

AC44 OUTLINE (Att A)

Part I: Community Vision and Needs

1. INTRODUCTION

- a. High level summary of why we have a comprehensive plan and how it will be used*
- b. Reasons for updating the Comprehensive plan*
- c. Plan Structure and how to navigate the Plan*

2. CONTEXT/HISTORY

- a. Past and Existing Conditions*
- b. Trends*
- c. Regional/Statewide Plans*

3. COMMUNITY VISION

- a. County Vision (Strategic Plan)*
- b. Public Engagement themes*

4. GUIDING PRINCIPLES

Discussed at [PC 9/27/22](#) and [BOS 10/19/22](#)

- a. Green and Resilient*
- b. Welcoming and Equitable*
- c. Connected and Accessible*
- d. Thriving and Prosperous*

5. IDENTIFYING THE COMMUNITY'S NEEDS

- a. Rural Area Land Use*
- b. Development Areas Land Use*
- c. Transportation Network*
- d. Environmental Stewardship*
- e. Resilient Community*
- f. Housing*
- g. Thriving Economy*
- h. Parks, Recreation, and Open Space*
- i. Community Infrastructure and Services*
- j. Historic, Scenic, and Cultural Resources*

Part 2: Growth Management Framework

1. INTRODUCTION

- a. Growth Management Policy establishes 2 distinct planning areas: the Rural Area and Development Areas and the land use.*
- b. Differing approach to community needs within the Rural Area versus the Development Areas*

2. GROWTH MANAGEMENT POLICY (ATT B)

- a. What it is, Why and when it was established*
- b. Why and how are we updating the Policy with AC44*
- c. Draft Updated Growth Management Policy in statement form*

3. DEVELOPMENT AREAS UTILIZATION REVIEW (ATT B)

- a. A comparison of the estimated demand for residential and non-residential land uses with the estimated capacity.*
- b. The intensity/density of development approvals through rezonings and special use permits as compared with the recommended density per future land use categories.*

- c. *The remaining percentage of the Development Areas estimated to have capacity for additional development or redevelopment.*
- d. *The ratio of dwelling units being built in the Rural Area compared with the Development Areas.*
- e. *Cost and vacancy trends for residential and non-residential land uses.*
- f. *How well development in the Development Areas is meeting the objectives of the Comprehensive Plan.*

4. APPLICATION OF THE GROWTH MANAGEMENT POLICY TO RURAL AREA AND DEVELOPMENT AREAS

- a. *Rural Area Land Use*
- b. *Development Areas Land Use*
- c. *Transportation Network*
- d. *Environmental Stewardship*
- e. *Resilient Community*
- f. *Housing*
- g. *Thriving Economy*
- h. *Parks, Recreation, and Open Space*
- i. *Community Services and Infrastructure*
- j. *Historic, Scenic, and Cultural Resources*

Part 3 - Implementation

Note: Draft Goals and Objectives for each chapter were shared during AC44 Phase 2 (approx. Oct 2023 – April 2024). See below each topic for dates of previous work sessions with links to meeting materials.

1. RURAL AREA - LAND USE

Upcoming: Anticipated for presentation at PC and Board December 2024 meetings

Previous: [PC 2/27/24 \(goals and objectives\)](#), [PC 3/12/24 \(goals and objectives\)](#), [BOS 3/20/24 \(goals and objectives\)](#)

2. DEVELOPMENT AREAS - LAND USE

Upcoming: Anticipated for presentation at PC 10/22/24 & 11/19/24 and Board 11/06/24 & 11/20/24

Previous: [PC 4/25/23 \(overview of planning toolkits\)](#), [PC 8/08/23 \(planning toolkits\)](#), [BOS 9/06/23 \(planning toolkits\)](#), [PC 12/19/23 \(planning toolkits\)](#), [PC 2/13/24 \(goals and objectives\)](#), [BOS 3/20/24 \(goals and objectives\)](#)

Land Use and Activity Centers Preview (Att C)

3. TRANSPORTATION NETWORK

Previous: [PC 2/13/24 \(goals and objectives\)](#), [PC 2/27/24 \(goals and objectives\)](#), [PC 3/12/24 \(goals and objectives\)](#), [BOS 3/20/24 \(goals and objectives\)](#)

4. ENVIRONMENTAL STEWARDSHIP

Previous: [PC 10/10/23 \(goals and objectives\)](#), [BOS 1/17/24 \(goals and objectives\)](#)

5. RESILIENT COMMUNITY

Previous: Content was previously included primarily in the Environmental Stewardship topic.

6. HISTORIC, CULTURAL, AND SCENIC RESOURCES

Previous: [PC 10/10/23 \(goals and objectives\)](#), [BOS 1/17/24 \(goals and objectives\)](#)

7. HOUSING

Previous: [PC 11/14/23 \(goals and objectives\)](#), [BOS 1/17/24 \(goals and objectives\)](#)

8. THRIVING ECONOMY

Previous: [PC 11/14/23 \(goals and objectives\)](#), [BOS 1/17/24 \(goals and objectives\)](#)

9. PARKS, RECREATION, AND OPEN SPACE

[Previous: PC 10/10/23 \(goals and objectives\)](#), [BOS 1/17/24 \(goals and objectives\)](#)

10. COMMUNITY SERVICES AND INFRASTRUCTURE

[Previous: PC 2/13/24 \(goals and objectives\)](#), [BOS 4/3/24 \(goals and objectives\)](#)

EACH CHAPTER WILL CONTAIN THE FOLLOWING SECTIONS

- a. Narrative*
- b. Objectives*
- c. Actions*

Part 4: Appendix

- 1. AC44 PROCESS AND ENGAGEMENT SUMMARY**
- 2. METRICS TO MEASURE PLAN IMPLEMENTATION**
- 3. PROCESS TO FOR FUTURE AREA PLAN UPDATES**
- 4. LINKS TO RELATED LOCAL, STATE, AND REGIONAL PLANS AND STUDIES – EXAMPLES:**
- 5. AREA PLANS**
- 6. HOUSING ALBEMARLE**
- 7. PROJECT ENABLE**
- 8. BIODIVERSITY ACTION PLAN**
- 9. REGIONAL HAZARD MITIGATION PLAN**