



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

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## MEMORANDUM

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**TITLE:** Presentation of the 2025 Buildout Analysis and Capacity Tracking Tool

**DESCRIPTION:** Present an updated analysis of Development Area capacity using the methodology of the 2022 Land Use Buildout Analysis, and obtain feedback on a Capacity Tracking Tool.

**ITEM TYPE:** Presentation

**STAFF CONTACTS:** Richardson, Wall, Filardo, Barnes, McDermott, Swartzendruber, Newberry

**PRESENTERS:** J.T. Newberry, Senior Planner II

**LEGAL REVIEW:** Not Required

**BACKGROUND:** In 2022, the AC44 Comprehensive Plan update began with an evaluation of the County's Growth Management Policy. Part of this evaluation examined whether the existing boundaries of the Development Areas could accommodate projected residential and non-residential growth over the next 20 years. The 2022 Land Use Buildout Analysis established a new methodology to conduct this evaluation and was completed by a consulting firm (Kimley-Horn). The analysis determined there was sufficient capacity within the Development Areas to accommodate future growth when considering maximum theoretical buildout (see Attachment 1). Importantly, this analysis also noted several challenges to achieving maximum theoretical buildout.

On September 3<sup>rd</sup>, 2025, the Board of Supervisors received a presentation of the updated Land Use Buildout Analysis (see Attachment 2). This analysis replicated the same research approach and methodology utilized by the 2022 Buildout Analysis but used the latest available data (from January 1, 2022 to April 1, 2025).

**UPDATES:** AC44 was adopted by the Board of Supervisors on October 15, 2025, and has an effective date of January 1, 2026. Staff is preparing for the overall implementation of AC44, including the application of the updated Growth Management Policy. The policy calls for close monitoring of the utilization of the Development Areas. The Capacity Tracking Tool will provide an additional assessment tool for reviewing future development proposals and will assist with the development of future Buildout Analyses.

Staff would like to present an overview of the 2025 Land Use Buildout Analysis and the draft Capacity Tracking Tool. The Commission's feedback will be summarized and shared with the Board of Supervisors in early 2026.

**ATTACHMENTS:**

- Att. 1 – [2022 Land Use Buildout Analysis Report](#)
- Att. 2 – [2025 Land Use Buildout Analysis Memo](#)
- Att. 3 – [Part 2 of AC44: Growth Management Policy](#)
- Att. 4 – [Capacity Tracking Tool \(draft\)](#)