

Background

Over the last eighteen months, the Board of Supervisors has reviewed the Comprehensive Plan that was recommended by the Planning Commission in late summer 2013. Changes directed by the Board have been incorporated into the Draft Plan which may be found here:

http://www.albemarle.org/upload/images/Forms_Center/Departments/Community_Development/Forms/Comp_Plan_Round_4/Table_of_Contents_final_6-10-15_LINKED.pdf

Redlines of the Draft Plan may be found here:

http://www.albemarle.org/upload/images/Forms_Center/Departments/Community_Development/Forms/Comp_Plan_Round_4/REDLINE_Changes_To%20June_10_BOS_CP.pdf

The redlines reflect the substantive changes to the Commission's recommended Plan made by the Board of Supervisors in its work sessions as well as editing changes for sentence structure, grammar, explanation of terms, clarification of existing ordinance requirements, and formatting. Included are: 1) items the Board previously requested that were not in the latest version of the Plan, such as language related to Monticello and providing training for public safety and emergency management staff for hazardous incidents, such as crude oil shipments; 2) wording changes to the Economic Development Chapter to reflect the role of the new Economic Development Director, 3) clarification or correction of terms or existing regulations, such as ordinance requirements for special events and explanation of "low sufficiency ratings;" 4) updated data, where readily available and where it would not change the substance of an associated strategy, such as 2014 timber sales and flights leaving the Charlottesville-Albemarle Regional Airport; and 5) updates to the Transportation Chapter to reflect additional background information which was required by VDOT. Staff notes that further non-substantive corrections for format, spelling, and punctuation will be necessary prior to a final printing and posting of the adopted document. If needed in preparation for the final printing, staff will return with these "errata" changes for the Board's approval.

Expansion Area Near Route 29/I-64 Interchange

The Development Area expansion area south of the Route 29 South/I-64 Interchange discussed by the Board at its May 13, 2015 meeting has been provided as an Alternate Designation for the Southern Urban Neighborhood. Environmentally sensitive areas and areas in the Entrance Corridor intended for visual buffers are shown with the Parks and Green Systems designation. The remaining area is shown as Industrial. All of this information is found in Attachment A.

Additional Citizen Input

Since the Board last discussed the Comp Plan, the only additional citizen input has come from Phil Ianna requesting that language be added to the Historic, Cultural, and Scenic Resources Chapter related to the Dark Sky. The email and requested changes may be found in Attachment B. The changes reflect his belief that more work should be done to protect the Dark Sky. Mr. Ianna's recommended changes do not add or change the Dark Sky strategy; instead they suggest that the County research and consider further regulatory measures.

Recommendation

Staff recommends approval of the Comprehensive Plan Draft linked above with the understanding that format, punctuation, and spelling errors will be corrected prior to a final printing and posting on-line.

Should the Board desire at this time to also include the expansion area south of the Route 29 South/I-64 Interchange in its adoption of the Comprehensive Plan, staff has provided what it feels is an appropriate designation in Attachment A that can be added to the Board's action.

Should the Board desire at this time to also include Mr. Ianna's recommended changes regarding the Dark Sky in its adoption of the Comprehensive Plan, staff finds Attachment B appropriate for addition to the Board's action.

Attachments:

Attachment A – Alternate Land Use Designation Interstate 64/Route 29 South interchange

Attachment B - Dark Sky Comp Plan Strategy