



County of Albemarle

COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
Charlottesville, VA 22902-4579

phone: 434-296-5832

www.albemarle.org

MEMORANDUM

TO: Albemarle County Planning Commission

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

RE: October 8, 2024 Planning Commission Work Session – AC44 Phase 3

During the October 8 Work Session, staff will share information on the AC44 Comprehensive Plan update, which is now in Phase 3. Staff will share the same AC44 information to the Board of Supervisors at their October 16, 2024, Work Session, (see Attachment A – Executive Summary).

The information includes a Draft AC44 Outline (Attachment B) which presents the proposed structure of the Comprehensive Plan. This Work Session will focus on proposed comprehensive plan language within Attachment C specifically the Growth Management Policy and the draft factors for monitoring the utilization of the Development Areas found within Part II. Confirming the Growth Management Policy is a critical first step because it provides the overarching guidance for land use decisions within the Development Areas and the Rural Area as well as policy and funding decisions related to county services and capital project investments. (Note: red boxes enclose content that will be the focus of today's work session.)

The draft language (within Attachment C) is built upon community input and reflects the Planning Commission's and Board's feedback. Additional details may be found within Attachment A. Over the Next several months, staff will continue to insert new language into this outline and eventually build out the entire document.

Staff will use this work session to provide the Commission with a quick overview on the following Development Area Land Use tools: the future land use categories and map and the Activity Centers (Attachment D).

Further detailing the Comprehensive Plan structure, the 4 parts of the plan are as follows:

Part I offers a high-level summary of why the Comprehensive Plan is required and how to use it. This section also includes major trends impacting the County and how the County vision responds to these trends and needs. Additionally, this section includes the 4 guiding principles of the plan, developed in Phase 1 and published within the Framework for an Equitable and Resilient Community. The guiding principles provide overarching guidance for AC44.

Part II articulates the County Growth Management Policy with a general summary of how it applies within both the County's Rural Area and Development Areas across the plan topics. This section also established an approach and schedule for Development Areas Utilization reviews that will monitor the Development Area's capacity.

Part III focuses on the plan's 10 topic areas and plan implementation. Each topic chapter uses a short narrative to provide context and define specific issues the County faces related to the topic, followed by objectives and actions to address the topic These topics include:

1. Rural Area Land Use
2. Development Areas Land Use
3. Resilient Community
4. Transportation Network

5. Thriving Economy
6. Environmental Stewardship
7. Housing
8. Parks, Recreation, and Open Space
9. Community Services and Infrastructure, and
10. Historic, Cultural, and Scenic Resources

Part IV is an appendix section that provides additional data studies pertaining to plan topics and also associated plans adopted by the County (such as Housing Albemarle).

During the month of October, staff will share content regarding Development Areas Land Use to the Planning Commission, the AC44 Working Group, and the County's Community Advisor Committees (CAC). Staff will also present Development Areas Land Use to the Board at Work Session on November 6.

Staff asks that the Planning Commission review the shared AC44 draft plan content and provide feedback focused on the proposed Growth Management policy and the Development Areas review approach.

ATTACHMENTS:

Attach 1 – [CPA202100002 AC44 Growth Management, FLUM, Activity Centers Policies - Executive Summary, October 16, 2024 Board Work Session](#)

Attach 2 – [CPA202100002 AC44 Growth Management, FLUM, Activity Centers Policies - AC44 Outline](#)

Attach 3 – [CPA202100002 AC44 Growth Management, FLUM, Activity Centers Policies - Draft Plan Language: Parts I and II](#)

Attach 4 – [CPA202100002 AC44 Growth Management, FLUM, Activity Centers Policies - Preview of Land Use Categories, Future Land Use Map and Activity Centers](#)