

**COUNTY OF ALBEMARLE**  
**TRANSMITTAL TO THE BOARD OF SUPERVISORS**  
**SUMMARY OF PLANNING COMMISSION ACTION**

<b>AGENDA TITLE:</b> 2019 Growth Management Report	<b>AGENDA DATE:</b> December 18, 2019
<b>SUBJECT:</b> Presentation of the 2019 Growth Management Report and associated findings and recommendations.	<b>STAFF CONTACTS:</b> Filardo, Benish, Falkenstein, Knuppel
	<b>PRESENTER:</b> Knuppel

**BACKGROUND:**

The Comprehensive Plan's Development Areas Objective 4 states "Use Development Area land efficiently to prevent premature expansion of the Development Areas". This objective is a fundamental component of the County's Growth Management policy, acknowledging the need to accommodate projected growth by providing sufficient land area with appropriate use recommendations. This report informs Objective 4 through implementing Strategies 4a ("Continue to monitor building activity in both the Development Areas and the Rural Area to gain information on the rate of residential and non-residential development in the County.") and 4b ("Update the capacity analysis every two years to ensure adequate residential land exists to meet new housing needs.").

The 2019 Growth Management Report was prepared by staff during summer 2019 and includes an analysis of the Development Areas' theoretical buildout capacity as well as information on development trends, current development activity, developable land area, and individual development area profiles.

**DISCUSSION:**

At its meeting on September 24, 2019, the Planning Commission reviewed a draft version of the 2019 Growth Management Report. Discussion topics included the revised capacity analysis methodology, potential implications of the capacity analysis data, and clarifying questions about the Report's content. Staff was requested to make minor edits and clarifications to the text and prepare findings from the Report's information.

On November 12, 2019, the Planning Commission reviewed the revised Report (Attachment A) and staff's recommended findings. An updated memorandum detailing these findings and the Commission's input is included in Attachment B. The findings include recommendations for future consideration including potential zoning & policy updates, implications for capital and fiscal planning, performance management strategies, and organizational data support; as well as a reporting schedule for the Planning Commission.

**RECOMMENDATIONS:**

This item is provided for the Board's information. No action is required.

**ATTACHMENTS:**

- A – 2019 Growth Management Report (November 12, 2019)
- B – Report Findings & Future Planning Commission Reporting Schedule
- C – Planning Commission September 24, 2019 Meeting Minutes
- D – Planning Commission November 12, 2019 Draft Meeting Minutes