

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	February 1, 2024
Action Required:	Public Hearing Approval
Presenter:	Missy Creasy, Deputy Director of NDS, James Freas, Director of NDS
Staff Contacts:	Missy Creasy, Deputy Director of NDS James Freas, Director of NDS
Title:	Consideration of a Development Code Amendment – Remove Retail in Residential Districts (1 reading only)

Background

During review of the Charlottesville Development Code, Council decided to remove commercial uses allowed by special permit, including “general retail (up to 4,000 square feet)”, from R-A, RN-A, R-B, and R-C districts following extensive deliberation. When the final Development Code changes were presented to Council for adoption in December 2023, this specific use was accidentally left off of the list of commercial uses to remove. It was requested that this change be resolved prior to the effective date of the code on February 19, 2024.

Discussion

At the November 29, 2023 City Council Work Session, the majority of Council noted that this was not the time to allow for retail in these areas and it could be reviewed at a future update.

Materials are available here: <https://charlottesvilleva.portal.civicclerk.com/event/1936/files/4453>

November 29, 2023 Work Session Meeting Video:

<https://www.youtube.com/watch?v=nP5ffvyCJCA&list=PLSKqYabjF44Xfjp92ozMjRHiyRsGEFVYR&index=7> Starts at 1 hour 44 minutes

Alignment with City Council's Vision and Strategic Plan

The proposed action aligns with Organizational Excellence.

Community Engagement

Feedback was gathered throughout the Cville Plans Together process. Specifically on December 5, 2023, City Council held a public hearing on the Development Code where comment was received.

Budgetary Impact

This does not directly impact the General Fund

Recommendation

City Council may recommend approval of this Ordinance.

Alternatives

City Council may deny the proposed Zoning Text Amendment.

Attachments

1. Attachment 1 general retail code updates
2. Ordinance - Development Code amendment to delete general retail from residential 1.8.2024