

Attachment A: AC44 OUTLINE

Part I: Community Vision

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*

NOTE: The content within the section “Identifying the Community’s Needs” has been removed from Part I and will be incorporated into Part 3 chapters.

Part II: 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

Discussed at [PC 10/08/24](#), [BOS 10/16/24](#) and [BOS 02/19/25 \(revisions\)](#)

- 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

Discussed at [PC 10/08/24](#) and [BOS 10/16/24](#)

- 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 III: 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 (the dates work as hyperlinks to the PC or BOS meeting materials).

1. RURAL AREA - LAND USE

Previous: [PC 2/27/24](#) (goals and objectives), [PC 3/12/24](#) (goals and objectives), [BOS 3/20/24](#) (goals and objectives), [PC 11/19/24](#) (land use policies), [PC 12/10/24](#), [BOS 01/08/25](#), and [BOS 02/19/25](#) (revisions)

2. DEVELOPMENT AREAS - LAND USE

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) [PC 10/22/24](#) (Land Use Tools), [BOS 11/06/24](#) (Land Use Tools), [PC 11/12/24](#) (actions), [BOS 11/20/24](#) (actions), [BOS 4/02/25](#) (revisions)

3. TRANSPORTATION

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), [PC 5/06/25](#) (chapter), [BOS 5/28/25](#) (chapter)

4. ENVIRONMENTAL STEWARDSHIP

Previous: [PC 10/10/23](#) (goals and objectives), [BOS 1/17/24](#) (goals and objectives), [PC 12/17/24](#) (chapter), [BOS 1/22/25](#) (chapter)

5. CULTURAL RESOURCES

Previous: [PC 10/10/23](#) (goals and objectives), [BOS 1/17/24](#) (goals and objectives), [PC 5/27/25](#) (chapter), [BOS 6/4/25](#) (chapter)

6. HOUSING

Previous: [PC 11/14/23](#) (goals and objectives), [BOS 1/17/24](#) (goals and objectives), [PC 4/08/25](#) (chapter), [BOS 5/07/25](#) (chapter)

7. THRIVING ECONOMY

Previous: [PC 11/14/23](#) (goals and objectives), [BOS 1/17/24](#) (goals and objectives), [PC 3/11/25](#) (chapter), [BOS 4/16/25](#) (chapter)

8. PARKS, RECREATION, AND OPEN SPACE

Previous: [PC 10/10/23](#) (goals and objectives), [BOS 1/17/24](#) (goals and objectives), [PC 2/25/25](#) (chapter), [BOS 3/05/25](#) (chapter)

9. COMMUNITY FACILITIES AND SERVICES

Previous: [PC 2/13/24](#) (goals and objectives), [BOS 4/3/24](#) (goals and objectives), [PC 3/25/25](#) (chapter), [BOS 4/16/25](#) (chapter)

EACH TOPIC CHAPTER WILL CONTAIN THE FOLLOWING SECTIONS

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

10. PLAN IMPLEMENTATION

Draft Plan Implementation Chapter (Attachment B)

Part 4: Appendix

1. AC44 ENGAGEMENT PROCESS
2. COMMUNITY STORY
3. COMMUNITY DESIGN GUIDELINES
4. BUILDOUT ANALYSIS
5. LINKS TO RELATED LOCAL, STATE, AND REGIONAL PLANS AND STUDIES

EXAMPLES:

- A. AREA PLANS
- B. HOUSING ALBEMARLE
- C. PROJECT ENABLE
- D. BIODIVERSITY ACTION PLAN
- E. REGIONAL HAZARD MITIGATION PLAN