

**NOTICE OF SPECIAL MEETING**

A SPECIAL MEETING OF THE CHARLOTTESVILLE CITY COUNCIL WILL BE HELD ON Monday, December 17, 2018, AT 3:30 p.m. IN THE Second Floor Conference Room.

THE PROPOSED AGENDA IS AS FOLLOWS:

Closed session as provided by Section 2.2-3712 of the Virginia Code  
(Personnel; Legal Advice; and Boards & Commissions)

BY ORDER OF THE MAYOR

BY Brian Wheeler

**SECOND FLOOR CONFERENCE ROOM – December 17, 2018**

Council met in closed session on this date with the following members present: Ms. Walker; Ms. Hill; and Ms. Galvin. Mr. Signer arrived at 4:30 p.m. Dr. Bellamy arrived at 4:35 p.m.

Ms. Walker called the meeting to order at 3:34 p.m.

On motion by Ms. Hill, seconded by Ms. Galvin, Council voted (Ayes: Ms. Walker; Ms. Hill; and Ms. Galvin. Noes: None. Absent: Dr. Bellamy; and Mr. Signer.) to meet in closed session as authorized by Va. Code sec. 2.2-3712, specifically:

Virginia Code Section 2.2-3711(A)(1) for the purpose of interviewing prospective candidates for employment as the Chief of Staff / Clerk of the Charlottesville City Council.

On motion by Ms. Hill, seconded by Ms. Galvin, Council certified by the following vote (Ayes: Ms. Walker; Ms. Hill; Dr. Bellamy; Ms. Galvin; and Mr. Signer. Noes: None. Absent: None.) that to the best of each Council Member's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the motion convening the closed session were heard, discussed or considered in the closed session.

Ms. Walker adjourned the meeting at 6:24 p.m.

**COUNCIL CHAMBER - December 17, 2018**

Ms. Walker called the meeting to order at 6:31 p.m.

**ROLL CALL**

**ANNOUNCEMENTS/PROCLAMATIONS**

Dr. Bellamy shared that there will be a Kwanzaa celebration at the Jefferson School African American Heritage Center on Wednesday, December 26, 2018 from 1 p.m. to 4 p.m.

**CONSENT AGENDA**

- a. **Minutes – December 3, 2018 and December 5, 2018 Council Meetings, December 6, 2018 Work Session**

[December 3, 2018 and December 5, 2018 Council Meetings, December 6, 2018 Work Session](#)

- b. **APPROPRIATION: VDOT Recreational Access Grant - McIntire Park Bicycle and Pedestrian Bridge - \$125,000 (2nd reading)**

[VDOT Recreational Access Grant](#)

**WHEREAS**, the City of Charlottesville, through Parks and Recreation, has been awarded \$75,000 from the Virginia Department of Transportation to construct a bicycle and pedestrian bridge at McIntire Park; and

**WHEREAS**, the match for this grant will come from the McIntire Park Implementation Fund; and

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that the sum of \$75,000 is hereby appropriated in the following manner:

**Revenue**

\$75,000      Fund: 426      WBS: P-01005      G/L Account: 430110

**Expenditures**

\$75,000      Fund: 426      WBS: P-01005      G/L Account: 599999

**Transfer from**

\$50,000      Fund: 426      WBS: P-00207      G/L Account: 599999

**Transfer to**

\$50,000      Fund: 426      WBS: P-00270      G/L Account: 599999

**BE IT FURTHER RESOLVED**, that this appropriation is conditioned upon the receipt of \$75,000 from the Virginia Department of Transportation.

- c. **APPROPRIATION: 2018 Edward Byrne Memorial Justice Assistance Grant (JAG) - \$26,044 (2nd reading)**

[2018 Edward Byrne Memorial Justice Assistance Grant \(JAG\)](#)

**WHEREAS**, the City of Charlottesville, through the Police Department, has received the U.S. Department of Justice, Office of Justice Programs' Bureau of Justice Assistance 2018 Edward Byrne Memorial Justice Assistance Grant (J.A.G.) in the amount of \$26,044 to be used for approved law enforcement equipment.

**WHEREAS**, the grant award covers the period from period October 1, 2018 through September 30, 2022

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that the sum of \$26,044, received from the U.S. Department of Justice, Office of Justice Programs' Bureau of Justice Assistance, is hereby appropriated in the following manner:

<b>Revenue</b>			
\$ 26,044	Fund: 211	I/O: 1900320	G/L: 431110 Federal Grants
<b>Expenditure</b>			
\$ 26,044	Fund: 211	IO: 1900320	G/L: 520990 Other Supplies

**BE IT FURTHER RESOLVED**, that this appropriation is conditioned upon the receipt of \$26,044 from the U.S. Department of Justice, Office of Justice Programs' Bureau of Justice Assistance.

- d. **APPROPRIATION: 2019 Aid to Localities Funding for Fire Programs - \$150,480 (2nd reading)**

[2019 Aid to Localities Funding for Fire Programs](#)

**WHEREAS**, the Virginia Department of Fire Programs has awarded a grant to the Fire Department, through the City of Charlottesville, specifically for fire service applications;

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that a total of \$150,480.00 be appropriated in the following manner:

<b>Revenues - \$150,480</b>			
\$150,480	Fund: 209	I/O: 1900010	G/L Account: 430110

**Expenditures - \$150,480**

\$150,480      Fund: 209      I/O: 1900010      G/L Account: 599999

**BE IT FURTHER RESOLVED**, that this appropriation is conditioned upon the receipt of \$150,480 from the Virginia Department of Fire Programs.

**e.      APPROPRIATION: Year End Appropriation for FY2018 (2nd reading)**

[Year End Appropriation for FY2018](#)

**FY 2018 Year End Appropriation**

**f.      APPROPRIATION: Certified Local Government (CLG) grant funding for Little High Neighborhood National Register nomination - \$33,714 (Carried)**

[Little High Neighborhood National Register nomination](#)

**g.      APPROPRIATION: Reimbursement of Funds for Portland State University ADU Program - \$5,000 (Carried)**

[Reimbursement of Funds for Portland State University](#)

**h.      APPROPRIATION: Reimbursement of Funds for Public Works Summit - \$400**

[Reimbursement of Funds for Public Works Summit](#)

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia that \$400 from Endeavor Business Media LLC is to be appropriated in the following manner:

**Revenues - \$400**

Fund: 105      Cost Center: 2401001000      G/L Account: 451999

**Expenditures - \$400**

Fund: 105      Cost Center: 2401001000      G/L Account: 530100

**i.      RESOLUTION: Funding for Kwanzaa Program at Jefferson School African-American Heritage Center - \$4,500**

[Kwanzaa Program at Jefferson School African-American Heritage Center](#)

**RESOLUTION**

**Jefferson School African American Heritage Center Kwanzaa Programming Request  
\$4,500**

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Charlottesville, Virginia that the sum of \$4,500 is hereby paid from currently appropriated funds in the Community Arts and Festivals account in the General Fund to the Jefferson School African American Heritage Center:

\$4,500

Fund: 105

Cost Center: 9753005000

- j. **RESOLUTION: ~~Designation of Carlton Views III as Revitalization Area~~ Pulled for Discussion**

[Designation of Carlton Views III as Revitalization Area](#)

Ms. Walker invited any public comment on the consent agenda. Mr. Don Gathers spoke in favor of ITEM I on the consent agenda related to the funding for the Kwanzaa Program at the Jefferson School African American Heritage Center.

Ms. Walker asked that ITEM J be pulled for discussion later in the meeting.

On motion by Ms. Galvin, seconded by Dr. Bellamy, the remainder of the CONSENT AGENDA was APPROVED. (Ayes: Dr. Bellamy, Ms. Hill, Ms. Walker, Mr. Signer, Ms. Galvin; Noes: None.)

**AMENDMENT TO AGENDA**

Council announced they would convene in closed meeting after the regular meeting.

**CITY MANAGER RESPONSE TO COMMUNITY MATTERS (FROM PREVIOUS MEETINGS)**

Mr. Murphy provided updates on Eighth and West Main Street pedestrian issue, needle exchange programs, and the use of Narcan by police. Mr. Murphy also noted that Council had received from Chris Cullinan, Director of Finance, follow-up materials from December 3, 2018 discussion of the audit related to funding of schools in other localities. Mr. Murphy asked that the document be attached to this meeting's minutes. [SEE EXHIBIT A]

**COMMUNITY MATTERS**

Mr. Bill Emory asked how many members of Council grew up in a "people warehouse"? He said the people at Carlton Views deserved outdoor space and they will not have any based upon proposal in front of Council. On the Comprehensive Plan he said he was very pleased the Rivanna River was recognized in the environmental chapter. He said residents of Woolen Mills had been asking for a small area plan since 1988 and he said that remains a concern.

Ms. Kim Rolla shared her time with Mr. Harold Foley who spoke on behalf of the Legal Aid Justice Center and the People's Coalition. Mr. Foley spoke about the Police Civilian Review

Board. He said there has been a lack of help to the CRB from both Council and the Police Department. He said the CRB needs help getting data to carry out its duties.

Ms. Walker asked about Mr. Foley's statement regarding lack of help from Council? Mr. Foley said he had been attending the CRB meetings and a CRB member has been unable to get data from the Police Department in order to create good bylaws for their work. Ms. Walker said she was at the meeting and the feedback given to the CRB was that the data had been previously released.

Mr. Matthew Gillikin provided feedback on the Comprehensive Plan. He said 55 percent of land in the City was zoned R-1 which has a racist legacy. The Comprehensive Plan draft seeks to undue this for the first time and he encouraged Council to take action.

Ms. Andrea Massey ceded her time to Ms. Laura Baker. Ms. Baker said she represented the National Lawyers Guild who was representing the People's Coalition. She said the Police Department's database had a standard Microsoft SQL server database and its data should be very accessible. She described exchanges between the People's Coalition and Chief Brackney regarding the availability of data. She asked for Council's help to get a clearer indication of why this data is not available.

Ms. Walker asked Mr. Murphy for feedback. Mr. Murphy said he was aware of a number of problems with the New World database implementation. There are hundreds of deliverables that have not occurred and this is a matter under review by the Emergency Communications Center which administered the software RFP.

Ms. Galvin asked if there was any legal recourse? Mr. Blair said the ECC was represented by its Counsel. He said the contract was being evaluated.

Ms. Baker was invited to respond. She said the main concern was seeing the RFP, the failed deliverables, all in order to improve transparency. Ms. Baker said the technology company behind the New World database was being sued by numerous localities.

Police Chief RaShall Brackney was invited to respond. She said Tyler Industries was in litigation with hundreds of agencies for failure to deliver on promises in RFPs related to their law enforcement database systems. Chief Brackney said other localities are having to create work around processes to extract data for reporting. She added that the New World project commenced before she was hired and that the system was activated in Charlottesville by Tyler Industries 18 months behind schedule. She said negotiations with Tyler Industries were being overseen by Albemarle County's attorney, on behalf of the ECC, to determine what remaining deliverables in the RFP could be completed.

Ms. Baker said she would like to be able to sit down and get access to the data if she was given the opportunity. She reiterated all she is asking for is access to non-confidential data that should be exportable from the system.

Mr. Graham Scharf said he was a parent of two children in City schools. He asked Council to mandate that the Neighborhood Development Services department expedite approval of learning cottages at Walker Upper Elementary School. The cottage proposal is undergoing site plan review.

Ms. Hill said she was under the impression there would be a proactive review of all school facility needs requiring site plans. She asked for staff to provide an update.

Mr. Oliver Platts-Mills encouraged Council to think about the community's future as it considers the Comprehensive Plans. He said Council should expect to hear numerous legitimate concerns on everything from tall buildings, to blocked views, to traffic to increased density of housing. He asked for Council to support all types of housing for all types of people, to think about future needs and not protecting existing norms.

Mr. Michael Payne said the Carlton Views project was an example of Council being presented two bad options. He said to break this cycle it comes down to zoning and land use decisions, and 55 percent of the city only allows single family homes. He encouraged Council to take action with the Comprehensive Plan.

Ms. Nancy Carpenter ceded her time to Ms. Mary Carey. Ms. Carey asked Dr. Bellamy for clarification about the work of the Public Housing Association of Residents and the Charlottesville Redevelopment and Housing Authority and his understanding of how well they were working together on maintenance issues. She also told Ms. Galvin that she was still waiting for an apology regarding past comments on Vinegar Hill.

Ms. Senna Magill ceded her time to Tamara Wright. She spoke on behalf of the People's Coalition. She said the Police Civilian Review Board has been prevented from reviewing policing complaints that are needed to draft its bylaws.

Ms. Hill asked about interim bylaws drafted by Police CRB. Ms. Hill said it was not Council's intention to vote on the interim bylaws, only the final bylaws. Ms. Walker said at a recent meeting Mr. Blair suggested the existing draft could be used in the interim.

Ms. Adeola Ogunkeyede from the Legal Aid Justice Center was invited to speak. Ms. Ogunkeyede said the bylaws identify data needed by the CRB to inform the drafting of its permanent bylaws. Ms. Walker asked how this situation was preventing the final bylaws from being drafted? Ms. Walker said the seven years of data requested could take over a year to compile. She encouraged the People's Coalition to review the data already provided to the CRB and to tell Council what additional information is required.

Ms. Ogunkeyede also challenged the City's position that more than two CRB members were not allowed to speak at a Council meeting. She said that the interpretation of Virginia law was the most conservative possible. Mr. Blair responded about the open meeting requirements governing Council-appointed boards and commissions under Virginia law.

Ms. Rosia Parker was invited to speak on behalf of the Police Civilian Review Board after two other CRB members (Mr. Gathers and Ms. Beard) left Council chambers leaving only Ms. Parker and Ms. Turner present as members. Ms. Parker reiterated the request for more data to assist in the drafting of bylaws. She called for the CRB meetings to be televised. Ms. Walker asked if the CRB could, at its meeting tomorrow, determine exactly what is still needed and share that with Council.

Ms. Rebecca Deeds spoke on behalf of Preservation Piedmont. She provided feedback on the Comprehensive Plan draft and called for more time to be allowed for the community to review the draft. She said there should be a greater understanding of the rationale and evidence that led to the proposed map. She called for the filling of an Assistant City Manager Position on planning issues.

Ms. Kate Fraleigh said she was involved in the People's Coalition. She acknowledged some data was provided to the Coalition and the CRB and said that tomorrow's meeting should give them time to review the data. She called for additional data to allow the CRB to complete its research and drafting of its bylaws.

Ms. Linh Vinh spoke on behalf of the Lawyers Guild for the People's Coalition. She said the CRB has been delayed in getting access to data needed to complete its permanent bylaws.

Ms. Walker read an email message sent Monday, December 10, 2018 from Chief Brackney to members of the Police Civilian Review Board which reviewed the status of various complaints related to the department. Ms. Walker said CRB members responded with appreciation for the data and that the CRB was expected to meet and determine what additional follow-up information was required. Ms. Walker said there was also a request for her and the City Attorney to attend the next CRB meeting and they did so.

Ms. Marissa Turner-Harris asked how the complaint reviews by Chief Brackney could all be completed within the same three-day span. She ceded her time to Emily Kingsley who said she was the Standing up for Racial Justice representative on the People's Coalition. She called for more data to be provided to the CRB such that they could complete their bylaws.

Mr. Louis Shultz spoke about amendments to the City Charter discussed at the previous regular Council meeting. He said the change in timing of the Council's elections from May to November was also noted as a recommended change to the Charter. He said elections had been held in November for years in defiance of the City Charter which had not been changed with respect to the timing of local elections.

Ms. Hill asked Mr. Blair to respond. Mr. Blair provided background on state law and the legislative intent of the General Assembly. He said other localities had moved away from May elections and in 2017 the General Assembly passed SB 1304 which stated that the provisions of a 2016 law addressing this matter should be applied retroactively to July 1, 2000, a time before Charlottesville changed its general election date.



Mr. Lyle Solla-Yates, a member of the Planning Commission, said he was speaking in an individual capacity. He called for approval of the Carlton Views project.

Ms. Rosia Parker said the Carlton Views development needed amenities for children and the elderly.

**ORDINANCE\*: REZONE PROPERTIES ON CARLTON AVENUE AND FRANKLIN STREET (CARLTON VIEWS) TO PLANNED UNIT DEVELOPMENT (2ND READING)**

[Carlton Views](#)

Mr. Matt Alfele, City Planner, reminded Council of its action taken at the last meeting where consensus was not reached which is why the rezoning is on the main agenda.

Dr. Bellamy said he was still trouble about the amenities proposed for the project and the condition of the existing units.

Ms. Galvin responded with information from a recent visit with residents and the resident manager. She described the shared public spaces on site today and described the proposed plaza in the new development. She said she thinks the existing buildings are well made and that the HVAC issues that contributed to a mold problem were being addressed.

Ms. Walker said she visited the existing development this past weekend. She said she heard concerns about air quality and that she heard from one mother that there were insufficient play areas for her children. Ms. Walker said multiple residents shared concerns about cracks in their doorways and walls. Ms. Walker added there was an odor on the elevator. She said she still wants to ensure there are healthy homes being built. Ms. Walker said everyone she visited with said the new management was much better.

Mr. Signer asked if there had been any legal issues between the tenants and the landlord?

Mr. Murphy responded that he was aware that one tenant had spoken to the Legal Aid Justice Center, but he had no information about that resulting in a formal legal complaint.

Ms. Galvin said the developer is prepared to improve the next parcel on the site, which is now a derelict industrial site. She said more housing and people would generate a critical mass and spur the creation of a pocket park and other amenities. She said the management is now doing a much better job and the current residents overall were very pleased. Ms. Galvin said if Council does not approve the project, she said the City would not get 48 units of affordable housing.

Ms. Walker asked if the individuals living at Carlton Views today were previously living in the City and who would get priority in the next phase of development.

Mr. Kevin Wood, the Carlton Views developer, was asked to address Council's questions. He said Housing Choice voucher holders would get first priority, and that those could be City or Albemarle County residents.

Ms. Hill said it was important for the City to have confidence that the maintenance issues will continue to be addressed.

Dr. Bellamy said the need for the affordable units supersedes his other concerns.

Mr. Alex Ikefuna, director of Neighborhood Development Services spoke about the benefits of the Revitalization Area component (Item J. on the consent agenda which was pulled).

Mr. Signer said, in the big picture, the "perfect shouldn't be the enemy of the good" with respect to this project. He said 48 units of affordable housing would be significant.

On motion by Ms. Galvin, seconded by Ms. Hill, the ORDINANCE to Rezone Properties on Carlton Avenue and Franklin Street (Carlton Views) to Planned Unit Development (2nd reading) was APPROVED (Ayes: Dr. Bellamy, Ms. Hill, Mr. Signer, Ms. Galvin; Noes: Ms. Walker.).

**AN ORDINANCE APPROVING A REQUEST TO REZONE FOUR PARCELS OF LAND LOCATED AT 1335 AND 1337 CARLTON AVENUE, AND TWO ADJACENT LOTS, FROM M-I (WITH A SPECIAL USE PERMIT) TO PLANNED UNIT DEVELOPMENT ("CARLTON VIEWS PUD")**

**RESOLUTION: DESIGNATION OF CARLTON VIEWS III AS REVITALIZATION AREA**

[Designation of Carlton Views III as Revitalization Area](#)

On motion by Ms. Hill, seconded by Ms. Galvin, Item j, a RESOLUTION for the Designation of Carlton Views III as Revitalization Area (1st of 1 reading) was APPROVED (Ayes: Dr. Bellamy, Ms. Hill, Mr. Signer, Ms. Galvin; Noes: Ms. Walker.).

**RESOLUTION  
Revitalization Area Certification for Carlton Views III**

**BE IT RESOLVED** by the City Council of the City of Charlottesville, Virginia that Carlton Views III is located within a Revitalization Area, defined by the Virginia Housing Development Authority as any area that 1) the industrial, commercial or other economic development of such area will benefit the city or county but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; AND 2) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live

within such area and thereby create a desirable economic mix of residents in such area.

### **REPORT: COMPREHENSIVE PLAN UPDATE**

Ms. Lisa Green, chair of the Planning Commission, gave a presentation [EXHIBIT B] about the draft Comprehensive Plan.

Ms. Green described the work to date as a major undertaking at the commission appreciates the importance of this plan at this particular time for the City. She said the process began in September 2016. There have been numerous changes with the makeup of the commission and staff.

Ms. Green said she feels six of the chapters are complete and ready for Council's final review. Other chapters, specifically those describing Land Use and Community Engagement, require additional work.

Ms. Green said initial community outreach meetings were conducted during May-June 2017. During July-August 2017 members of the commission attended other community events where they engaged the public on a drop-in basis. During September 2017 to February 2018 the commission continued its work refining the draft and made preparations for the next round of community engagement when workshops were held.

Ms. Green said during September to November 2018 the commission updated the land use map and land use chapter.

Ms. Green described the feedback received from the community about things they would like to see in an "ideal place" and the gaps that exist in those areas today. She said the commission evaluated the transit, biking and walking times between these centers.

Ms. Green said the commission reflected on how much of the City was zoned in a systematically racist way in the past with certain R1-zoned neighborhoods.

Ms. Hill asked about the drivers behind the Fall 2018 version of the map showing transitions and corridors (slide 18 in presentation). Ms. Green said the general feedback from the community was for more density and affordable housing.

Ms. Green said City staff took this feedback and created the current draft of the land use map (slide 19). She asked for feedback from Council on the current proposals.

Ms. Hill asked about the Birdwood neighborhood near the 250 Bypass and its designation as high density given that it is an established neighborhood? Ms. Green said she would do her best to represent the Commission as a whole in her responses. She said the Commission had not sat down together since staff completed this final version of the land use map. Ms. Green said this map would raise questions about the city's population goals?

Ms. Galvin said there are population numbers, for example, those used in 2012 by consultant AECOM to project the future water supply needs. She said it was important to understand the population capacity and infrastructure plans for the City when considering these proposals.

Ms. Walker said she had recently watched online some Comprehensive Plan updates done by other localities. She said the presentations often included population projections and housing strategies up front.

Mr. Signer commended the Planning Commission for the tremendous amount of work being done on a volunteer basis. He asked about the graphical presentation on the land use map and whether that was done with a best practice approach and tools? Mr. Alfele responded that the current land use map is parcel-based and has very hard edges. He said the draft before Council is done in the City's GIS system incorporating new layers based upon the Commission's feedback and moves away from hard boundaries.

Ms. Creasy said the gradations in this draft land use map create a broader set of criteria that any development proposal can be evaluated against.

Ms. Galvin said she didn't think this land use plan as proposed was the right one to inform a comprehensive rezoning. She said she thinks it has lost some connections to transportation planning, placemaking, and population projections.

Ms. Green agreed more work is required. She said she heard a lot from people about the need for parks and greenspace. She also said there must be a comprehensive review of elementary school attendance zones.

Ms. Walker said nothing should be off the table if we are going to do this right. She said some of this planning from the past started before Council was willing to take a comprehensive look at things.

Ms. Galvin asked whether at this point additional resources should be allocated to finish the plan? She noted \$250,000 had been allocated to the Housing Advisory Committee for community engagement on just a housing strategy. She suggested \$750,000 might be needed to get this to a final zoning map with appropriate community engagement.

Ms. Green said, while she couldn't put a specific cost estimate on it, there would need to be dedicated staff and professional resources working on this to complete the Comprehensive Plan.

Mr. Ikefuna said additional resources might be required to rewrite the zoning ordinance.

As to next steps, Ms. Green said Council feedback on the already completed chapters would be helpful. She asked if Council thinks the Commission is heading the right direction? Council said there was consensus on the three major themes of the land use map (as shown on slide 9): places serving community needs; walk/bike/transit connected places; and gradual transition of intensity from places to neighborhoods.

Mr. Signer expressed interest in knowing the number of dwelling units built over the past five years.

Ms. Green asked if there was support for the intensity transitions? Ms. Galvin said the amount of purple (highest density) areas in the current draft was startling. She suggested within the lower density residential areas more intensity could be created there, in the yellow-orange zones, by mixing up the types of housing units.

Dr. Bellamy asked about affordable housing incentives? Ms. Green said the housing strategy would be a key piece of information. Ms. Walker pointed out the City would need to carefully define what affordability means.

Ms. Green summarized the feedback she had received. Ms. Creasy said the Commission will reconvene on January 5, 2019 and decide their next steps. She said getting new outside resources, if that was the direction of Council, would take six-eight months.

Ms. Galvin asked if outside resources could be brought in sooner? Mr. Murphy said it might be possible, but the more people involved in the RFP development, the longer it might take. He said four-six months might be as aggressive as the City could be.

Mr. Murphy asked Council about the Capital Improvement Program calendar and whether funds for this initiative were expected sooner than July 1, the starting date of the next fiscal year's budget?

Mr. Murphy said he was unsure about the funding available, outside of the contingency fund.

Ms. Walker asked if the expertise could be brought on to staff to serve the City over the long term as opposed to hiring consultants? Mr. Murphy said he thought it was feasible to bring some people on at the planner level, but that a decision about someone at the Assistant City Manager level might be determined best by the next City Manager.

Mr. Ikefuna suggested staff needed a long range planner, a high-level position. Ms. Creasy described the current approach to staffing in the department. Mr. Murphy said staff could provide further feedback on staffing vs. consultant recommendations at a January Council meeting.

### [Comprehensive Plan Update](#)

## **OTHER BUSINESS**

Dr. Bellamy said he would like Council to discuss the name of the City's Preston Avenue, which is named after Thomas L. Preston who he said was a staunch leader of the Confederacy and owned slaves. The item will come back at a future meeting.

## **MATTERS BY THE PUBLIC**

Ms. Gloria Beard gave Council feedback on snow removal. She said the plowing often pushes snow back into the driveways. She asked who she could call in the City for help removing snow from sidewalks? She said neighbors and church members no longer help.

Ms. Nancy Carpenter said she was on the Downtown Mall on December 11 and she observed Charlottesville Police Officers interacting with a group of "houseless" individuals and she said it appeared they were chased off the mall. She called for more training in community engagement.

Mr. Bill Emory asked if a more detailed site plan was available for Carlton Views? Council members said one had been provided. Mr. Murphy added that the City's Parks & Recreation Director, Brian Daly, had met with the developer too.

Mr. Mark Kavitt said the idea of having small corner stores as suggested in the Comprehensive Plan really depended on the business owners doing high volume. He also shared information about his experiences working at PACE in the Carlton Views development. He invited Council to make an informed decision on Nassau Street.

## **CLOSED MEETING**

On motion by Ms. Hill, seconded by Dr. Bellamy, Council voted (Ayes: Ms. Walker; Ms. Hill; Dr. Bellamy; Ms. Galvin; and Mr. Signer. Noes: None. Absent: None.) to meet in closed session as authorized by Va. Code sec. 2.2-3712, specifically:

Virginia Code Section 2.2-3711(A)(1) for the purpose of discussing specific prospective candidates for appointment to the Rivanna Solid Waste Authority and the Rivanna Water & Sewer Authority Board of Directors and the performance of the Chief of Police; and

Virginia Code Section 2.2-3711(A)(8) for consultation with legal counsel concerning the City of Charlottesville's community events ordinance and special events regulations; and for consultation with legal counsel concerning the termination of a specific real estate purchase agreement; and for consultation with legal counsel concerning interpretation of the City of Charlottesville's zoning ordinance and affordable housing fund requiring the provision of specific legal advice by counsel.

## **SECOND FLOOR CONFERENCE ROOM – December 17, 2018**

Ms. Walker called the meeting to order at 11:25 p.m.

On motion by Ms. Hill, seconded by Ms. Galvin, Council certified by the following vote (Ayes: Ms. Walker; Ms. Hill; Dr. Bellamy; Ms. Galvin; and Mr. Signer. Noes: None. Absent: None.) that to the best of each Council Member's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information

Act and identified in the motion convening the closed session were heard, discussed or considered in the closed session.

On motion by Ms. Hill, seconded by Dr. Bellamy, Council voted (Ayes: Ms. Walker; Ms. Hill; Dr. Bellamy; Ms. Galvin; and Mr. Signer. Noes: None. Absent: None.) to recommend to Albemarle County that Mike Gaffney be reappointed to the Rivanna Solid Waste Authority and the Rivanna Water & Sewer Authority Board of Directors for a two-year term ending December 31, 2020.

Ms. Walker adjourned the meeting at 11:46 p.m.

General/Operating Fund  
Comparison (Unaudited)

		School System																	
		Roanoke City		Lynchburg City		Charlottesville City		Danville City*		Roanoke County*		City of Manassas		City of Falls Church		Montgomery County		Salem City*	
Unassigned/Assigned Fund Balance	\$ 20,182,146	\$ -	\$ 782,410	\$ 2,351,692	\$ 32,157 <sup>(A)</sup>	\$ 4,572,247	\$ 2,134,794	\$ 1,012,000	\$ 4,493,379										
General/Operating Fund Expenditures	\$ 162,260,279	\$ 93,833,876	\$ 59,307,055	\$ 57,347,242	\$ 140,006,991	\$ 105,747,579	\$ 48,446,558	\$ 106,286,645	\$ 41,039,691										
Months in General/Operating Unassigned Fund Balance	1.493	0.000 <sup>C</sup>	0.158	0.492	0.003	0.519	0.529	0.114	1.314										
Sources of General/Operating Revenue																			
Locality (Ex. Roanoke City)	\$ 80,922,413 48.8%	\$ 38,824,342 41.9%	\$ 42,226,706 71.0%	\$ 17,361,343 30.1%	\$ 68,738,376 47.5%	\$ 53,077,145 49.7%	\$ 41,040,500 83.7%	\$ 54,124,959 50.7%	\$ 19,760,242 45.7%										
Commonwealth/Federal	83,823,968 50.6%	51,615,216 55.7%	16,107,498 27.1%	39,756,461 68.9%	74,621,580 51.5%	53,117,916 49.7%	6,934,065 14.1%	51,377,651 48.1%	21,757,537 50.4%										
Charges for services	252,705 0.2%	1,640,533 1.8%	894,150 1.5%	55,419 0.1%	1,140,343 0.8%	456,823 0.4%	537,395 1.1%	26,958 0.0%	746,647 1.7%										
Investment Income	293,687 0.2%	- 0.0%	- 0.0%	198,170 0.3%	100,603 0.1%	51,973 0.0%	54,276 0.1%	115,301 0.1%	- 0.0%										
Other	374,492 0.2%	632,056 0.7%	235,115 0.4%	324,171 0.6%	195,614 0.1%	97,161 0.1%	477,920 1.0%	1,091,042 1.0%	944,782 2.2%										
	\$ 165,667,265 100.0%	\$ 92,712,147 100.0%	\$ 59,463,469 100.0%	\$ 57,695,564 100.0%	\$ 144,796,516 100.0%	\$ 106,801,018 100.0%	\$ 49,044,156 100.0%	\$ 106,735,911 100.0%	\$ 43,209,208 100.0%										

\* - per audited 2017 financial statements

<sup>C</sup> - unassigned fund balance reverts back to primary government

<sup>(A)</sup> - the locality has established a \$2,000,000 emergency contingency



# 2018 Comprehensive Plan Update

- Land Use Map
  - Draft Complete
- Land Use Map Narrative
  - Draft Complete
- Land Use Chapter
  - Under Development
- Community Facilities Chapter
  - Draft Complete
- Economic Sustainability
  - Draft Complete
- Environment
  - Draft Complete
- Housing
  - Draft Complete
- Transportation
  - Draft Complete
- Historic Preservation & Urban Design
  - Draft Complete
- Community Engagement
  - Under Development

# May - June 2017

- Community outreach meetings
- High level discussion of citizens' vision for the Comprehensive Plan



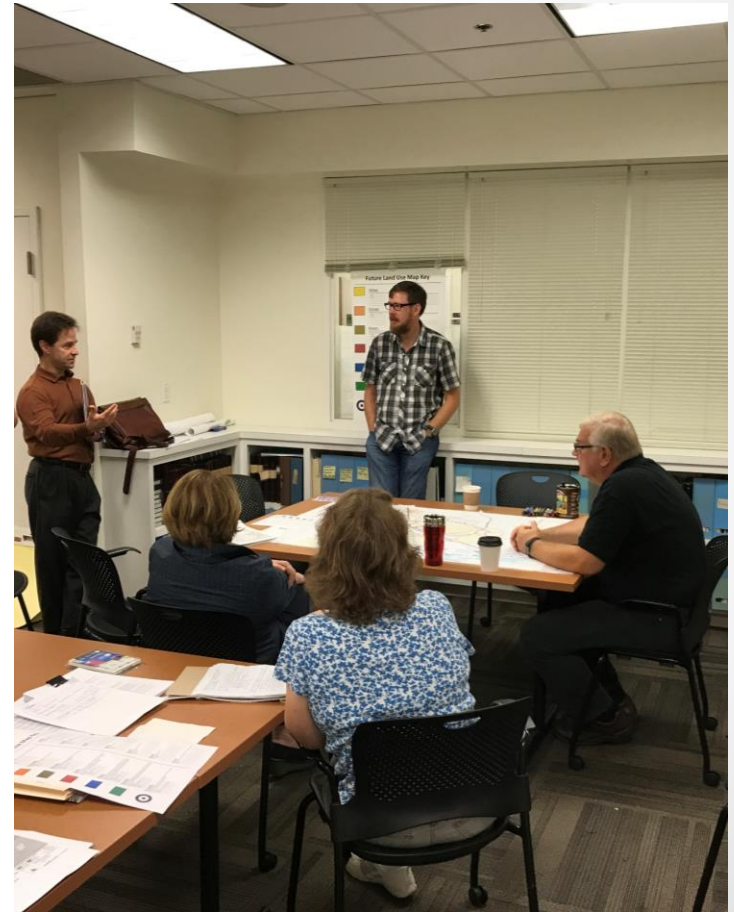
# July - August 2017

- Gather more specific public input for informing the plan
- Planning Commissioners attended already planned events Reach demographics not present in Phase I



# September - February 2018

- Planning Commissioners worked on draft materials and next round of public engagement.



# March - September 2018

- Public Outreach with Draft Materials



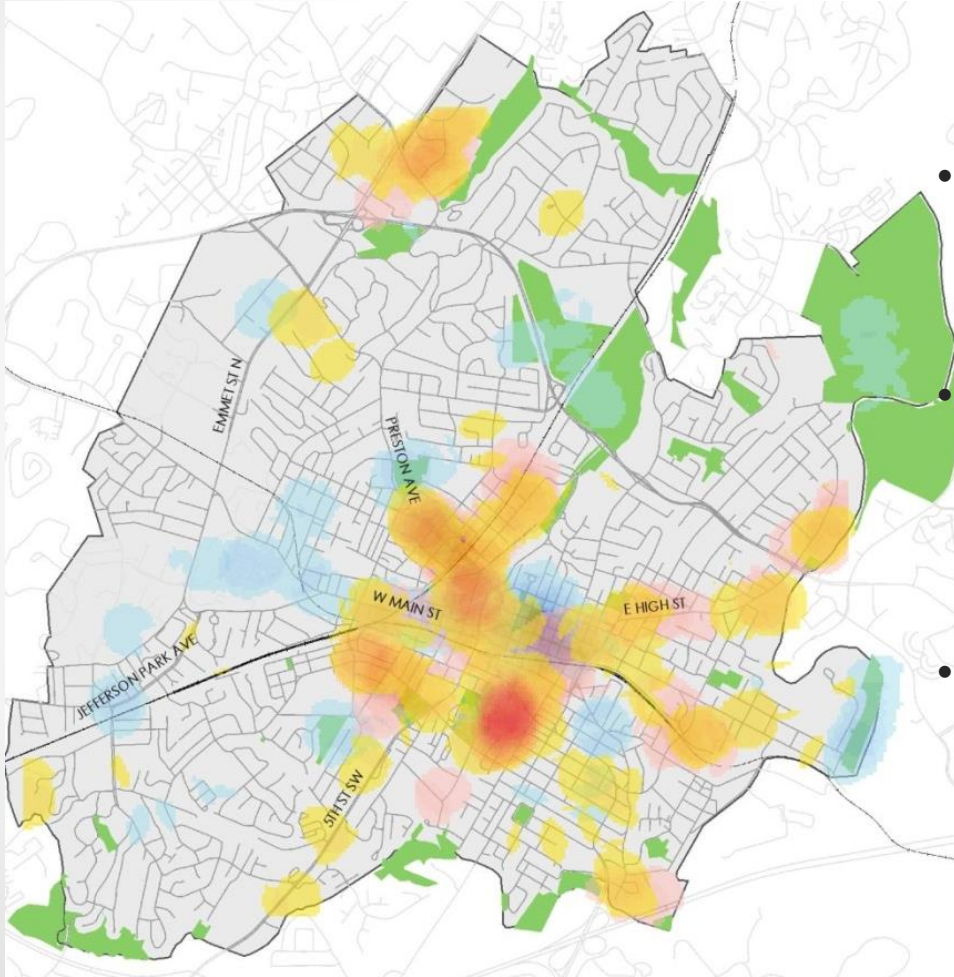
- Outreach included:
  - Boards and Commissions
  - Workshops around town
  - Community Leaders



# September - November 2018

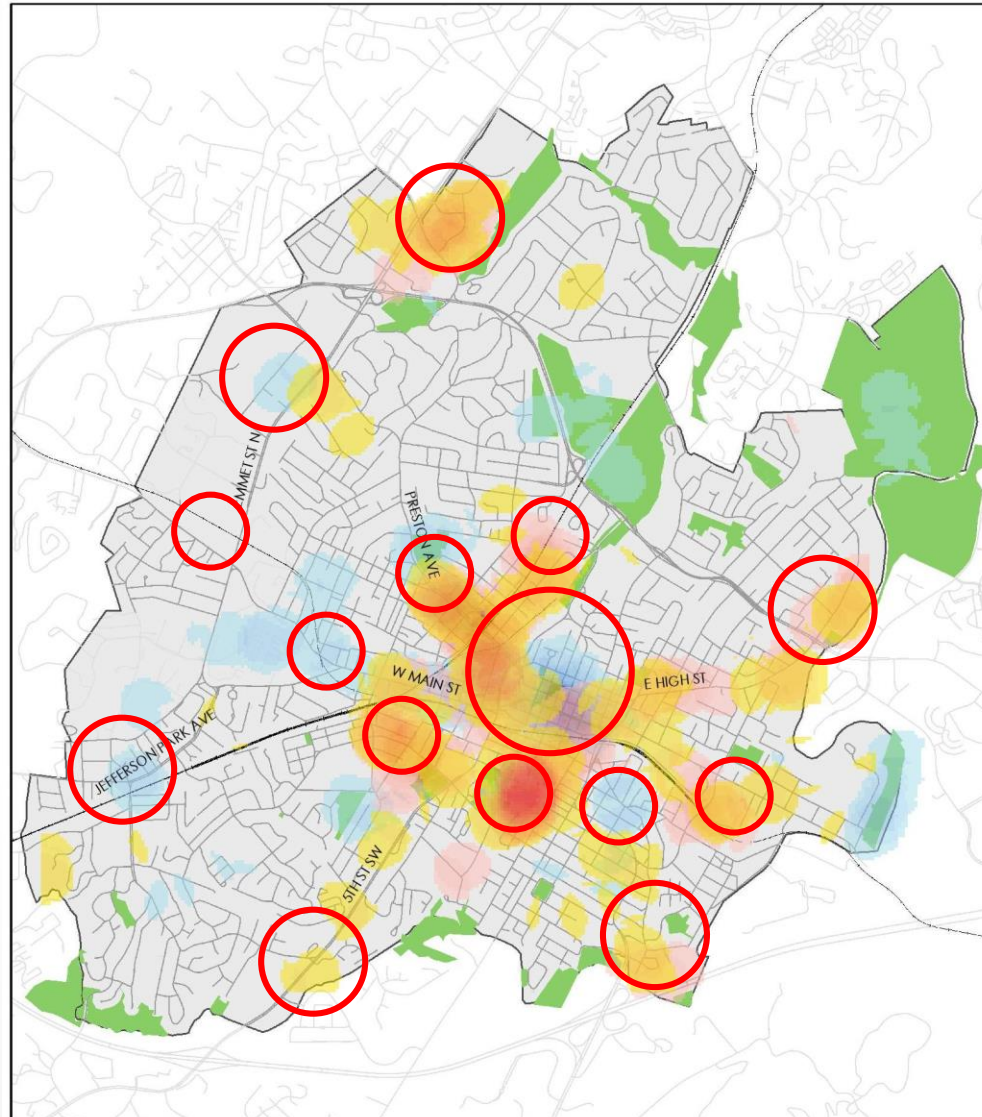
## Updating the Draft Land Use Map and Chapters

# Composite Heat Map From Community Outreach



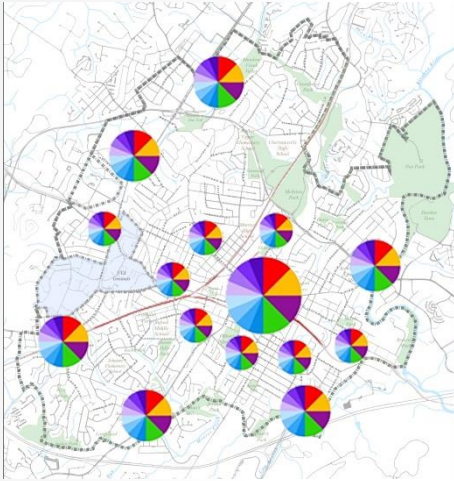
- Where are the places in Charlottesville that you like?
- Where in the City should new residential development be focused?
- Where in the City should new employment centers be located?

Based on input and data, PC began to identify places/patterns

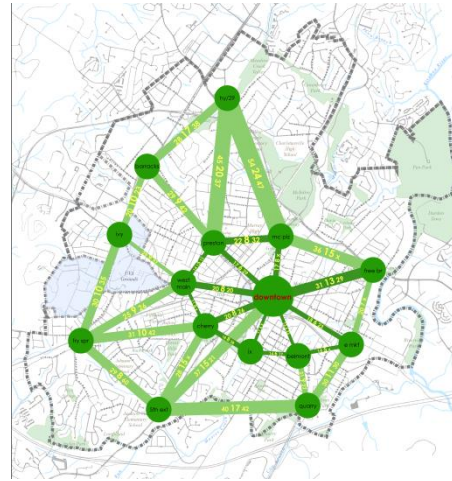




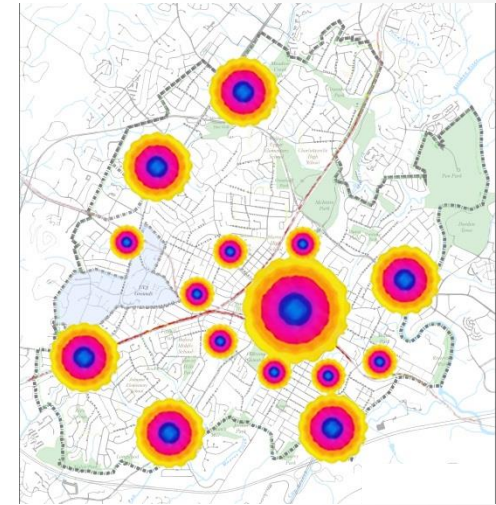
# To begin drafting Land Use Map, we identified three major ideas/themes



Places  
serving  
community  
needs



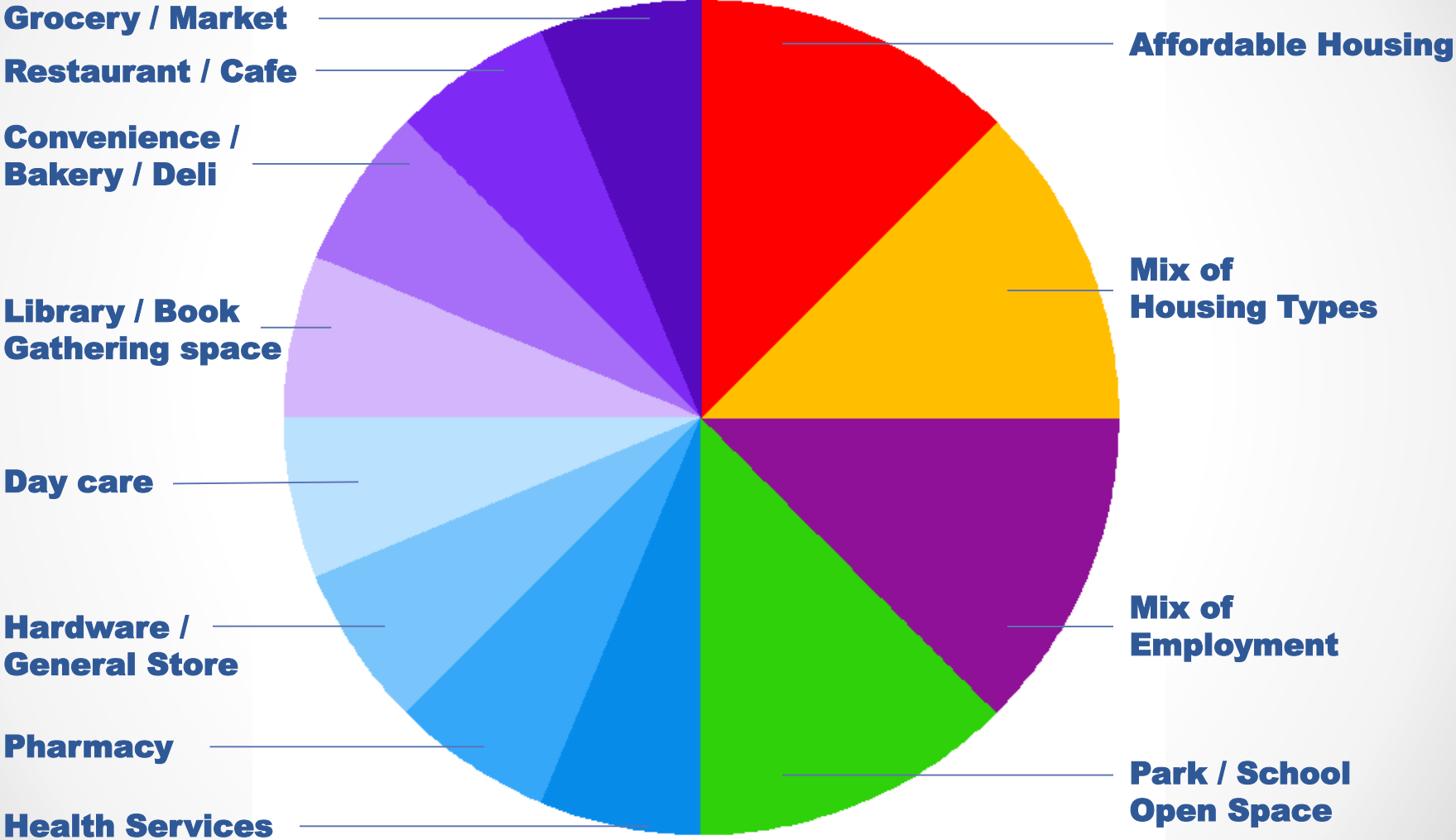
Walk/Bike/  
Transit  
Connected  
Places



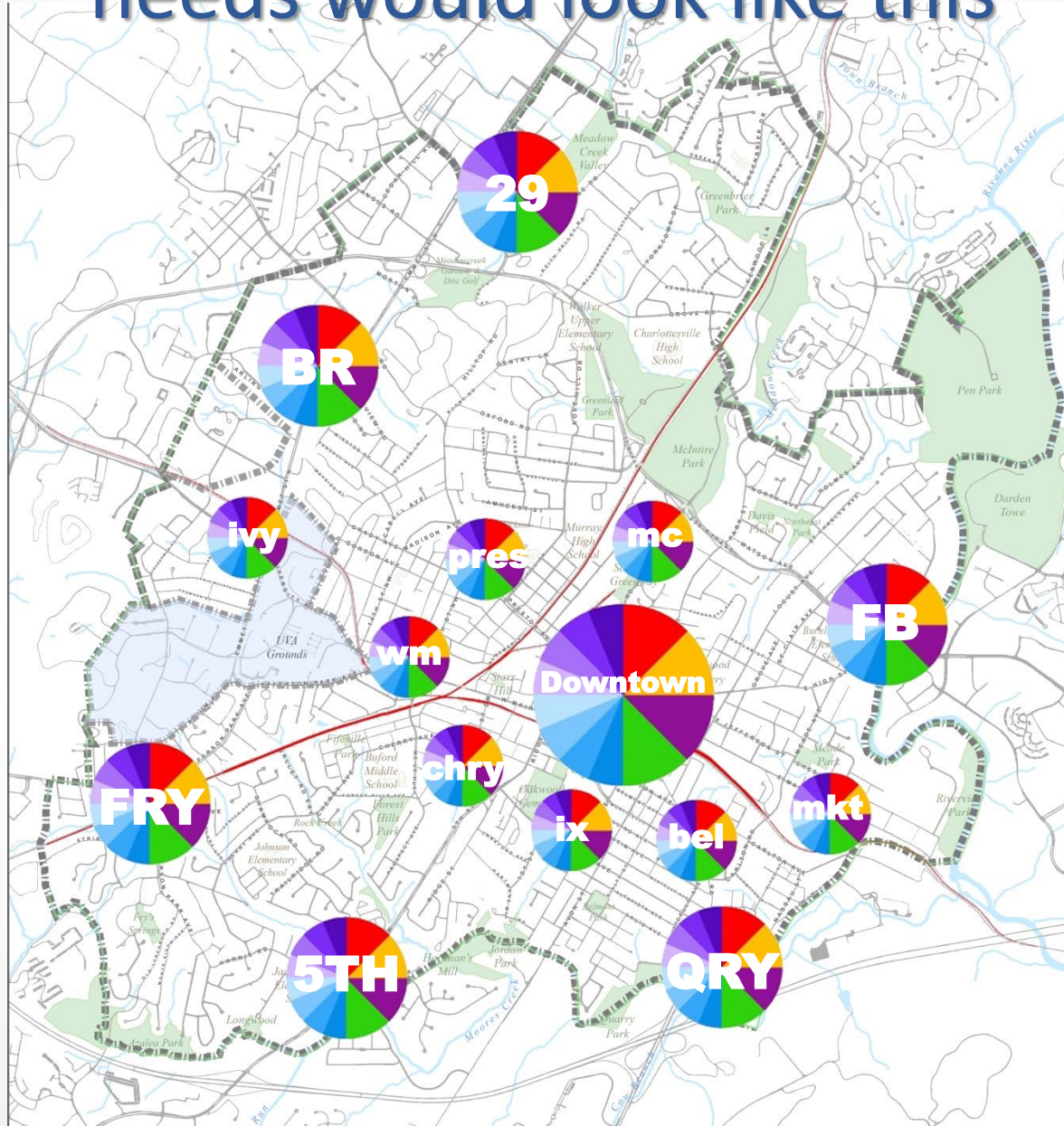
Gradual transition  
of intensity from  
places to  
neighborhoods

# Ideal place serving community

(a mix of uses meeting needs of daily live/work/play)

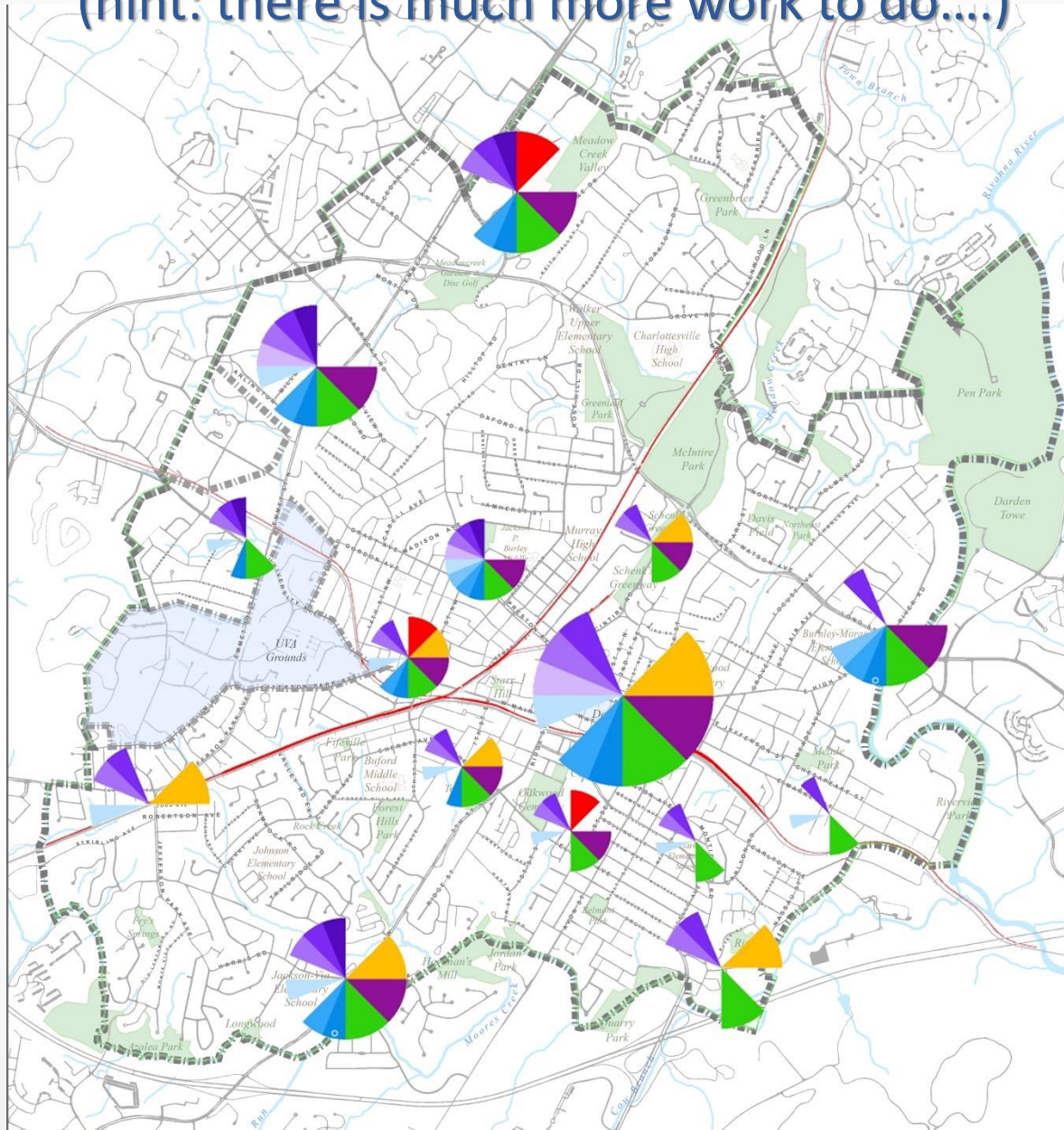


# In future, our “complete” places serving needs would look like this



# How are we Doing?

(hint: there is much more work to do....)

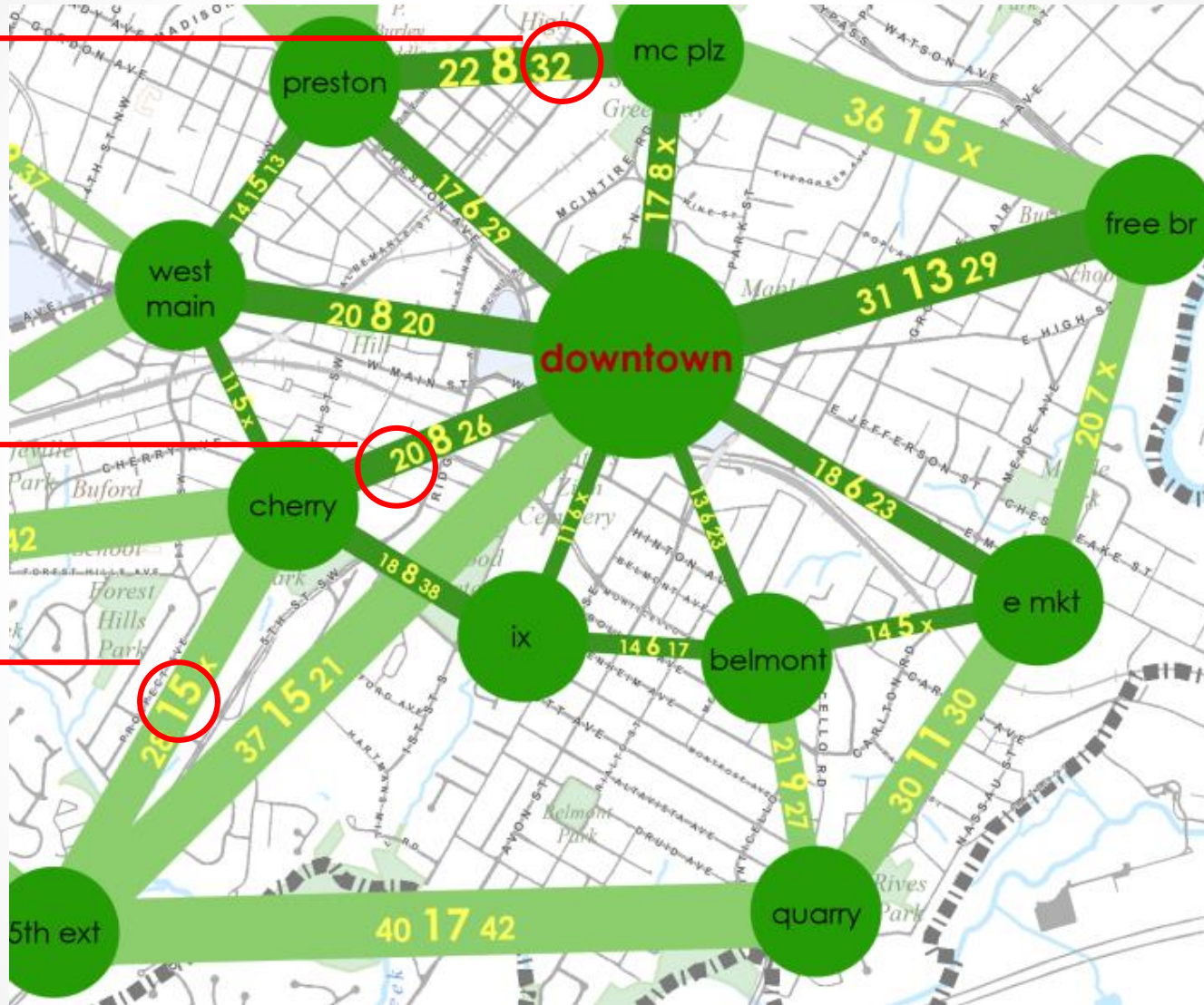


# Walk/Bike/Transit connections

Transit  
Time

Walking  
Time

Biking  
Time

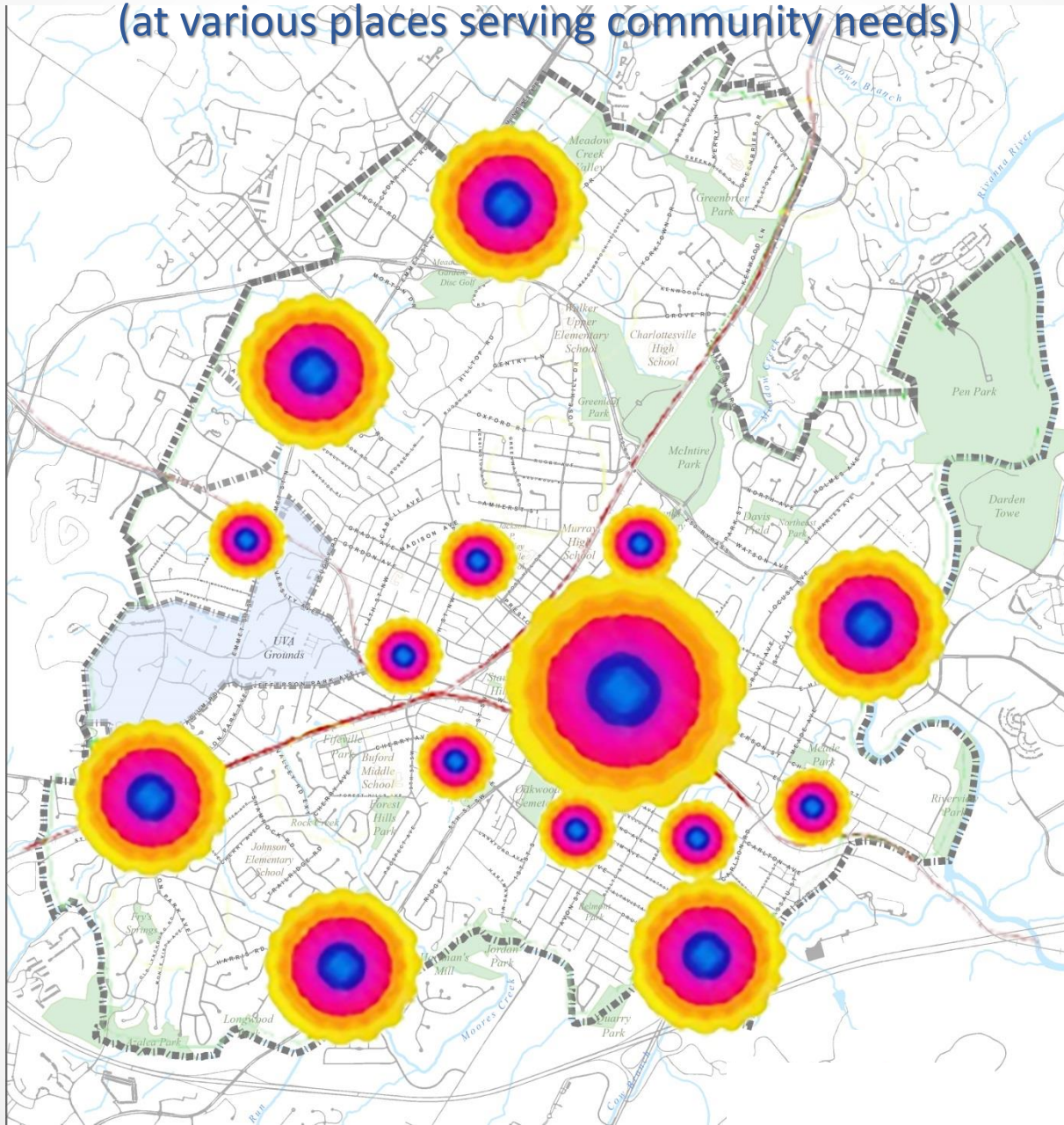


What does it mean to have a gradual transition of intensity from places to neighborhoods?

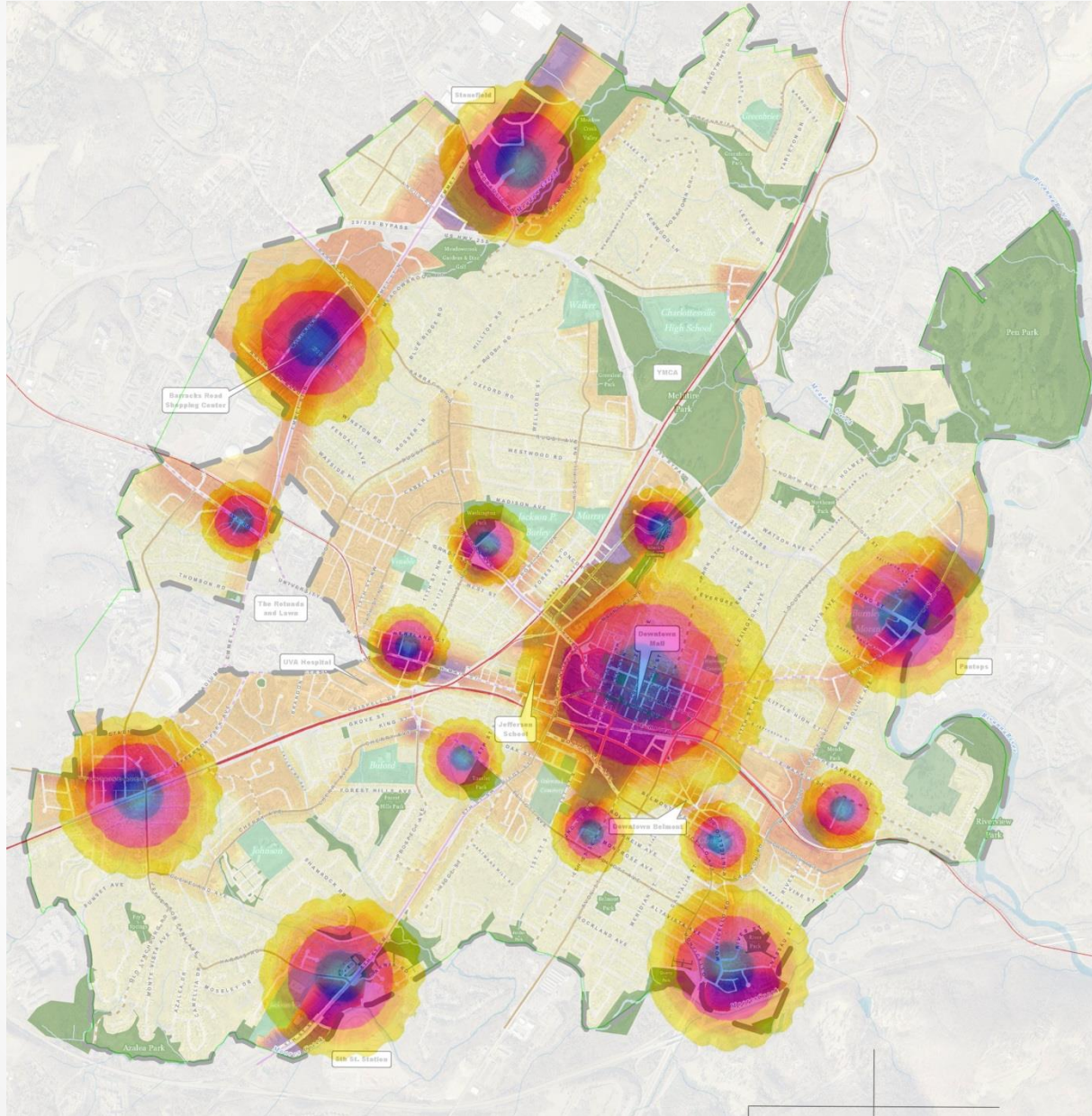


# Gradual Transition of Intensity

(at various places serving community needs)

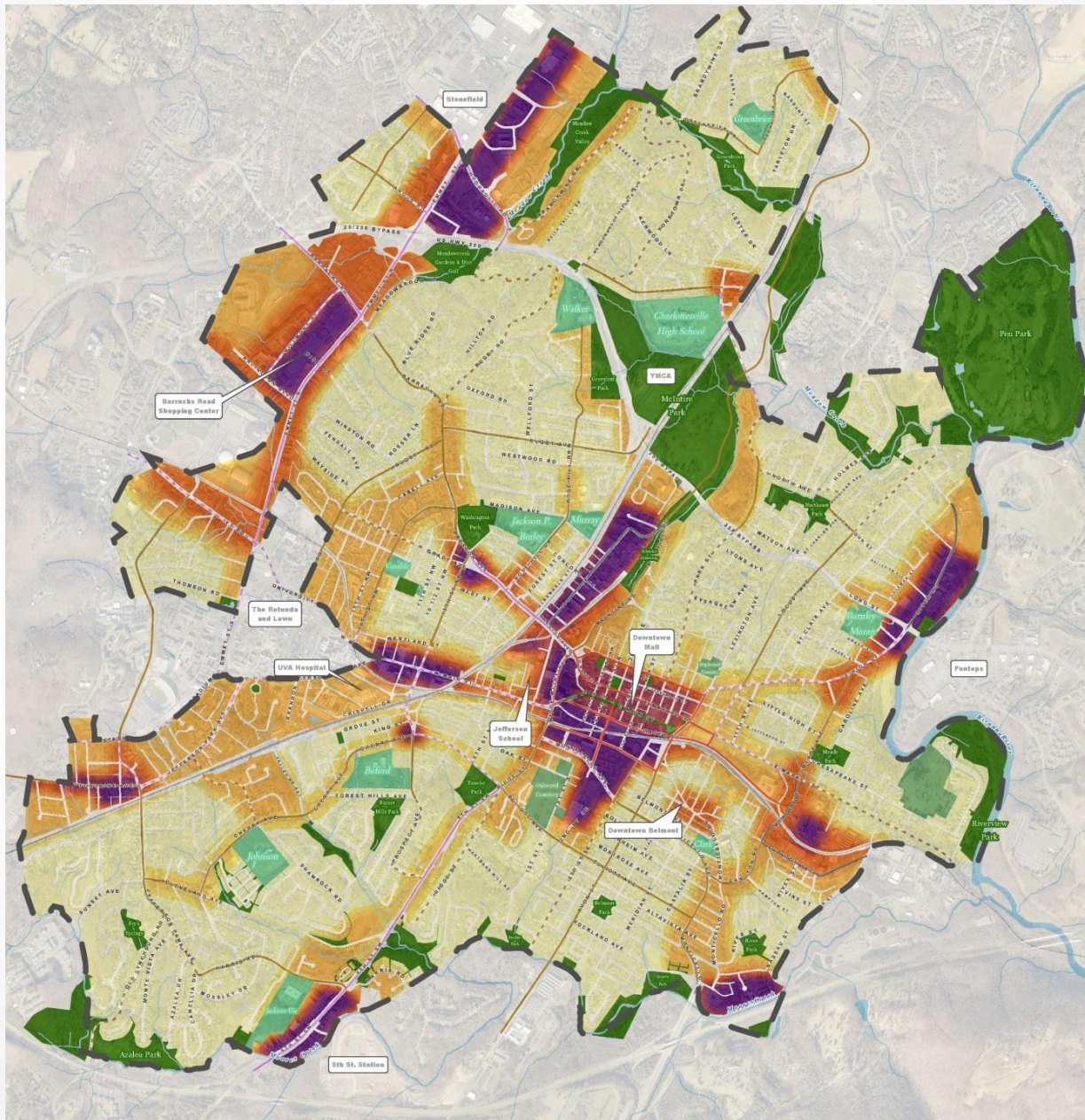


# Begin to inform Draft Land Use Map





# First Draft for Public Review



# Fall 2018 Work (Transitions and Corridors)



# Current Working Draft of Land Use Map

