

**RESOLUTION APPROVING A REQUEST FOR A SPECIAL EXCEPTION PERMIT  
("SEP") FOR PROPERTY LOCATED AT 835 W MAIN STREET, 843 W MAIN  
STREET, AND 847 W MAIN STREET**

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**WHEREAS**, Fluvanna Holdings, LLC, Kim Tran Dabney, Kim T., and Chris T. Dabney ("Landowners") are the current owners of lots identified on 2026 City Tax Map 31 as Parcels 183, 175, and 174 (City Parcel Identification Numbers 310183000, 310175000, and 310174000), having an area of approximately 1.61 acres (70,100 square feet); ("Subject Properties"); and

**WHEREAS**, the Landowners wish to develop residential units with modified active depth, ground story height, finished floor elevation, street-facing entry spacing, and bicycle parking space dimensions on the Subject Properties ("Project"); and

**WHEREAS**, the Project is described in more detail within the Landowners' application materials submitted in connection with Application PL-26-0126 ("Application"), as required by City Development Code ("CDC") § 34-5.2.15.B.2 (collectively, "Application Materials"); and

**WHEREAS**, the City of Charlottesville Board of Architectural Review ("BAR") recommended that the proposed exceptions will not have an adverse impact on the West Main Street Architectural Design Control District at its September 15, 2026, Public Meeting, per CDC § 34-5.2.15.C.1.c; and

**WHEREAS**, the City of Charlottesville Planning Commission ("PC") made a recommendation of approval at its October 13, 2026, Public Meeting, per CDC § 34-5.2.15.C.2.

**NOW THEREFORE, BE IT HEREBY RESOLVED**, by the Council of the City of Charlottesville, Virginia ("City Council"), upon consideration of BAR's and PC's recommendations and the City Staff Report discussing the Application, as well as the factors set forth within CDC § 34-5.2.15.D, that it finds and determines that granting the proposed SEP would serve the public necessity, convenience, general welfare, or good zoning practice; and

**BE IT FURTHER RESOLVED**, by City Council, pursuant to CDC § 34-5.2.15, a SEP is hereby approved and granted to authorize the Project and permit modified active depth, ground story height, finished floor elevation, street-facing entry spacing, and bicycle parking space dimensions consistent with the Application Materials for the Subject Properties.

Approved by Council  
                                , 2026

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Kyna Thomas  
Clerk of Council