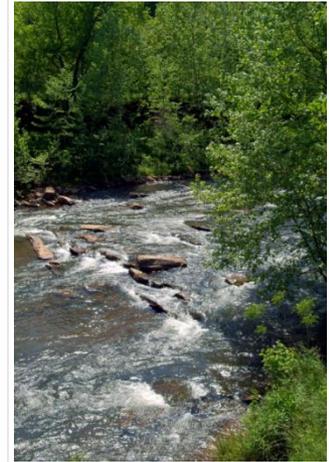
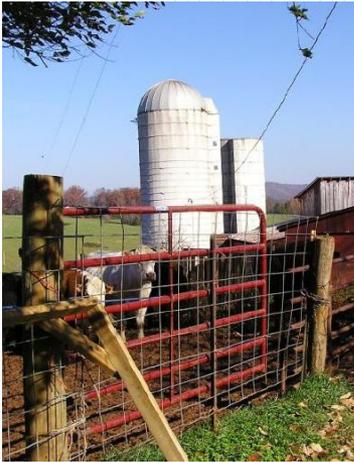


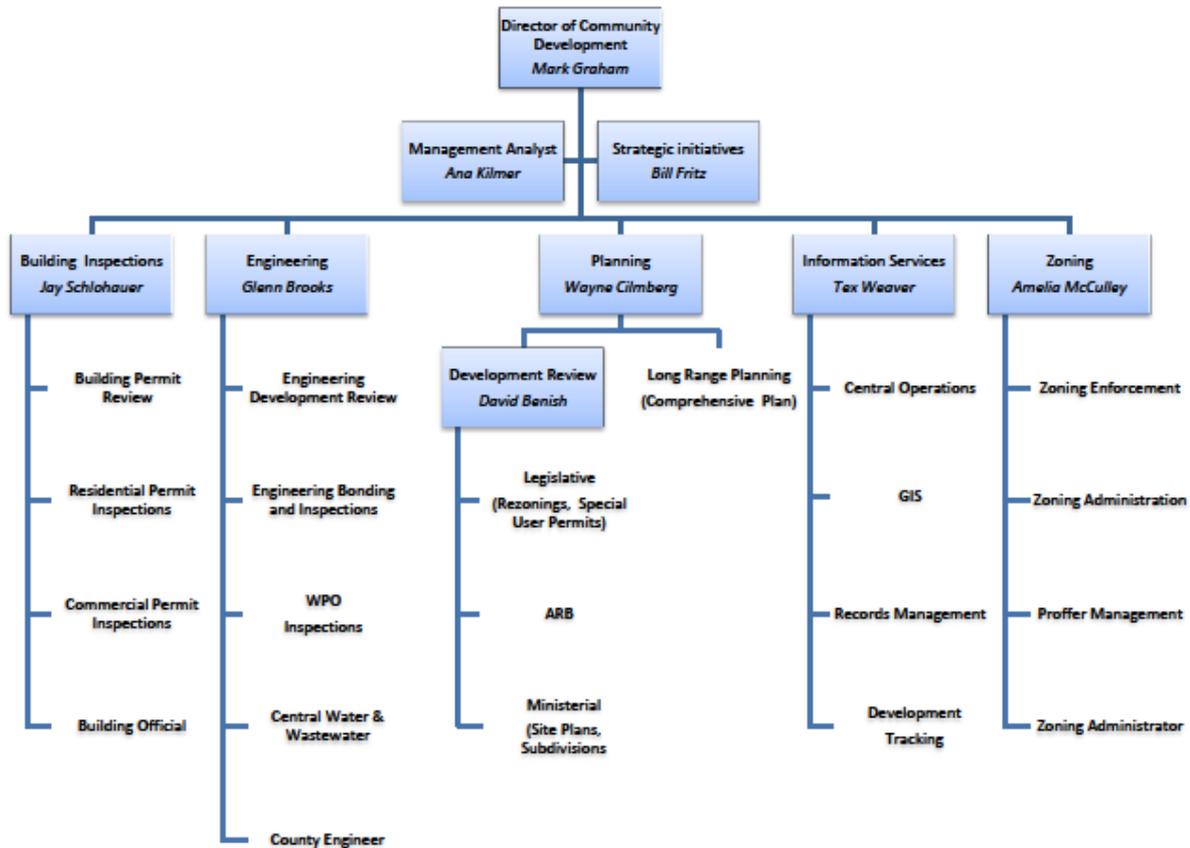
# Community Development



# Community Development

Community Development Organization Chart

September 2012 – 58 FTEs



# Planning in Albemarle County

- The Planning Commission and Board of Supervisors
- Comprehensive Plan/Master Plans
- Advisory Committees
- Rezoning
- Special Use Permits
- Subdivision Plats
- Site Development Plans

# Comprehensive Plan

- Vision and a Guide
- Protection of Rural Areas  
(95% of County's land area –  
690 square miles)
- Protecting
  - Agricultural resources
  - Forestry resources
  - Land preservation and  
conservation
  - Water supply resources
  - Natural resources
  - Scenic resources
  - Historical, archaeological,  
and cultural resources



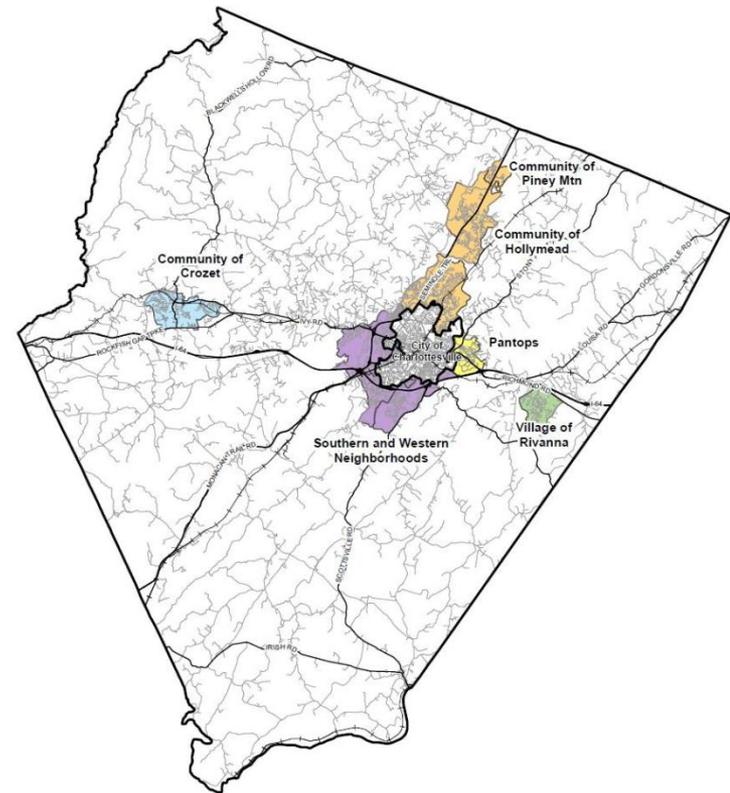
# Development Areas

- Places designated in the County for residential and business growth (5% - 35 square miles)
- Primarily the urban ring around Charlottesville, along Route 29 North, Crozet and Glenmore
- These are the places where people live, work, and play



# Master Plan

- **Advisory Councils**
- **Crozet**
- **PLACES 29**
- **Village of Rivanna**
- **Pantops**
- **Southern and Western Neighborhoods**



# Comprehensive Plan Implementation

- Capital Improvement Program (CIP)
- Zoning Text Amendment (ZTA)
- Subdivision Ordinance Amendment (STA)
- Transportation Programs

# Regulatory Approvals by the County for New Development

## Legislative

- Rezoning
- Special Use Permit

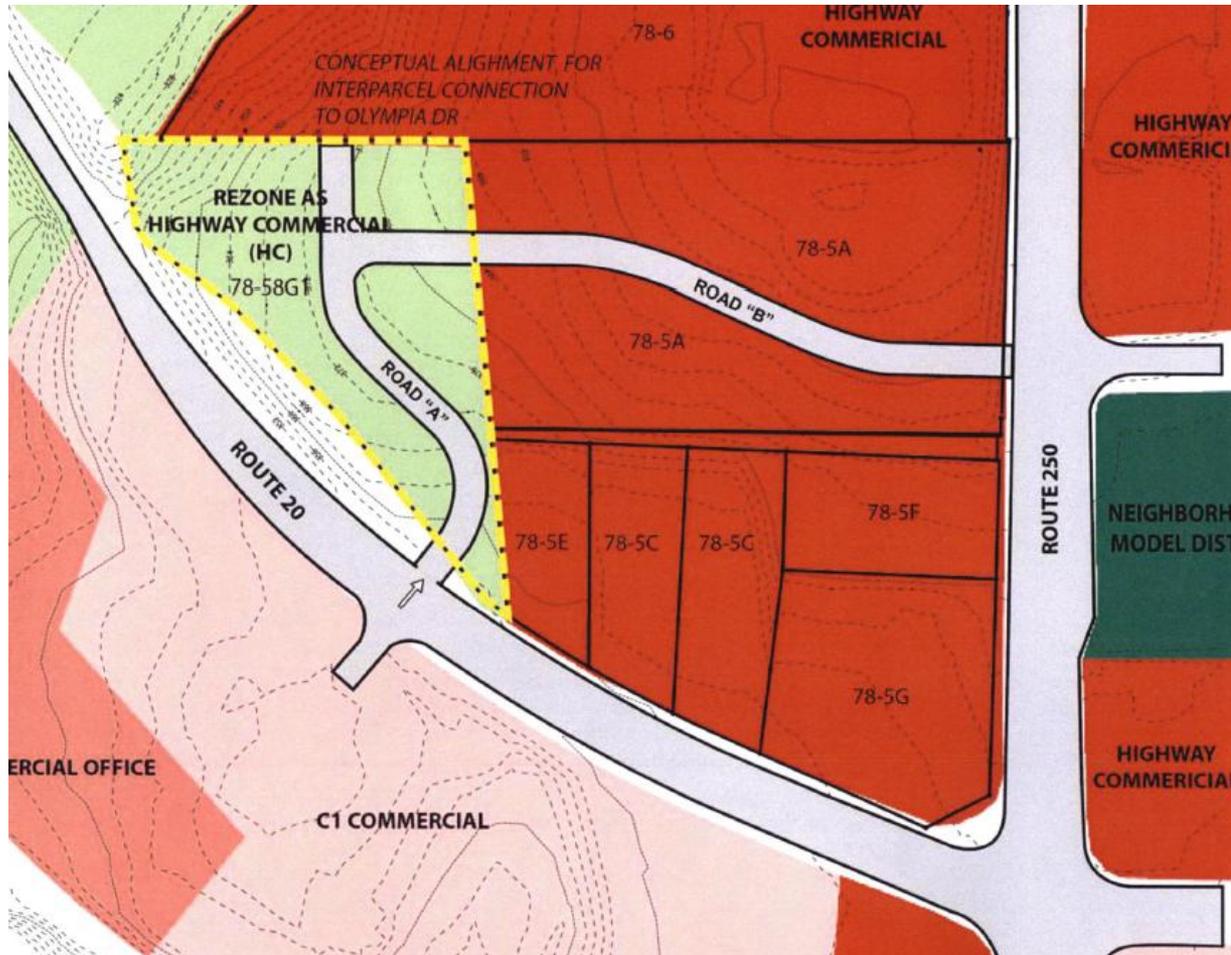
## Administrative

- Subdivision
- Site Plan

# Zoning Map Amendment (ZMAs)

- Change in zoning designation of land (often called Rezoning)
- Planning Commission public hearing and recommendation
- Board of Supervisors public hearing and decision
- Board cannot apply conditions – proffers must come voluntarily from applicant
- Notifications to adjoining property owners, legal ad in newspaper, signs posted on property, community meeting requirement

# ZMA Example



## ZMA20130002 Pantops Corner

- Rezone 2.25 acres from R-1 Residential to HC Highway Commercial.
- Applicant proffered construction of new private road

# Special Use Permits (SPs)

- Uses that are allowed in zoning districts with special permission of the Board of Supervisors
- Only available if they are listed as a “special use” in the zoning district
- Granted if the specific location is deemed appropriate for the use requested
- Same legislative process as ZMAs
- The Board of Supervisors can apply conditions

# Examples of Special Uses

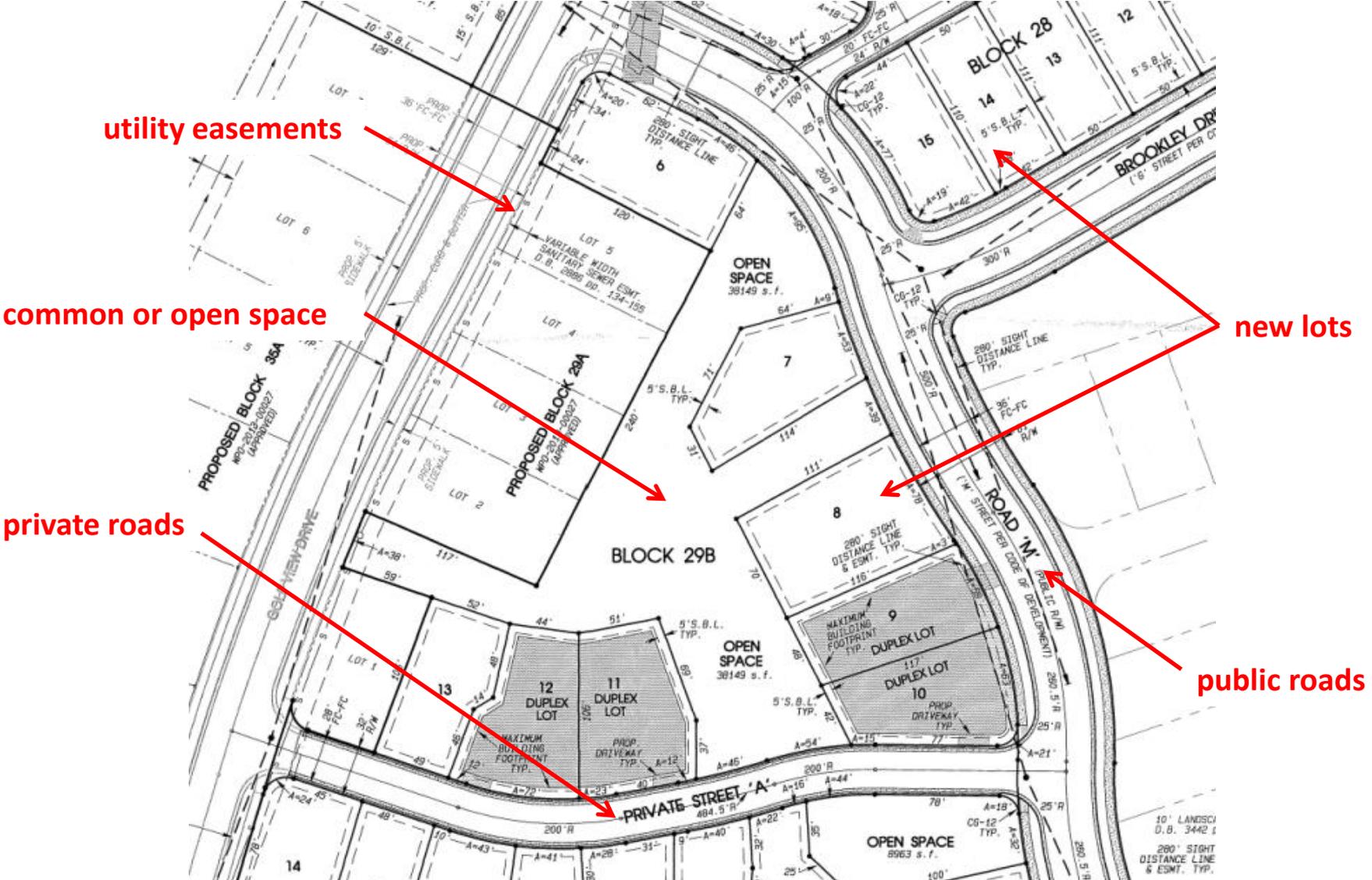
- Churches
- Private Schools and Day Care
- Veterinary Clinics
- Cell Towers
- Special Events in the Rural Area



# Subdivision of Land (SUB)

- The separation of one lot into two or more lots or parcels
- Must meet all requirements of the subdivision ordinance and zoning ordinance
- Regulations ensure that land will be suitable for development or intended use
- Approved administratively
- Site Review Committee meeting - open to the public, adjacent property owners notified

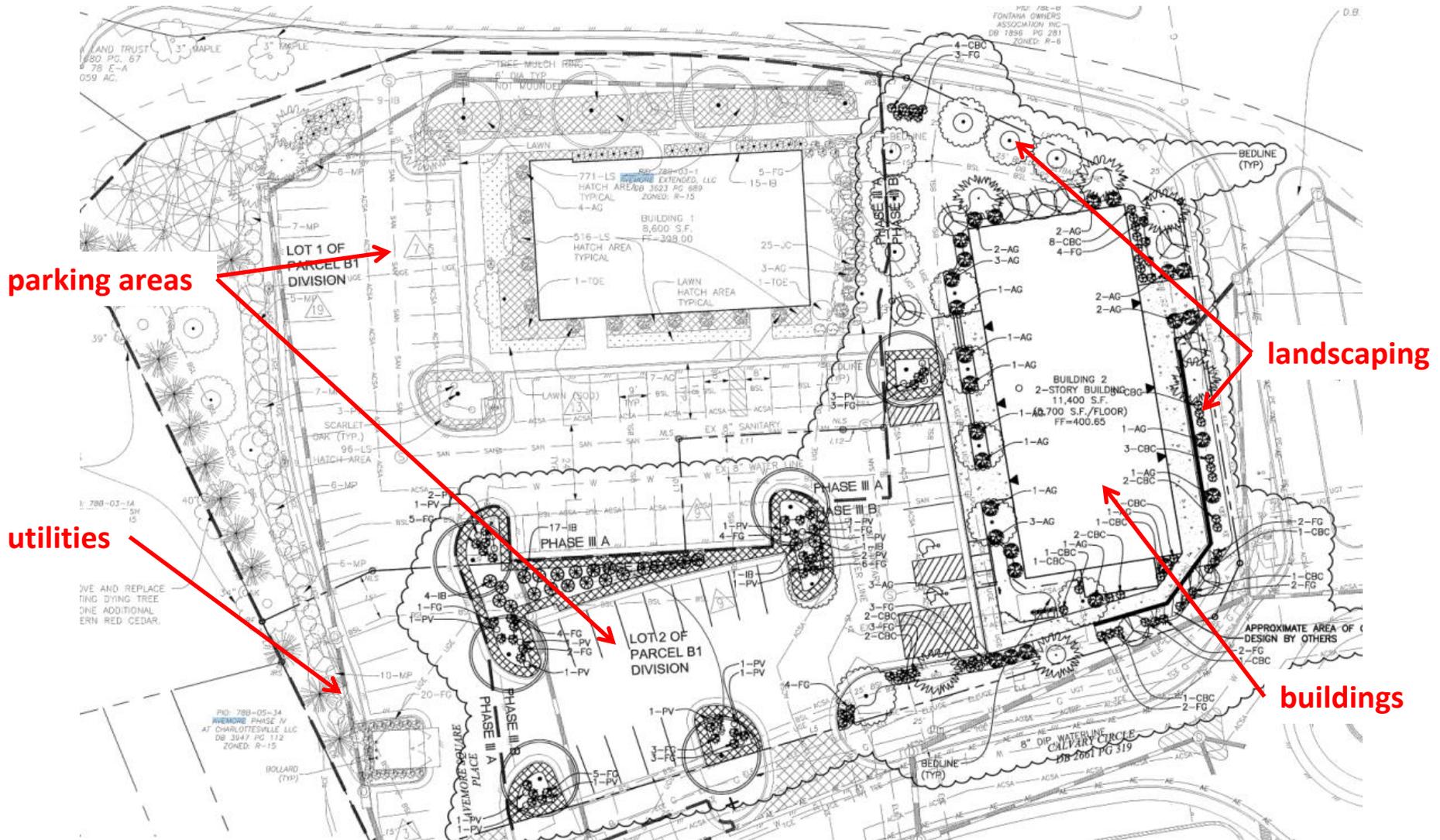
# Common Features of a Subdivision



# Site Development Plan (SDP)

- Required for most types of development (single family homes and agricultural uses typically exempt).
- Usually involves new buildings, parking, grading, stormwater management and landscaping
- Must meet all requirements of the Zoning Ordinance
- Requires Site Review Committee meeting
- Approved administratively

# Common features of a Site Plan



# Additional steps in development process...

- Stormwater Management Plans
- Road Plans
- Building Permits
- Inspections
- Certificate of Occupancy



# GIS & Mapping

- GIS Web provides several “layers” of information about land in the County
  - Property information: zoning, comp plan, voting, school, assessment, etc.
  - Physical features: roads, railroads, topographic, water, steep slopes, etc.
- Countywide maps available online and many other resources
- <http://gisweb.albemarle.org/GISWeb/Welcome.aspx>

# Community Development

## “How do I...”

- Find what is happening or planned for the future
  - Albemarle.org > Community Development>Citizens Guide
  - 296-5832, ask for Counter Planner
- Learn more about what is required or allowed
  - Albemarle.org > Community Development>Citizens Guide
  - 296-5832, ask for Counter Planner
- Share concerns about activity
  - Albemarle.org>search: *online complaints*
  - 296-5832 Not urgent, 911 Urgent Public Safety

# Questions?

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