

Policy Briefing Summary

City Council



Regarding:	Resolution Considering A Special Exception Permit for 1138 Rose Hill Drive
Staff Contact(s):	Dannan OConnell, Planner
Presenter:	Dannan OConnell, Planner
Date of Proposed Action:	July 20, 2026

Issue

Consideration of an Application for a Special Exception Permit.

Background / Rule

Jacob Bender, of Setty and Associates, and Gerry Martin, of Charlottesville Public Works ("Applicants"), have requested a Special Exception Permit ("SEP") pursuant to City Code Section 34-4.7.4.C.4, for site element screening. The Applicants wish to replace and expand ground-mounted mechanical equipment located in the front yard of the above-referenced property ("Subject Property"). Site element screening requirements prohibit ground-mechanical equipment in front yards. Existing ground-mounted equipment located in this area is considered non-conforming, and may not be expanded by-right per City Code Section 34-5.3.1.B.2.

Analysis

The City's Planning Commission ("PC") held a hybrid virtual and in-person Regular Meeting on June 9, 2026, on this matter. The PC had no concerns with the request, and recommended approval of the SEP with one (1) recommended condition.

A recording of the Meeting can be found at the following link. Discussion starts at the 1:03:00 mark.

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

The full Application for this Project can be found at the following link. Materials start on page 55.

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

Financial Impact

None.

Recommendation

The PC recommended approval of the SEP via a 5-0 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 - 1138 Rose Hill Drjvhedits