

Policy Briefing Summary

City Council



Regarding:	Public Hearing and Resolution for Comprehensive Plan Amendment - Chapter 9: Community Facilities & Services and Appendix
Staff Contact(s):	Victoria Kanellopoulos, City Planner, Jason McIlwee, Director, Anthony Allard
Presenter:	Victoria Kanellopoulos, City Planner
Date of Proposed Action:	October 5, 2026

Issue

Request for the Council of the City of Charlottesville, Virginia ("City Council"), to adopt a Resolution approving the Comprehensive Plan Amendment of Chapter 9 (Community Facilities and Services) and the Comprehensive Plan Appendix.

Background / Rule

In November 2021, City Council formally adopted the City's Comprehensive Plan. Since then, there have been several formal 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 maps, facility maps, and plans included in the City's Comprehensive Plan.

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 Virginia 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); and
- [Rivanna Water and Sewer Authority Central Water Line Map](#) (new map to be added to Comp Plan Appendix).

At its Meeting on Wednesday, September 9, 2026, the Planning Commission recommended approval of the Comprehensive Plan Amendment.

Financial Impact

None.

Recommendation

City Staff recommends City Council adopt the attached Resolution approving the Comprehensive Plan Amendment of Chapter 9 (Community Facilities and Services) and the Comprehensive Appendix.

Recommended Motion (if Applicable)

"I make a Motion to adopt the attached Resolution approving the Comprehensive Plan Amendment of Chapter 9 (Community Facilities and Services) and the Comprehensive Plan Appendix."

Attachments

1. 10-05-26 Presentation to Council Comp Plan Amendment Public Hearing
2. Resolution to Amend the City's Comprehensive Plan to update Chapter 9 (Community Facilities & Services), and the Appendix
3. Planning Commission Signed Resolution for the Comprehensive Plan Amendment