



County of Albemarle COMMUNITY DEVELOPMENT

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MEMORANDUM

To: Planning Commission
From: Lea Brumfield, Senior Planner II
Date: July 25, 2023
Re: Zoning Ordinance Modernization - Phase I Progress Presentation

Overview:

Albemarle County has partnered 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. The revised zoning ordinance will:

1. Provide streamlined and user-friendly regulations;
2. Incorporate best planning practices and current state code requirements;
3. Address the goals and strategies identified in the Comprehensive Plan; and,
4. Consider citizen needs and issues identified through the public engagement process.

Agenda:

The following agenda is provided as an outline for discussion:

1. Schedule & Progress to Date – 5 minutes
2. Proposed Article Review – 40 minutes
 - a. Comparison of Current Ordinance and Proposed Language - 20 minutes
 - b. Review Best Practices for Streamlined Application Processes – 20 minutes
3. Next Steps and Future Phases – 15 minutes

Schedule and Progress to Date:

Progress to date includes:

1. August 22, 2022 - PC Reset and Kickoff Meeting
2. September 2022 – November 2023 - Staff and PC Interviews
3. November 10, 2022 - Focus Group Listening Session
4. December 22, 2022 – PC Worksession #1
5. January 30, 2023 - Public Kickoff Open House
6. March 28, 2023 – PC Worksession #2

Next Steps and Future Phases

Albemarle County staff and the Berkley Group will review recommendations and comments for incorporation and continue drafting ordinance articles. Article 3, Permits & Applications, and Article 10, Nonconforming Uses, Lots and Structures, will be discussed at the next worksession on this project.

Future phases will include community design standards, use standards, uses, and district standards. Additionally, adoption and implementation will require review process changes.