

Att. A – Summary of Document Changes from Revised AC44 Draft – September 2025

General

- Remaining polish edits completed, including a review of the alignment of all Chapter objectives language.
- Most “Efficient” references replaced with “Effective” throughout the document.
- All CACVB references retained.
- Availability of more recent Census data double-checked – 2024 ACS and 2019-2023 ACS data retained.
- Links added to all Table of Contents pages, providing interactive access to chapter sections.
- All “Employment District” references updated to “Employment Centers”.
- New images added to the Plan Policy and Cultural Resources Chapters.
- AC44 adoption date added to all front and section cover pages.

Note: The Resolution and Letter from Leadership will be added to the final adopted document.

Part I: Plan Policy

- Page 23: Added Development Areas Neighborhoods map.

Part II: Growth Management Policy

- Page 6, end of first paragraph: Added sentence: ““In the Rural Area, development, including residential development, continues, albeit at a lower rate than in the Development Areas.”
- Page 11: Added language to the bottom of the page after Planning Commission suggestions and Board revisions, including removal of “robust”: “The County could pursue a boundary revision independent of a future area planning effort, inclusive of community engagement, and the Board of Supervisors would request that the County Executive direct County staff to develop a Development Areas Report.”
- Page 12: Added language to the bottom of the page after Planning Commission suggestions and Board revisions: “Potential Criteria for Assessing the Removal of Under-Performing Areas from the Development Areas Include but are not Limited to:”
- Page 13: Updated the table heading to align with page 12 heading edits: “Criteria for Assessing the Adequacy of Land to be Added in the Development Areas Include but are not Limited to:”

Part III: Plan Implementation

Development Areas Land Use

- Page 4: Added land use buildout analysis language to match language in the Growth Management Chapter: “The 2025 Land Use Buildout Analysis examined approvals from 2022 to 2025 and found that ratio had increased to approximately 70%.”
- Pages 26-27: Future Land Use maps updated to reflect the change in designation for the Sweet Spot property approved by the Board of Supervisors at the 10/01 work session.
- Page 42: Added final sentence to end of first paragraph, language provided by the Planning Commission and approved by the Board: “To minimize degradation of local surface waters, on-site or nearby best management practices to treat runoff and improve water quality are preferred over the purchase of off-site credits.”
- Page 44: Action 1.5 updated to read: “Update the County’s lighting requirements to reduce light spillover, glare, and excessive brightness, prioritizing a safe environment for **all individuals and property**, especially in mixed-use areas such as Activity Centers.”

Items not Added

- Page 44: Proposed addition of a new Action 1.3 (Zoning Ordinance update to create an affordable housing overlay across the Development Areas).
(No consensus)
- Page 44: Proposed addition of a new Action 1.11 (Development of a policy tying approval of data centers to AHIF).
(No consensus)
- Proposed addition of a new Action 2.8 (Funding an affordable housing tap fee waiver program).
(No consensus)

Rural Area Land Use

- Page 4, end of third paragraph: Sentence revised: “Land conservation also has fiscal benefits for the community, as land in open space uses requires less in public expenditures than the same land converted to residential uses, ~~and also supports outdoor sports such as hunting and fishing.~~”
- Page 4, first line of fourth paragraph: Sentence revised: “The County’s land conservation programs ~~are necessary to support...~~”
- Page 10: Action 3.1, bullets removed and text combined into a paragraph because the bullets are not sub-topics.

Items not Added

- Page 9: Insertion of a new Action 2.1 to replace the Action 2.1 removed from the previous draft of AC44: “Explore options for smaller parcel sizes where it would result in protection of open space and natural resources.”
(No consensus)

Thriving Economy

Items not Added

- Page 11: Potential new Action adding language about County staff supporting the ESDP with GIS effort.

(Internal coordination needed between CDD and EDO.)

Housing

- Page 4: Final bullet updated with 2024 ACS data, **“In 2024, about 29% of all U.S. households were single-person households...”**
- Page 16: Action 2.6 updated: **“Work with non-profit housing partners, public health organizations, and other community service providers to engage with community members and identify and address housing and related needs, such as transportation.”**
- Page 16: Action 3.1 updated: **“Upon adoption of AC44, update Housing Albemarle and then do so thereafter at least every five years, adjusting affordable housing requirements and incentives based on current data/indicators.”**
- Page 17: New Action added (3.5): **“Ensure a path for Albemarle's Housing Investment Fund (AHIF) to receive dedicated annual funding towards the construction, preservation, and renovation of affordable housing. Establish operating procedures that follow national best practices, including ensuring that AHIF has an annual competitive funding application process with a publicly available rubric that prioritizes housing for households at or below 60% AMI.”**
- Page 17: New Action added (4.5): **“Implement strategies to support low-income homebuyers with the support of community partners.”**
- Page 17: New Action added (3.9): **“Prioritize and incentivize affordable housing for seniors at 60% AMI or lower. These efforts could include allowance for development of smaller units.”**

Items not Added

- Page 4: Availability of more recent Census data double-checked – 2024 ACS and 2019-2023 ACS data retained.

(Most Recent Data Confirmed, Housing Department prefers 5-year data, 2019-2023, over one year data, 2024)

- Page 16: New Action 3.1: **“A mandatory inclusionary zoning policy should be implemented to guarantee the inclusion of affordable housing.”**

(No consensus)

Environmental Stewardship

- Page 18: Action 4.4, third and fourth bullets combined.
- Page 18: Action 4.5, added new fourth bullet after Planning Commission suggestions and Board consideration: **“Using the approved plant list, plant at least 80% of landscaped areas at County-owned land with locally native species.”**

- Page 18: Action 4.5, second sentence removed and placed in correct location, replacing duplicate content in 4.9.

Parks, Recreation, & Open Space

- Page 7: Caption updated: “The program identifies and promotes locations, **including private property**, where residents and visitors can observe native wildlife in their natural habitats, supporting conservation education and nature-based tourism.”

Items not Added

- Page 22: New Action proposed (3.9): “Work with private landowners to provide private trails for public access.”
(No consensus)

Community Facilities & Infrastructure

- Page 18: Updated Action 5.7: “Transition the fire rescue fleet configuration and response model to include the use of smaller emergency response vehicles, when feasible, to better accommodate urban street designs **as well as the county’s rural roads** without compromising response capabilities.”
- Page 20: New Action (10.4) added, after Planning Commission suggestions and Board consideration: “Seek opportunities to add stormwater best management practices to neighborhoods lacking stormwater management.”

Implementation

- Page 8: Note added indicating that the “The Big Moves are numbered for ease of reference; their numbering does not indicate any prioritization of importance or timeframe.”
- Page 16: Text revised to read: “Number of affordable housing units, **both rentals and owned** (preserved and new)

Appendices

- Appendix E: Order of presentation changed so that the 2022 Buildout Analysis Report comes first in the appendix.