

AC44 OUTLINE (Att A)

Part I: Community Vision

1. INTRODUCTION

- a. *High level summary of why we have a comprehensive plan and how it will be used*
- b. *Reasons for updating the Comprehensive plan*
- c. *Plan Structure and how to navigate the Plan*

2. CONTEXT/HISTORY

- a. *Past and Existing Conditions*
- b. *Trends*
- c. *Regional/Statewide Plans*

3. COMMUNITY VISION

- a. *County Vision (Strategic Plan)*
- b. *Public Engagement themes*

4. GUIDING PRINCIPLES

Discussed at [PC 9/27/22](#) and [BOS 10/19/22](#)

- a. *Green and Resilient*
- b. *Welcoming and Equitable*
- c. *Connected and Accessible*
- d. *Thriving and Prosperous*

NOTE: The content within the section “Identifying the Community’s Needs” has been removed from Part I and will be incorporated into Part 3 chapters.

Part 2: Growth Management Framework

1. INTRODUCTION

- a. *Growth Management Policy establishes 2 distinct planning areas: the Rural Area and Development Areas and the land use.*
- b. *Differing approach to community needs within the Rural Area versus the Development Areas*

2. GROWTH MANAGEMENT POLICY

Discussed at [PC 10/08/24](#) and [BOS 10/16/24](#)

- a. *What it is, why and when it was established*
- a. *Why and how are we updating the Policy with AC44*
- b. *Draft Updated Growth Management Policy in statement form*

3. DEVELOPMENT AREAS UTILIZATION REVIEW

Discussed at [PC 10/08/24](#) and [BOS 10/16/24](#)

- a. *A comparison of the estimated demand for residential and non-residential land uses with the estimated capacity.*
- b. *The intensity/density of development approvals through rezonings and special use permits as compared with the recommended density per future land use categories.*
- c. *The remaining percentage of the Development Areas estimated to have capacity for additional development or redevelopment.*
- d. *The ratio of dwelling units being built in the Rural Area compared with the Development Areas.*
- e. *Cost and vacancy trends for residential and non-residential land uses.*
- f. *How well development in the Development Areas is meeting the objectives of the Comprehensive Plan.*

4. APPLICATION OF THE GROWTH MANAGEMENT POLICY TO RURAL AREA AND DEVELOPMENT AREAS
 - a. Rural Area Land Use
 - b. Development Areas Land Use
 - c. Transportation Network
 - d. Environmental Stewardship
 - e. Resilient Community
 - f. Housing
 - g. Thriving Economy
 - h. Parks, Recreation, and Open Space
 - i. Community Services and Infrastructure
 - j. Historic, Scenic, and Cultural Resources

Part 3 - Implementation

Note: Draft Goals and Objectives for each chapter were shared during AC44 Phase 2 (approx. Oct 2023 – April 2024). See below each topic for dates of previous work sessions (the dates work as hyperlinks to the PC or BOS meeting materials).

1. RURAL AREA - LAND USE

Upcoming: Anticipated for presentation at the Board 01/08/2025 (full chapter) Previous: PC 2/27/24 (goals and objectives), PC 3/12/24 (goals and objectives), BOS 3/20/24 (goals and objectives), PC 11/19/24 (land use policies)

Draft Rural Area – Land Use Chapter (Attachment B)

2. DEVELOPMENT AREAS - LAND USE

Previous: PC 4/25/23 (overview of planning toolkits), PC 8/08/23 (planning toolkits), BOS 9/06/23 (planning toolkits), PC 12/19/23 (planning toolkits), PC 2/13/24 (goals and objectives), BOS 3/20/24 (goals and objectives) PC 10/22/24 (Land Use Tools), BOS 11/06/2024 (Land Use Tools), PC 11/12/2024 (actions), BOS 11/20/24 (actions)

3. TRANSPORTATION NETWORK

Previous: PC 2/13/24 (goals and objectives), PC 2/27/24 (goals and objectives), PC 3/12/24 (goals and objectives), BOS 3/20/24 (goals and objectives)

4. ENVIRONMENTAL STEWARDSHIP

Previous: PC 10/10/23 (goals and objectives), BOS 1/17/24 (goals and objectives)

5. RESILIENT COMMUNITY

Previous: Content was previously included primarily in the Environmental Stewardship topic.

6. HISTORIC, CULTURAL, AND SCENIC RESOURCES

Previous: PC 10/10/23 (goals and objectives), BOS 1/17/24 (goals and objectives)

7. HOUSING

Previous: PC 11/14/23 (goals and objectives), BOS 1/17/24 (goals and objectives)

8. THRIVING ECONOMY

Previous: PC 11/14/23 (goals and objectives), BOS 1/17/24 (goals and objectives)

9. PARKS, RECREATION, AND OPEN SPACE

Previous: PC 10/10/23 (goals and objectives), BOS 1/17/24 (goals and objectives)

10. COMMUNITY SERVICES AND INFRASTRUCTURE

Previous: PC 2/13/24 (goals and objectives), BOS 4/3/24 (goals and objectives)

EACH CHAPTER WILL CONTAIN THE FOLLOWING SECTIONS

- b. Narrative*
- c. Objectives*
- d. Actions*

Part 4: Appendix

- 1. AC44 PROCESS AND ENGAGEMENT SUMMARY**
- 2. METRICS TO MEASURE PLAN IMPLEMENTATION**
- 3. PROCESS TO UPDATE FUTURE AREA PLANS**
- 4. LINKS TO RELATED LOCAL, STATE, AND REGIONAL PLANS AND STUDIES**

EXAMPLES:

- A. AREA PLANS**
- B. HOUSING ALBEMARLE**
- C. PROJECT ENABLE**
- D. BIODIVERSITY ACTION PLAN**
- E. REGIONAL HAZARD MITIGATION PLAN**