



Planning Commission Meeting Agenda

January 13, 2026

605 East Main Street
City Council Chambers
Charlottesville, Virginia 22902

Carl Schwarz, Chair
Danny Yoder, Vice Chair
Philip d'Oronzio
Hosea Mitchell
Betsy Roettger
Lyle Solla-Yates
Rory Stolzenberg
Michael Joy

I. Commission Pre-Meeting (Agenda discussion(s))

Beginning: 5:00 p.m. Location: (NDS Conference Room, 610 East Market 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

a Tax Abatement Study

b ADU Manual and Student Housing Study

5. Matters to be Presented by the Public not on the Formal Agenda

6. Consent Agenda

a Minutes - October 28, 2025 Work Session

III. Planning Commission Public Hearing Items

Beginning: 6:00 p.m.

1. Development Code Text Amendments - Tiers 1 and 2

IV. Commission's Action Items

Beginning: following any public hearings

V. Future Meeting Schedule/Adjournment

Next Regular Session: Tuesday, February 10 - 5:30 PM

PLEASE NOTE: We are including suggested time frames on Agenda items. These times are subject to change at any time during the 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. The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

Planning Commission premeeting 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. Public hearings and other matters from the public will be heard via the Zoom webinar which requires advanced registration here: 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.