

AC44 Comprehensive Plan

Draft Document



Board of Supervisors
September 10, 2025

Work Session Agenda



- Phase recap
- Phase 4 launch
- Schedule
- Draft document + updates
- Tracking and Reporting
- Discussion



Focus Topics



- What did we get right?
- What's missing; what needs update or revision?
- Does the Board wish to study further both the Shadwell and Yancey Mill Rural Interstate Interchanges discussed in the RALU chapter?



Project History: Four Phases



Phase 1

AC44 Framework:
Equitable/Resilient
Community

Review Growth
Management Policy

Land use buildout
analysis (2022)

Phase 2

Updated Goals and
Objectives for each
Plan Chapter

Planning Toolkits:
coordinated land
use + transportation
planning

Phase 3

Updated Action
Steps for each Plan
Chapter

Prioritized Plan
recommendations
with 'Big Moves'

Phase 4

Finalized Comp
Plan document

Land use buildout
analysis update
(2025)

Public hearings with
Planning
Commission and
Board

Phase 3 Engagement



- Part III: 9 topic chapters
- Work session reviews:
 - Fall 2024 – June 2025 (topic chapters)
 - July 2025 (part 1-4, Implementation/Big Moves focus)
- Public engagement:
 - Open House + Virtual meetings (topic chapters)



AC44 Phase 4



- Publish AC44 Draft Plan
- Review & Input
- Update and finalize plan document
- AC44 plan adoption



Phase 4 Engagement – Open House



Open house: 8.21.25 - Unveiling Draft Plan Document

- 30+ attendees (in-person & online)
- Included plan content, staff Q&A, previewed feedback tool:
 - Comments: transit, DA expansion, housing density options, public schools and childcare



Phase 4 Engagement - Online



Phase 4 website

- 600+ visits
- Draft plan downloads: 534 total
 - Part 1: 182, Part 3: 145, Part 2: 141
- Feedback survey: 16 respondents
 - Similar feedback as those who attended the Open House



Schedule



Public Input

Draft published online
Feedback
closed: Sept. 5

Open House held:
Aug. 21

Work Sessions

PC : Aug. 26 (past)
BOS: Sept. 3* (past)
BOS: Today

*Buildout Analysis

Public Hearings

PC : Sept. 30
BOS: Oct. 15 *

*Plan Adoption



Plan Document Edits



1. Big Move #7 added (social connection + community)
2. GMP: DA utilization & boundaries (BOS input)
3. RA Land Use – local distribution/aggregation facilities (RALU p. 7)
4. Thriving Economy – updated for concurrence with EDSP
5. Cultural Resources – incentives/funding, resource ID (BOS input)
6. Community Facilities – consolidated text
7. Transportation – recreation on rural roads



Tracking and Reporting



- We are monitoring trends and patterns (metrics) as they relate to the Big Moves.
- Example metrics:
 - Population Growth
 - Number of Affordable Housing Units (preserved and new)
 - Number of Cost-Burdened Households
- Reported as part of a scorecard and/or annual report



PC Feedback – 8.26.25



General:

- Document needs edits for clarity and a consistent voice
- Objectives should be achievable
- Less suggestive and more deliberate language for objectives and actions

Part 1:

- re-organize some content, move Guiding Principles, Equity & Climate Action towards beginning



PC Feedback – 8.26.25



Part 2:

- highlight success of Growth Management Policy in preserving Rural Area Land;
- Clarify intention to maintain current DA boundary at present;
- Concerns noted about removing and adding land within DA

Part 3:

- Future Land Use map should show DA neighborhoods at larger scale (multi-page maps);
- Ensure that data and statistics are up to date



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