

# COUNTY OF ALBEMARLE

## EXECUTIVE SUMMARY

<b>AGENDA TITLE:</b> Setbacks and Land Uses Work Session	<b>AGENDA DATE:</b> April 26, 2022
<b>SUBJECT/PROPOSAL/REQUEST:</b> Work session to discuss potential revisions to setbacks and updates to land use categories.	<b>ACTION:</b> <b>INFORMATION:</b> WORKSESSION
<b>STAFF CONTACT(S):</b> Rapp, Fritz	<b>CONSENT AGENDA:</b> <b>ACTION:</b> <b>INFORMATION:</b>
<b>PRESENTER (S):</b> Bill Fritz	<b>ATTACHMENTS:</b> Yes
<b>LEGAL REVIEW:</b> No	

### BACKGROUND:

The Board of Supervisors adopted the Community Development work program which includes updates and modernization of the Zoning Ordinance and funded the hiring of a consultant to accomplish this task. The updates will be undertaken multiple steps. The first step includes updates to the setbacks and land use categories.

### STRATEGIC PLAN:

Quality Government Operations - Ensure County government's capacity to provide high quality service that achieves community priorities

### DISCUSSION:

The setbacks regulations were substantially revised in 2015 with amendments in 2016 and 2017. It has been recognized that the regulations could be improved. This includes comparing our regulations to those in other localities and adopting best practices.

The land use categories have not been substantially revisited since the adoption of the ordinance in 1980. However, there have been multiple amendments to the ordinance. The ordinance now has archaic, duplicative and conflicting land uses.

The County has hired the Berkley Group to develop new setback and land uses. The Berkely Group has prepared the attached documentation. The goal of the work session is to receive feedback on the proposed setback regulations and the regrouping and definitions of land uses. Precise zoning language, updates to the supplemental regulations to reflect new land use definitions and other technical revisions to the ordinance will be presented to the Planning Commission at future meetings.

### BUDGET IMPACT:

None

### RECOMMENDATIONS:

Staff is seeking Planning Commission feedback.

### ATTACHMENTS:

Attachment 1 – [Berkley Group Memo](#)

Attachment 2 – [Phase 1 Diagnostic Report](#)

Attachment 3 – [Proposed use definitions matrix](#)