



County of Albemarle

COMMUNITY DEVELOPMENT DEPARTMENT

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TITLE: AC44 Development Areas Land Use – Draft Actions

SUBJECT/PROPOSAL/REQUEST:

Request for Planning Commission feedback on the Development Areas Land Use draft actions and implementation of the objectives and goal statement.

ITEM TYPE: Work Session

STAFF CONTACTS: Richardson, Wall, Filardo, Barnes, McDermott, Swartzendruber, Kanellopoulos, Holt

PRESENTERS: Tonya Swartzendruber, Planning Manager

LEGAL REVIEW: Not Required

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: Albemarle County is updating the Comprehensive Plan through the Albemarle County 2044 (AC44) project. The project is in Phase 3, which includes drafting language for the Comprehensive Plan document and developing actions for each plan chapter. The actions support the objectives and goal statement for each chapter in Part III of the plan document (Implementation).

Between Phases 2 and 3, staff updated the AC44 plan document to combine previously drafted goals into a single goal statement for each plan chapter. Additionally, some objectives were reclassified as actions, and several objectives were updated to include more measurable language. The objectives articulate outcomes that fulfil the vision established by the goal statement. The actions describe specific implementation strategies to achieve the objectives. During Phase 3, the draft actions will be evaluated and refined using community, Planning Commission, and Board feedback to ensure that they adequately support Plan objectives and the Growth Management Policy.

The draft goals and objectives for each comprehensive plan topic were created in Phase 2 of AC44. These goals and objectives were drafted using content from the 2015 comprehensive plan, as well as feedback from community members, the Planning Commission and Board of Supervisors, partner agencies and County staff. The draft goals and objectives also address data (both quantitative and qualitative), trends, and issues for each chapter.

During Phase 2, the draft goals and objectives were shared with community members (Attachment C) for input, which was incorporated into the updated goals and objectives. Additionally, work sessions were held by both the Planning Commission and Board of Supervisors for their feedback on Draft Goals and Objectives for the Development Areas (Attachment D). These work sessions included the following:

- At their Work Session on February 13, 2024, the Planning Commission reviewed the Draft Goals and Objectives for Development Areas Land Use and Transportation (now

two separate chapters). The Commission suggested that the Development Areas goals and objectives include language supporting redevelopment and infill, increased residential density, increased building height, reduced parking regulations, incentives to support development density, and coordinated planning for parks, trails, and open space within the Development Areas.

- At their Work Session on March 20, 2024, the Board of Supervisors reviewed Draft Goals and objectives for Land Use and Transportation within the Rural Area and the Development Areas. The Board suggested that the goals and objectives for the Development Areas include language supporting increased building height, incorporating planning with the Capital Improvements Program (CIP), multimodal transportation improvements, reduced parking regulations and incentives to support development density, and tree replacement within the Development Areas.

STRATEGIC PLAN: Quality of life – Encourage a vibrant community with economic and recreational opportunities that serve all community members.

DISCUSSION:

A draft of the Development Areas Land Use chapter is provided in Attachment B. The draft goal statement, objectives, and supporting actions are found starting on page 33.

This work session focuses on the proposed actions for the Development Areas, which have been drafted to achieve the objectives and the goal statement. Specifically, staff is asking for input on the following:

ACTIONS

1. Incentives for structured parking
2. Reduced/eliminated parking requirements for the Activity Centers
3. Balance between efficient use of Development Areas and quality of life and environmental stewardship
4. Are any revisions or additions of actions needed?

The Planning Commission's feedback will be shared with the Board of Supervisors ahead of their November 20 work session on these same topics.

BUDGET IMPACT: There is no budget impact associated with this agenda item.

RECOMMENDATION: Staff requests the Commission review and provide feedback on the draft actions and their support of the objectives and goal statement within the draft Development Areas Land Use Chapter.

ATTACHMENTS:

Attach A – [CPA2021-02 AC44 - Outline](#)

Attach B – [CPA2021-02 AC44 - Draft Development Areas Land Use Chapter](#)

Attach C – [CPA2021-02 AC44 - Community Input Themes](#)

Attach D – [CPA2021-02 AC44 - Summary of Planning Commission and Board Feedback](#)