

AC44 Comprehensive Plan

Implementation



Board of Supervisors
July 16, 2025

Work Session Agenda



- Document Status
- Implementation Chapter Overview
- Recent PC Feedback
- Upcoming Schedule



Chapter Focus Topics



- Did we get the Big Moves right?



Implementation



- Progress on over 250 actions across several Departments and external partners and internal education
- Reporting and tracking
- Turns vision into action, provides accountability, builds momentum



Why Prioritize?



- Best practice for most modern Comprehensive Plan updates
- Provides implementation guidance focused on the next 5 years
- Allows for effective allocation of limited funding and staff capacity
- Informing the Strategic Plan, Capital Improvement Program and County budget



AC44 Big Moves



1. Align regulations to support AC44 implementation.
2. Increase affordable housing access and options.
3. Invest in compact and connected Development Areas with an emphasis on Activity Centers.
4. Support agriculture and forestry uses in the Rural Area.
5. Expand economic opportunity.
6. Mitigate and prepare for the impacts of climate change.



AC44 Big Moves



1. Align regulations to support AC44 implementation.

Development related policies like: the Zoning Ordinance, Subdivision Regulations

- Improve clarity, simplify to increase ease of use
- Update requirements to implement AC44 actions



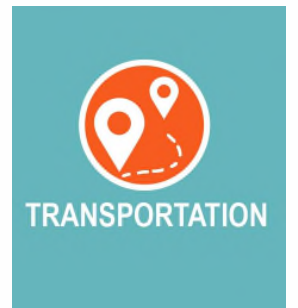
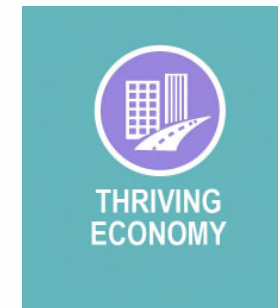
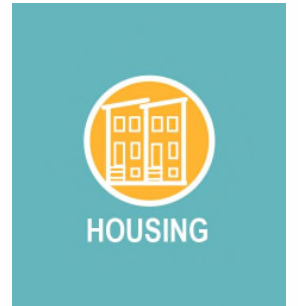
AC44 Big Moves



2. Increase affordable housing access and options.

Ensure everyone can find housing by increasing the supply of diverse housing options preserving existing affordable homes.

- Allow for a broader range of housing types (offers different sizes and price points)
- Identify and protect at-risk homes

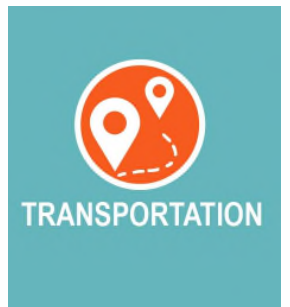
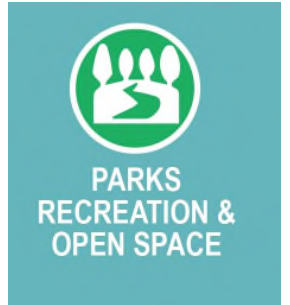




3. Invest resources in compact and connected Development Areas with an emphasis on Activity Centers.

Encourage growth by focusing new and public and private investments in urban places

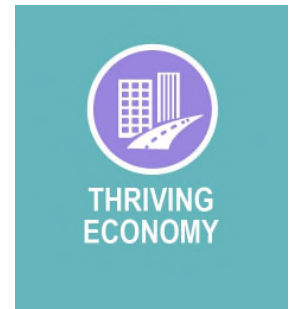
- Take advantage of existing infrastructure
- Support a variety of housing types
- Increase access to nearby jobs
- Multimodal options and reduction in traffic



4. Support agriculture and forestry uses in the Rural Area.

Essential for food production and preserving our rural character, cultural heritage and environment.

- Maintain agricultural and forestry business
- Protect environmentally sensitive areas
- Encourage ag/forest supporting uses at Rural Interstate Interchanges



AC44 Big Moves



5. Expand economic opportunity

In alignment with the Economic Development Strategic Plan (EDSP)

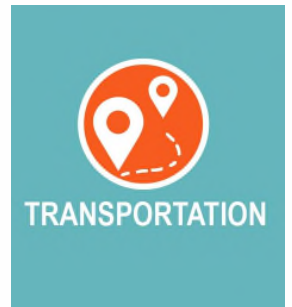
- Foundation of land use policy
- Thoughtful land use management



6. Mitigate and prepare for the impacts of climate change.

Protect public health, safety, and quality of life by mitigating and preparing for climate change impacts.

- Reduce local greenhouse emissions and increase carbon sequestration
- Natural systems can offer high-impact climate protection
- Proactively invest in infrastructure upgrades



Tracking and Reporting



Tracking

- Metrics that show trends and patterns

Reporting

- Occurs annually, includes metrics and updates on AC44 actions
- Development Areas Report – minimum of every 5 years



Development Areas Report



Evaluation of:

1. Transportation – level of service, safety issues, planned projects
2. Public Schools – School capacity and possible locations for new facilities
3. Water and Sewer – feasibility of service
4. Community Facilities – Assessment of adequate service provision for facilities, services, and infrastructure (Fire and Rescue, Police)
5. Environmental Stewardship – Assessment of critical resources



How AC44 relates to the Strategic Plan



In collaboration with Office of Performance and Strategic Planning:

- The Big Moves can inform the Goals and Objectives of the next Strategic Plan update and the next 5 years of the CIP and County budget
- Updated topics and aligned definitions
- Coordinated tracking and reporting



Planning Commission Feedback



Big Moves:

1. General agreed with the Big Moves presented and suggested these refinements.
 - a) Move #2, Address aging in place
 - b) Move #3, Include “green and inviting”
 - c) Move #4, Address recreation and tourism economy, could be strengthened by focusing on local agricultural support
 - d) Move #6, Address relocation due to climate change and incorporate better site design to mitigate the effects of climate change.
 - e) In general, incorporate themes of social fabric, arts, and culture



Planning Commission Feedback



General

1. Highlight the importance of partnerships in implementation.
2. Consider reducing the number of total plan actions.



Schedule



Full document with BOS directed changes to be released early August

COMMUNITY CHECK-IN

Anticipated :
week of August 21

FULL DOCUMENT WORK SESSIONS:

PC : August 26
BOS : September 10

FULL DOCUMENT PUBLIC HEARING:

PC : September 23
BOS : October 15



AC44 Engagement



engage.albemarle.org/ac44

- Chapters shared on the AC44 Phase 3 webpage
- Engagement events and PC/BOS work sessions posted on page
- Phase 4 page pending – revised chapter content
- Sign up for emails/newsletters!

AC44 Phase Three is Coming to You!
Here's Our Rollout for Plan Chapters:

NEW
CHAPTERS
RELEASED
EVERY
MONTH



How We'll Invite You to Participate

- e-Newsletters
- Engage Albemarle Website
- Social Media
- Albemarle County Website Calendar



Ways You Can Participate

- Read the Materials
- Use the "Ask a Planner" Tool
- Attend the Monthly Lunch & Learns
- Attend Work Sessions
- Comment on Plan Actions



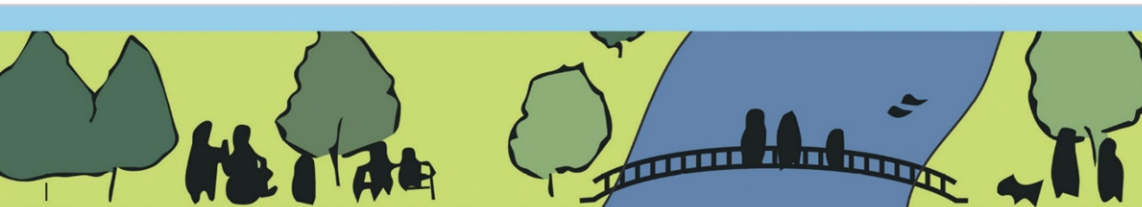
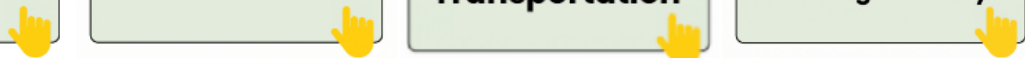
Materials We'll Prepare for You

- Draft Chapters in PDF
- Easy to Read Chapter Summaries
- Chapter 101 Video Presentations
- Recordings of the Lunch and Learns



The Plan chapters are shown below. Green buttons are clickable, and grey buttons indicate that the content is coming soon.

| | | | |
|---|--|---|---|
| READ THE DRAFT CHAPTER Development Areas Land Use | READ THE DRAFT CHAPTER Rural Area Land Use | READ THE DRAFT CHAPTER Transportation | READ THE DRAFT CHAPTER Thriving Economy |
|---|--|---|---|



Chapter Focus Topics



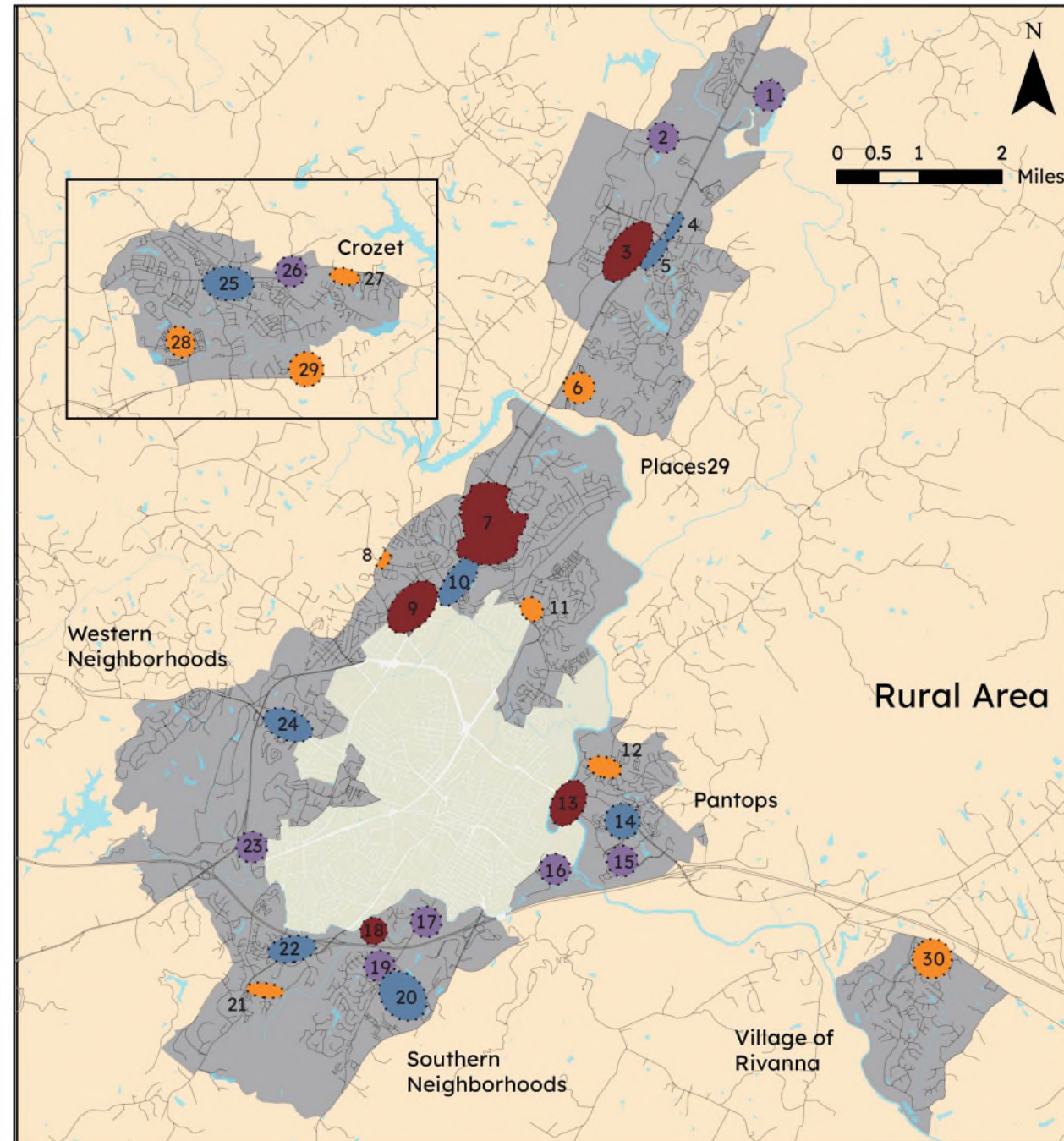
- Did we get the Big Moves right?

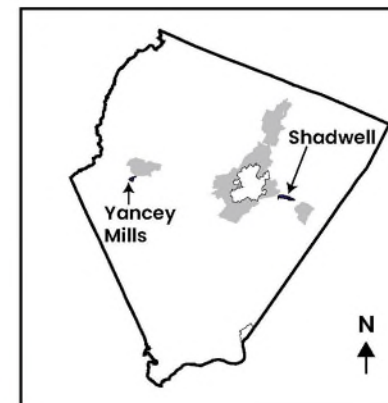
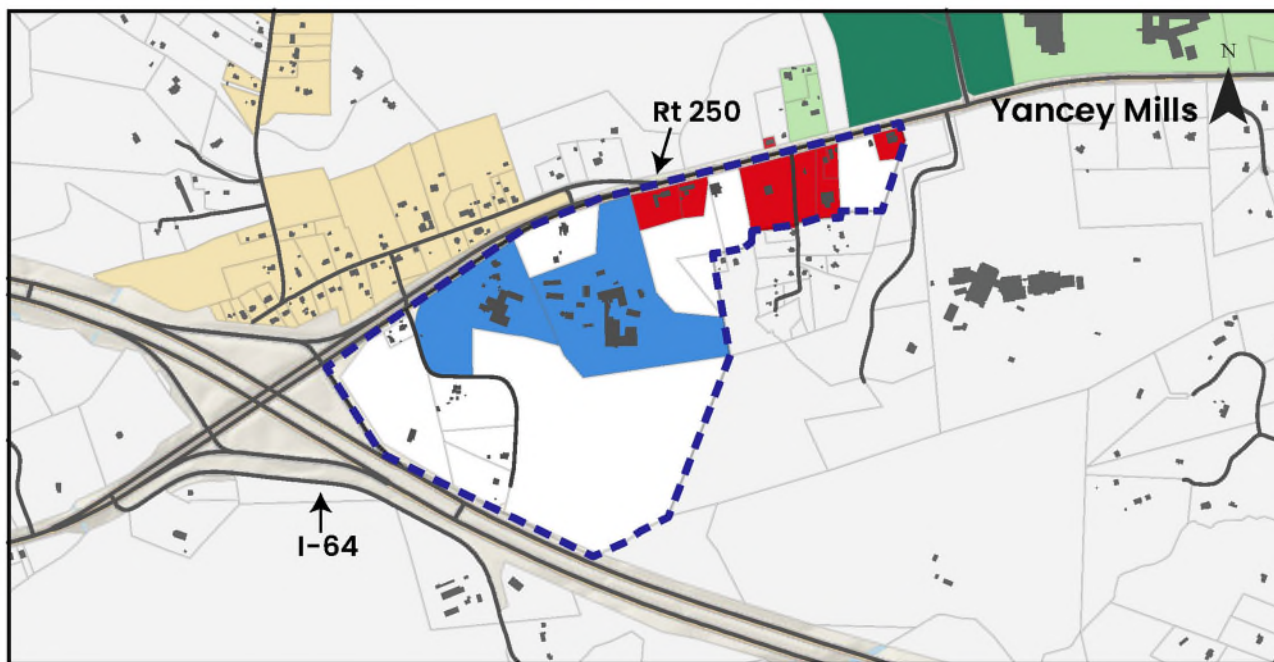


ACTIVITY & EMPLOYMENT CENTERS

Activity and Employment Centers

- Regional Centers:**
 - 3. Hollymead Town Center
 - 7. Rio29
 - 9. Stonefield/Comdial
 - 13. Riverbend Shopping Center
 - 18. 5th Street Station
- Employment Centers:**
 - 1. Rivanna Station
 - 2. North Fork Research Park/Airport
 - 15. Martha Jefferson Hospital
 - 16. Broadway
 - 17. Avon Street Extended
 - 19. Mill Creek Industrial
 - 23. Fontaine Research Park
 - 26. Rt 240/Starr Hill/Music Today
- Community Centers:**
 - 4. North Pointe
 - 5. Timberwood Shopping Center
 - 10. Hillsdale Drive
 - 14. Rivanna Ridge
 - 20. Mill Creek Drive
 - 22. 5th St/Old Lynchburg Rd
 - 24. Ivy Road
 - 25. Downtown Crozet
- Local Centers:**
 - 6. Brookhill
 - 8. Whitewood/Hydraulic
 - 11. Rio Road E/Gasoline Alley
 - 12. Route 20/Riverside Village
 - 21. Southwood
 - 27. Wickham Pond
 - 28. Old Trail
 - 29. Clover Lawn
 - 30. Rivanna Village





Map Features

- Roads
- Rural Interchange Boundary
- Buildings

Zoning

- Heavy Industry
- Highway Commercial
- Light Industry
- Planned Development Industrial Park
- Planned Development Mixed Commercial
- Planned Development Shopping Center
- Planned Residential Development
- R1 Residential
- Rural Area
- Village Residential

Tier System Analysis for Site Selection

(as defined by VEDP)

