



County of Albemarle

COMMUNITY DEVELOPMENT DEPARTMENT

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MEMORANDUM

AGENDA DATE: 07/8/2025

TITLE: AC44 – Draft Implementation Chapter

SUBJECT/PROPOSAL/REQUEST:

Request for Planning Commission feedback on the AC44 draft chapter for Plan Implementation

ITEM TYPE: Work Session

STAFF CONTACTS: Richardson, Wall, Filardo, Barnes, McDermott, Swartzendruber, Maliszewski, Benish, Holt

PRESENTERS: Tonya Swartzendruber, Planning Manager

LEGAL REVIEW: Not Required

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: Albemarle County is updating the Comprehensive Plan through the Albemarle County 2044 (AC44) project. The project is in Phase 3: drafting language for the four-part Comprehensive Plan document and developing Plan actions.

The draft language for the Part III – Implementation chapter in Attachment B is built upon current best comprehensive planning practices.

The current draft of AC44 has over 200 actions across the nine (9) topic chapters within Part III. The quantity and scope of these actions presents a challenge for implementation, including the reporting and tracking of implementation progress. The Comprehensive Plan is implemented by private property owners and businesses through voluntary actions and regulations and by the County through the implementation of the Board of Supervisors' policies and budgets.

On the public side, providing the necessary resources to accomplish the actions presents another challenge. To address these implementation challenges, staff will present several Big Moves that identify the most important actions to achieve for successful plan implementation. The Big Moves incorporate all AC44 feedback received to date. They are broad, crosscut across all AC44 topics, and provide guidance on prioritizing plan actions for allocation of the finite resources required for plan implementation. Staff will also present a proposed reporting and tracking cycle with proposed metrics.

Note: The draft Implementation chapter is new content that has not been previously reviewed by the community, Planning Commission, or the Board of Supervisors. Therefore, unlike previous work sessions, a Summary of Community Input Themes and previous Board of Supervisors feedback are not included as part of this packet.

Note: The draft Implementation chapter is new content that has not been previously reviewed. Feedback has not been provided by the community, Planning Commission, nor the Board of Supervisors on AC44 Implementation; therefore, a Summary of Community Input Themes and previous Planning Commission feedback are not included as with previous work sessions.

STRATEGIC PLAN: Quality of life – Encourage a vibrant community with economic and recreational opportunities that serve all community members.

DISCUSSION:

An updated AC44 outline is provided as Attachment A. As a reminder, the topics within the red box will be the focus of today's work session. This work session focuses on proposed comprehensive plan draft chapter language within Attachment B.

BUDGET IMPACT: There is no budget impact associated with this agenda item.

RECOMMENDATION: Staff requests the Board review and provide feedback on the draft Implementation chapter.

ATTACHMENTS:

Attach 1 – [CPA2021-02 AC44 Comp Plan – AC44 Outline](#)

Attach 2 – [CPA2021-02 AC44 Comp Plan – Draft Chapter – Plan Implementation](#)

Attach 3 – [CPA2021-02 AC44 Comp Plan – Part I – Policy](#)

Attach 4 – [CPA2021-02 AC44 Comp Plan – Part 2 – Growth Management](#)

Attach 5 – [CPA2021-02 AC44 Comp Plan – Appendix – Community Story](#)

Attach 6 – [CPA2021-02 AC44 Comp Plan – Appendix – Engagement Process](#)