AC44 Implementation: Descriptions of the Five Work Projects

Zoning Modernization

The County's Zoning Modernization project is a comprehensive update to our 40-year-old zoning ordinance to make our regulations clearer, more consistent, and better aligned with the community's vision for the future. By modernizing our regulations, we're making it easier for residents and businesses to understand what's allowed, to support housing choices, to appropriately manage our rural areas, and to create a more predictable, efficient development process. This effort is about bringing our zoning into the 21st century – so Albemarle County can grow thoughtfully, equitably, and sustainably for decades to come.

Phase 2 Zoning Ordinance drafts, a list of Phase 3 topic focus groups and project partners, and a Phase 3 Prioritization Plan are scheduled for completion in FY26. Final Phase 2 Zoning Ordinance drafts will be completed in FY27; final Phase 3 final Zoning Ordinance drafts will be completed in FY28.

Activity Center Plans (ACPs)

Detailed planning efforts for Activity Centers in the County's Development Areas will provide a clear roadmap for identified locations of higher-density development and redevelopment, tax base diversification, and public investments as we welcome 31,000 new residents over the next 18 years.

Directly addressing the Big Moves, Goals, Objectives, and Actions established in AC44 and in line with the County's Strategic Plan, ACPs will identify opportunities for increased density and well-connected mixed-use development, establish multimodal transportation networks and vibrant streetscapes, expand housing supply and affordable housing opportunities, prioritize catalyst projects, and address infrastructure needs and market conditions.

Each ACP will provide a detailed, granular look at a defined study area, generate direct collaboration with property owners and community stakeholders, and result in a list of catalyst projects, tools, potential County investments, and actions needed to achieve desired outcomes. While Activity Center planning represents a shift away from the County's existing master plans, these master plans will continue to provide valuable context for future planning activities, with the ACPs further refining the plans' details, findings, and recommendations.

The first ACP will focus on a prioritized location in the Development Areas, identified through site-selection criteria. Work on the first ACP will start in FY27 and finish in FY28. The second ACP will start in FY28 and finish in FY29. The third ACP will start in FY29 and finish in FY30.

Multimodal Transportation Planning

Multimodal transportation planning efforts will focus on prioritizing our current list of transportation projects and developing the County's first Multimodal Transportation Plan (MMTP).

The MMTP will integrate land use and multimodal transportation planning to create a comprehensive blueprint for the County's transportation system and a system for prioritizing capital investments. This

strategic document will crystallize the County's transportation vision into a System Plan with maps of existing and future modal networks – including vehicular, transit, bicycle, and pedestrian networks – and identify modal emphasis for corridors across the county, with emphasis on the Development Areas. The MMTP will also include a county-wide identification of needs and recommendations, and an Implementation Plan. Outcomes will include a prioritized list of transportation improvement projects with a funding plan, as well as recommendations for programs, policies, and strategies. The MMTP will support enhanced collaboration with VDOT, CARTA, regional partners, and the community, and provide measurable progress toward AC44 transportation goals, including improved safety, increased mode shift, reduced vehicle miles traveled, and enhanced equity in transportation access.

Prioritization of the current list of transportation projects is currently underway. Development of the County-wide MMTP will start in FY27, with the System Plan completed in FY27 and the Implementation Plan completed in FY29.

Rural Area Priorities and the Rural Area Plan

Proposed shorter-term priorities for Rural Area planning will focus on three Zoning Modernization-related activities: allowing updated uses in existing non-residential structures, considering permitting restaurants, weddings, and other events and agricultural operations, and continued work on allowing craft artisan uses in the Rural Area.

Longer-term, a detailed existing conditions GIS analysis will identify areas of terrestrial and aquatic biodiversity, active agricultural lands, and historical and archaeological resources, as well as drinking watersheds and entrance corridor buffers, laying the foundation for the County's first Rural Area Plan.

The Rural Area Plan will prioritize land areas (Rural Resource Conservation Areas) identified through the aforementioned analysis, that are important for protecting water supply and quality, biodiversity, agricultural lands, and historic resources in the Rural Area. It will also identify desired non-residential land uses that support the Rural Area economy, prioritizing local agriculture and forestry, as well as recreation, agritourism, and other revenue generating uses in line with AC44's Big Moves. The plan will enable the adoption of more strategic approaches to land conservation, by focusing on identified priority areas, to achieve the resource protection goals of AC44 and the Strategic Plan, while supporting Albemarle County's rural economy.

Work on the shorter-term priorities for Rural Area planning is ongoing and will be completed in FY27. The existing conditions GIS analysis will be completed in FY27. Work on the Rural Area Plan is planned to start in FY28 and finish in FY29.

AC44 Administration

For each of the four Work Projects described above, CDD will develop project summaries, reports, and presentations at key milestones and use a standardized set of project metrics to track the progress of integration of AC44 actions into the Strategic Plan's goals, in line with AC44's Big Moves. CDD will coordinate with and provide support to other County departments and the County Executive's office as part of AC44 administration activities.