



## County of Albemarle

### COMMUNITY DEVELOPMENT DEPARTMENT

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#### MEMORANDUM

**AGENDA DATE: 09/30/2025**

**TITLE:** AC44 – Final Draft Document

**SUBJECT/PROPOSAL/REQUEST:**

Public hearing to review final document edits and seek recommendation for the Board of Supervisors to adopt AC44.

**ITEM TYPE:** Public Hearing

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

**PRESENTERS:** Ben Holt, Senior Planner II

**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 4: finalizing the language for the four-part Comprehensive Plan document and developing Plan actions.

Over the past year staff has brought chapters to both the Planning Commission and Board of Supervisors during work sessions as identified in Attach A – AC44 Outline. The feedback obtained during these work sessions along with feedback from the community has been incorporated into the initial complete draft of AC44.

Staff will make a brief presentation at this work session to summarize the revisions to the document. The intention is to provide ample time for the Commissioners to discuss the document. Staff is seeking a recommendation from the Commission to the Board of Supervisors for the adoption of AC44, the Comprehensive Plan.

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

#### **DISCUSSION:**

A summary of the changes to the AC44 document from the initial draft presented at the August 26<sup>th</sup> Work Session to the current draft is included in Attachment 1. This Public Hearing will focus on the Commission's recommendation to the Board of Supervisors for adoption of the final

document in Attachments 2-5. Currently the Board of Supervisors is scheduled to consider adoption during their Public Hearing on October 15, 2025. Once AC44 is adopted, staff will communicate with the entire community regarding the updated comprehensive plan. AC44 is targeted to take effect on January 1, 2026.

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

**RECOMMENDATION:** Staff requests the Commission review the final draft of AC44 and provide a recommendation from the Commission to the Board of Supervisors for the adoption of AC44, the Comprehensive Plan.

**ATTACHMENTS:**

Attach 1 – [CPA2021-02 AC44 Comp Plan – Summary of Document Changes from Initial Draft](#)

Attach 2 – [CPA2021-02 AC44 Comp Plan – Part I – Plan Policy](#)

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

Attach 4 – [CPA2021-02 AC44 Comp Plan – Part III – Implementation](#)

Attach 5 – [CPA2021-02 AC44 Comp Plan – Part IV – Appendices](#)