COUNTY OF ALBEMARLE
EXECUTIVE SUMMARY

AGENDA TITLE: CPA-2013-01 Comprehensive Plan Update/Amendment

SUBJECT/PROPOSAL/REQUEST:
Review of Background, Growth Management Policy, and Natural Resources

STAFF CONTACT(S):
Climberg, Echols

PRESENTER (S): Elaine Echols

LEGAL REVIEW: No

AGENDA DATE:
May 14, 2014

ACTION: X INFORMATION:

CONSENT AGENDA:
ACTION: INFORMATION:

ATTACHMENTS: No

REVIEWED BY:

BACKGROUND:
This work session is the second in the series of detailed Comprehensive Plan chapter reviews based on the Board’s agreed upon review schedule. The Board’s first work session is being held on May 7, 2014. Provided that the Board completes its work on the Vision and Goals, the topics covered at that work session, this second work session is intended to cover Chapters 1, 3, and the beginning of Chapter 4.

STRATEGIC PLAN:
Mission: To enhance the well-being and quality of life for all citizens through the provision of the highest level of public service consistent with the prudent use of public funds.

DISCUSSION:
The purpose of this work session is for the Board to react to the Planning Commission’s Comprehensive Plan recommendations, consider focused topics and information provided since the Commission’s actions and advise on substantive changes, if any, that are needed to the following:

- Background Chapter
- Growth Management Policy Chapter
- Two sections of the Natural Resources Chapter

Chapter 1: Background
http://www.albemarle.org/upload/images/Forms_Center/Departments/Board_of_Supervisors/Forms/Agenda/2014Files/0514/06.1_Chap1Background.pdf

The Background Chapter provides information on the:
- History of Planning in Albemarle County (pages 1.3 – 1.5)
- Planning and Coordination Council (PACC) and Area B (pages 1.7, 1.8, and 1.9)
- Regional Sustainability and Livability (pages 1.7 and 1.11)
- Joint recommendations from the City and County Planning Commissions (pages 1.10 – 1.11)
- Town of Scottsville and services provided by the Town and County (pages 1.11 – 1.12)
- Existing and anticipated socio-economic conditions of the County (pages 1.13 – 1.18).

A table comparing the existing and recommended Comprehensive Plan sections related to sustainability is provided as Attachment A. The following topics have been identified for particular focus:

- Planning and Coordination Council (PACC) and Area B (see pages 1.7 – 1.9)

Staff comment: Separate Area B plans are replaced with land use and transportation recommendations in both the Charlottesville and Albemarle County Comprehensive Plans. PACC will make its final recommendations for Area B on May 15, 2014; however, all recommendations made by PACC-Tech have been included in the Rural Area Chapter or the Southern and Western Neighborhoods Master Plan of this
draft. No issues have been raised by the public with this change in format.

- Regional Sustainability and Livability (see pages 1.7 and 1.11)

  **Staff comment:** The Sustainability Accords are referred to as “important aspirational principles.” Some individuals and groups have suggested the Sustainability Accords should be restated as goals with more text explaining why sustainability is important (see Attachment B). Other individuals and groups asked the Planning Commission to delete the Accords from the Plan altogether. Staff believes that the goals, objectives, and strategies in the Plan all tie back to the Sustainability Accords and it is not essential to restate them as separate goals. The Board is asked to affirm or modify the Commission’s recommendations related to sustainability and the Sustainability Accords.

### Chapter 3: Growth Management Policy
http://www.albemarle.org/upload/images/Forms_Center/Departments/Board_of_Supervisors/Forms/Agenda/2014Files/0514/06.2_Chap3GrowthManagement.pdf

The Growth Management Chapter provides information on the:
- Growth management policy and why it exists (pages 3.3 – 3.4)
- Public service delivery in the Development Areas and Rural Area (page 3.7)
- Implementation of the policy (pages 3.7 – 3.8).

A table comparing the existing and recommended Comprehensive Plan sections related to growth management is provided in Attachment C.

  **Staff comment:** In past Comprehensive Plans, the growth management policy has resided in both the Land Use Plan and the Rural Area chapters of the Plan. The Planning Commission believed this policy to be so important as to devote a single chapter to it at the beginning of the document. Staff knows of no outstanding issues regarding the policy.

### Chapter 4: Natural Resources
http://www.albemarle.org/upload/images/Forms_Center/Departments/Board_of_Supervisors/Forms/Agenda/2014Files/0514/06.3_Chap4NaturalResources.pdf

The Natural Resources chapter provides information on the importance of:
- Protecting surface and groundwater (pages 4.5 – 4.20)
- Protecting air quality (pages 4.20 – 4.21)
- Preserving mineral resources while recognizing economic benefits (pages 4.21 – 4.22)
- Protecting the biological diversity and ecological integrity of the County (pages 4.23 – 4.29)
- Retaining mountain resources (pages 4.29 – 4.30)
- Protecting wetlands, rivers, and streams by retaining land cover (pages 4.30 – 4.33)
- Protecting residents and properties from natural hazards (pages 4.33 – 4.36)

Although four topics have been identified for particular focus for Natural Resources, due to anticipated time constraints only two topics are proposed for discussion at this work session. The other two topics will be covered at the first June work session of the Board.

A table comparing the existing and recommended Comprehensive Plan sections related to flood management and biodiversity is provided as Attachment D. A table comparing the existing and recommended goals, objectives, and strategies for all of Natural Resources can be found on pages 7 - 19 here:
http://www.albemarle.org/upload/images/Forms_Center/Departments/Board_of_Supervisors/Forms/Agenda/2014Files/0514/06.4_ComparisonTable.pdf

Topics for the May 14 meeting are provided below:

- Protecting the biological diversity and ecological integrity of the County (see top of page 4.24)
**Staff comment:** Staff and Supervisor Mallek have received recommendations from Lonnie Murray, Chair of the Natural Heritage Committee, requesting that additional information be provided on how biodiversity efforts are different in the Rural Area than in the Development Area. Attachment E contains information on this request that was provided to Supervisor Mallek and staff’s recommendations related to that information. Attachment E also contains recommendations related to priority sites in the Rural Area and staff’s response to those recommendations.

- Protecting residents and properties from natural hazards - Modification of floodplain recommendations, based on recent work on Flood Hazard Overlay District (FHOD) regulations (see pages 4.34 and 4.35)

**Staff comment:** Early in 2014, the Board approved updates to the FHOD regulations to comply with federal requirements. At that time, staff identified for the Board additional floodplain considerations for which the updated Comprehensive Plan can provide further policy guidance. Attachment F contains recommendations for several areas of floodplain policy for the Board’s consideration.

**BUDGET IMPACT:**
Recommendations in the Comprehensive Plan Draft include recommendations for future capital improvements and operations.

**RECOMMENDATIONS:**
The Planning Commission has provided its recommendations to the Board which are provided in the Comprehensive Plan draft. Recommendations regarding focused topics and information identified since the Commission’s actions are also being provided by staff for the Board’s consideration. Should the Board consider any substantive changes to these recommendations, it is asked to concur on those changes, focusing on content rather than wordsmithing. Staff will then make any necessary changes and bring them back to the Board for its approval prior to the public hearing.

**ATTACHMENTS:**
Attachment A: [Comparison of Goal, Objectives, and Strategies for Sustainability](#)
Attachment B: [Comments from SELC and ASAP related to Sustainability](#)
Attachment C: [Comparison of Goal, Objectives, and Strategies for Growth Management](#)
Attachment D: [Comparison of Goal, Objectives, and Strategies for Flood Management and Biodiversity](#)
Attachment E: [Recommendations for Biodiversity changes from the Chair of the Natural Heritage Committee](#)
Attachment F: [Recommendations from Staff for Flood Protection](#)

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