



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

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## MEMORANDUM

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**TITLE:** ZTA-2022-02 Zoning Modification Formatting and Early Updates

**DESCRIPTION:** Staff presentation update on the current and upcoming phases of the Zoning Modernization zoning ordinance rewrite project.

**ITEM TYPE:** Presentation

**STAFF CONTACTS:** Richardson, Wall, Filardo, Svoboda, MacCall, Brumfield

**PRESENTERS:** Lea Brumfield, Senior Planner II

**LEGAL REVIEW:** Not Required

**BACKGROUND:** Beginning in August 2022, Albemarle County contracted with the Berkley Group, a local government consulting firm, to evaluate the Zoning Ordinance in preparation for modernizing the County's entire Zoning Ordinance.

The update process has been split into multiple separate phases of work. In Phase I, County staff drafted four articles of the new ordinance with the guidance and aid of Berkley Group, and established the tone, modern language style, and ordinance format of the new ordinance. These articles were reviewed by stakeholder groups, the Planning Commission, and the Board of Supervisors, following which the County adopted the new comprehensive plan, AC44. This new comprehensive plan provides larger community priorities and the seven Big Moves for implementation, including regulatory modernization changes to the Zoning Ordinance.

**UPDATES:** The additional phases have been reorganized, and Phase II will provide formatting modernization updates following the tone, style, and format established in Phase I. Phase III will incorporate regulatory changes to the ordinance, guided by AC44 and modern best planning practices.

The overall process will be guided by County staff, the Planning Commission, and the Board of Supervisors with opportunities for input from the community. As each phase proceeds, staff will solicit input on individual topics from stakeholder groups including the Planning Commission and the Board of Supervisors, as well as topical interest groups, and staff 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.

### ATTACHMENTS:

Attach. 1 - [ZTA-2022-02 Zoning Modification Formatting and Early Updates - Zoning Modernization Phasing Update Presentation Outline](#)