



County of Albemarle
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MEMORANDUM

TO: Albemarle County Planning Commission

FROM: Long-Range Planning Team, Albemarle County Planning Division

RE: July 26, 2022 Planning Commission Work Session – Growth Management Options and Themes

The AC44 Comprehensive Plan update is currently in Phase 1: Plan for Growth. Phase 1 is focused on reviewing the current growth management policy, using the lenses of equity, climate action, and growth projections. The current policy comes from the 2015 Comprehensive Plan and directs new residential and commercial growth to the designated Development Areas, which currently cover about 5% of the County's land area.

To start Phase 1, staff shared a local history of planning for growth, an overview of the current growth management policy, and initial findings from the land use buildout analysis, and asked for community input on the current policy and what should be prioritized when reviewing the policy. A summary of this feedback is provided in Attachment A (Page 48). A compilation of all feedback received on these topics is available on the AC44 project website [here](#). Staff and the consultant Kimley-Horn are continuing to finalize the buildout analysis, including compiling the non-residential pipeline, analyzing recent buildout trends, and factoring site readiness and site selection factors for non-residential uses.

For the second step in Phase 1, staff developed growth management options to consider while reviewing the current growth management policy. Staff provided seven options (Attachment A, Pages 18-47) for the community to consider and provide input on. A summary of this feedback is provided in Attachment A (Pages 49-53). A compilation of all feedback received on this topic is available on the AC44 project website [here](#).

The next step in Phase 1 is to develop a Vision for Growth and Resilience to guide the work of Phases 2 and 3, using common themes heard. The feedback received on the options has been refined into potential common themes (Attachment A Page 54), which will continue to be developed with additional community engagement and Planning Commission input.

An overview of the growth management options, feedback heard to date, potential common themes, an update on the land use buildout analysis, and next steps is provided in Attachment A. The attachment includes the following for each option: what the current Comprehensive Plan says; why might we consider this option; and what potential future actions steps could follow if we pursued this option. Attachment B is the presentation for the July 26 work session.

Staff is asking the Planning Commission to consider the following:

- Discussion of Common Themes for the next round of engagement – do they point us in the right direction?
- Discussion of Common Themes in the context of a 20-year 'Vision for Growth and Resilience'
- What's missing?

Attachments:

A – [Growth Management Options and Themes](#)

B – [July 26, 2022 Planning Commission Presentation](#)