

A map of the Southern Albemarle Convenience Center area, showing various transit routes and station markers. The map features several colored lines representing transit routes: a green line with a dashed pattern, a blue line, a red line, and a yellow line. Station markers are represented by circles with letters inside, including A, A2, B, B2, C, D, E, E3, F, G, H, I, J, K, L, M, N, O, Q, and R. Key locations labeled on the map include Fashion Square Mall, Northside Library, Rio Hill Shopping Center, and Albemarle Square Shopping Center. The text "SOUTHERN ALBEMARLE CONVENIENCE CENTER COMMUNITY MEETING" is overlaid in large white letters across the center of the map.

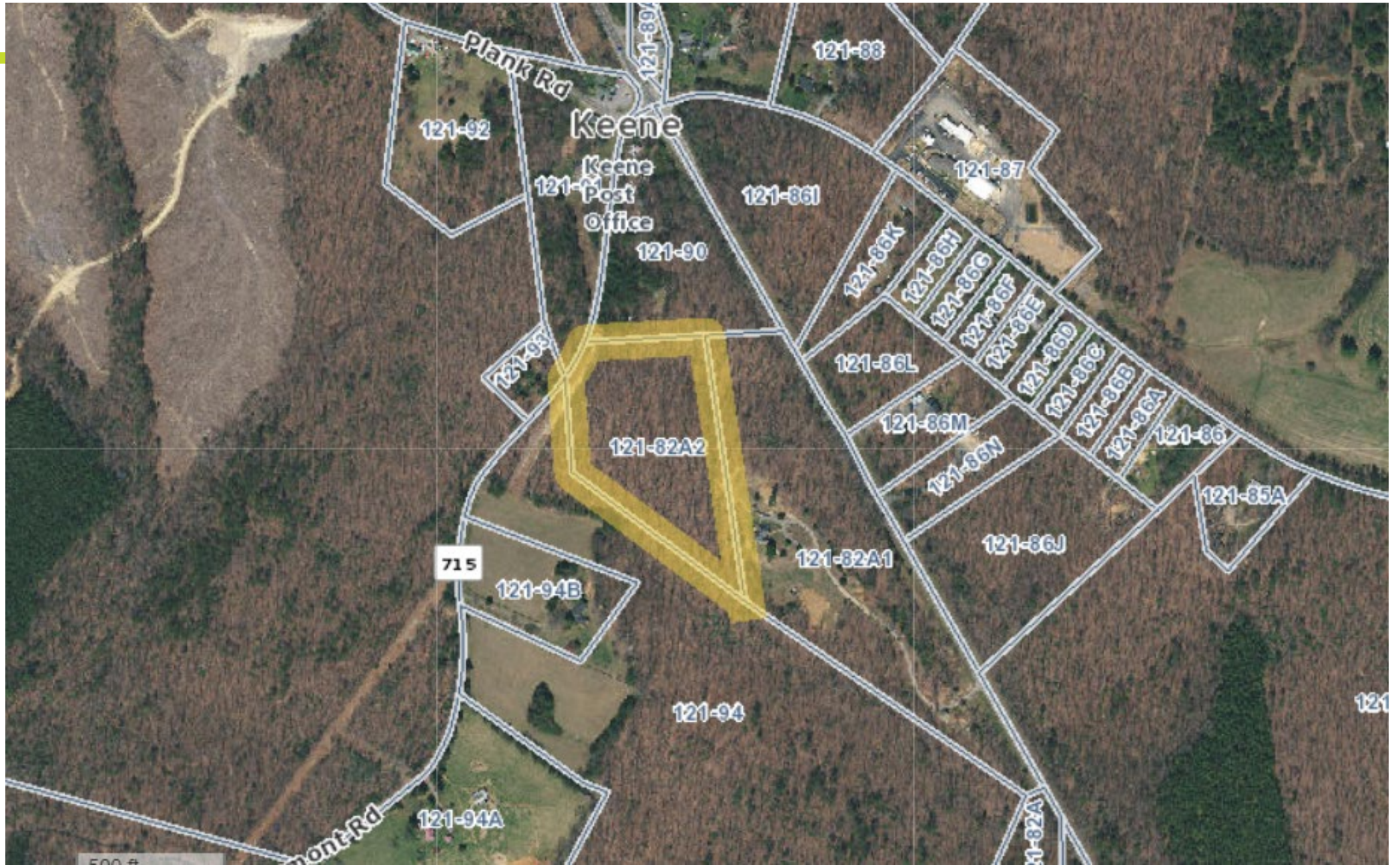
# SOUTHERN ALBEMARLE CONVENIENCE CENTER COMMUNITY MEETING

To **share information** about the proposed project, the development review process, and relevant policies / regulations and allow the opportunity to **ask questions about the application and/or the process.**

Held for **projects that require legislative review:** Special Use Permits and Zoning Map Amendments and also held for **Compliance with the Comprehensive Plan** review of public projects.



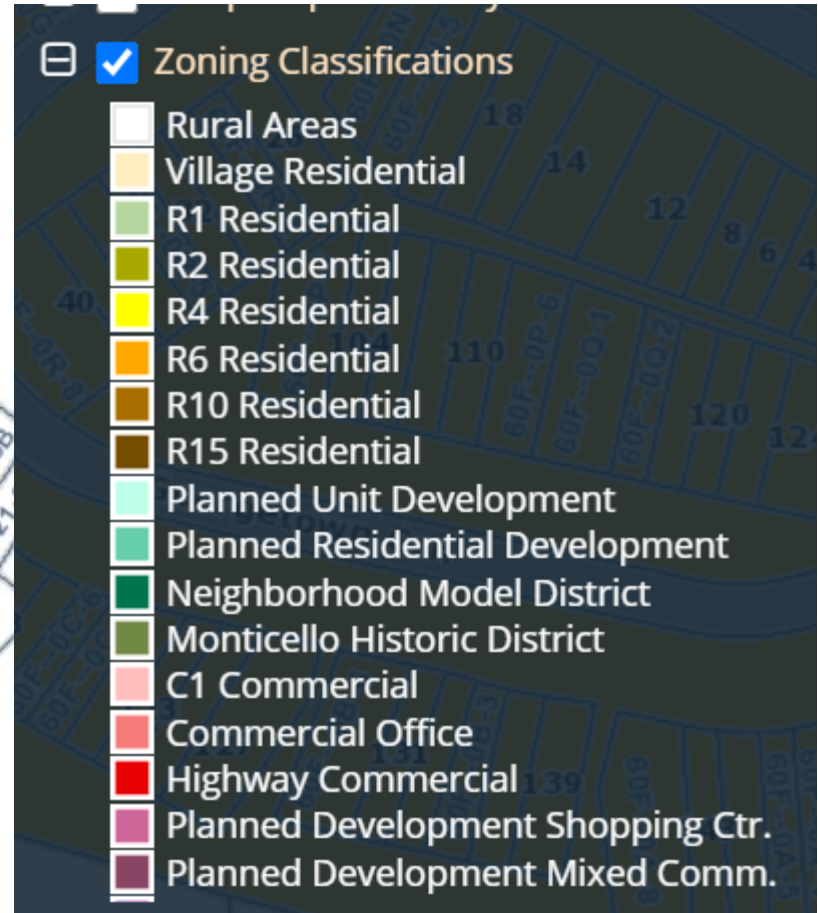
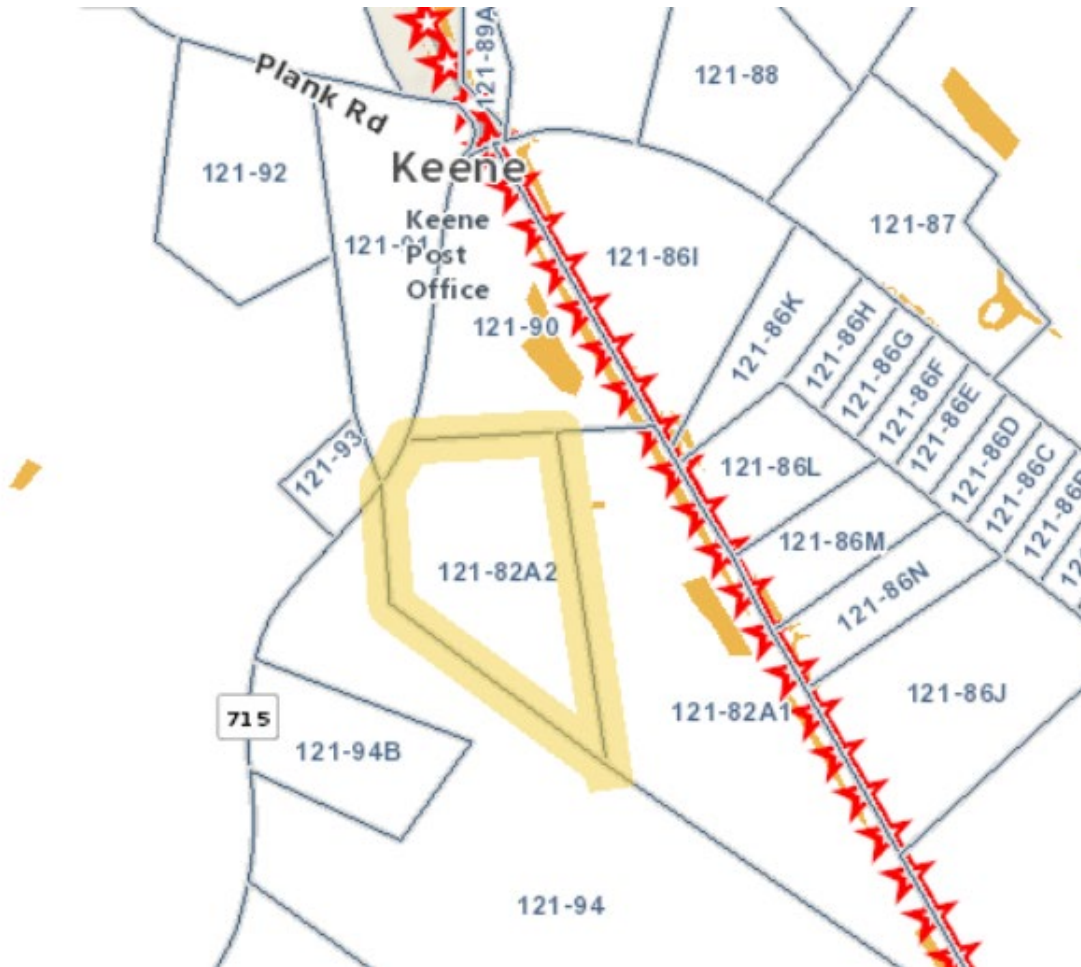
# location



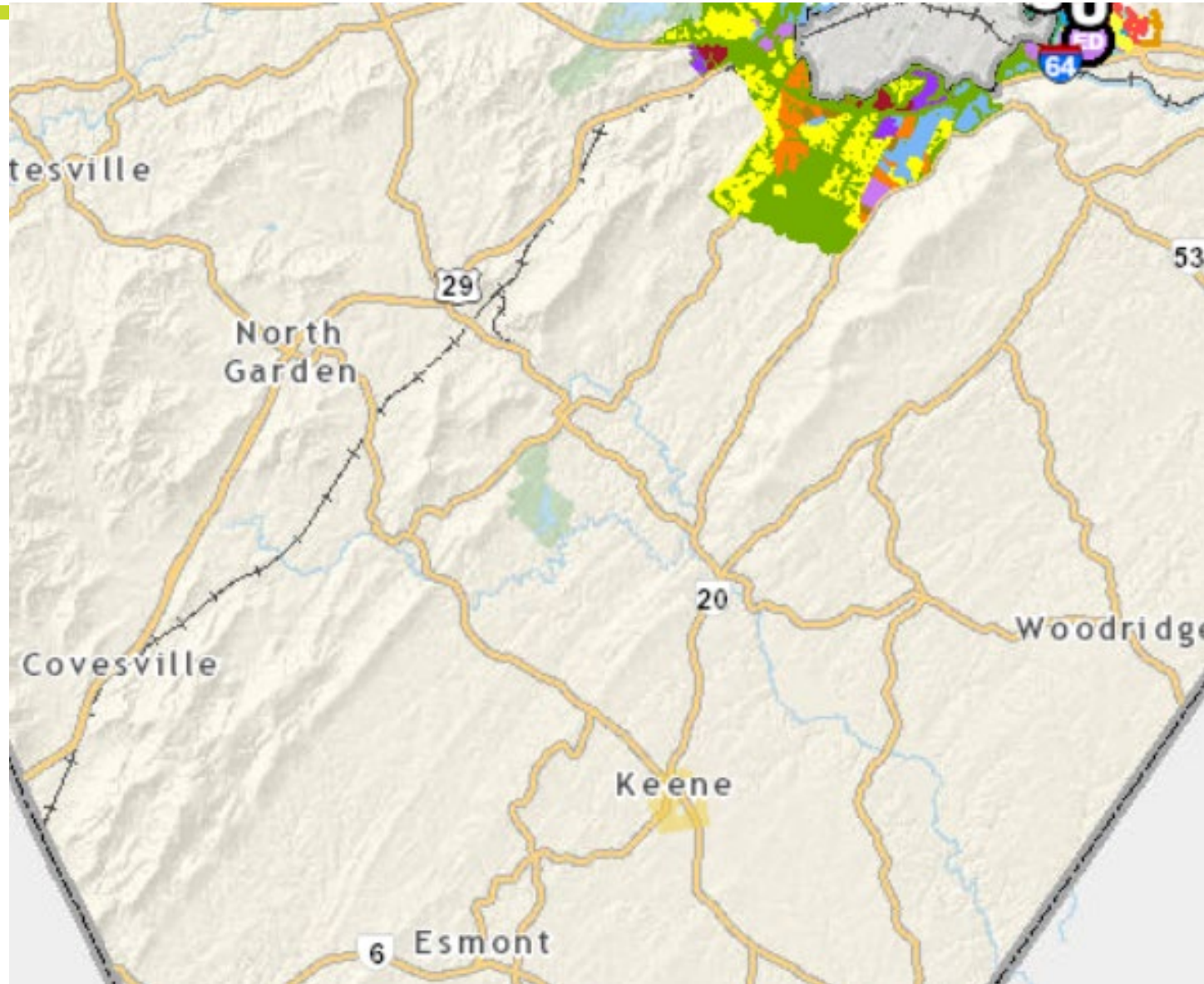
# existing zoning

Zoning District: RA, Rural Area

Zoning Overlays: Entrance Corridor (Rt. 20)



# future land use



# CCP Review: Virginia State Code 15.2-2232

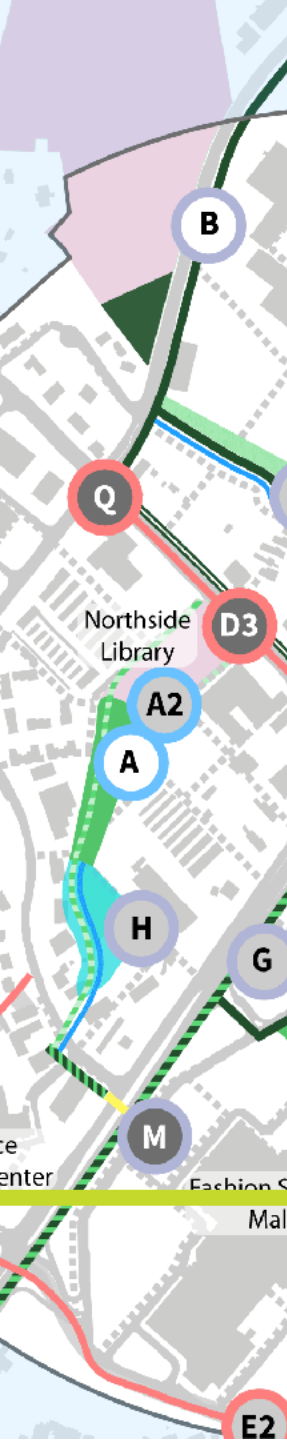
The project is reviewed for whether the general location, character, and extent of a proposed facility are in substantial accord with the adopted Comprehensive Plan and other relevant plans/studies/documents that inform the Comp Plan and public policy decisions.

CCPs are reviewed by the Planning Commission, which makes a finding on whether the project is in compliance. The finding is forwarded to the Board of Supervisors for information. No Board action on a CCP is required.

The Planning Commission's action is only related to the consistency of the use to the Comprehensive Plan. It is not necessarily an action or recommendation on whether the project should be constructed.

---

## Consistency with the Comp Plan (CCP)



# timeline

- Community Meeting: 9/30/2021
- Planning Commission Work Session: 10/19/21

David Benish | [dbenish@albemarle.org](mailto:dbenish@albemarle.org)

- end



- Jan. 10, 1989, Planning Commission found transfer station in Compliance with Comp Plan (TMP 121-93, across Esmont Rd from the current proposed site.
- Feb. 1, 1989 - Board upheld PC's finding upon an appeal of the PC's findings by the adjacent property owners.
- March 1989 – Co Engineer notified Planning Director that Proposed site for the transfer station is now across Esmont Rd to TMP121-82A2.
- Planning Director determined no addition CCP reviewed would be required.
- March 8, 1989 - PC informed of that determination by memo. At the March 8, meeting, the PC concurred with this determination.

# Comp Plan

The nature of public service delivery:

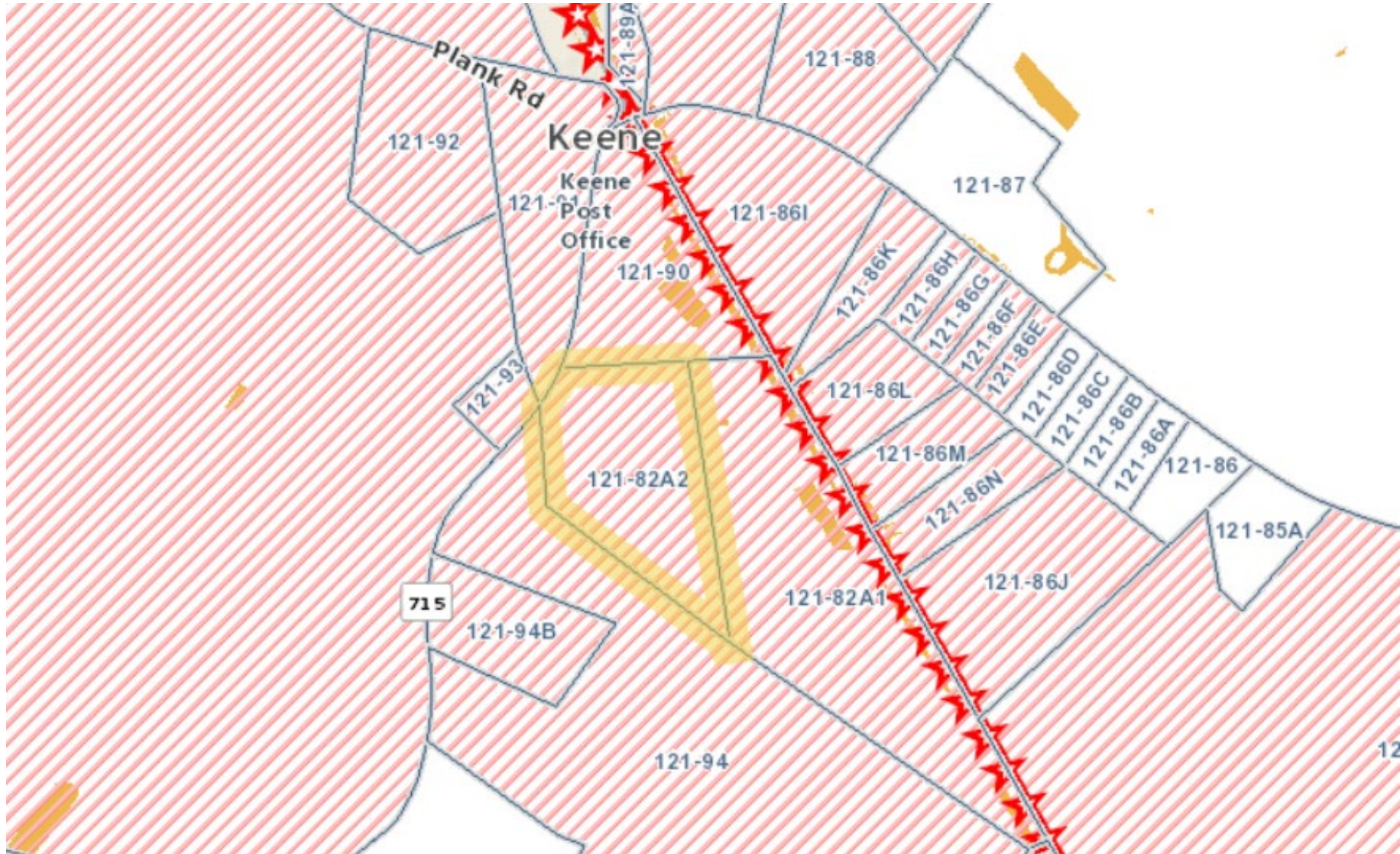
- The location of new public facilities should be within the County's Development Areas per County land use policies.
- Residents in the Rural Area should not anticipate levels of service delivery equal to those provided in the Development Area.
- Development Areas serve as service center locations for the Rural Area.
- Public facilities are allowed in the Rural Area only in cases where it is not possible in the Development Areas due to physical constraints, the nature of the facility, and/or the service(s) provided. (P. 12-5)

# Comp Plan Guidance

- Strategy 7j: Update strategies for solid waste management, if needed, after the Long Range Solid Waste Solutions Advisory Committee completes its work.

In response to the need to improve County solid waste management strategies, the Board of Supervisors formed the Albemarle County Long Range Solid Waste Solutions Advisory Committee, to develop recommendations. This committee is exploring options to present to the Board. The Committee's recommendations may result in the addition or modification of strategies that will be amended into this Comprehensive Plan. (P.12-26)

# Red Hatch = Entrance Corridor Overlay District



# location

