Attachment A: AC44 OUTLINE

Part I: Community Vision

1. **INTRODUCTION**
   a. *High level summary of why we have a comprehensive plan and how it will be used*
   b. *Reasons for updating the Comprehensive plan*
   c. *Plan Structure and how to navigate the Plan*
2. **CONTEXT/HISTORY**
   a. *Past and Existing Conditions*
   b. *Trends*
   c. *Regional/Statewide Plans*
3. **COMMUNITY VISION**
   a. *County Vision (Strategic Plan)*
   b. *Public Engagement themes*
4. **GUIDING PRINCIPLES**
   Discussed at PC 9/27/22 and BOS 10/19/22
   a. *Green and Resilient*
   b. *Welcoming and Equitable*
   c. *Connected and Accessible*
   d. *Thriving and Prosperous*

NOTE: The content within the section "Identifying the Community's Needs" has been removed from Part I and will be incorporated into Part 3 chapters.

Part II: Growth Management Framework

1. **INTRODUCTION**
   a. *Growth Management Policy establishes 2 distinct planning areas: the Rural Area and Development Areas and the land use.*
   b. *Differing approach to community needs within the Rural Area versus the Development Areas*
2. **GROWTH MANAGEMENT POLICY**
   Discussed at PC 10/08/24 , BOS 10/16/24 and BOS 02/19/25 (revisions)
   a. *What it is, why and when it was established*
   b. *Why and how are we updating the Policy with AC44*
   c. *Draft Updated Growth Management Policy in statement form*
3. **DEVELOPMENT AREAS UTILIZATION REVIEW**
   Discussed at PC 10/08/24 and BOS 10/16/24
   a. *A comparison of the estimated demand for residential and non-residential land uses with the estimated capacity.*
   b. *The intensity/density of development approvals through rezonings and special use permits as compared with the recommended density per future land use categories.*
   c. *The remaining percentage of the Development Areas estimated to have capacity for additional development or redevelopment.*
   d. *The ratio of dwelling units being built in the Rural Area compared with the Development Areas.*
   e. *Cost and vacancy trends for residential and non-residential land uses.*
   f. *How well development in the Development Areas is meeting the objectives of the Comprehensive Plan.*
4. **APPLICATION OF THE GROWTH MANAGEMENT POLICY TO RURAL AREA AND DEVELOPMENT AREAS**

a. *Rural Area Land Use*
b. *Development Areas Land Use*
c. *Transportation Network*
d. *Environmental Stewardship*
e. *Resilient Community*
f. *Housing*
g. *Thriving Economy*
h. *Parks, Recreation, and Open Space*
i. *Community Services and Infrastructure*
j. *Historic, Scenic, and Cultural Resources*

Part III: Implementation

Note: Draft Goals and Objectives for each chapter were shared during AC44 Phase 2 (approx. Oct 2023 – April 2024). See below each topic for dates of previous work sessions (the dates work as hyperlinks to the PC or BOS meeting materials).

1. **RURAL AREA - LAND USE**
   Previous: PC 2/27/24 *(goals and objectives),* PC 3/12/24 *(goals and objectives),* BOS 3/20/24 *(goals and objectives),* PC 11/19/24 *(land use policies),* PC 12/10/24, BOS 01/08/25, *and* BOS 02/19/25 *(revisions)*
2. **DEVELOPMENT AREAS - LAND USE**
   Previous: PC 4/25/23 *(overview of planning toolkits),* PC 8/08/23 *(planning toolkits),* BOS 9/06/23 *(planning toolkits),* PC 12/19/23 *(planning toolkits),* PC 2/13/24 *(goals and objectives),* BOS 3/20/24 *(goals and objectives)* PC 10/22/24 *(Land Use Tools),* BOS 11/06/24 *(Land Use Tools),* PC 11/12/24 *(actions),* BOS 11/20/24 *(actions),* BOS 4/02/25 *(revisions)*
3. **TRANSPORTATION**
   Previous: *PC 2/13/24 (goals and objectives), PC 2/27/24 (goals and objectives), PC 3/12/24 (goals and objectives), BOS 3/20/24 (goals and objectives), PC 5/06/25 (chapter), BOS 5/28/25 (chapter)*
4. **ENVIRONMENTAL STEWARDSHIP**
   Previous: *PC 10/10/23* (goals and objectives), *BOS 1/17/24* (goals and objectives), *PC 12/17/24* (chapter), *BOS 1/22/25 (chapter)*
5. **CULTURAL RESOURCES**
   Previous: *PC 10/10/23* (goals and objectives), *BOS 1/17/24* (goals and objectives), *PC 5/27/25 (chapter), BOS 6/4/25 (chapter)*
6. **HOUSING**
   Previous: *PC 11/14/23* (goals and objectives), *BOS 1/17/24* (goals and objectives), *PC 4/08/25 (chapter), BOS 5/07/25 (chapter)*
7. **THRIVING ECONOMY**
   Previous: *PC 11/14/23* (goals and objectives), *BOS 1/17/24* (goals and objectives), *PC 3/11/25 (chapter), BOS 4/16/25 (chapter)*
8. **PARKS, RECREATION, AND OPEN SPACE**
   Previous: *PC 10/10/23* (goals and objectives), *BOS 1/17/24* (goals and objectives), *PC 2/25/25 (chapter),* BOS *3/05/25 (chapter)*
9. **COMMUNITY FACILITIES AND SERVICES**
   Previous: *PC 2/13/24* (goals and objectives), *BOS 4/3/24* (goals and objectives), *PC 3/25/25 (chapter), BOS 4/16/25 (chapter)*

EACH TOPIC CHAPTER WILL CONTAIN THE FOLLOWING SECTIONS

a. *Narrative*
b. *Objectives*
c. *Actions*

10. PLAN IMPLEMENTATION

Draft Plan Implementation Chapter (Attachment B)

Part 4: Appendix

1. **AC44 ENGAGEMENT PROCESS**
2. **COMMUNITY STORY**
3. **COMMUNITY DESIGN GUIDELINES**
4. **BUILDOUT ANALYSIS**
5. **LINKS TO RELATED LOCAL, STATE, AND REGIONAL PLANS AND STUDIES**

   EXAMPLES:

   A. **AREA PLANS**
   B. **HOUSING ALBEMARLE**
   C. **PROJECT ENABLE**
   D. **BIODIVERSITY ACTION PLAN**
   E. **REGIONAL HAZARD MITIGATION PLAN**