County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT
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MEMORANDUM

AGENDA DATE: 06/09/2025

TITLE: AC44 Implementation Update & Activity Center Planning

SUBJECT/PROPOSAL/REQUEST:
Work session to share the five Work Projects proposed for the implementation of AC44 and solicit feedback on Activity Center Planning.

ITEM TYPE: Work Session

STAFF CONTACTS: Richardson, Wall, Svoboda, Barnes, McDermott, Swartzendruber, Dimmick, Wilkinson, Holt

PRESENTERS: James Wilkinson**,** Ben Holt

LEGAL REVIEW: Not Required

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: The recently adopted AC44 Comprehensive Plan went into effect on January 1, 2026. As we look ahead, staff has developed a plan for AC44 implementation.

AC44's seven Big Moves provide the framework for implementation next steps. They enable the grouping and prioritization of Objectives and Actions from across the topic chapters, in coordination with the CIP, annual budgeting, Strategic Plan updates, and departmental work plans, into a strategy for moving forward.

Based on a review and prioritization effort guided by the Big Moves, CDD staff have developed an implementation strategy that addresses AC44 implementation from FY26 through FY29 across five Work Project areas:

- Zoning Modernization
- Activity Center Plans
- Multimodal Transportation Planning
- Rural Area Priorities and the Rural Area Plan
- AC44 Administration

As one of the five Work Projects, staff have recently begun working on Activity Center Planning, a key component of the AC44 Growth Management Policy. It will include multimodal transportation planning and future land use guidance as the County prepares to welcome more than 30,000 new residents anticipated over the next 20 years. The Activity Centers identified

within AC44 are locations within the County's Development Areas that are well-suited for higher density, a variety of uses, and walkable streetscapes. Staff will share an overview of the Activity Center Planning process, general project timeline, and site selection for the initial study area. Using site selection criteria, three priority areas have been identified as candidates for the Activity Center Planning pilot program. The three potential study areas will be presented for review and discussion.

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

DISCUSSION:

Following an update on AC44 implementation and the five Work Projects (Attachment 1), staff will provide an overview of the Activity Center Planning process (Attachment 2) and the three potential study areas identified by site selection criteria (Attachment 3). A discussion period will provide the Commission with an opportunity to share feedback on the three proposed study areas.

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

RECOMMENDATION: Staff requests the Commission review and provide feedback on the Activity Center Planning process and the three proposed study areas.

ATTACHMENTS:
Attach 1 – CPA202100002 AC44 – AC44 Implementation Work Project Descriptions
Attach 2 – CPA202100002 AC44 – Activity Center Overview
Attach 3 – CPA202100002 AC44 – Location Prioritization Status