



Overview:

Albemarle County has partnered with the Berkley Group, a local government consulting firm, to modernize the County's Zoning Ordinance. The update process has been split into five separate phases of work over the course of the next few years. The revised zoning ordinance will:

- Provide streamlined and user-friendly regulations;
- Incorporate best planning practices and current state code requirements;
- Address the goals and strategies identified in the Comprehensive Plan; and,
- Consider citizen needs and issues identified through the public engagement process.

This process will be guided by County staff, the Planning Commission, and the Board of Supervisors with opportunities for input from the community.

Agenda:

The March 28, 2023, meeting will focus on reviewing the following proposed articles:

- Article 1 - General Provisions
- Article 2 - Administration

The following agenda is provided as an outline for discussion:

1. Schedule & Progress to Date – 5 minutes
2. Proposed Article Review – 50 minutes
 - a. Article 1 – 15 minutes
 - b. Article 2 - 35 minutes
3. Next Steps – 5 minutes

Schedule and Progress to Date:

Progress to date includes:

- **PC Reset and Kickoff Meeting** – The initial reset and kickoff meeting for the project was conducted with the Planning Commission on August 22, 2022. The meeting discussed the phasing of the new project and the intended schedule of the first phase.
- **Staff and PC Interviews** – Interviews were conducted with Albemarle Office of Community Development staff and Planning Commissioners during the months of September and October. These interviews were intended to receive feedback based on the strengths and weaknesses of the current ordinance and permitting process.
- **Focus Group Listening Session** – A listening session was held with the Charlottesville Area Development Roundtable (CADRe) on November 10, 2022. This session allowed key stakeholders in the community to give their input on the current Zoning Ordinance and permitting process.



- **Worksession #1** – Worksession I was conducted with the Planning Commission on December 22, 2022. The objective of this worksession was to share with the Planning Commission the initial findings of the first round of public engagement as well as the current zoning evaluation report.
- **Public Kickoff Open House** – A public open house was held on January 30, 2023, at the County Administrative Office Building where the community was invited to learn about the project and give some initial feedback. This included a presentation by staff about the project as well as an informal question and answers segment following. Over 40 members of the community attended.

Proposed Article Review:

See Attachments A and B for the proposed articles for review. During review, consider the editor's footnotes. The provided footnotes highlight inclusions, omissions, modifications, etc.

The proposed articles have been reviewed and edited by Albemarle staff. The County Attorney has conducted a general review but will comprehensively review articles prior to adoption.

Attachment A: Article 1 – General Provisions

This Article contains divisions pertaining to the general purpose, applicability, and interpretation of the Ordinance. Additional divisions include language that requires conformity with the Ordinance, validity of previously approved applications, and vested rights. Section I and section 34.6 of the existing ordinance were utilized for the drafting of the proposed article. The proposed text is largely based on the requirements of the Code of Virginia; references to the applicable Code sections are included. The text should be reviewed considering clarity, ease of use, and compliance with the Code of Virginia.

Attachment B: Article 2 – Administration

This Article covers the administration of the Ordinance. The powers and duties of the Zoning Administrator, Board of Zoning Appeals (BZA), and Planning Commission (PC) are discussed. Additionally, enforcement and penalties are addressed in this Article, along with taxes and expenses paid. Sections 31, 34, 34A, 35 and 36 of the existing ordinance were utilized for the drafting of the proposed article. References to the pertinent sections of the Code of Virginia are included throughout the Article, for informational purposes and to streamline the Article text. The text should be reviewed considering clarity, ease of use, compliance with the Code of Virginia, and Albemarle procedures.

Next Steps

The Berkley Group will review recommendations and comments for incorporation and continue drafting ordinance articles. Topics to be discussed at the next meeting include:

- Article 3, Permits & Applications
- Article 10, Nonconforming Uses, Lots and Structures
- Pertinent Definitions