



**City of Charlottesville
Neighborhood Development Services Department**

PLANNING COMMISSION WORK SESSION

Subject: Comprehensive Plan 5-Year Review Draft Scope

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Date: September 22, 2026

Background

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

Per Virginia State Code §15.2-2230, each locality must review its Comprehensive Plan at least every five years to determine whether it is advisable to amend the Comp Plan. While there have been several amendments to the City's Comp Plan to date, it is best practice to complete a review of the Comp Plan every five years and determine if additional changes are needed.

The purpose of this work session is to share an overview of the draft scope of work for the City's Comp Plan 5-year review process and ask for the Planning Commission's feedback to inform the final scope.

Staff Analysis

The attached presentation provides an overview of the general expectations for the content of Virginia localities' Comp Plans and their reviews, the City's draft process and approach for reviewing the City's Comp Plan, initial existing conditions data, and project objectives. The Comp Plan review is an opportunity to evaluate and respond to challenges, opportunities, and emerging issues that have been identified since the City adopted the updated Comp Plan in 2021.

The Comp Plan review will be informed by feedback and expertise from City staff, community members, the Planning Commission, and City Council, along with qualitative and quantitative data, State Code requirements, and best practices. This will include:

- Updating existing conditions data and trends
- Incorporating any new State Code requirements
- Alignment with City plans that have been completed since November 2021 and coordinating with in-progress plans that are moving in parallel
- Evaluating strategies and priorities and where changes are needed
- Opportunities for community input and information-sharing throughout the process

The existing conditions data that is provided in the attached presentation is a summary of initial findings on regional trends, development patterns, and affordable housing. As staff continues to scope the Comp Plan, staff will continue to collect and analyze data to inform the Comp Plan review.

The community, Planning Commission, and Council will be informed throughout the project, and will be engaged at key points to ask for input and feedback. Staff will provide regular project status updates and share upcoming opportunities for engagement, including through a future Connect Charlottesville page. Staff will hold work sessions with the Planning Commission and will share the Commission's recommendations and feedback with Council at corresponding work sessions.

This work session is an early step in the process to ask for Planning Commission feedback on the draft scope. Staff will hold a work session with Council later this fall to ask the same questions and will share a summary of the Commission's feedback from today's work session. Staff would anticipate the 5-year review process to formally kick off in early 2027.

Staff Recommendation

Staff is asking for the Planning Commission's feedback on key questions to determine the Comp Plan 5-year review scope, which are on presentation slides 35 and 36.

Attachments

- A. Presentation for September 22, 2026