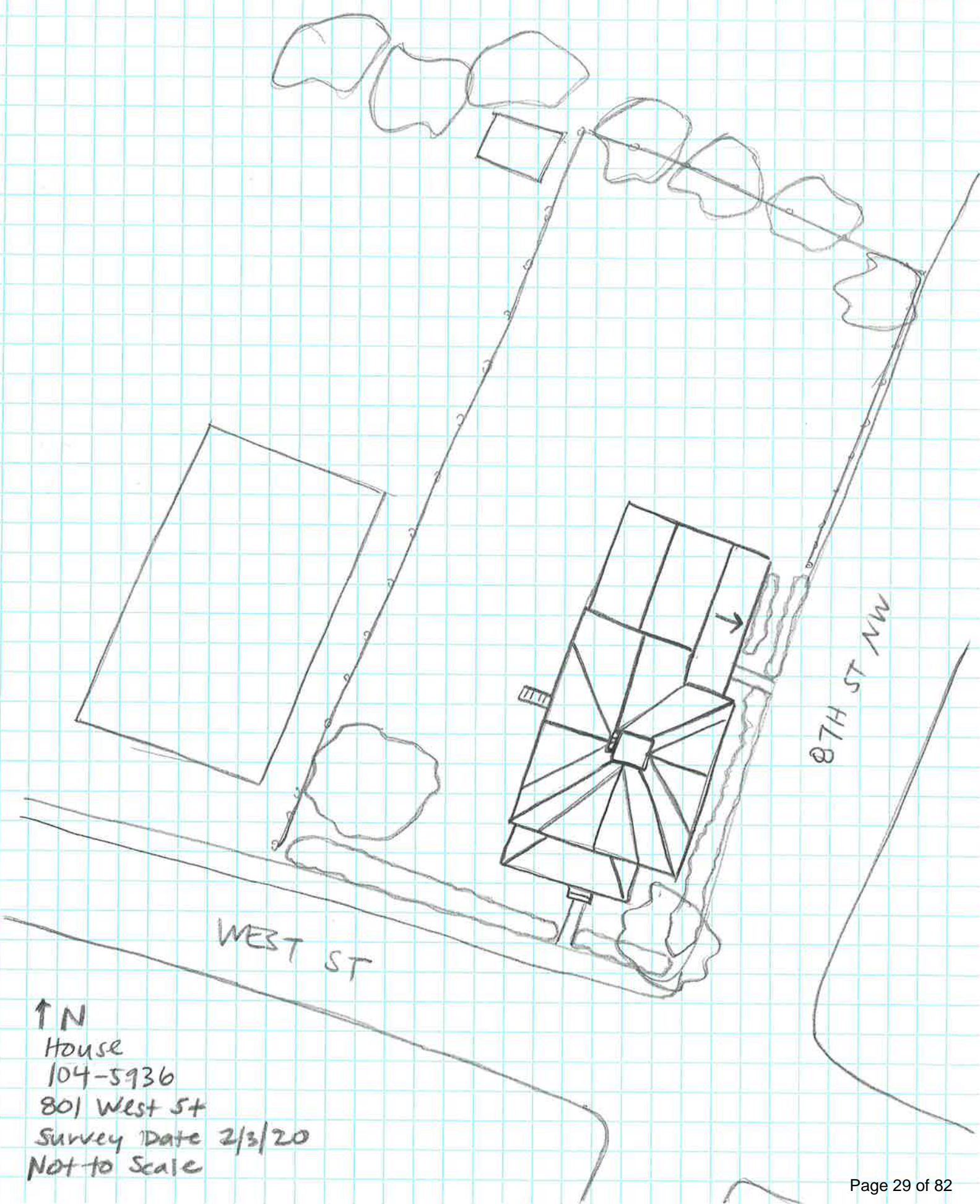
### **Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data



↑ N  
House  
104-5936  
801 West St  
Survey Date 2/3/20  
Not to Scale



Front and side (west) elevations - from West Street



Front and side (east) elevations - from West Street



Front elevation - from West Street



Rear and side (east) elevations from 8th Street, NW

**BAR—Supplemental Documentation**

**Alterations to East elevation, enclosed side porch.**



**801 West Street, East Elevation.**

**Current enclosed side porch. Photograph date: January 2026. *Courtesy C. Schwarz, BAR.***



**801 West Street, rear yard and site conditions.**

**Photograph date: January 2026. Courtesy C. Schwarz, BAR.**



**801 West Street, rear yard and site conditions.**

**Photograph date: January 2026. *Courtesy C. Schwarz, BAR.***



801 West Street, East Elevation.

Original side porch. Photograph date: July 2019. Image retrieved from Google Earth.





**801 West Street, East Elevation.**

**Original side porch. Photograph date: July 2019. Image retrieved from Google Earth.**



**801 West Street, East Elevation.**

**Side porch detail. Photograph date: June 2018. Image  
retrieved from Google Earth.**





**801 West Street, East Elevation.**

**Side porch detail. Photograph dates: August 2008 (top);  
August 2012 (bottom). Images retrieved from Google  
Earth.**





**Interior details—801 West Street**



Interior details—801 West Street

**Werner, Jeffrey B**

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**From:** Richard Hunt [REDACTED]  
**Sent:** Friday, July 25, 2025 9:33 AM  
**To:** Werner, Jeffrey B  
**Subject:** Historic Designation - 801 West Street  
**Attachments:** BAR Official Request 7-26-25.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**WARNING:** This email has originated from **outside of the organization**. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Mr. Werner -

Please accept this email, with official letter attached, as my request for consideration of 801 West Street as an Individually Protected Property.

Many thanks in advance,  
Richard Hunt

=====

Kellie Brown, Director  
Charlottesville Planning Commission  
Neighborhood Development Services  
City of Charlottesville  
605 East Main Street  
Charlottesville, VA 22902

Dear Ms. Brown –

I am writing to request that, on my behalf, you initiate the necessary Zoning Text and Map Amendments for City Council to consider designation of 801 West Street (TMP 31-42) as an Individually Protected Property under City Code Chapter 34, Section 2.9.3.

The City’s 2020 historical survey of the 10th and Page Neighborhood recommended the approximately 50-acre neighborhood be eligible for listing as a historic district on the National Register of Historic Places (NRHP), with 801 West Street identified as one of the 353 resources contributing to the district’s significance. Additionally, the survey identified the house as “one of the oldest extant houses in the neighborhood” and recommended it as potentially eligible for individual listing on the NRHP. (The house was constructed in 1905, likely by James T. Patterson, a local carpenter. Patterson and his family owned and occupied the home until the early 1940s.)

I realize that if the property is designated by Council, exterior alterations and new construction will require review and approval by the City's Board of Architectural Review. This had been my grandmother's home, and my family and I feel strongly about maintaining the house and keeping its original features. As a Charlottesville native, I have great pride in the city, and I also have strong interest in keeping the 10th and Page neighborhood vital and welcoming for the community. Additionally, I plan to contact the Virginia Department of Historic Resources to seek NRHP designation for the house.

Thank you for your consideration. Please let me know if any additional information is needed.

Respectfully,  
Richard Hunt

**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.

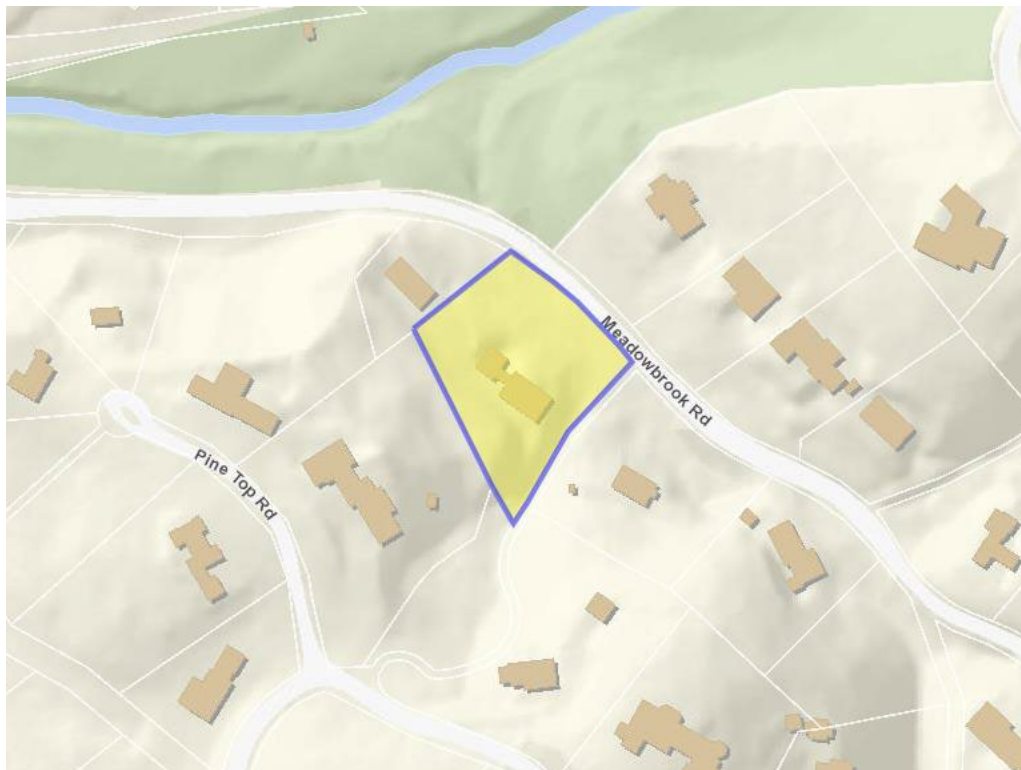
Improvements specific to areas where critical slopes would be impacted should the waiver be approved are shown on a Concept Plan (**Attachment B**) and include a retaining wall, residential addition, and associated land disturbance/grading. Critical slope areas are shown by the applicant in the Critical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



Owners:  
Ryan A. Farr & Lindsey J. Meck

Legal References:  
INST.# 2021:4020

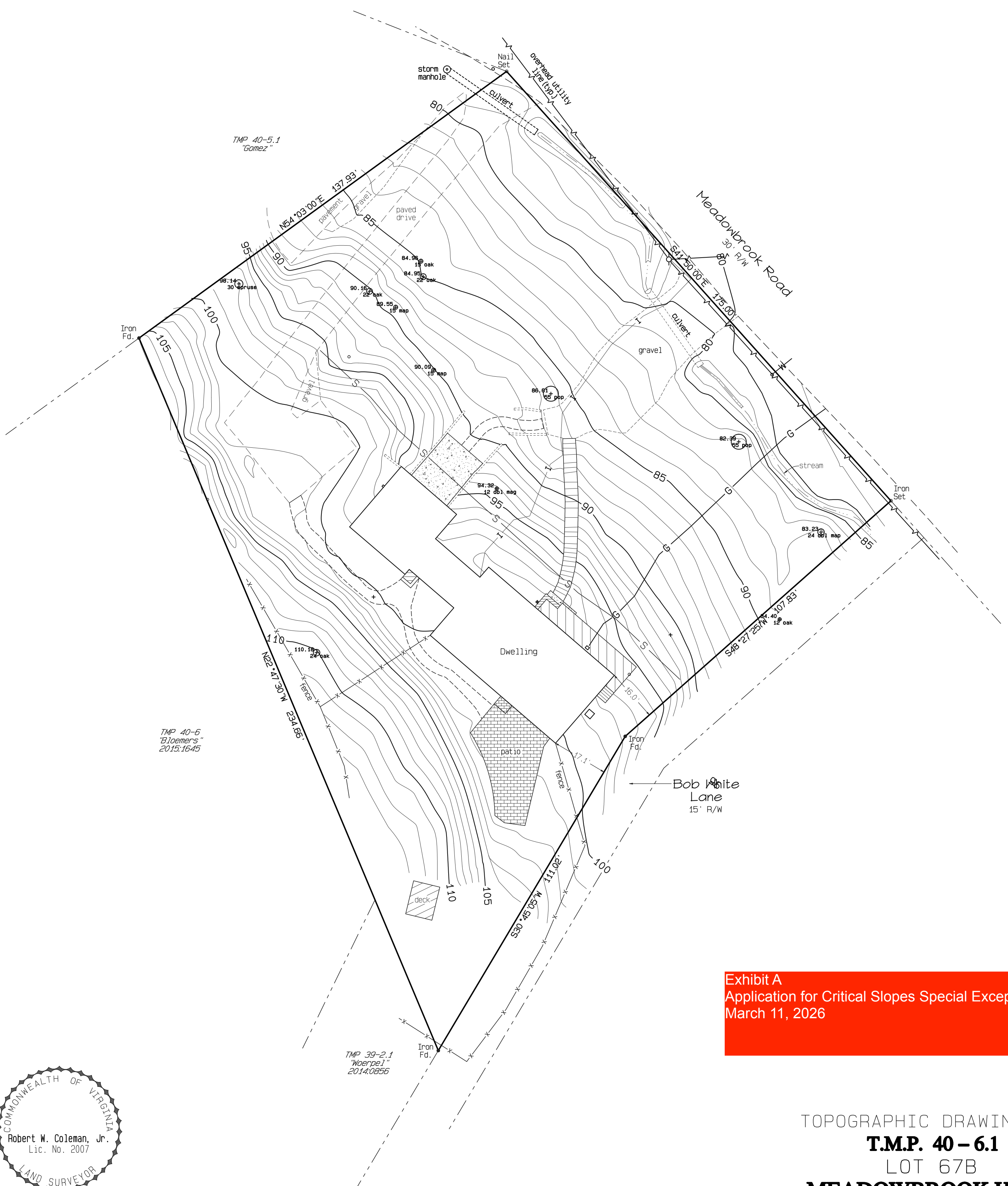
This drawing represents a current field run  
topographic survey.

Survey performed without the benefit of a title  
report and may not indicate all encumbrances on  
the property.

The property lines shown are according to field  
evidence and plats of record.

The datum used for this survey was assumed.

Contour Interval = 1'

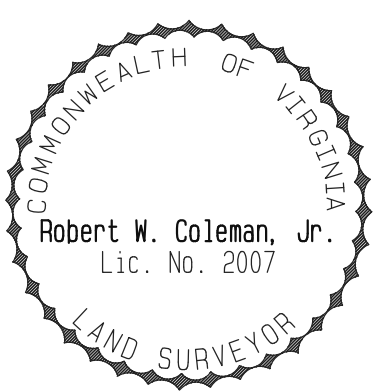


TMP 40-5.1  
"Gomez"

TMP 40-6  
"Bloemers"  
2015:1645

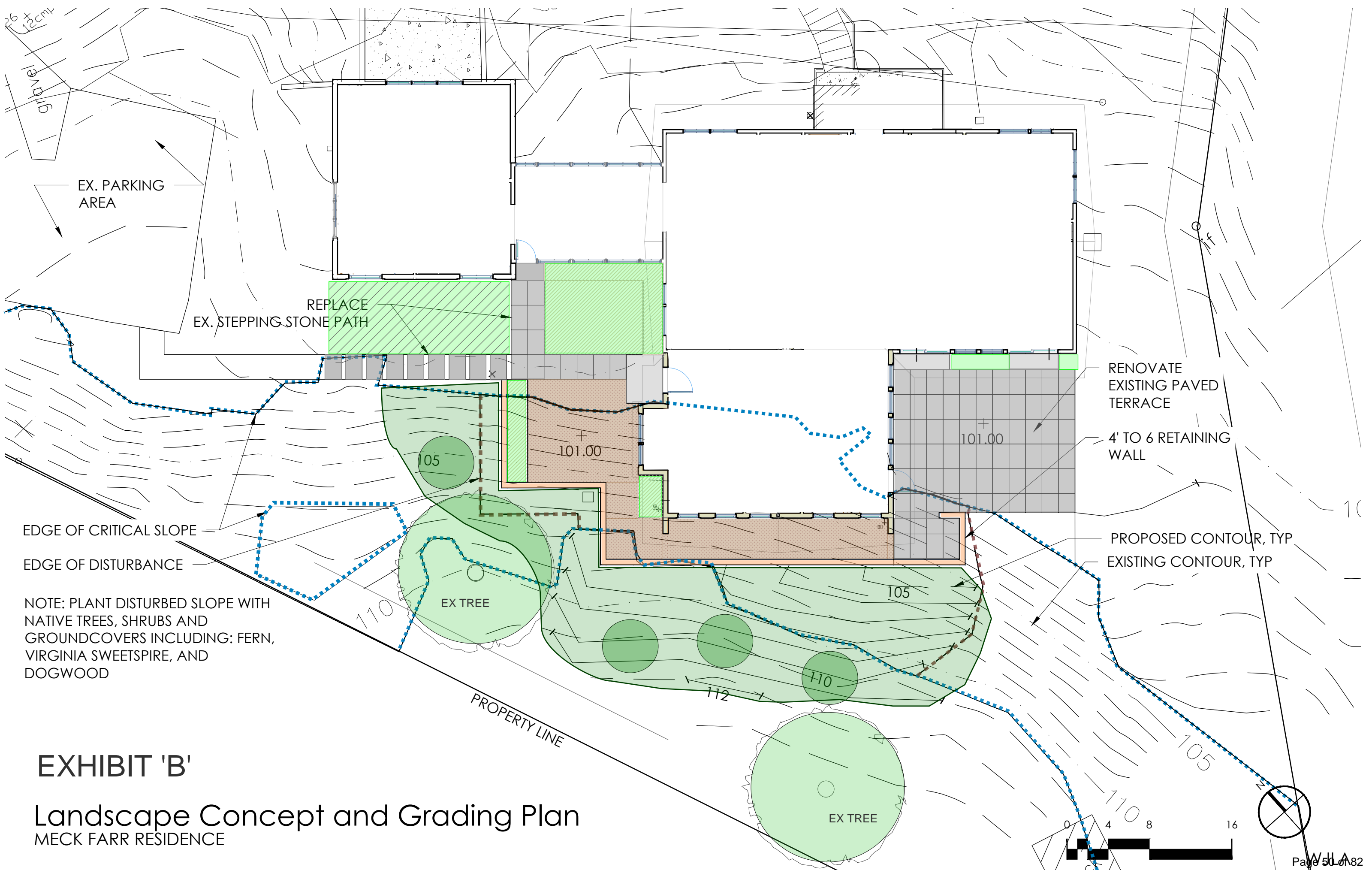
TMP 39-2.1  
"Woerpe1"  
2014:0856

Exhibit A  
Application for Critical Slopes Special Exception  
March 11, 2026



RESIDENTIAL  
SURVEYING SERVICES  
(434) 245-8744  
1710 ALLIED STREET, SUITE 20A  
CHARLOTTESVILLE, VIRGINIA 22903

TOPOGRAPHIC DRAWING FOR  
**T.M.P. 40-6.1**  
LOT 67B  
**MEADOWBROOK HILLS**  
2010 MEADOWBROOK ROAD  
CHARLOTTESVILLE, VIRGINIA  
DECEMBER 6, 2024



EX. PARKING AREA

REPLACE EX. STEPPING STONE PATH

RENOVATE EXISTING PAVED TERRACE

4' TO 6 RETAINING WALL

EDGE OF CRITICAL SLOPE

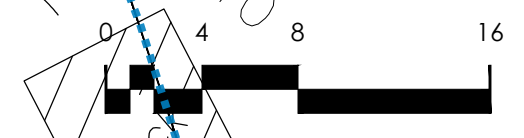
EDGE OF DISTURBANCE

PROPOSED CONTOUR, TYP  
EXISTING CONTOUR, TYP

NOTE: PLANT DISTURBED SLOPE WITH NATIVE TREES, SHRUBS AND GROUNDCOVERS INCLUDING: FERN, VIRGINIA SWEETSPIRE, AND DOGWOOD

# EXHIBIT 'B'

## Landscape Concept and Grading Plan MECK FARR RESIDENCE





TMP 40-5.1  
"Gamez"

Parcel ID: 400006100

Increasing width of building exceeds district's maximum building width

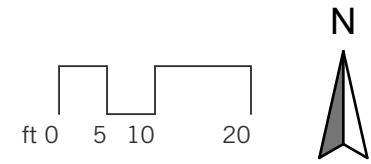
Approximation of critical slope area

Existing 1-Story Dwelling  
2010 Meadowbrook Rd

Proposed 1-story addition

Proposed C.I.P. retaining walls

Bob White Lane  
15' R/W



Note: Topographic and physical survey date prepared by Robert Coleman Jr, December 6, 2024. Sewer location based on Robert Coleman Jr survey prepared Feb 25 2026.

TMP 39-2.1  
"Woerpel"  
2014.08.56

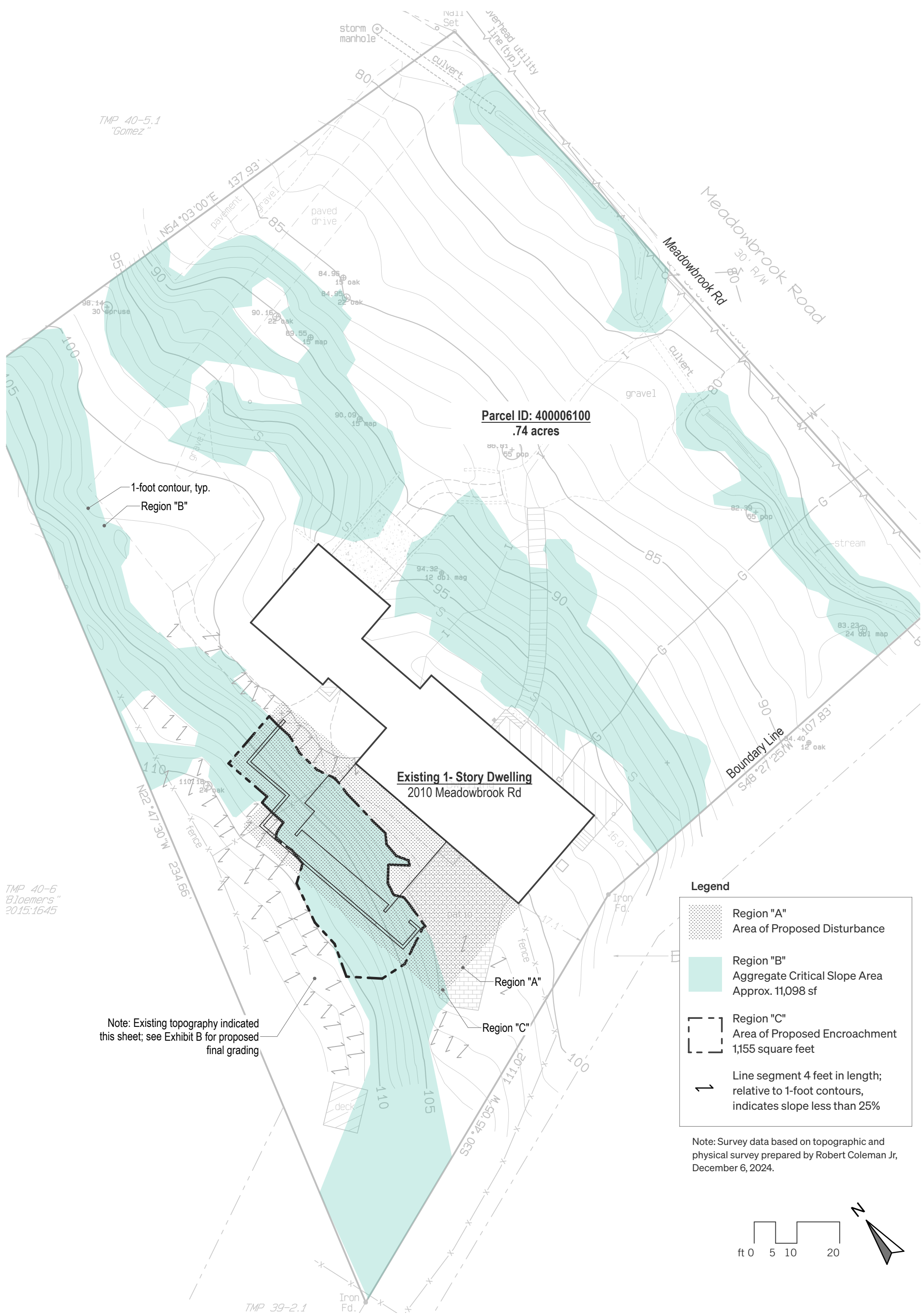
### Meck Farr Residence Exhibit C – Constraints on Use of Property

formwork 619A East High St Charlottesville, VA 22902 434 296 2223



Mar 11 2026

TMP 40-5.1  
"Gamez"







**Parcel ID: 400006100**  
**.74 acres**

**Existing 1- Story Dwelling**  
2010 Meadowbrook Rd

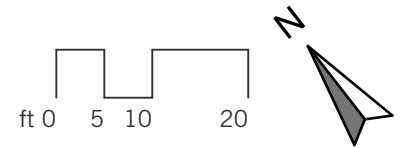
1-foot contour, typ.  
Region "B"

Note: Existing topography indicated  
this sheet; see Exhibit B for proposed  
final grading

**Legend**

-  Region "A"  
Area of Proposed Disturbance
-  Region "B"  
Aggregate Critical Slope Area  
Approx. 11,098 sf
-  Region "C"  
Area of Proposed Encroachment  
1,155 square feet
-  Line segment 4 feet in length;  
relative to 1-foot contours,  
indicates slope less than 25%

Note: Survey data based on topographic and  
physical survey prepared by Robert Coleman Jr,  
December 6, 2024.



**Meck Farr Residence Exhibit D – Critical Slope Encroachment Area**

formwork 619A East High St Charlottesville, VA 22902 434 296 2223

**formwork**

Mar 11 2026

**Project Narrative & Description of Proposed Development**

The Owners propose an addition of 580 gross square feet to an existing single-story wood-frame single-family residence. The new work would be added toward the rear of the parcel, disturbing, in places, existing grades in excess of 25%. Cast-in-place concrete retaining walls are proposed to manage grades in the area of the proposed disturbance, allowing access around the rear of the house and to prevent storm run-off from draining directly toward house. Further documentation of proposed conditions is provided via grading plan prepared by Mary Wolf, Landscape Architect (March 9, 2026 - attached as **Exhibit B** to this application).

**Existing Conditions**

See Sheet 2-"Existing Conditions", this application

**Total Site Area** .74 acres  
32,642 square feet

**Percentage of Area that is made up of Critical Slopes**  
34%

**Percentage of Critical Slope Area that will be disturbed**  
10.4%

**Any SUP or other Waivers being requested:**

**Current use of the property**  
Single-family detached dwelling

## Existing Conditions

The existing structure is set on a generally sloped site. The grades to the rear of the existing structure are quite steep (up to 1:1), which appear to have resulted from cutting into the slope to create the building pad and access around the rear of the house. The slopes are primarily planted with ferns and English ivy.

See photography this sheet documenting terrain at the rear of the parcel.



LOOKING WEST



LOOKING WEST



LOOKING EAST



LOOKING EAST

Further documentation of existing conditions is provided via topographic survey prepared by Robert Coleman, Jr. on December 6, 2024 (attached as **Exhibit A** to this application).

**Development Code Section 5.2.16.D – Criteria for Review and Design (Critical Slopes Special Exception)**

*5.2.16.D.1.a – Due to unusual size, topography, shape, location, or other unusual physical conditions, or existing development of a property, do the requirements of 4.10.1. Critical Slopes effectively prohibit or unreasonably restrict the use...of such property...?*

The Owners' use of the subject property is unreasonably restricted owing to constraints elsewhere on the property (see attached Exhibit C. Expansion of the existing structure, which would be uncontroversial on many other parcels, is constrained by:

- a) A sanitary sewer easement in close proximity to the north face of the building;
- b) Current Zoning Code's maximum width constraints (Sec. 2.2.2.B.2.c, plus exception Sec. 2.10.1.E);
- c) Critical Slope Areas: the site is generally sloped. The building pad appears to have been created by increasing the slope immediately to the above and below the area graded for construction, such that the great majority of the "shoulder" slopes exceed 25%. Note that the net slope from the rear of the parcel to the street boundary, parallel to the slope, is roughly 18%.

*5.2.16.D.2.a – Has the amount of impact been limited to the greatest extent possible?*

The Owners propose a modest addition of 580 gross square feet to an existing home of 2,115 gsf. The addition would contain a kitchen and an office, functions which would not be feasible in a smaller footprint. (See attached Exhibit D).

*5.2.16.D.2.b – Has sufficient mitigation been proposed to limit the impact of the proposed encroachment?*

The Owners propose to construct cast-in-place concrete retaining walls to leave finished grade in unbuilt areas close to existing grade.

*5.2.16.D.2.c – Have steps been taken to limit or prevent impacts to portions of the sloped area with environmental or scenic value or vulnerability to disturbance? See response to item above.*

*5.2.16.D.2.d – Is the proposed project consistent with the zoning district and Comprehensive Plan?* The proposed project is consistent with the zoning district. Many comparable properties in the same district could accommodate a similarly scaled and configured addition without requiring special exemptions. The Comprehensive Plan's Future Land Use Map designates the subject parcel as "General Residential".

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



**PLANNING COMMISSION REGULAR MEETING**  
**APPLICATION FOR A CRITICAL SLOPE SPECIAL EXCEPTION**  
**APPLICATION NUMBER: PL-26-0044**  
**DATE OF MEETING: May 12, 2026**

**Project Planner:** Dannan O’Connell, AICP  
**Date of Staff Report:** April 20, 2026

**Applicant:** John Wilson, Timmons Group  
**Current Property Owner:** City of Charlottesville

**Application Information**

**Property Street Address:** 950 Melbourne Road, 0 Melbourne Road, 345 US 250 Bypass

**Tax Map & Parcel/Tax Status:** 460002000, 460001200, 450001000

**Total Project Area (Limits of Disturbance):** 406,400 sq. ft.

**Total Area of Critical Slopes on Parcels:** 887,829 sq. ft. | 13.1%

**Area of Proposed Critical Slope Disturbance:** 14,645 sq. ft. | 3.56% of total site area | 1.65% of total critical slopes area on parcel

**Comprehensive Plan (General Land Use Plan):** Open Spaces and Parks

**Current Zoning Classification:** CV

**Overlay District:** None

**Applicant’s Request (Summary)**

John Wilson (applicant), representing the Botanical Gardens of the Piedmont (developer), wishes to improve the above-referenced City properties with a public botanical garden complex. 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 Critical Slope Exhibit (**Attachment B**) and include pedestrian pathways, a pedestrian footbridge, and associated land disturbance/grading for pathways and utilities. Critical slope areas are shown by the applicant in the Critical Slope Exhibit.

Existing critical slope areas on these properties total approximately 887,829 square feet or 13 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 botanical garden complex and proposed critical slope impacts has been provided by the applicant (**Attachment B**), along with a narrative statement describing the proposed impacts and mitigation measures (**Attachment A**).

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

*Planning Department:* The subject property is designated Open Spaces and Parks 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, 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 areas necessary to provide ADA-compliant path connections to McIntire Park and utility and stormwater upgrades necessary for the Botanical Gardens complex.

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

The subject property is located within McIntire Park and is currently undeveloped. The proposed development would establish a botanical garden as a public amenity, connected to existing trails within McIntire Park and existing pedestrian and bike infrastructure along Melbourne Road. Staff finds that the public benefit of the botanical gardens outweighs the public benefit of keeping the existing critical slopes undisturbed.

### **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 460002000, 460001200, and 450001000 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 460002000, 460001200, and 450001000."

**Attachments**

- A. Critical Slope Special Exception Narrative
- B. Critical Slope Exhibit

**City of Charlottesville**  
**CRITICAL SLOPES WAIVER REQUEST SUPPLEMENT**

**Please review city zoning ordinance section 34-1120(b) “Critical Slopes” and submit a completed Waiver Application Form, Critical Slopes Waiver Request Supplement and a Critical Slope Exhibit\*.**

**Applicant:** Botanical Garden of the Piedmont

**Property Owner:** City of Charlottesville

**Project Description: What are you proposing to do on this site?**

Development of a botanical garden with associated pavilion, visitor center, and maintenance buildings

**Existing Conditions:**

The property is currently undeveloped.

**Total Site Area:**

Total parcel area: 155.833 AC (City of Charlottesville) & 3.932 AC (Albemarle County)

Limits of disturbance (LOD): +/- 9.33 AC

**Zoning (if applying for rezoning-please note existing and intended change):**

CV (Civic)

**Percentage of Area that is made up of critical slopes - meets criteria set forth in Sec. 34-1120(b)(2) *Definition of critical slope*: greater than or equal to 25% slopes and a) a portion of the slope has a horizontal run of greater than twenty (20) feet and its area is six thousand (6,000) square feet or greater; and b) a portion of the slope is within two hundred (200) feet of any waterway:**

**Total Critical Slope Area:**

The LOD is 9.33 AC. There are 0.48 AC of critical slopes located within the LOD.

**Critical Slope Area Disturbed:**

**0.48 acres of the total critical slope area identified above will be disturbed, or 100 % of the total critical slope area. Proposed critical slope area to be disturbed is 5.1 % of the site area.**

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*\*Critical Slope Exhibit:* Survey indicating location and area of critical slopes and what portions of critical slopes are proposed to be disturbed. Survey should be prepared, sealed, signed and dated by a professional engineer or land surveyor licensed to practice within the Commonwealth of Virginia.

**This application should be used to explain how the proposed project meets some or all of the requirements as described in Section 34-1120(6) “Modification or waiver.” The applicant is expected to address finding #1 and/or finding #2 and justify the finding by utilizing the “critical slope provisions” as a guide. Completing this application will help staff make their recommendation to the Planning Commission and City Council.**

*City Council may grant a modification or waiver, upon making one or more of the following findings:*

**Finding #1: The public benefits of allowing disturbance of critical slope outweigh the public benefits of the undisturbed slope( public benefits include, but are not limited to, stormwater and erosion control that maintains the stability of the property and/or the quality of adjacent or environmentally sensitive areas; groundwater recharge; reduced stormwater velocity; minimization of impervious surfaces; and stabilization of otherwise unstable slopes)**

The proposed garden provides a net environmental gain by replacing unmanaged slopes with a stabilized landscape of deep-rooted native plantings and engineered stormwater management solutions. These improvements will actively reduce both stormwater velocity and quantity. This project transforms an underutilized hillside into a managed public asset with accessible paths, educational opportunities, and gathering spaces. It is being thoughtfully designed to mitigate erosion and improve an existing undeveloped area while minimizing impervious surfaces to the largest extent practical.

**Finding #2. Due to unusual size, topography, shape, location, or other unusual physical conditions, or existing development of a property, one (1) or more of these critical slopes provisions 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 existing topography effectively prohibits its use as a functional public park under a literal interpretation of the critical slope provisions. To provide ADA-compliant access to this public amenity, grading is a physical necessity. Strictly adherence would result in the continued degradation of the site through erosion and the proliferation of invasive species. This waiver allows for a design that works with the terrain to create a stable, accessible, and high-functioning botanical landscape. By allowing this targeted disturbance, the property can be successfully reused as a safe and educational public resource.

*Please address how Finding #1 and/or Finding #2 will be met utilizing the “critical slope provisions” noted below.*

**1. Erosion affecting the structural integrity of those features.**

Erosion and sediment control measures will be employed as necessary to protect undisturbed areas during construction with a particular focus on the restored stream adjacent to the LOD.

Sediment traps and basins are thoughtfully located within the footprint of permanent stormwater measures to limit the overall disturbance. Silt fence, super silt fence, and tree protection fencing are proposed to provide a layer of protection around the perimeter of the site. Thoughtful consideration is being given to what trees are to remain and be protected throughout the LOD.

**2. Stormwater and erosion-related impacts on adjacent properties.**

The project utilizes bioretention systems, as well as an irrigation cistern and pond, to protect water quality and reduce the overall stormwater runoff quantity exiting the site when compared to the pre-developed condition. E&SC measures will be employed to ensure adjacent properties are not impacted by stormwater runoff during construction.

**3. Stormwater and erosion-related impacts to environmentally sensitive areas such as streams and wetlands.**

The project utilizes bioretention systems, as well as an irrigation cistern and pond, to protect water quality and reduce the overall stormwater runoff quantity exiting the site when compared to the pre-developed condition. E&SC measures will be employed with a focus on protecting the restored stream adjacent to the LOD.

**4. Increased stormwater velocity due to loss of vegetation.**

Stormwater velocity is anticipated to decrease due to the development of the Botanical Gardens. An abundance of native vegetation is being introduced to the site due to the proposed use. Additionally, a large portion of the stormwater runoff from the site is being reused for irrigation through the use of an irrigation cistern and pond.

**5. Decreased groundwater recharge due to changes in site hydrology.**

The botanical garden use will convert existing unmanaged soil (and invasive species) with high-quality soil, native plantings, and bioretention practices to handle a large portion of the proposed impervious area. Decreased groundwater recharge is not anticipated as a result.

**6. Loss of natural or topographic features that contribute substantially to the natural beauty and visual quality of the community such as loss of tree canopy, forested areas and wildlife habitat.**

The botanical gardens will result in a beautification of an undeveloped area within the City, providing important habitat areas for local animals and an increased tree canopy.

**Please list all attachments that should be viewed as support to the above explanations.**

Critical Slopes Exhibit

**Please sign the following statement.**

**I certify that, to the best of my knowledge, the information I have provided above is based on sound engineering and surveying data and that this site has been carefully inspected and reviewed for the purposes of completing this application accurately. I certify that as the property owner/applicant I have not given false information that may affect the decisions made regarding this development.**

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**Property Owner**

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**Applicant**

**Please do not write below this line. For office use only.**  
**Planner's Comments/Recommendations:**

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**Engineer's Comments/Recommendations:**

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**CRAIG KOTARSKI**  
 principal in charge  
**JOHN WILSON**  
 project manager  
**KIM ROESER**  
 BROCK WARE  
 project team

**LANDSCAPE ARCHITECT OF RECORD**  
 Watershed Studio  
 802 East Jefferson Street, Suite 3, Charlottesville, VA 22902  
 T (434) 295 8177

**CIVIL ENGINEER, GEOTECH. & ENVIRONMENTAL**  
 Timmons Group  
 608 Preston Ave, Suite 200, Charlottesville, VA 22903  
 T (434) 295 5624

**IRRIGATION DESIGNER**  
 Aquarius  
 1 Dundee Park Drive, Suite 10, Andover, MA 01810  
 T (978) 470 1695

**SOILS DESIGNER**  
 Tellus Consulting  
 564 Rainbow Acres Lane, Radiant, VA 22732  
 T (434) 981 2885

**WATER FEATURE CONSULTANTS**  
 CMS Collaborative  
 404 Little River Way, Sacramento, CA 95831  
 T (831) 425 3743

**MEP ENGINEER**  
 Inversly Consulting Engineers  
 250 Wyderose Commons, Suite 102, Midlothian, VA 23113  
 T (804) 977 0403

**STRUCTURAL ENGINEER**  
 Dunbar  
 1025 Boulders Parkway, Suite 310, Richmond, VA 23225  
 T (804) 323 0656

**LIGHTING DESIGNER**  
 LAM PARTNERS  
 3307 M Street NW, Suite 301, Washington, DC 20007  
 T (703) 829 0548

**ENVIRONMENTAL GRAPHICS**  
 Design by Hyphen  
 240 North Madison Street, Staunton, VA 24401  
 T (540) 830 8806  
 consultants

**BOTANICAL GARDEN  
OF THE PIEDMONT**  
 project name

BOTANICAL GARDEN OF THE PIEDMONT  
 client

950 MELBOURNE RD, CHARLOTTESVILLE, VA 22901  
 project address  
**100% CONSTRUCTION  
DOCUMENTS - PHASE 0**  
 project phase

**MARCH 6, 2026**  
 issue date

revisions  
**CRITICAL SLOPES  
EXHIBIT**

sheet title

**EX-1**  
 sheet number





# **Environmental Regulations and Policy Review Project Update**

**May 12, 2026**



# Agenda

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- Review project objectives and potential outcomes
- Update on project progress
  - Highlighting overlap with/implementation of the City's Climate Program
- Next steps

# Project Objectives

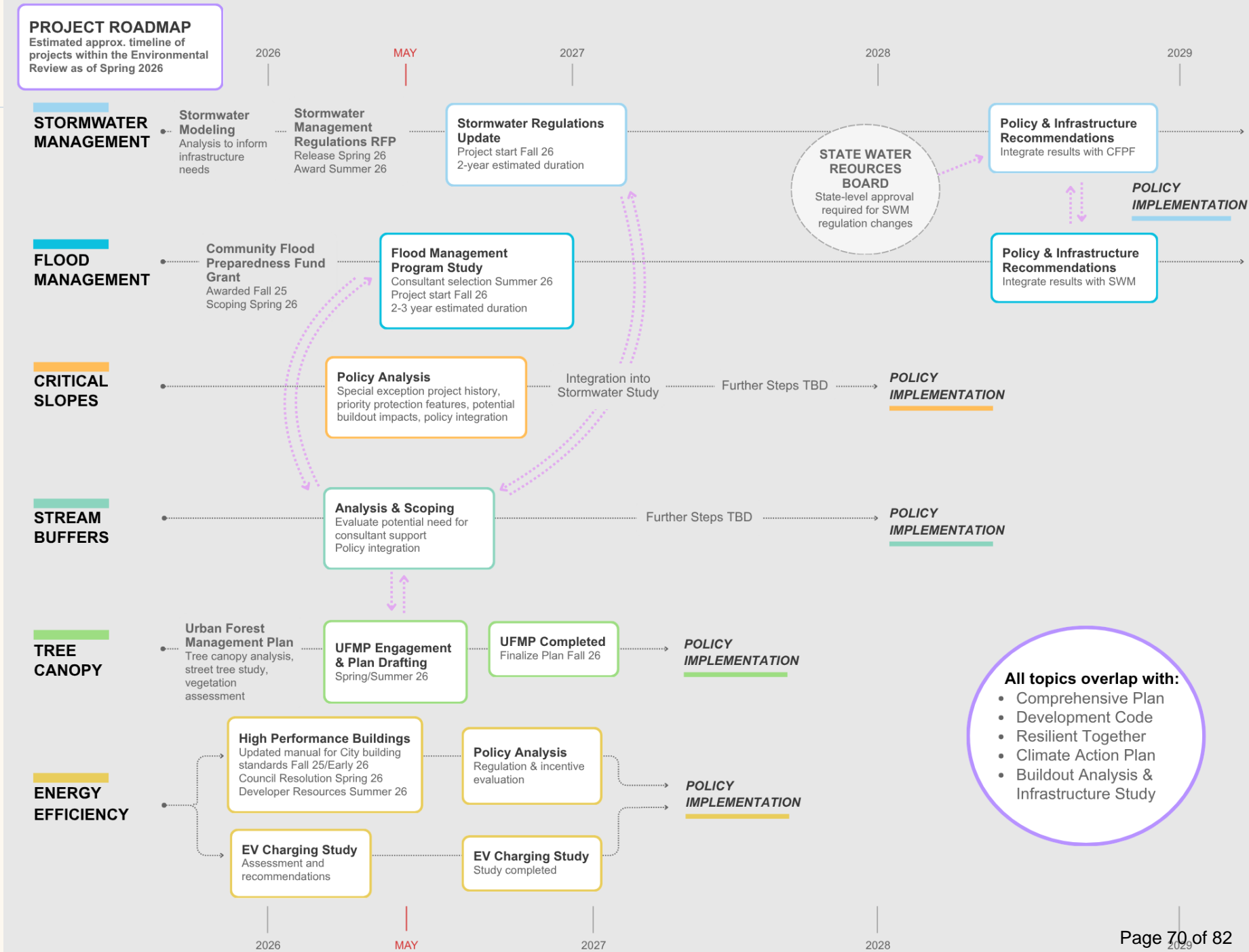
- **Objectives**
  - Balance community and Comprehensive Plan priorities of housing/by-right density with protecting the natural and built environments
  - Increase community resilience, including to increased flooding and extreme heat risks
  - Ensure alignment between regulations across topics (e.g., stormwater management and flood management)
  - Use an equitable framework for prioritization and implementation
- **Potential project outcomes**
  - City Code updates, including the Development Code
  - Updated policies for the 5-year Comprehensive Plan review
  - Updates to City programs and policies
  - Coordination on related projects and plans

# Summary of Potential Project Outcomes

Topic	Potential Outcomes
Stormwater Management	<ul style="list-style-type: none"> <li>• Updates to stormwater management regulations that improve the feasibility of infill development while also increasing the use of onsite measures for water quality (e.g. rain barrels, green roofs)</li> <li>• Data to support future infrastructure needs and a long-range Stormwater Capital Improvement Plan</li> </ul>
Flood Management	<ul style="list-style-type: none"> <li>• Coordination on Community Flood Preparedness Fund grant for a more robust flood management program</li> <li>• Updated regulations and standards for development in the floodplain</li> <li>• Participation in the Community Rating System</li> </ul>
Tree Canopy and Preservation	<ul style="list-style-type: none"> <li>• Updated landscaping requirements such as tree canopy, street trees, and tree preservation bonus</li> <li>• Updated guidance for tree planting and health</li> <li>• Recommendations to increase tree canopy (including street trees) in coordination with the Urban Forest Management Plan</li> </ul>
Stream Buffers	<ul style="list-style-type: none"> <li>• Updates to the Water Protection Ordinance requirements</li> <li>• Additional or revised incentives and voluntary measures to protect existing trees and vegetation along waterways and to plant additional trees and vegetation</li> </ul>
Critical Slopes	<ul style="list-style-type: none"> <li>• Updated review criteria for critical slopes special exceptions</li> <li>• More clear guidance in the Comprehensive Plan, which could inform updates to critical slopes regulations</li> </ul>
Energy Efficiency	<ul style="list-style-type: none"> <li>• High Performance Building Standards / update to the 2008 Green Building Policy</li> <li>• High Performance Buildings best practices and potential regulations/incentives for private sector</li> <li>• Community Electric vehicle (EV) charging plan</li> <li>• Public right of way policy for EV charging</li> </ul>

# Project Roadmap

As staff identifies standalone projects by topic, staff anticipates transitioning the Environmental Review into these individual projects, with continued collaboration across project teams.



# City Project Partners

Departments collaborating on this project include:

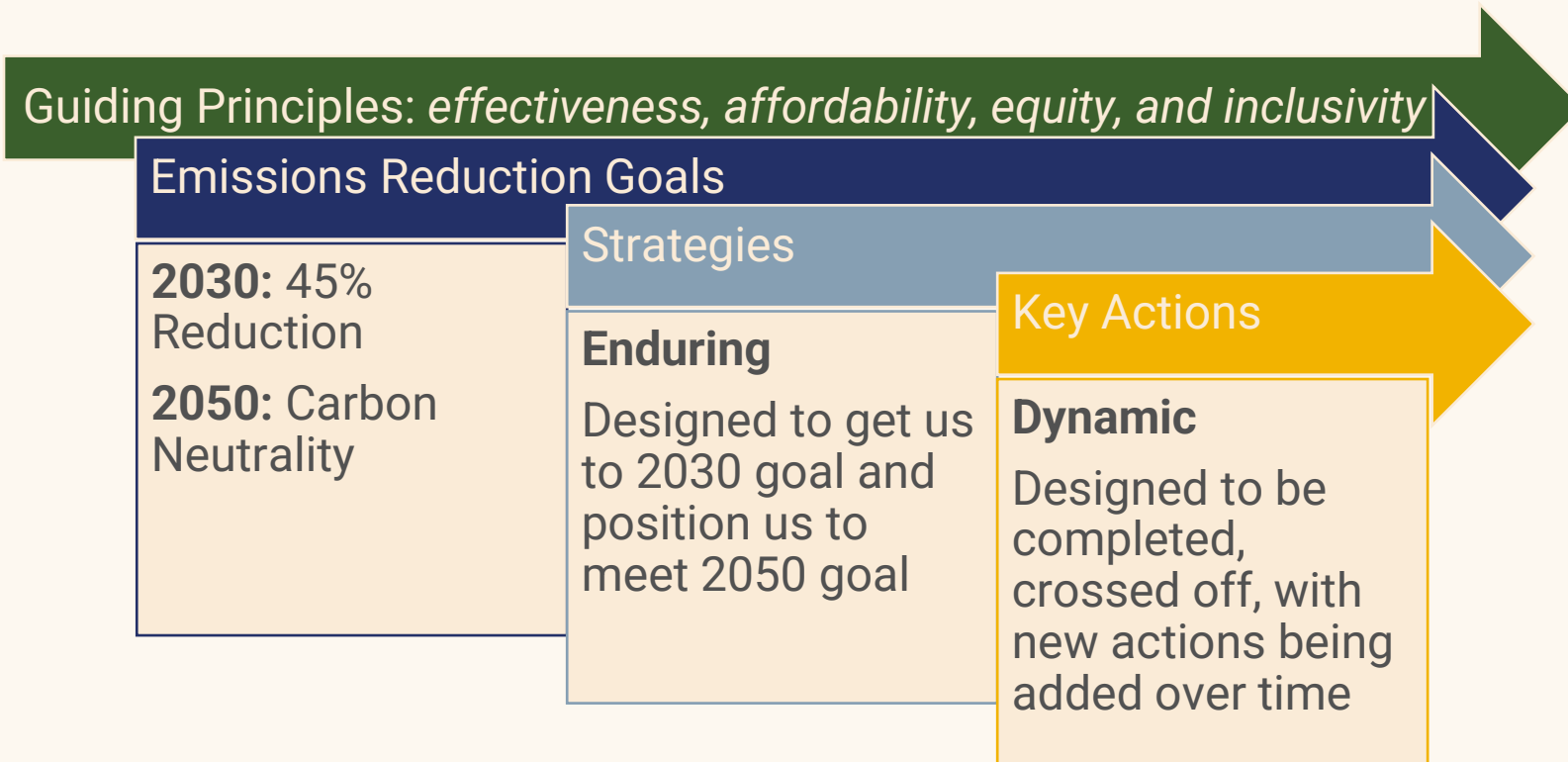
- Neighborhood Development Services
- Office of Sustainability
- Public Works / Engineering
- Utilities
- Parks & Recreation
- Additional departments involved at key points



Eco Fair Spring Festival  
Photo Credit: Botanical Garden of the Piedmont

# Charlottesville's Community Climate Action Plan

Adopted in 2023 as an amendment to the City's Comprehensive Plan, the Climate Action Plan is a strategic roadmap for helping guide action towards our **emissions reduction targets**.

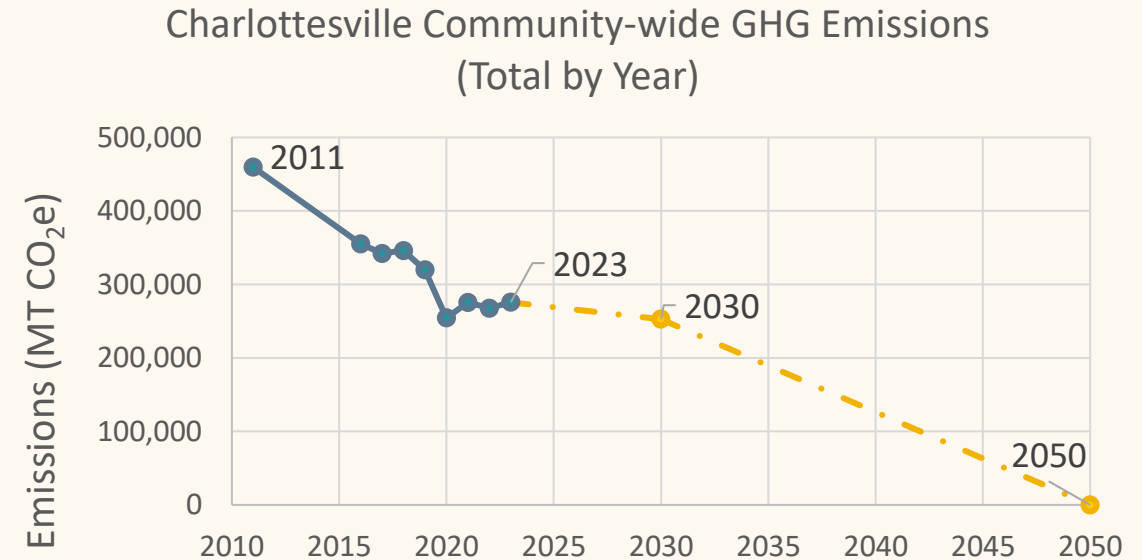


Key Actions support the strategies, which are grouped by sector:

- **Community Emissions**
  - Buildings & Energy
  - Transportation
  - Waste
  - Nature-based Solutions
  - Funding & Financing
- **Municipal Emissions**
  - Buildings & Energy
  - Streetlights & Traffic Signals
  - Transportation & Mobile Assets

# Implementing the Climate Action Plan

- Each Fiscal Year, the Climate Program develops a cross-departmental workplan to support implementation of the Climate Action Plan.
- The workplan is organized by outcome area:
  - Resilience Building
  - Municipal Energy Efficiency & Use Reduction
  - Community Energy Efficiency & Use Reduction
  - Municipal Transportation Electrification
  - Community Transportation Electrification
  - Community Transportation Improvement
  - Nature Based Solutions
  - Community Waste Reduction
  - Other Programmatic Activities
- Workplan activities can include program delivery, projects, or policy improvements

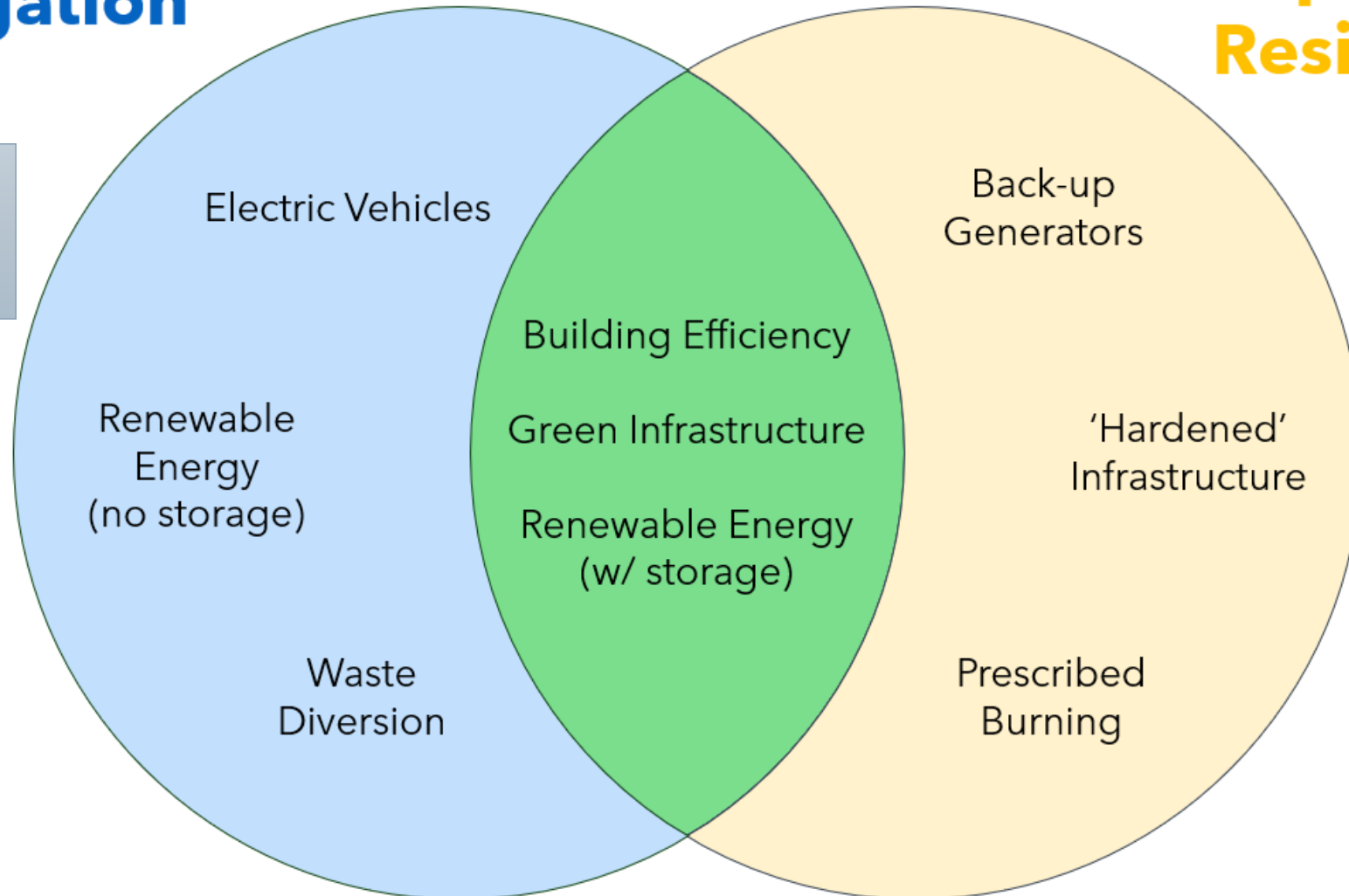


# Reducing Emissions AND Adapting to Impacts

## Mitigation

## Adaptation & Resilience

Climate  
Action Plan

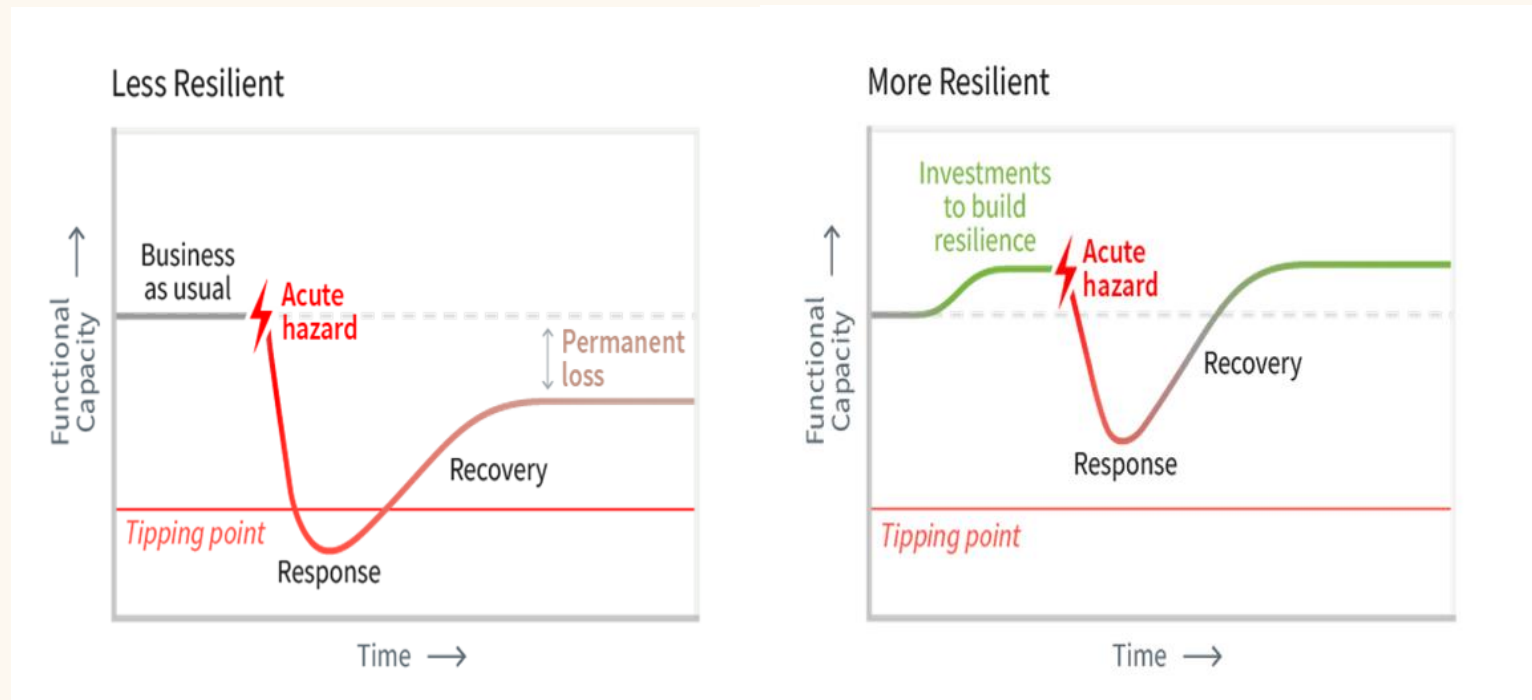


Adaptation &  
Resilience  
Plan

# Resilient Together: Developing a Climate Adaptation & Resilience Plan

Resilient together is a joint planning and community engagement process through which the City, UVA, and Albemarle County have worked in parallel to develop Climate Adaptation and Resilience Plans for each entity.

*The City's Plan is currently in the first round of internal review.*



## 18 Strategy Areas:

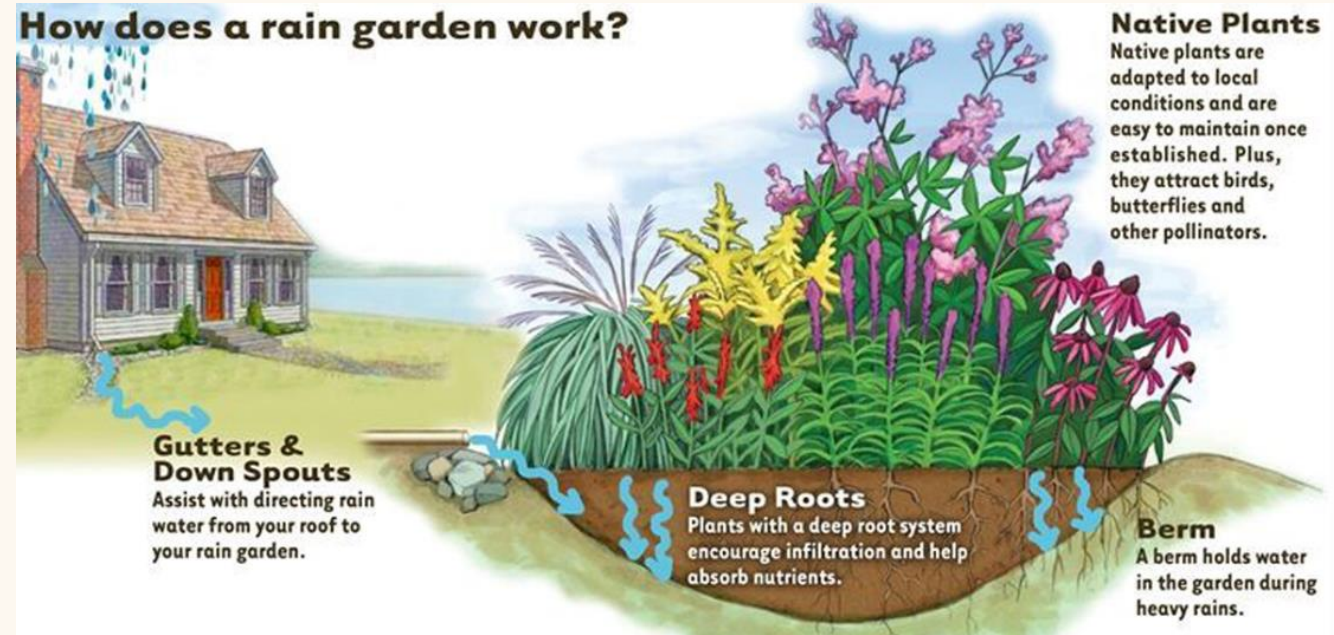
- Biodiversity
- Buildings
- Communications & Information
- Community Training & Partnerships
- Emergency Alerts
- Emergency Response Capacity
- Electric Energy Infrastructure
- Food System
- Hazard Monitoring
- Resilience Hubs
- Small Business Resilience
- State Support for Local Resilience
- Stream Corridors & Floodplains
- Transportation
- Urban Heat Islands
- Urban Stormwater
- Water Supply & Conservation
- Wildfire Preparedness

# Resilient Together: Example of Project Overlap

**Urban Stormwater section of Resilient Together:** Urban stormwater management facilities and infrastructure that can withstand projections for severe precipitation and population growth, prioritizing nature-based solutions

**Action:**

- Through the **Environmental Review Project**, update relevant sections of code to facilitate the implementation of best practices for green stormwater infrastructure. In particular, develop standards and policy for on-site and site-adjacent green stormwater infrastructure to help address the tension between stormwater regulations and desire for increased density on small parcels.



Credit: Virginia Department of Wildlife Resources

# Project Progress

## Request for Proposals (RFP) for Stormwater Management regulations project

*Lead departments: Public Works and Neighborhood Development Services*

- Stormwater management regulations update RFP: anticipated early May release with mid-June closing
- Review committee will review RFP's and select a consultant this summer; project will kick off late summer/early fall
- Project purpose: increasing the feasibility of smaller infill developments (land disturbance under 10,000 sq ft), balancing Comp Plan goals of density/housing choice with a protected and restored natural environment
- Project scope includes:
  - Develop updates to the City's stormwater management requirements
  - Develop associated technical reports and toolkits
  - Significant community engagement and information-sharing



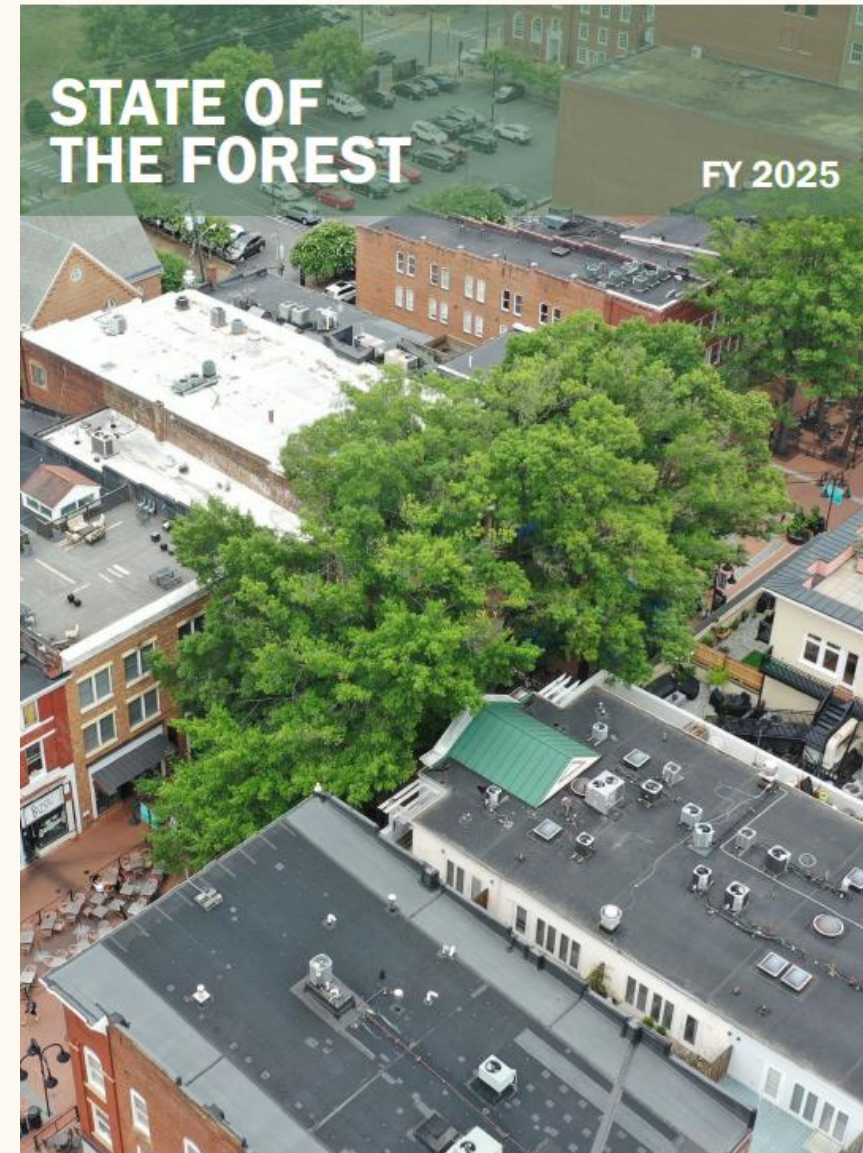
Rainwater harvesting  
Credit: VA Soil and Water  
Conservation Districts

# Project Progress

## Urban Forest Management Plan

*Lead departments: Parks & Rec and Office of Sustainability*

- Community engagement in progress
  - Launched Connect Charlottesville UFMP page
  - Tabling at EcoFair 4/18 and Rivanna RiverFest 5/09
  - **Survey and activity open through 5/24**
- After this round of engagement, the team will review community input and develop the draft UFMP, which will be shared for additional community feedback prior to finalizing the plan
- Tree Commission and Parks & Rec shared the 2025 State of the Forest Report at 4/20 Council meeting
  - Supports UFMP and Environmental Review Project
- NDS and Parks collaborating on improving tree preservation review and enforcement





# Project Progress

## Community Flood Preparedness Fund (CFPF) Grant Project

*Lead department: Office of Sustainability*

- Staff completed the scope of work for the CFPF grant project to build a more robust and future-forward Flood Management Program, and the procurement process has started

## Water Protection Ordinance (WPO) Stream Buffers and Critical Slopes

*Lead department(s): Needs to be determined*

- Reviewed previous critical slopes special exception requests
- Evaluating potential impact of changing regulations for WPO buffers and critical slopes
  - Will compare results from the buildout analysis once that data is available, in part to inform potential prioritization of areas and/or features to protect
- Potential for consultant support once determine remaining funds after selecting stormwater RFP consultant



# Project Progress

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## High Performance Buildings

*Lead department: Office of Sustainability*

- Council approved High Performance Buildings resolution on 4/06
- Updated High Performance Building Standards for City buildings
- Resources in progress to encourage best practices in the private sector
- Potential for additional incentives for private sector; further study is needed

## Electric Vehicle (EV) Charging

*Lead department: Office of Sustainability*

- Community EV Charging Study completed
- Next steps being determined; recommendations include a residential curbside charging ordinance and options for City fleet vehicle charging

# Next Steps

## Short-term next steps:

- Review RFPs and select consultant for the stormwater management regulations project
- Select consultant for CFPF grant project: Flood Management Program updates
- Continued UFMP engagement
- High Performance Buildings best practices for the private sector

## Additional next steps:

- Identify project leads and funding resources to scope the remaining topic areas
  - Focused on WPO buffers/critical slopes, may also include energy efficiency
- Transition the Environmental Review Project into multiple standalone projects by topic with continued coordination across teams
  - Likely to include individual Connect project pages (see UFMP as example)



### Urban Forest Management Plan

Planning for Charlottesville's Future Urban Forest



QR Code for Urban Forest Management Plan Connect Page: Survey Open through May 24

# Thank You!

