

# AC44 Comprehensive Plan

## Cultural Resources and Crosswalk

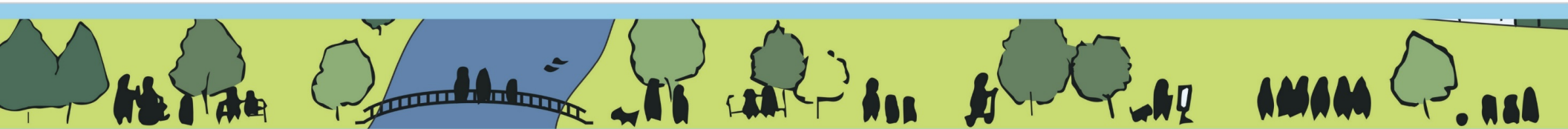


Board of Supervisors  
June 4, 2025

# Work Session Agenda



- AC44 Schedule
- Topics: Cultural Resources and Resilient Together Crosswalk
- Summary of recent Commission feedback on topics
- Community Input Themes
- Topic overview
- Chapter focus topics for discussion



# Schedule



## CULTURAL RESOURCES + RESILIENT COMMUNITY

PC : May 27 (past)

BOS: June 4 - TODAY

## IMPLEMENTATION

PC : June 24

BOS: July 16



# AC44 Engagement



[engage.albemarle.org/ac44](https://engage.albemarle.org/ac44)

- Chapters will continue to be shared on the Phase 3 page
  - Ask questions
  - Share feedback on Actions
- Engagement events and PC/BOS work sessions will continue to be posted on the main page and Phase 3 page
- Sign up for emails/newsletters!

AC44 Phase Three is Coming to You!  
**Here's Our Rollout for Plan Chapters:**

NEW  
CHAPTERS  
RELEASED  
EVERY  
MONTH



The Plan chapters are shown below. Green buttons are clickable, and grey buttons indicate that the content is coming soon.

READ THE DRAFT CHAPTER  
**Development Areas  
Land Use**

READ THE DRAFT CHAPTER  
**Rural Area Land Use**

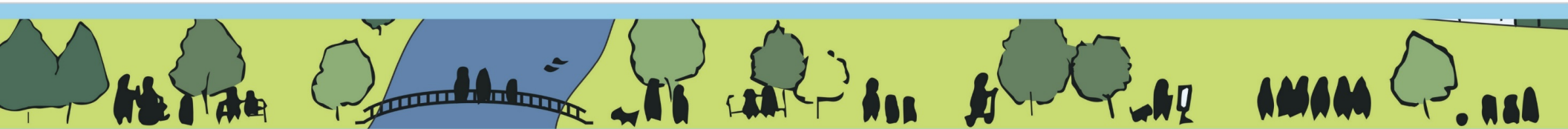
READ THE DRAFT CHAPTER  
**Transportation**

READ THE DRAFT CHAPTER  
**Thriving Economy**

# PC: Recent Feedback on Cultural Resources



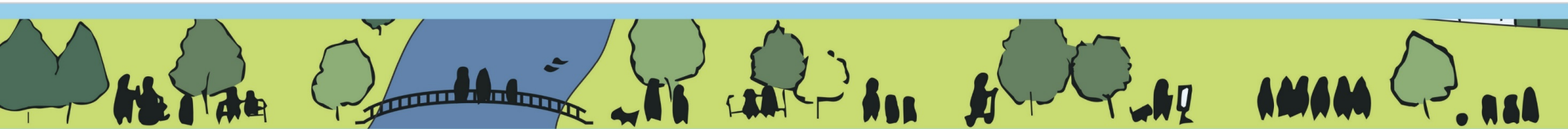
- Encourage adaptive reuse of structures/ Revitalization
  - Utilize incentives/requirements for adaptive reuse, prevent demolition
- Broaden the type of resources we inventory (Action 1.2)
- Dark sky regulations and education
  - Include an action to create a community education program to discourage excess lighting and encourage dark sky.
  - Utilize local expertise to write dark sky regulations
- Emphasize the importance of partnership in accomplishing preservation/conservation goals



# PC: Recent Feedback on Cultural Resources



- Represent an inclusive history through historic preservation/education
- Include more detail on current cultural events and arts
- Consider associated burdens on property owners related to historic preservation requirements
- City/County lacking a year-round farmer's market
- Consider allowing community gardens within public land: parks, greenspace, and protected areas (floodplains)
- Allow developers to include shared gardens within required greenspace (alternative to playgrounds, dog-parks)



# Community Input Themes



- Increased historic preservation requirements/incentives
- Enhanced entrance corridors
- More historic markers
- More inclusive histories
- Support cultural/historic tourism



# Cultural Resources: Related Chapters



- **Thriving Economy** – recreation and tourism economy
- **Transportation** – entrance corridors, designated byways and scenic roads
- **Rural Area Land Use** – rural (scenic) character, adaptive reuse, historic crossroads communities
- **Environmental Stewardship** – natural and scenic resources, natural habitat, dark skies
- **Parks, Recreation & Open Space** – historic/scenic resources on public land (parks/natural areas, recreation economy)



# Cultural Resources Focus Topics



## Benefits

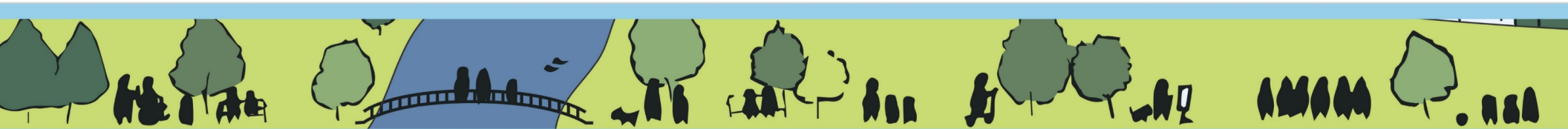
- Make Albemarle unique
- Contribute to community character
- Contribute to quality of life
- Support the local economy
- Support climate action

## Challenges

- Outdated surveys
- Untold stories
- Unprotected resources
- Refine existing regulations
- Scenic views, Dark skies
- Incentives

## Opportunities

- Abundant resources / Variety / Layers / Prioritize



# Cultural Resources Goal



*Albemarle County will **recognize, celebrate and promote** awareness of its rich and extensive **historic, cultural, and scenic resources**, and will actively work to **identify, preserve and protect** these valuable resources.*



# Cultural Resources Objectives

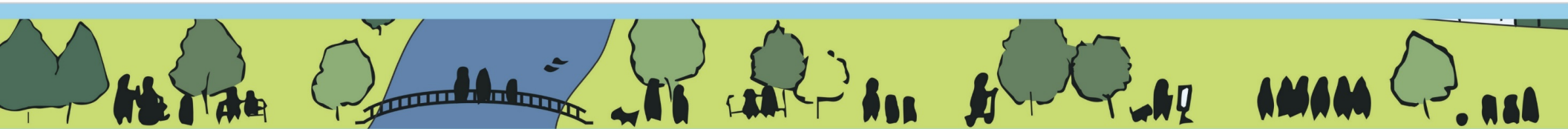


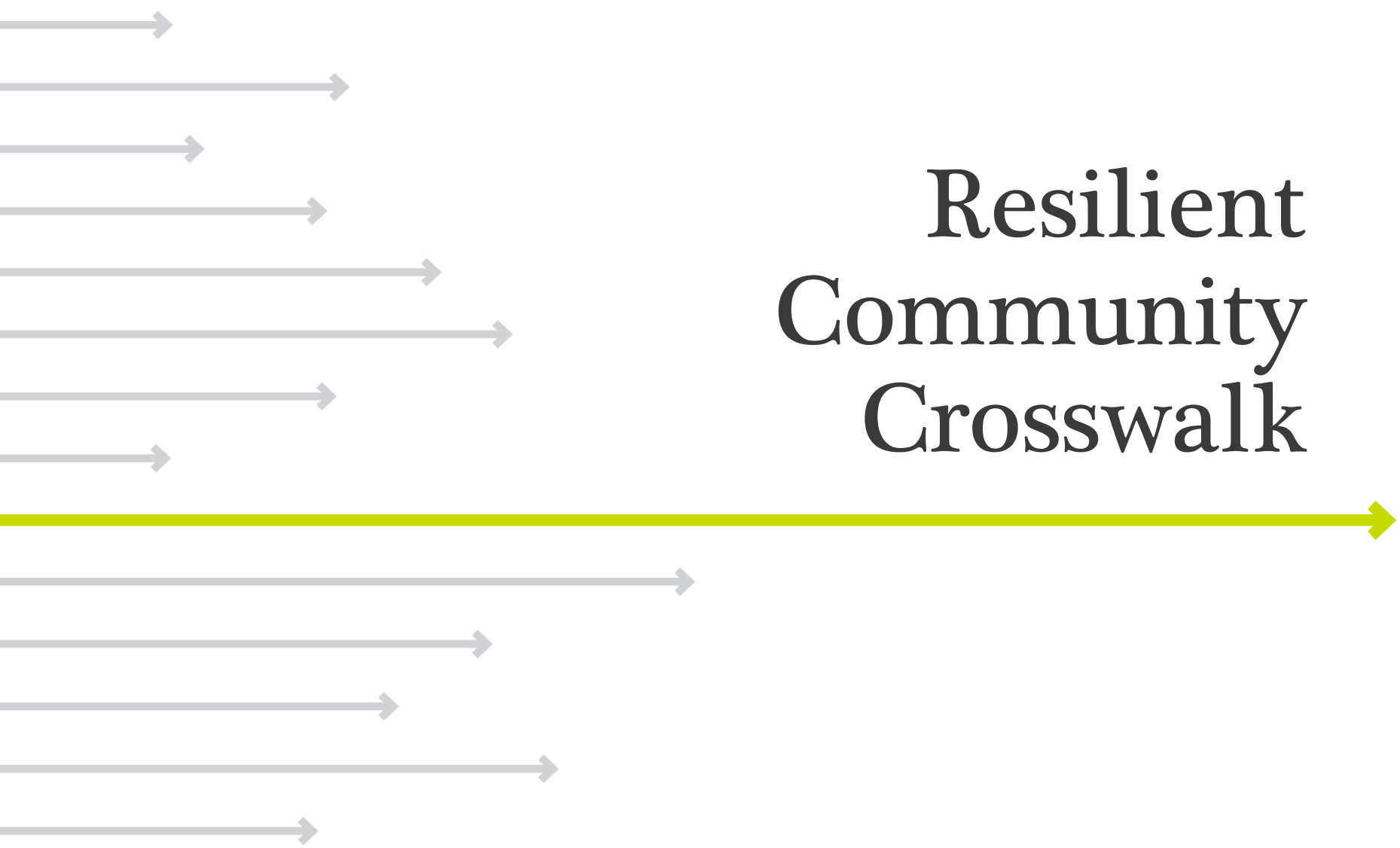
1. **Develop and maintain an accurate and comprehensive inventory of the historic, cultural, scenic, and rural resources that contribute to Albemarle's unique sense of place.**
2. **Increase County-sponsored programs to educate about Albemarle's unique resources and history and support efforts of other individuals/organizations doing the same.**
3. **Increase the number of protected historic resources through local regulations.**
4. **Increase the availability of incentives and funding streams to preserve and protect historic resources and to support adaptive reuse that maintains character-defining features.**
5. **Preserve and protect the county's scenic viewsheds, landscapes, waterways, and the scenic character of the county's roads.**
6. **Reduce light pollution to protect and enhance the dark sky while balancing the need for a safe environment.**

# Chapter Focus Topics: Cultural Resources



- Does the Commission support the concept of an overlay study of cultural resources to help set protection priorities and identify targeted methods of protection?
- Does the Commission support establishing regulations to protect cultural resources?
- Are there any questions or feedback on content or objectives?



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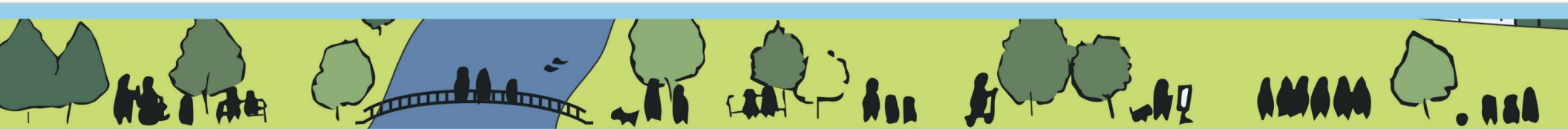
# Resilient Community Crosswalk

# Resilient Community Crosswalk



## ***Resilient Community chapter content moved:***

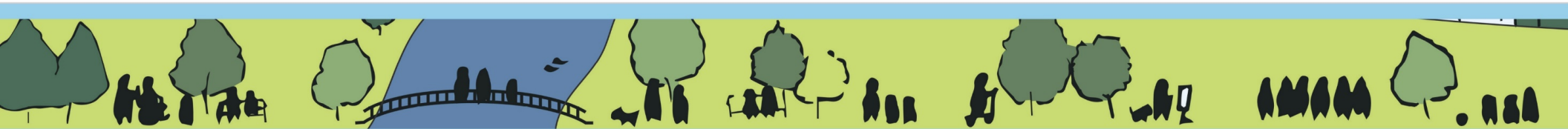
- Environmental Stewardship Chapter
- Community Facilities & Services chapter
- Limited content
- Overlap with other chapters
- Crosswalk: details reorganization of sub-topics



## PC: Previous Feedback on Resilient Community



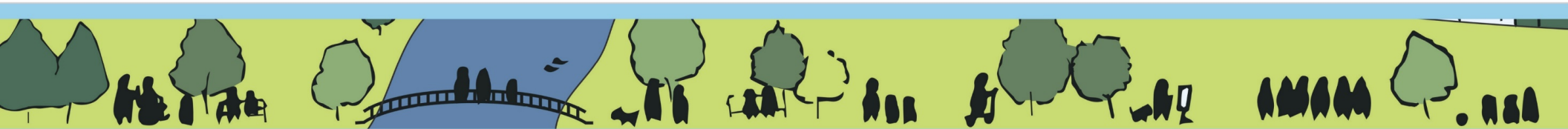
- Utilize community hubs for disaster relief (weather related events)
- Leverage FEMA funding for disaster relief
- Set carbon sequestration targets (climate action)
- Address wildfire threats, evaluate fire risk overlay
- Protect trees for carbon capture and flood buffers
- Support local agriculture and community gardens



# Community Input Themes: Resilient Community



- Coordinate with regional and State agencies on climate resilience
- Improved disaster preparedness
- Utilize community hubs for emergency relief and disaster response
- Protect against drought, flooding and wildfires
- Support local food systems and community gardens
- Reduce waste and energy consumption



# Crosswalk: Content for Community Facilities

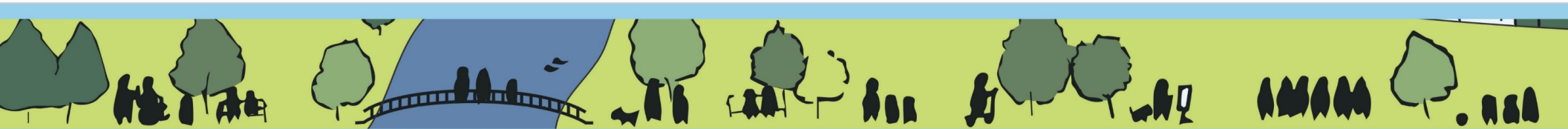


## Sub-topics

- Community resilience hubs
- Local food systems

## Objectives

- Services and programs that benefit community health and wellbeing
- Healthy and affordable local food systems



# Crosswalk: Content for Environmental Stewardship

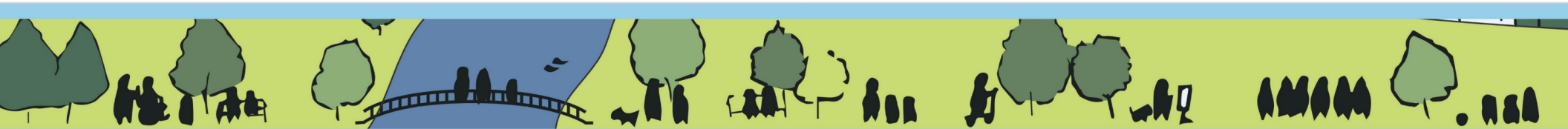


## Sub-topics

- Environmental resilience
- Climate adaptation and mitigation
- Findings and trends (risks and vulnerability)
- Climate change and natural hazards
- Renewable energy and solar

## Objective

- Preparation and recovery from natural and manmade hazards, impacts of climate change



# Resilient Community: Related Chapters

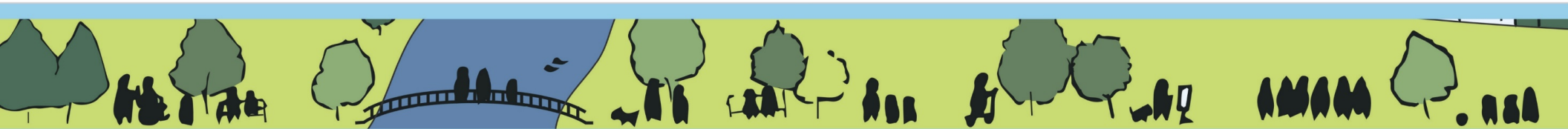
- **Transportation** – multimodal transportation, reduced vehicle emissions
- **Land Use (DA +RA)** – limit sprawl, support rural & environmental resources, efficient use of infrastructure
- **Parks, Recreation & Open Space** – preservation of natural areas and green spaces
- **Housing** – proximity to employment/services (reduced vehicle travel)



# Chapter Focus Topics: Resilient Community



- Do you support expanding Urban Agriculture as a shared resource for (public land) and/or private property? (Actions 2.1 and 2.2)
- Are there any questions or feedback on content, objectives, or actions?



# Schedule



## CULTURAL RESOURCES + RESILIENT COMMUNITY

PC : May 27 (past)  
BOS: June 4

Lunch & Learn: June 27

## IMPLEMENTATION

PC : June 24  
BOS: July 16



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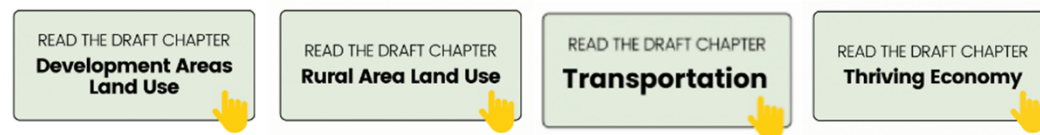
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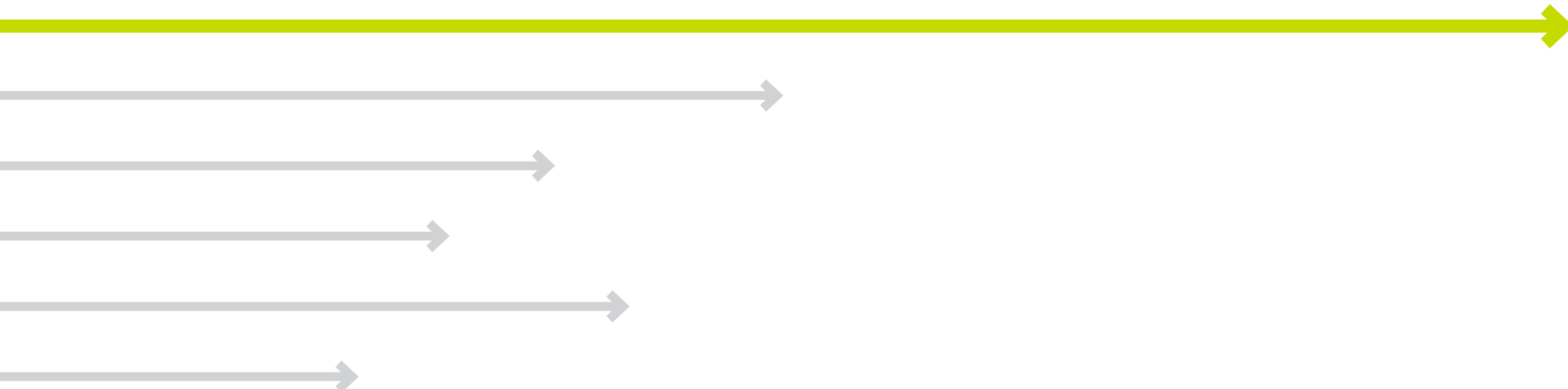


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# Back Pocket Slides



# Cultural Resources: Objectives & Actions

|                  |                                                                                                                                                                                                                                                                                                                                    |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OBJECTIVE</b> | <b>Cultural 1. <i>Develop and maintain an accurate and comprehensive inventory of the historic, cultural, scenic, and rural resources that contribute to Albemarle's unique sense of place.</i></b>                                                                                                                                |
| <b>ACTION</b>    |                                                                                                                                                                                                                                                                                                                                    |
| 1.1              | Establish and maintain a comprehensive inventory of county resources, including but not limited to those recognized by other registers, such as the Virginia Landmarks Register and National Register of Historic Places. Establish a system for updating outdated surveys, completing new inventories, and prioritizing the work. |
| 1.2              | Develop and maintain an inventory of the county's cemeteries, including but not limited to abandoned, neglected, private and commercial, and historic Black/African American cemeteries, to assist in identifying development impacts and for general education purposes.                                                          |
| 1.3              | Identify, document and monitor resources that are threatened by potential demolition, neglect or redevelopment. Expand the County's historic resource GIS layer to include these resources.                                                                                                                                        |
| 1.4              | Work with the Monacan Nation to identify and recognize sites of Monacan significance within the County.                                                                                                                                                                                                                            |
| <b>OBJECTIVE</b> | <b>Cultural 2. <i>Increase County-sponsored programs to educate about Albemarle's unique resources and history and support efforts of other individuals/organizations doing the same.</i></b>                                                                                                                                      |
| <b>ACTION</b>    |                                                                                                                                                                                                                                                                                                                                    |
| 2.1              | Regularly engage community members to understand topics of interest related to Albemarle County's history and resources. Provide education on identified topics through a variety of methods including but not limited to historical markers, endangered places lists, exhibits, etc.                                              |
| 2.2              | Broaden access to, and awareness of, the county's resources, emphasizing the benefits of preserving the resources, through digital and social media and traditional methods such as tours, lectures, and exhibits, and recordings of events available online.                                                                      |
| 2.3              | Encourage property owners to apply to new and established programs that bestow honorary designations on important resources in the county.                                                                                                                                                                                         |
| 2.4              | Educate the community about historic preservation programs and regulations, and the cultural, financial and environmental benefits of those programs, including but not limited to those related to demolition and cemeteries.                                                                                                     |
| 2.5              | Partner with community groups, including religious institutions, civic and arts/cultural organizations, schools, and businesses to increase awareness and engagement in education, ownership, management and recognition of the county's significant resources.                                                                    |
| 2.6              | Create tools to help owners of historic and culturally significant places connect with experts that provide rehabilitation and preservation services.                                                                                                                                                                              |

|                  |                                                                                                                                                                                                                                                                                                                                                |
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| 2.7              | Investigate establishing a placemaking program, including but not limited to an art in public places program, that acknowledges the unique history and character of the county and its neighborhoods.                                                                                                                                          |
| <b>OBJECTIVE</b> | <b>Cultural 3. <i>Increase the number of protected historic resources through local regulations.</i></b>                                                                                                                                                                                                                                       |
| <b>ACTION</b>    |                                                                                                                                                                                                                                                                                                                                                |
| 3.1              | Establish an historic preservation ordinance with a broad view of eligibility criteria.                                                                                                                                                                                                                                                        |
| 3.2              | Investigate legal tools for historic preservation including a demolition ordinance, stronger code enforcement tools for demolition of protected historic resources, and scenic overlays.                                                                                                                                                       |
| 3.3              | Establish requirements to protect significant archaeological resources, including proactive measures to prevent disturbance and potential destruction, and controls to ensure that archaeological sites and subsurface materials are properly identified, evaluated, and mitigated prior to development.                                       |
| <b>OBJECTIVE</b> | <b>Cultural 4. <i>Increase the availability of incentives and funding streams to preserve and protect historic resources and to support adaptive reuse that maintains character-defining features.</i></b>                                                                                                                                     |
| <b>ACTION</b>    |                                                                                                                                                                                                                                                                                                                                                |
| 4.1              | Evaluate and consider adopting real estate and tax incentives to encourage retention of historic resources.                                                                                                                                                                                                                                    |
| 4.2              | Promote sustainable design in the renovation and adaptive reuse of historic resources, including energy-efficient upgrades and the salvage/reuse of building materials.                                                                                                                                                                        |
| 4.3              | Update the Historic Preservation Plan and the Priority Recommendations List to direct future work of the HPC.                                                                                                                                                                                                                                  |
| 4.4              | Establish and make available a toolbox for restoration and reuse of existing structures, prioritizing historic structures.                                                                                                                                                                                                                     |
| 4.5              | Create technical assistance programs to increase understanding and give guidance on how to protect resources from various threats, including natural disasters, neglect, and other risks.                                                                                                                                                      |
| 4.6              | Acquire funding for historic preservation. Actively pursue grants, promote tax credits for historic preservation projects, establish funding streams and financial incentives in collaboration with the Board of Supervisors for maintenance, documentation, restoration, renovation, adaptive reuse, and stabilization of historic resources. |
| 4.7              | Establish funding streams and financial incentives to encourage land and scenic conservation.                                                                                                                                                                                                                                                  |

|                  |                                                                                                                                                                                                                                                       |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.8              | Collaborate with local, state, and national agencies on preservation efforts, programs, policies, and opportunities, including matching grants and technical assistance available in the Certified Local Government program through the Virginia DHR. |
| 4.9              | Identify partnerships and funding sources for the identification, protection, and preservation of abandoned and neglected cemeteries, especially historic Black/African American cemeteries.                                                          |
| 4.10             | Periodically survey the community to determine the historic preservation incentive programs that are desired.                                                                                                                                         |
| 4.11             | Emphasize greater protection of historic resources in the County's conservation easement programs.                                                                                                                                                    |
| <b>OBJECTIVE</b> | <b>Cultural 5. <i>Preserve and protect the county's scenic viewsheds, landscapes, waterways, and the scenic character of the county's roads.</i></b>                                                                                                  |
| <b>ACTION</b>    |                                                                                                                                                                                                                                                       |
| 5.1              | Establish programs and policies for preserving and prioritizing the county's scenic resources, including viewsheds, and scenic streams.                                                                                                               |
| 5.2              | Collaborate with local community members and groups on voluntary programs and efforts to preserve and restore scenic resources.                                                                                                                       |
| 5.3              | Evaluate and consider establishing a local scenic highway overlay with design standards and/or other protections to help maintain the rural and scenic character of the county and its roads, both within and outside the Entrance Corridor overlay.  |
| 5.4              | Enhance the appearance of county roads by establishing programs to reduce litter, to maintain landscaping and other vegetation, to reduce invasive species, and eliminate non-permitted signs                                                         |
| 5.5              | Monitor changing state and federal road classifications and analyze and consider designating additional roads as Entrance Corridors as appropriate.                                                                                                   |
| 5.6              | Revise Entrance Corridor Design Guidelines to elevate the quality of design and include corridor specific criteria. Engage local communities to inform guidelines updates.                                                                            |
| 5.7              | Update the Entrance Corridor Design Guidelines to provide direction on coordinating strategies for climate resilience, renewable energy sources, and sustainable building materials while meeting the guidelines.                                     |
| 5.8              | Expand opportunities for streamlined review of ARB applications, including more categories of staff-level review.                                                                                                                                     |
| 5.9              | Update the Entrance Corridor Design Guidelines to promote native vegetation and integration of vegetation in building design.                                                                                                                         |
| 5.10             | Complete a cultural resource overlay study to prioritize protection zones.                                                                                                                                                                            |

|                  |                                                                                                                                                                                              |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OBJECTIVE</b> | Cultural 6. <i>Reduce light pollution to protect and enhance the dark sky while balancing the need for a safe environment.</i>                                                               |
| <b>ACTION</b>    |                                                                                                                                                                                              |
| 6.1              | Utilize the expertise of community partners to update the outdoor lighting ordinance to address previously planned Phase 2 amendments and to address new technologies, including LED lights. |
| 6.2              | Lead the protection of dark skies by designing and implementing lighting for County facilities that is energy efficient and dark sky friendly.`                                              |

# Resilient Community Crosswalk: Objectives & Actions

**Objective and Actions to be added to the Environmental Stewardship chapter:**

| OBJECTIVE | <i>1: Increase the community's capacity to prepare for and recover from natural and manmade hazards and the impacts of climate change, including excessive heat, drought, flooding, and wildfires.</i>                                                                                    |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ACTION    |                                                                                                                                                                                                                                                                                           |
| 1.1       | Pair Comprehensive Plan implementation with implementation of priority recommendations from the County's Climate Action Plan and Climate Resilience Plan (Resilient Together).                                                                                                            |
| 1.2.      | Implement the recommendations of Albemarle County's Hazard Mitigation Plan within the broader Regional Natural Hazard Mitigation Plan.                                                                                                                                                    |
| 1.3.      | Develop a countywide Flood Resilience Plan to assess flood risk and identify and implement projects, activities, and processes to mitigate the most consequential risks.                                                                                                                  |
| 1.4.      | Recognizing the large number of Virginia-regulated dams within Albemarle County and the lack of information known about most of these, engage in emergency preparedness planning related to public and private dams.                                                                      |
| 1.5.      | Provide education to private owners of dams regarding best management practices for operation and maintenance.                                                                                                                                                                            |
| 1.6.      | Ensure that public and private stormwater management and flood control infrastructure is properly maintained to protect public safety, property, and the environment.                                                                                                                     |
| 1.7.      | Ensure that private stormwater management facilities continue to perform as intended through a program incorporating inspections, owner engagement, and enforcement.                                                                                                                      |
| 1.8.      | Explore participation in the Community Rating System (CRS) of the National Flood Insurance Program (NFIP) to improve the effectiveness of their floodplain management programs and reduce the risk of flood damage.                                                                       |
| 1.9.      | Assess the feasibility and costs/benefits of establishing a fire hazard risk overlay.                                                                                                                                                                                                     |
| 1.10.     | Collaborate with local and state partners to implement wildland fire prevention strategies, including community outreach/education, vegetation management, land use planning and development, and emergency preparedness. Refer to best practices including from Fire Adapt and FireWise. |
| 1.11      | Work with private property owners to establish more dry hydrants throughout the county.                                                                                                                                                                                                   |
| 1.12      | Identify and promote potential sustainable and resilient technologies for construction, including fire resistant materials and design during the legislative review and development review process.                                                                                       |

|      |                                                                                                                                                                            |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.13 | Use an urban tree canopy analysis to identify priority areas for tree planting and preservation in the Development Areas to decrease urban heat island effects.            |
| 1.14 | Pursue federal funding opportunities for nature-based solutions to increase community resilience, including through FEMA, HUD, and/or the EPA.                             |
| 1.15 | Increase community drought resilience by implementing relevant strategies and projects in the Climate Adaptation and Resilience Plan, in collaboration with ACSA and RWSA. |
| 1.16 | Collaborate with ACSA and RWSA to develop equitable water restriction policies to be implemented in the event of a major drought.                                          |

Objective and Actions to be added to the Community Facilities chapter:

| OBJECTIVE | <i>1: Increase equitable access to services, programs, and activities that benefit community health and wellbeing.</i>                                                                                                                                                                                         |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ACTION    |                                                                                                                                                                                                                                                                                                                |
| 1.1       | Collaborate with community partners to increase equitable access to healthcare such that the life expectancy gap between any two census tracts is less than 5 years. Explore the use of innovative and flexible services in the Rural Area such as mobile healthcare services and services in resilience hubs. |
| 1.2.      | Identify existing community facilities, clubs/community centers, or privately-owned buildings that could serve as community resilience hubs.                                                                                                                                                                   |
| 1.3.      | Establish new community resilience hubs or upgrade existing buildings to be used as hubs. Collaborate with local organizations and partners (including BRHD) to prioritize locations by analyzing community health indicators and vulnerability to climate and environmental risks.                            |
| 1.4.      | Connect rural businesses and organizations with grant opportunities for resilience upgrades (such as energy-efficiency or back-up generators) to create small-scale resilience hubs.                                                                                                                           |
| 1.5.      | Collaborate with local partners to provide community resources and programs, information-sharing, emergency shelters and preparedness toolkits, food access, job training, and other programs at resilience hubs.                                                                                              |
| 1.6.      | Champion and leverage grassroots initiatives driven by community members for environmental stewardship, community activities, resilience, or small business support.                                                                                                                                           |
| 1.7.      | Coordinate with transit partners (including JAUNT and CAT) to connect community members with healthcare facilities and health related services.                                                                                                                                                                |

| OBJECTIVE | <i>2: Improve and expand the ability of individuals and households to obtain a healthy and affordable local food system to meet their dietary needs and maintain a healthy and active lifestyle.</i>                                                                                |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ACTION    |                                                                                                                                                                                                                                                                                     |
| 2.1       | Update the Zoning Ordinance to allow farmers markets, produce stands, urban agriculture, community gardens, and related opportunities in more locations.                                                                                                                            |
| 2.2.      | Identify opportunities to allow and encourage community gardens in public parks, on publicly owned land, and as part of community resilience hubs.                                                                                                                                  |
| 2.3.      | Collaborate with and support community partners, such as Loaves and Fishes, Blue Ridge Area Foodbank, Cultivate Charlottesville, and the Blue Ridge Health District (BHRD), to increase affordable food access, using community health indicators to prioritize areas of high need. |

|     |                                                                                                                                                                                                                           |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.4 | Partner with community partners/organizations to increase the use of composting and share information on how to reduce food waste.                                                                                        |
| 2.5 | Continue to participate in the Virginia Department of Education's Virginia Farm to School program and explore additional options for expanding public school student's access to affordable, local, healthy food options. |