

# AC44 OUTLINE (Att A)

## 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](#) and [BOS 10/16/24](#)*

- 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*

*Revised Draft Growth Management Policy (Attachment B)*

### **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](#)

*Revised Draft Rural Area – Land Use Chapter (Attachment B)*

**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)

*Revised Draft Development Areas – Land Use Chapter (Attachment B)*

**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), [PC 12/17/24](#) (complete chapter), [BOS 1/22/25](#)

**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. COMMUNITY DESIGN GUIDELINES**

*Draft Community Design Guidelines (Attachment B)*

- 4. PROCESS TO UPDATE FUTURE AREA PLANS**
- 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**