



**County of Albemarle**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
401 McIntire Road, North Wing  
Charlottesville, VA 22902-4579

phone: 434-296-5832  
[www.albemarle.org](http://www.albemarle.org)

**MEMORANDUM**

**TO:** Albemarle County Planning Commission

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

**RE:** July 9, 2024 Planning Commission Work Session –CPA2021-02 AC44 CompPlan Structure

During the Work Session, staff will share a refined Plan structure along with an overview of next steps in the AC44 project. Following the presentation, staff will address the Commission's questions of the Plan structure and next steps.

The AC44 Comprehensive Plan update is currently in Phase 3. The primary outcome of this phase is a draft Comprehensive Plan document, which will include the following four parts. Updates to some of the Comprehensive Plan nomenclature are also noted as follows:

1. Plan Objectives
  - a. Introduction
  - b. Context including community input themes and data/trends
  - c. Guiding Principles (formerly referred to as the 'AC44 Framework'): Green and Resilient, Welcoming and Equitable, Connected and Accessible, Thriving and Prosperous
  - d. Priorities
2. Place Type Framework
  - a. Growth Management Policy
  - b. Policies for coordinated land use and transportation planning, service provision, and resource protection in the Development Areas and Rural Area (formerly referred to as 'planning toolkits')
3. Plan Implementation
  - a. 10 Plan Elements (formerly referred to as 'chapters') with Goal Statement, Objectives, and Actions for each. Each element formerly had multiple goals, which have been consolidated into a single goal statement
  - b. Catalyst Projects: priorities for Comprehensive Plan implementation
  - c. How the Comprehensive Plan will be updated and how implementation will be tracked and measured for reporting.
  - d. How other long-range plans (such as Area Plans) will be updated
4. Plan Appendix
  - a. Other adopted County/Regional Plans and Initiatives
  - b. Community Story and Community Engagement Process
  - c. Glossary

Since AC44 Phase 2 was completed in April, the AC44 team has been collaborating with staff across County departments and partner agencies to develop actions to implement plan objectives. The AC44 team has been categorizing actions by method of implementation, such as regulations, policies, studies, partnerships, and capital projects. The AC44 team is also developing metrics for objectives to measure progress for Plan implementation moving forward.

The AC44 team is anticipating an upcoming round of community engagement in the fall focused on gathering community input on draft catalyst projects and the place type framework, including a draft future

land use map. After this round of engagement, the AC44 team anticipates sharing the draft Comprehensive Plan document for community review. Throughout this process, the AC44 team will hold work sessions with the Planning Commission and Board of Supervisors, focused on Plan implementation and key issues.

Staff is asking the Planning Commission to consider the following for the Work Session discussion:

- Are there aspects of the proposed Comprehensive Plan's structure that are missing?
- For scheduling purposes, which key issues within Comprehensive Plan does the Planning Commission believe should be the focus of future work session discussions?

**Attachments:**

Attach 1 – [CPA2021-02 – AC44 Comp Plan Update - Overview of AC44 Plan Structure and Project Update](#)