



Community Development Department Work Program

August 5, 2026



Core Service Workload

Plans 1,664 ▲20.8% +286 since FY25	Permits 3,897 ▲28.9% +873 since FY25	Inspections 45,061 ▲19.6% +7,939 since FY25
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Community Development items to Board of Supervisors:

2025 118

2026 YTD 56



Work Program



Completed Work:

- AC44 Comprehensive Plan
- EP&L – Licensing, permitting system implementation
- Riparian Buffer Ordinance
- Text amendment to add County wide certificate of Appropriateness for Rooftop Solar Installations in the Entrance Corridor



FY 27 Ongoing Projects:

- Zoning Modernization (Phase 2)
- Housing Albemarle
- Multi-modal Transportation Plan
- Activity Center Planning
- Riparian Buffer Ordinance process and analysis
- Department organizational assessment:
Recommendations and Implementation
- EP&L Projects and Finetuning
- Development Dashboard and Buildout Analysis



CDD Support for Organizational Priorities: Ongoing:

- Support for Rivanna Futures
- Support for other Economic Development Initiatives
- Eastern Avenue Road Design and Construction
- Boulders Road Design and Construction
- Three Notched Trail Plan
- VDOT Transportation Studies and Planning Efforts
- Transit Prioritization Study



Work Program – July through December

Resolutions of Intent:

State Mandated:

- HB711 Local regulations of solar facilities: special exceptions
- HB891 Siting of battery energy storage projects: commercial solar photovoltaic generation facility; permitted accessory use
- HB 1463 Zoning; nonconforming uses manufactured homes
- HB 2660 Subdivision ordinance; shorten timeframe for local approval

Local Option:

- ROI to Address Clean Earth Fill and Inert Waste Activities
- ROI Amend Rio29 Form Based Code Zoning Ordinance
- ROI to Evaluate a Potential Ordinance regarding Intensive Livestock, Dairy and Poultry Facilities.

Other Work:

- FY 27 Fee Configuration
- Biosolids ordinance proposal including Sludge Testing procedure and Budget Impact
- Rental Inspection Program and Budget Impact



Work Program – January through June

Resolution of Intent:

State Mandated:

- HB888 Minimum off-street parking requirements in certain areas
- HB 655 Zoning: manufactured housing
- HB 876 Zoning; wireless facilities
- HB 1279 Affordable housing; religious organization
- HB 2660 Subdivision ordinance; shorten timeframe for local approval

Local Option:

- ROI for a Potential Zoning Text Amendment to Permit Residential Use in a Commercial Zoning District
- ROI for a Text Amendment to Permit Outdoor Storage, Display, and Sales By Right instead of by a Special Use Permit in an Entrance Corridor Overlay District



Items not included:

- Mapping of Private Cemeteries
- Ordinance to require snow removal on sidewalks.



Questions





Matrix Study

- Purposes of Study:
 - Assess Departments organizational and operational needs
 - Assess development review, permitting and inspection process
- Goals:
 - Enhance overall value of development services
 - Ensure roles and responsibilities are appropriately aligned
 - Improvement operational functions and workflows
 - Examine staffing levels to ensure they are a level to meets desired customer service standards



Matrix Study Approach

- Identification of key issues
- Current State profile
- Best Management practices assessment
- Peer Comparison Assessment
- Process Diagrams
- Stakeholder Survey and Focus Groups
- Analysis and Recommendations