



WHAT IS THE COMPREHENSIVE PLAN?

The Comprehensive Plan (often called the 'Comp Plan') is a guiding document for growth, development, and investment in Albemarle County. The Plan has recommendations for how and where the County should grow, supporting local businesses and industry, protecting and enhancing natural resources, providing transportation options for walking, biking, taking transit, and driving, and allowing and encouraging a variety of housing types.

WHY THE YEAR 2044?

The updated Comp Plan is expected to be completed in 2024 and establishes a 20-year vision for Albemarle County. When adopted, the Comp Plan will be in effect from 2024 to 2044 with periodic updates, in response to changing conditions and trends in the County.

HOW IS THE COMPREHENSIVE PLAN USED?

The Comprehensive Plan is used to guide decisions on public infrastructure and funding, plans and programs, and review of some development applications. For example, the Comp Plan is used to:

- **Determine where new development should occur.** The Comp Plan's Growth Management Policy directs new development into the Development Areas (about 5 percent of the County's land), while the Rural Area is intended to be used for agriculture, natural resource protection, and some homes.
- **Inform local ordinance updates and creating new policies and plans.** The Comp Plan may recommend updates to existing local laws ('ordinances'), such as the Zoning Ordinance, or new plans for implementation for specific topics, such as the Biodiversity Action Plan.
- **Make funding decisions for public projects.** Plan recommendations are used to help inform the County's budgeting for funding public capital projects, such as school expansions, sidewalks, parks, trails, and bike lanes.

The updated Comp Plan will have prioritized action steps and clear criteria for tracking progress. The annual report to the County's Planning Commission will have a progress update on implementation of the Comp Plan.

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WHY IS THE COMPREHENSIVE PLAN BEING UPDATED NOW?

Albemarle County is planning for an inclusive and resilient future. One of the main ways the County plans for this future is through periodic updates to the Comprehensive Plan.

Recent Work and Initiatives

Since the current Comprehensive Plan was adopted in 2015, there have been a variety of new policies and plans adopted by the County, including plans for affordable housing, local economic development, and addressing climate change.

The County also created the Office of Equity and Inclusion in 2018 and subsequently adopted the new organizational value of 'Community' ("We expect diversity, equity and inclusion to be integrated into how we live our mission."). These policies, plans, and values will be integrated throughout the updated Comp Plan.

Growth & Change

The County continues to grow, with approximately 4,000 new dwelling units built since the 2015 Comp Plan update. While the median household income and housing values continue to rise in the County, growth and change have not been experienced evenly across the County, as shown in the [Albemarle County Equity Profile](#). For example, the average life expectancy differs across neighborhoods, with the largest difference of nearly 12 years between North Garden, which enjoys the longest life expectancy, and the Oak Hill/Old Lynchburg Road area, which experiences the shortest. Updates to the Comp Plan are needed to address increasing demands for infrastructure and services, while considering differences in access to resources across the County.

WHAT IS THE TIMELINE FOR THE COMP PLAN UPDATE?

The process to update the Comp Plan is kicking off now in early 2022 and is anticipated to be completed by the fall of 2024. The Comp Plan will be updated in a four-phased approach with many opportunities for community input and involvement:

Phase 1: Plan for Growth

- Review & Update the County's Growth Management Policy
- Update the Comprehensive Plan's Vision and Values

Phase 2: Draft Policies

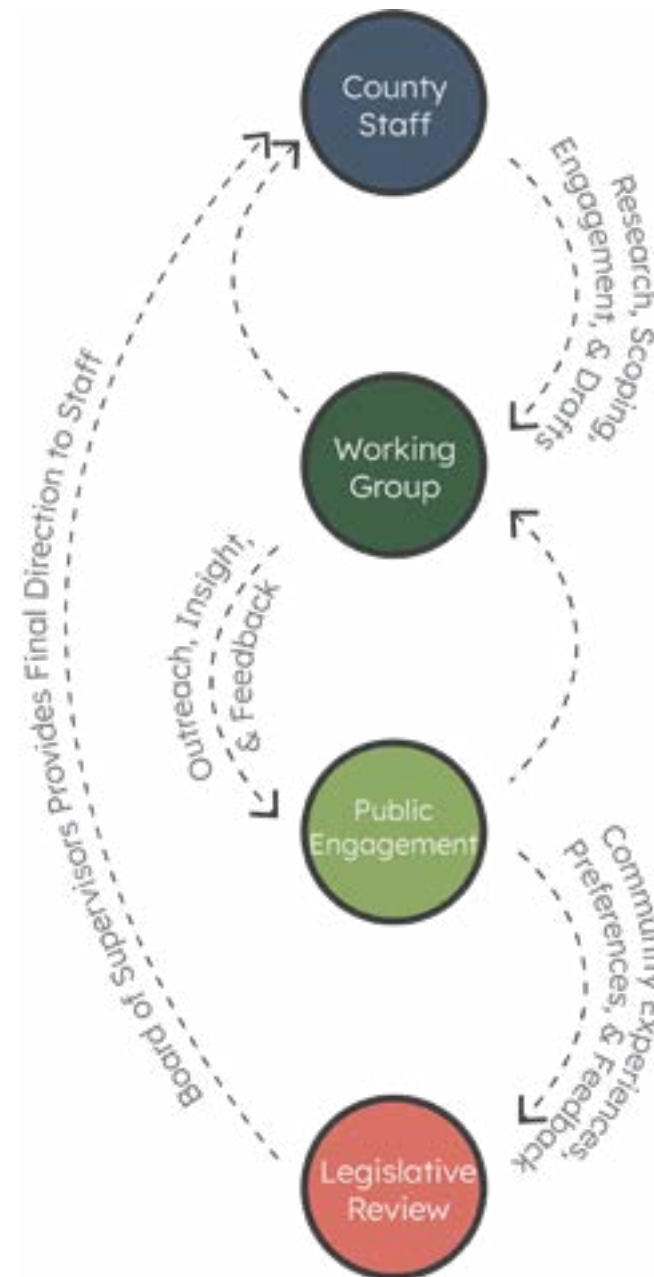
- Identify main topics for the Plan, such as transportation, economic development, land use, and rural area planning
- Evaluate existing conditions and update major guiding policies for each topic

Phase 3: Prioritize Action Steps

- Review and update action steps to implement the Plan

Phase 4: Finalize and Adopt Plan

- Finalize the Comprehensive Plan document and adoption by the Board of Supervisors



HOW WILL THE COMP PLAN BE UPDATED?

Community members, County staff, the Planning Commission, and the Board of Supervisors will all be involved in the Comp Plan update. The engagement process is designed to be iterative, meaning that each phase of work builds on, refines, and improves on the previous phase.

In each project phase, County staff will provide data analysis, research of best practices, and draft recommendations. Community members will share their experience living in Albemarle County, input on possible plan and policy options, and feedback on draft content through a variety of opportunities, including pop-up events to talk with staff, online surveys, and meetings on specific topics and interests. The Planning Commission and Board of Supervisors will hold work sessions to review options, recommendations, and community input.

HOW CAN I GET INVOLVED?

There are several ways you can get involved - and stay involved - with the Comprehensive Plan Update!

- Apply to be a member of the Working Group! Applications are due no later than Monday, February 28, 2022.
- Subscribe to project updates to be kept up to date on upcoming opportunities for input.
- Continue to visit this website for upcoming events and online opportunities for feedback.
- Attend one of our "pop-up" events, happening monthly at various locations across the County. This is an opportunity to ask questions of County staff and learn more about the project!

WE WELCOME ONGOING COMMENTS AND QUESTIONS, EMAIL US AT:

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