



**City of Charlottesville
Neighborhood Development Services Department
Staff Report**

PLANNING COMMISSION PUBLIC HEARING

Subject: Comprehensive Plan Amendment to Chapter 9 Community Facilities & Services and the Comprehensive Plan Appendix

Staff Contacts: Matt Alfele, NDS Development Planning Manager; Tori Kanellopoulos, NDS Long-Range Principal Planner; Jason McIlwee, Director of Utilities; Anthony Allard, Utilities Regulatory Compliance and Operations Administrator

Date: September 9, 2026

Background

In November 2021, City Council formally adopted the City's Comprehensive Plan. Since then, there have been several amendments thereto, including adopting both the Climate Action Plan and the Parks & Recreation Master Plan.

Chapter 9 (Community Facilities & Services) of the City's Comprehensive Plan, and associated public utility maps in the Appendix, have not been updated since the 2021 Comprehensive Plan adoption. Since then, there have been updates to City and partner agency public utility and facility planning, maps, and projects. It is best practice to periodically update public utility and facility maps and plans included in the City's Comprehensive Plan.

Staff Analysis

Per Virginia Code Section § 15.2-2223, each locality's Comprehensive Plan must include the general or approximate location, character, and extent of public facilities, and the designation of a system of community service facilities. Further, per State Code § 15.2-2232, most public utilities and facilities must either be a "feature shown" in the Comprehensive Plan (*i.e.*, shown on a map or specified in text), or be reviewed by the Planning Commission to find that the "general or approximate location, character and extent" of public facilities are in substantial accord with the Comprehensive Plan. Some

facilities and utilities are exempt, such as railroads, normal service extensions of public utilities, and paving, repair, reconstruction, improvement, drainage, or similar work.

This Comprehensive Plan Amendment is focused on incorporating existing and known planned public facility and utility projects and does not change the City's overall goals or approach. Updates were needed to incorporate the most up-to-date information for public water, sewer, and stormwater management facilities and utilities.

The updated Chapter and maps are available on the City's website at the following link (<https://www.charlottesville.gov/2009/Community-Facilities-Services-Comp-Plan->) and include the following revisions:

- [Updated Community Facilities & Services Chapter \(Comp Plan Chapter 9\)](#)
 - Revisions: Added new Strategies 8.7 and 9.4
- [Charlottesville Water System Map](#) (to replace 2021 map in Comp Plan Appendix)
- [Charlottesville Sanitary System Map](#) (to replace 2021 map in Comp Plan Appendix)
- [Charlottesville Storm System Map](#) (new map to be added to Comp Plan Appendix)
- [Rivanna Water and Sewer Authority Central Water Line Map](#) (new map to be added to Comp Plan Appendix)

Staff Recommendation

Staff recommends approval of the Comprehensive Plan Amendment.

Suggested Motions

1. "I make a Motion to adopt Resolution #R-CP-26-0001, recommending City Council approve the updates to Chapter 9 of the Comprehensive Plan ("CP") and updates to the CP Appendix documents as an amendment to the City's CP."

OR,

2. "I move to recommend denial of the Comprehensive Plan Amendment. [state reasons for denial]"

Attachments

- A. Resolution for the Comprehensive Plan Amendment
- B. Public Hearing Presentation for September 9, 2026
- C. Copy of the Public Notice Ad