



County of Albemarle  
COMMUNITY DEVELOPMENT

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**MEMORANDUM**

To: Planning Commission

From: Lea Brumfield, Senior Planner II

Date: March 28, 2023

Re: ZTA202200002 Zoning Ordinance Modernization - Phase I Worksession #2

**Background**

Beginning in August 2022, Albemarle County staff have been working with the Berkley Group, a local government consulting firm, to modernize the County's Zoning Ordinance. The update process has been split into five separate phases of work over the course of the next few years. As each phase proceeds, the Berkley Group will present to the Board draft articles for review. At the end of this multi-year project, the Board is expected to adopt the Ordinance in full.

**Phase I Schedule**

Phase I will include the following draft articles:

- Article 1 - General
- Article 2 - Administration
- Article 3 - Permits and Applications
- Article 10 - Nonconforming Uses, Lots, and Structures

The worksessions of Phase I to date and currently scheduled as follows:

- December 13, 2022 - Diagnostic report
- March 28, 2023 - Articles 1 and 2
- May 23, 2023 (tentative) - Articles 3 and 10
- August 22, 2023 (tentative) - Final review of all Phase I articles

Following the August 22, 2023 Planning Commission worksession, the Phase I articles will be presented to the Board of Supervisors in a worksession, and Phase II of the Zoning Ordinance Modernization project is expected to begin.

**Attachments**

Attach. 1 - [ZTA200200002 Zoning Modernization Berkley Group Phase I Worksession #2 Memo](#)

Attach. 1A - [ZTA200200002 Zoning Modernization Article 1 - General Provisions Draft Ordinance](#)

Attach. 1B - [ZTA200200002 Zoning Modernization Article 2 - Administration Draft Ordinance](#)