



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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MEMORANDUM

TITLE: Presentation of the 2025 Buildout Analysis and AC44 Analysis Tool

DESCRIPTION: Present an updated analysis of Development Area capacity using the methodology of the 2022 Land Use Buildout Analysis and obtain feedback on an AC44 Analysis 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 Chapters 5 and 8 in Attachment 1). Importantly, this analysis also noted several challenges to achieving maximum theoretical buildout.

On September 3rd, 2025, the Board of Supervisors received a presentation of the updated Land Use Buildout Analysis (see presentation slides in 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). The results are summarized in 2025 Land Use Buildout Analysis Memo in Attachment 3.

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 updates to the Growth Management Policy. The updated Growth Management Policy calls for close monitoring of the Development Areas (see Attachment 4). The AC44 Analysis Tool will provide an additional assessment lens for reviewing future development proposals and will assist with the development of future Buildout Analyses (see Attachment 5).

Staff would like to present an overview of the 2025 Land Use Buildout Analysis and the draft AC44 Analysis 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 – [Presentation Slides from 9-3-25 BOS Meeting](#)
- Att. 3 – [2025 Land Use Buildout Analysis Memo](#)
- Att. 4 – [Part 2 of AC44: Growth Management Policy](#)
- Att. 5 – [AC44 Analysis Tool \(draft\)](#)