



COUNTY OF ALBEMARLE
Department of Community Development
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MEMORANDUM

To: Planning Commission

From: David Benish, Acting Director of Planning / Secretary to Planning Commission

Date: March 11, 2019 (rev. per PC changes – 4/2/2019)

Re: 2018 Planning Commission Annual Report

Section 15.2-2221 of the Code of Virginia says that, among its duties, the Planning Commission shall, “5. Make . . . an annual report to the governing body concerning the operation of the commission and the status of planning within its jurisdiction.” Attached you will find a report summarizing the activities of the commission in 2018. I am providing this report for your information and acceptance before forwarding the report to the Board of Supervisors as specified in the Code of Virginia. Hopefully you will find this information of interest and I am more than happy to answer any particular questions you might have.

I should note that the last annual report was nominated for and received an APA award thanks to its addition of Comp Plan metrics, honoring the ‘Citizen Planners’ of the Planning Commission.

2018 ANNUAL REPORT ALBEMARLE COUNTY PLANNING COMMISSION

Section 15.2-2221 of the Code of Virginia stipulates that the local Planning Commission shall “make . . . an annual report to the governing body concerning the operation of the Commission and the status of planning within the jurisdiction”. This report is a brief summary of the Albemarle County Planning Commission’s membership and activity during 2018.

COMMISSION MEMBERSHIP

COMMISSIONER	DISTRICT	SERVED
Julian Bivins	Jack Jouett	1/17 - 12/31/21
Tim Keller, Chair	At-Large	3/17 - 12/31/19
Daphne Spain	Rivanna	1/15 - 12/31/19
Karen Firehock	Samuel Miller	1/17 - 12/31/21
Pam Riley, Vice-Chair	Scottsville	1/15 - 12/31/19
Jennie More	White Hall	1/15 - 12/31/19
Bruce Dotson	Rio	1/17 - 12/31/21
Bill Palmer/Luis Carrazana	University of Va. (Non-voting)	1/17 - 12/31/18

2018 MEETING AGENDA SUMMARY

Meetings = 29

PUBLIC HEARINGS/REGULAR ITEMS	# Considered	# Approved	# Denied	# Deferred
Comp Plan Amendment (Includes 5 Year Review and Master Plans) (CPA)	3	3	-	-
Zoning Text Amendment (ZTA)	11	11	-	-
Subdivision Text Amendment (STA)	-	-	-	-
Comp Plan Compliance Review (CCP)	3	3	-	-
Zoning Map Amendment (ZMA)	5	4	1	-
Special Use Permit (SP)	23	19	2	2
Special Exceptions (SE)	5	2	3	-
Agricultural/Forestal District (AFD)	-	-	-	-
Other	7	7	-	-

CONSENT AGENDA				
Preliminary Site Plan (SDP)	-	-	N/A	N/A
Final Site Plan (SDP)	-	-	N/A	N/A
Preliminary Sub Plat (SUB)	-	-	N/A	N/A
Final Sub Plat (SUB)	1	1	N/A	N/A
Site Plan Amendment (SDP)	-	-	N/A	N/A
Site Plan Waiver (SDP)	-	-	N/A	N/A
Subdivision Waiver (SUB)	-	-	N/A	N/A
Agricultural/Forestral District (AFD)	-	-	N/A	N/A
PC Minutes	16	16	N/A	N/A
Other	2	2	N/A	N/A
WORK SESSION				
Comp Plan Amendment (Includes 5 Year Review and Master Plans) (CPA)	5	N/A	N/A	N/A
Zoning Text Amendment (ZTA)	4	N/A	N/A	N/A
Subdivision Text Amendment (STA)		N/A	N/A	N/A
Comp Plan Compliance Review (CCP)	1	N/A	N/A	N/A
Zoning Map Amendment (ZMA)	2	N/A	N/A	N/A
Special Use Permit (SP)	-	N/A	N/A	N/A
Other	12	N/A	N/A	N/A

2018 HIGHLIGHTS

Comprehensive (Comp) Plan Related Projects

- Southwood Project - Underway
- Rio-29 Small Area Plan – Comp Plan Amendment Completed 2018 (Form-Based Code and Zoning amendments underway)
- Streamlining review processes associated with facilitating achievement of the Comp Plan – underway
- Proffer legislation impact on achieving Comp Plan – completed 2018 (N.B. Legislation changes in 2019)
- Pantops Master Plan Update - Underway
- Improved Metrics for Achieving Comp Plan - Underway

Joint Sessions

- 1/30/2018 Rio 29 Small Area Plan – Joint meeting with BOS and PC
- 2/5/2018 Special Session with BOS – Form Based Code
- 2/13/2018 Joint Work Session School Board & PC - Demographics
- 8/7/2018 ZMA-2018-3 Southwood Phase 1 Work session Joint with BOS
- 8/21/2018 Rio 29 Small Area Plan Work Session
- 10/30/2018 Albemarle County Schools Presentation

Presentations and Discussions in 2018

- Biodiversity Action Plan
- Economic Strategic Plan
- Transient Lodging
- Hydraulic Area Planning Update
- Long Range Transportation Plan
- Entrance Corridors/Warner Parkway as Entrance Corridor

Special Topics and Discussions Planned for 2019

- Land Use versus Zoning – Topic of All CAC Meeting (Rachel Falkenstein and Michaela Accardi)
- Community Inventory (Siri Russell)
- Stream Health Initiative (Joint Board meeting) [Original discussion in front of PC was end of 2017]
- Update of performance metrics in Annual Report (Andrew Gast-Bray and Andrew Knuppel)
- Density and Transportation Connectivity (Andrew Gast-Bray and Kevin McDermott)
- Housing (including Affordable and Workforce – Stacy Pethia)
- CIP (Lori Allshouse)

INDICATORS OF PROGRESS

The July 2015 Comprehensive Plan update recommends that the Planning Commission's Annual Report include indicators of progress. This Annual Report includes selected indicators based in large part on indicators from the TJPDC 2013 Sustainability Report and items identified by the Planning Commission in 2016. Assessments of progress took place with data available at the time this report was created. The time frame for measurement was dependent on data available for selected years.

Indicators are tied to specific goals and strategies in the Comprehensive Plan. The pages following this table provide the linkage to the Comprehensive Plan, source of data, and conclusions.

Finding these specific quantitative measures has proven more time intensive than originally thought. In some cases, information expected to be easily obtainable has proven not to be. In other cases, manipulating data to allow for comparative analysis has been time consuming. **Consequently, since the last report, different indicators are under investigation to see if better representation of success can be found.**

CAPACITY ANALYSIS

Strategy 4b, in the Development Areas Chapter of the Comprehensive Plan reads: "Update the capacity analysis every two years to ensure adequate residential land exists to meet new housing needs." The last capacity analysis was completed in the 2016 report. **The update to this capacity analysis will be provided this summer and will not be included in this report.**