

# Policy Briefing Summary

## City Council



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<b>Regarding:</b>	<b>Resolution Considering a Special Exception Permit Request for 408 Harris Road</b>
<b>Staff Contact(s):</b>	Dannan OConnell, Planner
<b>Presenter:</b>	<b>Dannan OConnell, Planner</b>
<b>Date of Proposed Action:</b>	May 18, 2026

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### Issue

Consideration of an Application for a Special Exception Permit.

### Background / Rule

Dustin Greene of Roudabush Engineering ("Applicant"), representing Neighborhood Investments, LLC, the property owner, has requested a Special Exception Permit ("SEP") to modify the required outdoor amenity space located at 408 Harris Road ("Subject Property") in the City of Charlottesville, Virginia ("City"), pursuant to City Code Sections 34-2.2.4.A.3 and 34-2.10.4.C.

The Applicant wishes to subdivide and improve the Subject Property with six (6) attached residential dwellings. The R-B Residential District requires all lots to provide amenity spaces having a cumulative area of ten percent (10%) or more of the lot area. Each amenity space must also be at least 400 square feet in size, with no horizontal dimension of less than ten (10) feet. The intent of these features is "[to ensure] adequate recreation and open space areas for occupants, and to ensure such spaces are accessible, usable and safe," per City Code Section 34-2.10.4.C.1. The Applicant proposes approximately 7.6% of lot area be provided in three (3) landscaped yards, with widths of less than six (6) feet and areas of between 198 and 252 square feet.

### Analysis

The City's Planning Commission ("PC") held a hybrid virtual and in-person Regular Meeting on April 14, 2026, on this matter. The PC had no concerns with the request, and recommended approval of the SEP with no recommended conditions.

A recording of the Meeting can be found at the following link. Discussion starts at the 1:48:00 mark.

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

The full Application for this Project can be found at the following link. Materials start on page 98.

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

### Financial Impact

None.

### Recommendation

The PC recommended approval of the SEP via a 7-0 affirmative vote.

### Recommended Motion (if Applicable)

"I make a Motion to adopt the attached Resolution approving the SEP request for the Subject Property as presented."

**Attachments**

1. RESOLUTION - Special Exception - 408 Harris Roadjvhedits