Overview

Albemarle County is updating the zoning ordinance using a phased approach. Phase 1 consists of:

- Analyzing current setback requirements;
- Providing setback recommendations for each zoning district;
- Analyzing current land use terms and definitions; and,
- Providing proposed land use terms and definitions based on best practices.

The entire zoning ordinance update process will be guided by County staff, the Planning Commission, and the Board of Supervisors.

Schedule & Progress to Date

Phase 1 of the Zoning Ordinance update is scheduled as follows:

PROPOSED PHASE I TIMELINE												
Phase	#	Task Description	2022							
			January	February	March	April	May	June	July	August
I	1.1	Monthly Progress Reports								
	1.2	Kick-off Meeting with Staff (Virtual)	V							
	1.3	Diagnostic								
	1.4	Pre-Drafting Worksession				S				
	1.5	Draft Ordinance								
	1.6	Mapping / Graphics / Formatting								
	1.7	Planning Commission Review/Recommendation						S		
	1.8	BOS Consideration & Adoption							S	
	1.9	Refinement & Revisions								
	1.10	Post-Adoption Materials								

Note: X indicates anticipated in-person meeting; V indicates anticipated virtual meeting; S indicates meeting anticipated to be facilitated by County staff

Progress to date includes:

- Staff Kickoff – Held on January 6, 2022. The Berkley Group conducted a kickoff meeting with Albemarle County staff to review the scope, schedule, and ordinance strengths and weaknesses. This meeting gave Berkley Group's team insight into current issues and areas of focus.
- Drafting and Staff Review – Held several meetings with staff to discuss ordinance nuances, benchmark localities, and proposed edits. During these meetings, staff provided the Berkley Group direction on existing land use considerations, past policy decisions, and desired edits.

Diagnostic Report

The Phase 1 Zoning Ordinance Update Diagnostic Report is attached for review. This report focuses on the analysis and recommendations of the Zoning Ordinance district setback regulations and land use terms and definitions. These findings and recommendations will be discussed during the April 26, 2022, worksession with the Planning Commission.

Next Steps

Based on Planning Commission feedback during this worksession, district setbacks and the land use matrix with corresponding definitions will be drafted for Planning Commission review and recommendation. Based on Planning Commission recommendation, the draft will be edited, and the recommended materials will be taken to the Board of Supervisors for review and consideration.