



Public Hearing

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

October 5, 2026



Agenda

- Scope of the Comprehensive Plan Amendment
- Purpose of the Comprehensive Plan Amendment
- Suggested Motions for City Council

Scope of Comprehensive Plan Amendment

- **Chapter 9 Community Facilities & Services**
 - Two new strategies:
 - Added a strategy to adopt relevant Rivanna Water and Sewer Authority and Albemarle County Service Authority plans by reference, e.g. Urban Finished Water Master Plan (Strategy 8.7)
 - Added a strategy for the future Schenks Branch Sewer Interceptor Upgrade Project (Strategy 9.4)
- **Appendix**
 - Two updated maps:
 - Charlottesville Water System Map and Sanitary System Map (replaces 2021 system maps in the Appendix)
 - Two new maps:
 - Charlottesville Storm System Map
 - Rivanna Water and Sewer Authority Central Water Line Map

Scope of Comprehensive Plan Amendment

New Strategies:

STRATEGY 8.7 *Collaborate with the Albemarle County Service Authority and Rivanna Water and Sewer Authority on public water and sewer master planning and implementation, including but not limited to, those efforts identified in the following plans:*

- The Urban Finished Water Master Plan
- The Community Water Supply Plan
- The Rivanna Water and Sewer Authority Capital Improvement Plan
- The Rivanna Water and Sewer Authority Comprehensive Sanitary Sewer Model Report

STRATEGY 9.4 *In coordination with the Rivanna Water and Sewer Authority, design and implement the Schenks Branch sewer interceptor upgrade project to address current and future wet-weather demands and enhance the system's capacity and long-term reliability.*

Purpose of the Comprehensive Plan Amendment

- Virginia State Code requires each locality to have a Comp Plan that includes, among other things, the general or approximate location, character, and extent of public facilities, and the designation of a system of community service facilities
- To be considered part of the City's Comp Plan, public facility and utility maps and plans can be included in the main Comp Plan document (including as referenced plans or studies within the text of the Comp Plan), or as part of the Comp Plan Appendix as separate attachments
- Current Comp Plan includes several specific projects and studies within Chapter 9 along with water and sanitary sewer system maps in the Appendix
- 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

Purpose of the Comprehensive Plan Amendment

- Chapter 9 Community Facilities & Services and associated public utility maps in the Appendix have not been updated since the 2021 Plan adoption. Since then, there have been updates to City and partner agency public utility and facility planning, maps, and projects
- Updates were needed to incorporate the most up-to-date information for public water, sewer, and stormwater management facilities and utilities
- Does not change the City's overall goals or approach



Planning Commission Recommendation

- At their meeting on Wednesday, September 9, 2026, the Planning Commission held a public hearing and recommended approval of the Comprehensive Plan Amendment



Suggested Motions

1. “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.”

OR,

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

Thank You!

