



County of Albemarle
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MEMORANDUM

TO: Albemarle County Planning Commission

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

RE: October 22, 2024, Planning Commission Work Session – AC44 Phase 3

During the October 22 Work Session, staff will share the draft Development Areas Land Use chapter and ask for Commission feedback on the draft recommended land use categories, Future Land Use Map, and Activity and Employment Centers.

Albemarle County is updating the Comprehensive Plan through the Albemarle County 2044 (AC44) project. The project is in Phase 3: drafting language for the four-part Comprehensive Plan document and developing Plan actions. Staff presented language from Part II Growth Management Policy for review and discussion at the October 8th Planning Commission meeting and at the October 16th Board meeting and previewed the Land Use Tools from Part III.

The draft language for the Part III - Development Area Land Use (DA LU) chapter in Attachment B is built upon community input and reflects the Planning Commission's and Board's feedback. For reference, the following is a summary of previous Planning Commission and Board of Supervisors feedback on the land use categories, Future Land Use Map, and the Activity and Employment Centers:

- At the August 8, 2023, Planning Commission work session, the Commission was generally supportive of the Activity Centers concept, especially encouraging infill, redevelopment, walkability, and a mix of uses when paired with services, infrastructure, amenities and public transit. The Commission recommended that the updated Comprehensive Plan should consolidate the number of centers and better focus land use recommendations and infrastructure projects.
- At the September 6, 2023, meeting, the Board directed that the Activity Centers be identified and mapped and connected with multimodal transportation options and consolidated from the current 50 centers identified in the 5 Area Plans.
- At the December 19, 2023, Planning Commission work session, the Commission recommended considering additional height and density bonuses and using gross density for residential density calculations.
- At the February 13, 2024, Planning Commission work session, the Commission recommended applying the Middle and Urban Residential land uses in more locations (with future Area Plan updates) and noted that Neighborhood Residential is not efficient use of limited DA land.
- At the March 20, 2024, Board of Supervisors work session on Development Areas and Rural Area Land Use and Transportation, the Board affirmed the 10 draft DA wide land use categories and the one to one 'matching' approach for mapping the categories.

An updated AC44 outline is provided as Attachment A. As a reminder, the topics within the red box will be the focus of today's work session. This work session focuses on proposed comprehensive plan language within Attachment B, specifically, the land use categories, Future Land Use Map, and the Activity and Employment Centers. These land use tools are key to achieving the objectives of the Growth Management Policy by encouraging the type of development we need to accommodate the anticipated growth in

Albemarle County. Staff will ask for feedback on the remaining text in this chapter regarding Development Areas goals, objectives, and actions at the Planning Commission on November 12 and the Board of Supervisors on November 20.

Staff requests that the Commission review and provide feedback on the draft recommended land use categories, Future Land Use Map, and Activity and Employment Centers in Attachment B. The Commission's feedback will be summarized and shared with the Board at their November 6 work session on these same topics.

ATTACHMENTS:

Attach A - [CPA2021-01 AC44 Comp Plan - AC44 Outline](#)

Attach B - [CPA2021-01 AC44 Comp Plan - Draft Development Areas Land Use Chapter](#)

Attach C - [CPA2021-01 AC44 Comp Plan - Community Input Themes](#)