



County of Albemarle  
COMMUNITY DEVELOPMENT

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**MEMORANDUM**

To: Planning Commission

From: Lea Brumfield, Senior Planner II

Date: June 25, 2024

Re: Zoning Modernization Phase 1 Wrap-Up Worksession #4

**Background**

Beginning in August 2022, Albemarle County staff have been working with the Berkley Group, a local government consulting firm, to modernize the County's Zoning Ordinance. The update process has been split into five separate phases of work over the course of the next few years. As each phase proceeds, the Berkley Group will present to the Board draft articles for review. At the end of this multi-year project, the Board is expected to adopt the Ordinance in full.

**Phase Wrap-Up**

This presentation provides an opportunity to review the Phase 1 proposed draft articles in preparation for a presentation of the articles to the Board of Supervisors.

**Feedback Questions**

Staff's questions for the Planning Commission are:

1. Is the framework of the articles logical and comprehensible?
2. Are any points or regulations unclear, or should any language be clarified?

**Attachments**

Attach. 1 - [ZTA2022-02 Zoning Modernization - Berkley Group Albemarle County Zoning Ordinance Update - Worksession #4 Memo](#)

Attach. 2 - [ZTA2022-02 Zoning Modernization - Article 1- General Provisions](#)

Attach. 3 - [ZTA2022-02 Zoning Modernization - Article 2 - Administration](#)

Attach. 4 - [ZTA2022-02 Zoning Modernization - Article 3 - Permits and Applications](#)

Attach. 5 - [ZTA2022-02 Zoning Modernization - Article 10 - Nonconformities](#)

Attach. 6 - [ZTA2022-02 Zoning Modernization - Ordinance Crosswalk](#)