



# Albemarle County

## Legislation Details (With Text)

**File #:** 22-446      **Version:** 1      **Name:**  
**Type:** Resolution      **Status:** Consent Agenda  
**File created:** 9/26/2022      **In control:** Board of Supervisors  
**On agenda:** 10/19/2022      **Final action:**  
**Title:** Resolution of Intent for Amendments to Modernize the Zoning Ordinance.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Att. A - Project Scope & Schedule Memo, 2. Att. B - Resolution of Intent

Date	Ver.	Action By	Action	Result
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**AGENDA DATE:** 10/19/2022

**TITLE:**  
Resolution of Intent for amendments to Modernize the Zoning Ordinance

**SUBJECT/PROPOSAL/REQUEST:** Adopt a Resolution of Intent to initiate a zoning text amendment for the initial stages of a comprehensive review and revision of the zoning ordinance to reflect modern land use and regulation practices.

**ITEM TYPE:** Consent Action Item

**STAFF CONTACT(S):** Richardson, Walker, Rosenberg, Herrick, Filardo, Rapp, Brumfield

**PRESENTER (S):** Lea Brumfield

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** In early 2022, staff engaged a consulting firm to assist with a multi-year effort to modernize the County’s zoning and subdivision ordinances. This work has been planned in coordination with the update to the County’s Comprehensive Plan currently underway. The proposed amendments are intended to establish more efficient administrative procedures, provide a clear and user-friendly format, and create an adaptive, modern ordinance meeting the contemporary needs of Albemarle County. By addressing the zoning modernization process in a comprehensive manner, staff will be able to involve multiple levels of stakeholders, including staff, residents, developers, and landowners.

**STRATEGIC PLAN:** Quality Government Operations - Ensure County government’s capacity to provide high quality service that achieves community priorities

**DISCUSSION:** This proposed Zoning Text Amendment would initiate with five intended phases (Attachment A). The initial phase, which is thoroughly scoped, would focus on the zoning ordinance sections addressing administrative process and nonconformities, provide a diagnostic plan for the overall ordinance revision, and

incorporate best practices for permit and applications into the ordinance. This initial phase would also provide a “crosswalk” of the ordinance revisions, illustrating how the County’s current regulations would be adapted and arranged into a future ordinance.

Because the initial phase of this Zoning Text Amendment would focus largely on process and administration, engagement would include interviews with Albemarle County staff who work most closely with the ordinance, followed by interviews with the Planning Commissioners and Focus Groups to discuss the strengths and weaknesses of the permitting process. An Open House for the larger community is anticipated following an initial drafting phase. Staff would also provide online stakeholder engagement, including a public-facing informational website and surveys.

Engagement for further phases would be addressed upon their initiation. If the Board adopts the Resolution of Intent, engagement would begin, and a draft ordinance would be prepared. Staff anticipates three Planning Commission work sessions between December 2022 and April 2023, and public hearings for the Planning Commission and Board in June 2023.

**BUDGET IMPACT:** Funding to cover the estimated cost of consultant services for the zoning ordinance modernization was identified as part of the Fiscal Year 2023 budget in coordination with the Comprehensive Plan.

**RECOMMENDATION:**

Staff recommends that the Board adopt the attached Resolution of Intent (Attachment B).

**ATTACHMENTS:**

- A - Project Scope & Schedule Memo
- B - Resolution of Intent