Overview of Growth Management in Albemarle County

- Comprehensive Plans, Planning Initiatives
- Major Milestones
- Key Policies
History

- Comprehensive Plan should precede Zoning Ordinance and Map adoption
- 1969 – 1st Zoning Ordinance adopted – Zoning Map approved by referendum
- 1971 – 1st Comprehensive Plan adopted
- 1974 – Subdivision Ordinance major re-write (first adopted 1949)
Basic Growth Management Policy in place today first established in this Plan
Major focus of the 1970s – water resource & water supply protection
Basic Growth Management Goals

- Efficient utilization of County resources through a combination of Designated Development Areas and Rural Areas
- Growth in Designated Development Areas
- Protect Natural Scenic and Historic Resources
- Discourage rural residential development other than related to a bona fide agricultural/forestal use
- Implement priorities in the planning and provision of transportation, and public facilities and utilities
1971 Land Use Plan
1971 Comprehensive Plan was a growth accommodation plan based on a projected population of 185,000 by 1995.
Development Area Comparison

1971 Plan:

- **20 designated Development Areas** (Urban Area, 5 Communities, 14 Villages)
- **37,000 acres** designated in Urban Area and Communities, *plus* area designated in 14 Villages
- **Urban Area Capacities, in part, to address threats of annexation from the City**

2015 Plan:

- **5 designated Development Areas** (Urban Area, 3 Communities, 1 Village)
- **@ 23,000 acres** designated in Urban Area, Communities and Village
1977 Comprehensive Plan Update

Issues:

- Development Area boundaries not based on water supply watersheds
- Rapid growth in Rural Areas, particularly South Fork Rivanna River Reservoir watershed (western Albemarle—Ivy, Earlysville, Free Union)
- Rapid siltation of the South Fork Rivanna Reservoir
1977 Comprehensive Plan Update

Recommendations:

➢ Greater emphasis on reducing growth in the Rural Areas, particularly the water supply watersheds

➢ Number and size of the Development Areas reduced – reflect lower growth projections and resource protection

➢ Development Areas within the water supply watersheds reduced
1977 Comprehensive Plan Update

Major Initiatives:

- Water resource protection provisions
  - Reservoir watershed run-off control
  - Urban stormwater
- 1st Capital Improvements Program
- Comprehensive Re-zoning of County
1980 Comprehensive Rezoning

- New urban zoning districts
- New Rural Areas District (with Development Rights)
- New Zoning Map
  - Rural Areas District consistent with Comprehensive Plan Rural Areas
  - Urban zoning maintained for existing uses/approved developments in the Rural Areas – today’s “stale” zoning on some parcels
- Numerous lawsuits
- Courts upheld new Zoning Ordinance and Zoning Map
Comprehensive Plan for Albemarle County, Virginia 1982-2002

The Eye of the Future
1982 Comprehensive Plan Update

Issues:

- 50 percent of new residential development in the Rural Areas
- Resource impacts, particularly water supply
1982 Comprehensive Plan Update

Recommendations:

- Further adjustments to Development Area boundaries consistent with the water supply watershed boundaries
- Villages reduced to four
- Further emphasis on protection of the Rural Areas; relatively limited regarding new initiatives supporting Development Areas
- City, County, University joint planning effort - Three Party Agreement followed
Comprehensive Plan for
Albemarle County, Virginia
1989 - 2010

Adopted July 12, 1989
1989 Comprehensive Plan Update

Issues:
- Continuing significant residential growth in Rural Areas
- Land conservation
- Making Development Areas more successful
- Housing Affordability
1989 Comprehensive Plan Update

Recommendations:
- More proactive regarding Development Areas
  - Undertake neighborhood plans
  - Higher level provision of public facilities and services
  - Level of service standards for community facilities
- Land conservation initiatives:
  - Rural Preservation Development (RA clustering)
  - Conservation easement programs
  - Open Space Plan
- Affordable housing initiatives
- Two more villages removed – in water supply watershed and/or feasibility of providing public utilities
Development Area: Expansions/CPAs

- Significant CPA requests after 1989 Comp Plan adoption
  - Rivanna Village
  - North Fork Research Park Expansion
  - Towers Land Trust (North Pointe)
  - Piney Mountain (Rivanna Station/NGIC area)

- Over 2,400 acres added to the Development Areas in early 1990’s
1996 Land Use Plan

Issues:

- Continued development in Rural Areas
- Low density suburban form in Development Areas – need for expansions if form continued
1996 Land Use Plan

Recommendations:

- Emphasis on Development Area infill, form, density and quality
- Development Area Initiatives Steering Committee (DISC) – Neighborhood Model
- Two more villages removed – in water supply watershed and/or feasibility of providing public utilities
- Other initiatives:
  - ACE
  - Dark Skies
  - Greenway Plan
Albemarle County Land Area Estimates

35 square miles in the Development Areas

- 95% Development Areas
- 5% Rural Areas
Other Comprehensive Plan Chapters after 1989

- Economic Development
- Rural Area
- Natural Resources and Cultural Assets
- Affordable Housing
2015 Comprehensive Plan Update

Issues:

- Sufficient Development Area Residential Capacity?
- Ways to improve the local economy – sufficient/suitable industrial land?
- Non-ag rural land uses
- Monticello viewshed
- Solid waste
- Urban agriculture
- Master Plan for Southern and Western Neighborhoods
2015 Comprehensive Plan Update

Recommendations:

- Minor changes to Development Area boundaries
- Southern and Western Neighborhoods Master Plan
- Economic vitality
  - Tourist-related activities in RA
  - Ensured sufficient area for employment-related uses
  - Modified Interstate Interchange policy
  - More emphasis on agricultural activities
- Appropriate non-ag rural land uses
- Forms of Urban Agriculture
- Monticello viewshed protection policies
- Solid waste management policies