

Why Are We Reviewing the Policy?

We are evaluating the Growth Management Policy as Phase 1 of the AC44 update. We are considering if the policy still supports the County's vision, and considering if the Policy supports goals for equity and climate action. The Comprehensive Plan establishes a 20-year vision so we are also considering if we can accommodate 20 years of projected growth.

Equity: supporting an equitable and inclusive community, including:

- housing choice for all levels of affordability
- equitable access to services and facilities



Climate Action: supporting climate action goals and action steps, including:

- preserve natural resources, forests, and local farms
- use land efficiently and accommodate multi-modal transportation
- reduce greenhouse gas emissions



Planning for Growth: understanding and planning for future growth, including:

- using population projections, development trends, and demand forecasting to understand how much we expect to grow
- planning for projected population growth and associated needs such as housing and businesses



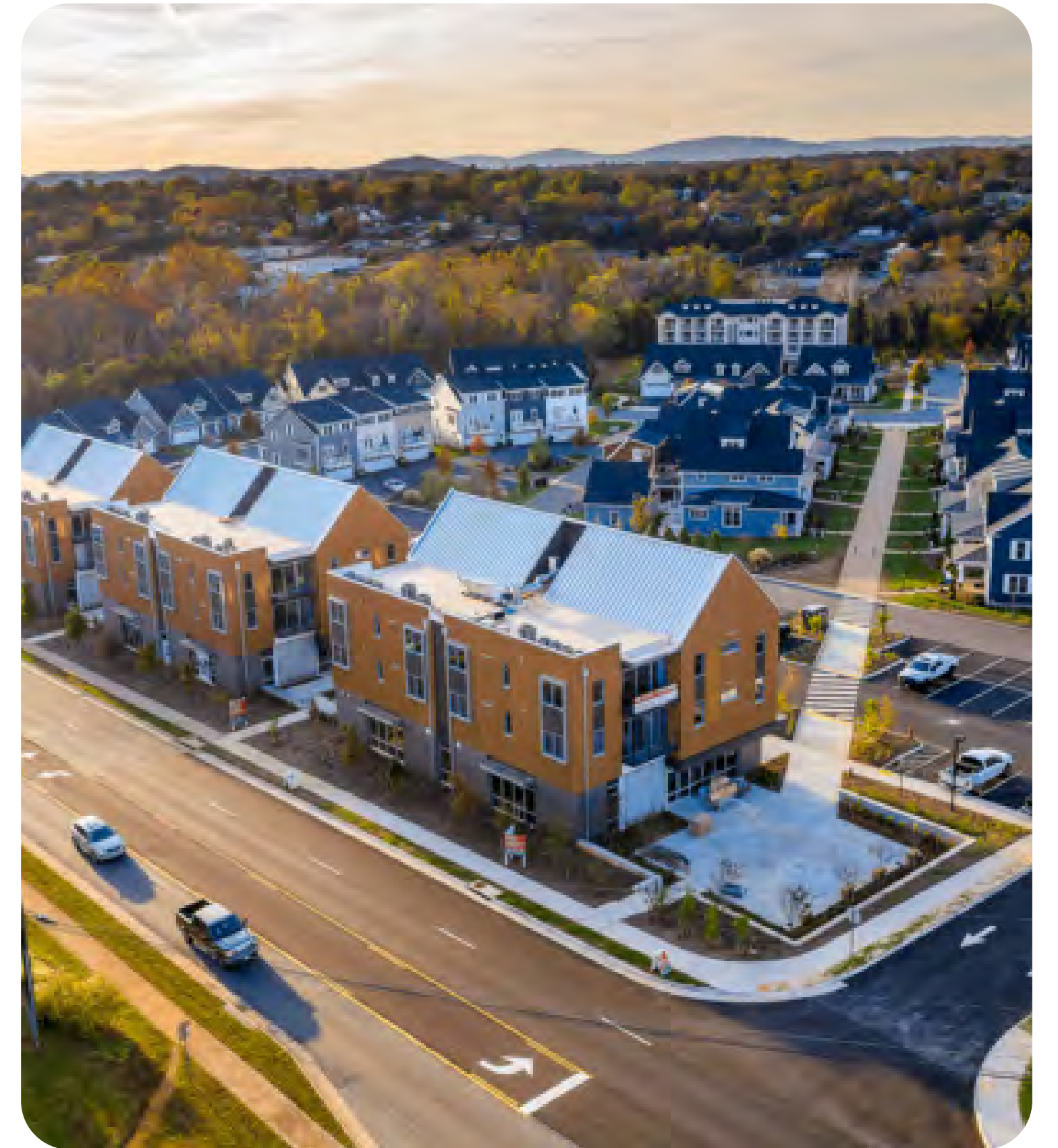
The Growth Management Policy has a 51-year history in Albemarle County and was established with the County's first Comprehensive Plan in 1971.

The Policy was initiated to support goals related to environmental, agricultural, and scenic resources preservation, but to date, topics of equity and climate action have been mostly left out of the discussion.

Explore opportunities to provide more density and more infill development within the existing Development Areas, while retaining and enhancing green infrastructure

What does the current Comprehensive Plan say?

- Development Areas Objective 4: Use Development Area land efficiently to prevent premature expansion...
- Development Areas Strategy 5b: On greenfield sites, encourage developers to build at the higher end of the density range...
- Development Areas Strategy 2o: Promote redevelopment as a way to improve and take advantage of existing investment in the Development Areas.
- Development Areas Chapter text: Albemarle County's Growth Management Policy relies on development within the density ranges recommended for the Development Areas.
- Housing Albemarle Objective 1: Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County residents.



Riverside Village in Pantops

Why might we consider this option?

- This option reinforces current Comp Plan Objectives and provides a stronger commitment to accommodating projected growth within the existing Development Areas.
- A challenge is ensuring that we support and encourage new opportunities for redevelopment and infill development at higher densities and intensities and that we are meeting community needs for housing, jobs, goods, and services.
- To meet our climate action goals, clustering development to retain/enhance tree canopy and other green infrastructure in the Development Areas will be key.

What potential future action steps could follow if we pursued this option?

- If we pursued this option, a follow up step could be to review the future land use plan to identify appropriate locations for increased density, walkability, and access to transit
- We could also develop recommendations to support more infill development in key locations such as proving needed transit and infrastructure

Consider opportunities to adjust and reduce maximum densities recommended in the Development Areas to more closely align with historic buildout patterns

What does the current Comprehensive Plan say?

- Development Areas Objective 4: Use Development Area land efficiently to prevent premature expansion...
- Development Areas Strategy 5c: Encourage developers to build within the density range recommended in the Master Plans on infill sites.
- Development Areas Strategy 2o: Promote redevelopment as a way to improve and take advantage of existing investment in the Development Areas.
- Development Areas Chapter text: Albemarle County's Growth Management Policy relies on development within the density ranges recommended for the Development Areas.
- Housing Albemarle Objective 1: Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County residents.



Whittington in the Southern and Western Neighborhoods

Why might we consider this option?

- The Land Use Buildout Analysis found that over the past 5 years of residential rezonings, the total number of units approved was approximately 58% of the maximum number of units recommended by the Comp Plan. This option recognizes challenges associated with building higher densities in our community.
- Pursuing this option would be a change in direction from the 2015 Comprehensive Plan because it places less emphasis on using the Development Areas efficiently and preventing premature expansion.
- A challenge would be accommodating projected growth with lower recommended densities. If we pursue this option, we may need to consider other tools to ensure we are meeting the diverse housing needs of current and future Albemarle County residents.

What potential future action steps could follow if we pursued this option?

- We could review and adjust densities within future land use categories to align with densities we have been seeing for different housing types such as single family homes, townhouses, and apartments.
- We could consider opportunities to provide a variety of housing types and affordability levels within our community.

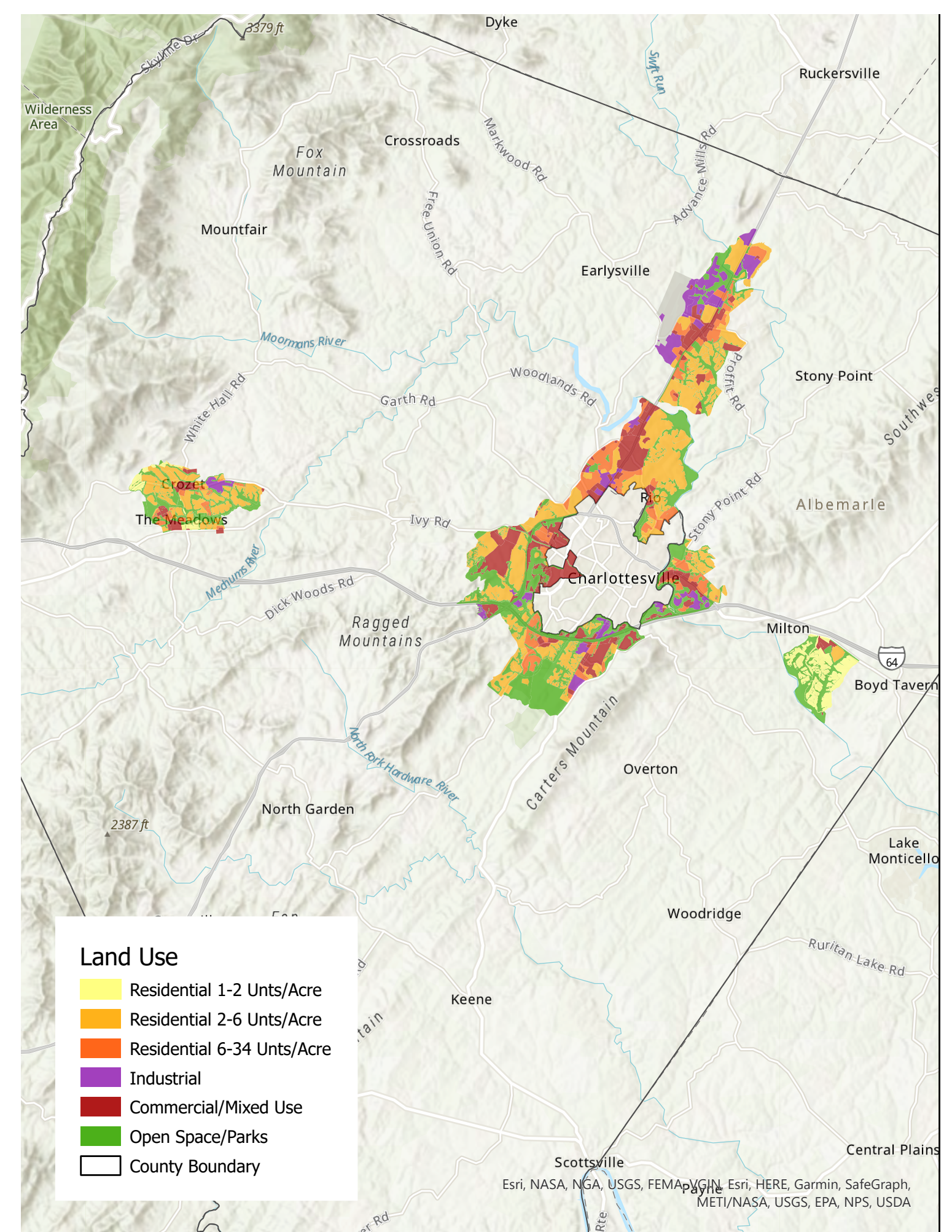
Draft new criteria that would identify when, where, and how the Development Areas should be expanded

What does the current Comprehensive Plan say?

- Development Areas Objective 4: Use Development Area land efficiently to prevent premature expansion...
- Housing Objective 3: Ensure sufficient land area exists in the Development Area to accommodate future residential housing needs.
- Development Areas Chapter text: In order to know when or if the boundaries should be expanded, it is important to monitor building activity and regularly update the capacity analysis.

Why might we consider this option?

- The Land Use Buildout Analysis found that when looking at the maximum buildout of the Development Areas, we should have sufficient land to accommodate 20 years of growth; however, it also acknowledged that we are rarely seeing developments build to the maximum recommended density or intensity.
- An expansion of the Development Areas could offer the opportunity to meet growth projections, increase housing supply, and increase opportunities for new commercial, industrial, or mixed use development.
- There is no existing criteria for how, where and when to expand the Development Areas if an expansion is needed. Creating criteria would provide guidance for future potential expansion.



The current Development Areas of the County

What potential future action steps could follow if we pursued this option?

- Draft criteria and parameters that identify what would trigger a Development Area expansion and identify how to determine locations and boundaries of future Development Areas expansions.
- Evaluate if the criteria are currently met or if expansion would be premature at this time.

Consider opportunities for non-residential development around I-64 interstate interchanges to support jobs growth and Economic Development Goals

What does the current Comprehensive Plan say?

- The 2015 Plan distinguishes between Rural and Development Areas interstate interchanges. The Rural Area interchanges are: Crozet, Ivy, Black Cat Road, and the southern part of the Shadwell interchange.
- Rural Area Chapter text: Development adjacent to and dependent upon rural interstate interchanges is not served by public water and sewer nor is it intended to be served by public utilities. Interstate interchanges in the Rural Area should not be used as tourist destinations or tourist “stops” along Interstate 64.
- Rural Area Strategy 6c: Permit uses at rural interstate interchanges that support agriculture and forestry.
- Rural Area Strategy 6d: Study the infrastructure challenges at the Shadwell interchange to determine the potential level and concentration of operations which are appropriate.

Why might we consider this option?

- Certain businesses (especially light industrial land uses) require access to an interstate. These include businesses identified by the County’s Project ENABLE as target industries for economic development. Allowing non-residential development at interstate interchanges could provide spaces for new or expanding businesses in a way that makes efficient use of land and infrastructure by concentrating these uses adjacent to the interstate.
- If we pursued this option, we could be considering opportunities to expands what uses would be recommended adjacent to interchanges from the current Comprehensive Plan.



An aerial of the Shadwell I-64 Interstate Interchange

What potential future action steps could follow if we pursued this option?

- Complete an analysis of land adjacent to current interstate interchanges to evaluate feasibility and impacts of development. The analysis could include features such as topography, potential for utility access, and presence of sensitive environmental resources.

Explore the possibility of ‘rural villages’ within the Rural Area to promote small-scale commercial and service uses to serve nearby Rural Area residents

What does the current Comprehensive Plan say?

- The current Plan identifies seven ‘crossroads communities’ in the Rural Area: Advance Mills, Batesville, Covesville, Free Union, Proffit, Greenwood, and White Hall. These are intended for small-scale commercial, office, or mixed uses that support Rural Area residents.
- Rural Area Objective 5: Recognize and support crossroads communities, which serve as rural-scale community meeting places and provide opportunities for residents to take part in community life.
- Rural Area Strategy 5b: Consider amending the Zoning Ordinance to allow for small-scale, supportive uses in designated crossroads communities. Examples of such uses are country stores, offices, day care facilities, doctor/dentist offices, and public institutional uses...
- Rural Area Strategy 5c: Consider amending the Zoning Ordinance to allow community centers and religious institutions at an appropriate scale in designated crossroads communities...

Why might we consider this option?

- Allowing more uses that support Rural Area residents and distributing those throughout the Rural Area can reduce the distance residents need to travel for certain activities and services (also reducing greenhouse gas emissions) and provides access to key goods and services and places for community activities.
- ‘Rural villages’ may be a more accurate term than crossroads communities, as some areas that could be considered for this designation may not have an actual crossroads



The Yancy Community Center; photo credit: Cville Tomorrow

What potential future action steps could follow if we pursued this option?

- Draft parameters for rural villages that would provide recommendations for appropriate land uses within rural villages
- Develop criteria for how to identify where villages could be located within the County

Evaluate current service provisions and consider if adjustments are needed to ensure equitable distribution of health and safety services for both the Rural Area and the Development Areas

What does the current Comprehensive Plan say?

- The current Comp Plan identifies the provision of public utilities as a growth management tool and recommends a higher level of service delivery in the Development Areas compared with the Rural Area.
- Growth Management Strategy 1b: To help promote the Development Areas as the most desirable place for growth, continue to fund capital improvements and infrastructure and provide a higher level of service to the Development Areas.
- Community Facilities Objective 9: Provide public water and sewer in the Development Areas.
- Community Facilities Chapter text: Residents in the Rural Area should not anticipate levels of service delivery equal to those provided in the Development Area.
- Community Facilities Chapter text: Public facilities are allowed in the Rural Area only in cases where it is not possible in the Development Areas due to physical constraints, the nature of the facility, and/or the service(s) provided.



Blue Ridge Health District Mobile Health, photo credit: NBC29

Why might we consider this option?

- While it may not be possible to provide all public services at the same level of delivery across the entire County, it is important to periodically evaluate service delivery to see where it can be equitably enhanced and improved. This is especially important as new services become available, such as broadband.

What potential future action steps could follow if we pursued this option?

- Work with community partners to evaluate current service provisions and consider if adjustments would be appropriate or warranted for key health and safety related services such as fire-rescue, police response times, healthcare access, broadband service, etc.

Explore opportunities to promote forest retention and regenerative land uses in the Rural Area to support climate action goals

What does the current Comprehensive Plan say?

- Current Growth Management Policy: Promote the efficient use of County resources through a combination of: protecting the elements that define the Rural Area: agricultural resources, forestry resources, land preservation, land conservation, water supply resources, natural resources, scenic resources, historic, archaeological, and cultural resources...
- Rural Area Goal: Albemarle's Rural Area will have thriving farms and forests, traditional crossroads communities, protected scenic areas, historic sites, and preserved natural resources.
- Natural Resources Objective 8: Recognize changes occurring to the earth's climate to anticipate and mitigate impacts to the County.

Why might we consider this option?

- The Growth Management Policy and the uses recommended in the Rural Area do not currently include climate action related recommendations, but integrating climate action throughout the Comprehensive Plan is a goal of the AC44 update.
- Not all Rural Area land uses reduce or capture greenhouse gas emissions, and recommendations could be updated to encourage and prioritize uses that support climate action. Examples of these uses could be regenerative farming practices or other land management approaches to reduce and capture greenhouse gas emissions.



Local 'pick your own fruit' at Chiles Orchard

What potential future action steps could follow if we pursued this option?

- Review current Rural Area goals and objectives and consider opportunities to include and prioritize land use practices that support climate action goals