



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
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MEMORANDUM

FROM: Roderick Burton, Data Management Coordinator, Div. of Information Services

DATE: February 19, 2016

RE: **2015 Year End Building Report**

The following pages contain the 2015 Year End Building Report. To assist in the analysis of development activity for 2015, a map has been included in the report. The map displays the location of development activity associated with the report. It is intended to be a useful tool for examining the recent distribution and comparative densities of development activity for Albemarle County.

At this time, it is planned that maps will only be included in the annual reports. This timetable allows for a comprehensive depiction of annual development activity. Please feel free to contact Roderick Burton at (434) 296-5832 or rburton@albemarle.org, regarding any questions about the reports or maps.

2015 YEAR END BUILDING REPORT

County of Albemarle
Community Development Department
Information Services Division
401 McIntire Road
Charlottesville, Virginia 22902-4596
(434) 296-5832

INDEX

- I. Comparison of New Residential Dwelling Units (Table I & Chart A)
- II. Comparison of Residential Dwelling Units by Type (Tables II, III, & IV)
- III. Comparison of All Building Permits (Table V)

KEY TO TYPES OF HOUSING REFERRED TO IN REPORT

SF	Single-Family (includes modular)
SFA	Single-Family Attached
SF/TH	Single-Family Townhouse
SFC	Single-Family Condominium
DUP	Duplex
MF	Multi-Family
MHC	Mobile Home in the County (not in an existing park)
AA	Accessory Apartment

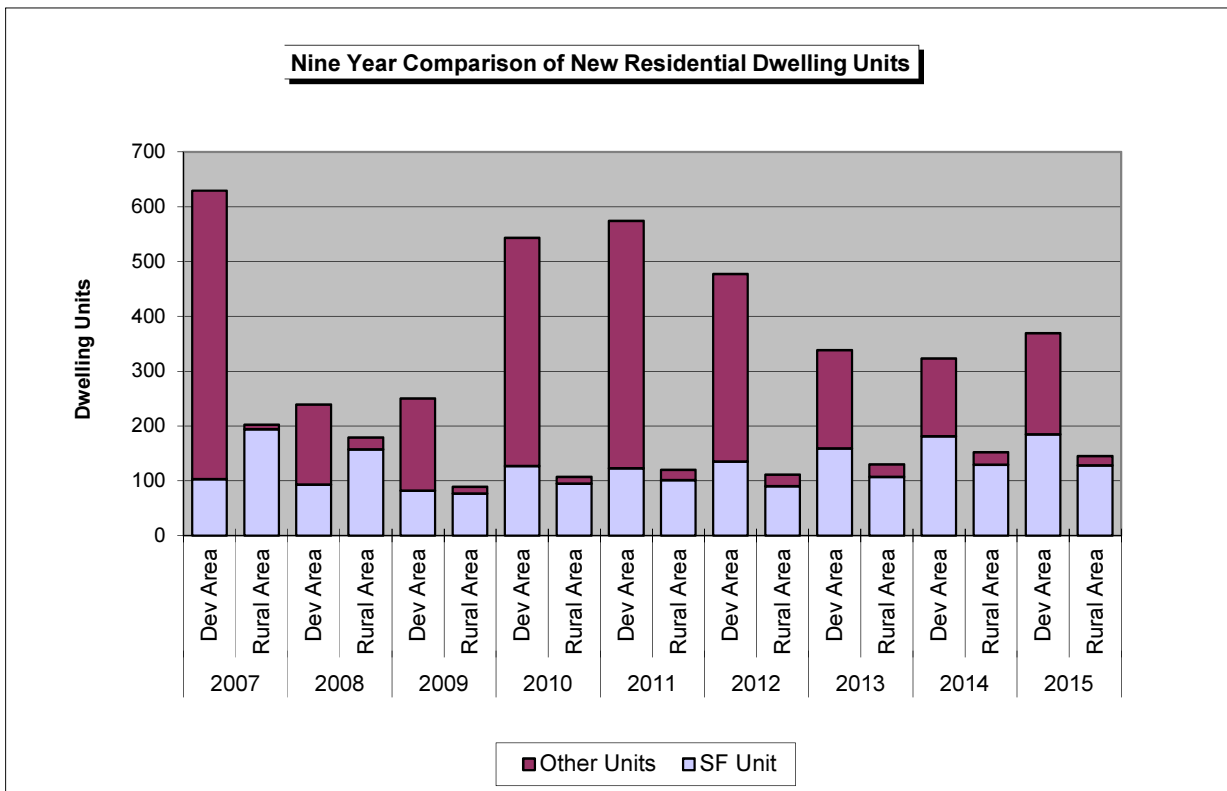
During 2015, 449 building permits were issued for 514 dwelling units. There were seven permits issued for mobile homes in an existing parks, at an exchange rate of \$2,500, for a total of \$17,500.. There were no permits issued for the conversion of an apartment to a condominium.

I. Comparison of Residential Dwelling Units

Table I. Nine Year Comparison of New Residential Dwelling Units by Comprehensive Plan Development Area and Rural Area

Quarter	2007		2008		2009		2010		2011		2012		2013		2014		2015		2015 Totals
	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	
1st Quarter	267	57	78	49	38	20	91	24	372	26	70	25	102	26	89	30	90	15	105
2nd Quarter	232	38	86	53	71	26	65	27	58	29	310	25	110	37	83	36	79	51	130
3rd Quarter	73	67	47	47	50	30	358	23	82	37	47	28	71	41	90	48	144	38	182
4th Quarter	57	40	28	30	91	13	29	33	62	28	50	33	55	26	61	38	56	41	97
COMP PLAN AREA TOTALS	629	202	239	179	250	89	543	107	574	120	477	111	338	130	323	152	369	145	
YEAR TO DATE TOTALS	831		418		339		650		694		588		468		475		514		

Chart A. Nine Year Comparison of New Residential Dwelling Units by Comprehensive Plan Development Area and Rural Area



Year End 2015

II. COMPARISON OF RESIDENTIAL DWELLING UNITS BY TYPE

Table II. Breakdown of New Residential Dwelling Units by Magisterial District and Dwelling Unit Type

MAGISTERIAL DISTRICT	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
RIO	39	2	29	0	0	65	0	2	137	27%
JACK JOUETT	12	0	24	0	0	0	0	1	37	7%
RIVANNA	56	4	18	0	0	0	0	2	80	16%
SAMUEL MILLER	63	6	1	0	0	0	2	2	74	14%
SCOTTSVILLE	36	0	6	0	0	0	2	2	46	9%
WHITE HALL	106	7	24	0	0	0	2	1	140	27%
TOTAL	312	19	102	0	0	65	6	10	514	100%

Table III. Breakdown of New Residential Dwelling Units by Comprehensive Plan Area and Dwelling Unit Type

COMPREHENSIVE PLAN AREA	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
URBAN NEIGHBORHOOD 1	0	0	8	0	0	0	0	0	8	2%
URBAN NEIGHBORHOOD 2	16	2	29	0	0	65	0	2	114	22%
URBAN NEIGHBORHOOD 3	29	4	18	0	0	0	0	0	51	10%
URBAN NEIGHBORHOOD 4	5	0	6	0	0	0	0	1	12	2%
URBAN NEIGHBORHOOD 5	7	0	0	0	0	0	0	1	8	2%
URBAN NEIGHBORHOOD 6	0	0	0	0	0	0	0	0	0	0%
URBAN NEIGHBORHOOD 7	1	0	16	0	0	0	0	1	18	4%
URBAN AREAS SUBTOTAL	58	6	77	0	0	65	0	5	211	41%
CROZET COMMUNITY	78	7	24	0	0	0	0	0	109	21%
HOLLYMEAD COMMUNITY	19	0	0	0	0	0	0	1	20	4%
PINEY MOUNTAIN COMMUNITY	17	0	0	0	0	0	0	0	17	3%
COMMUNITIES SUBTOTAL	114	7	24	0	0	0	0	1	146	28%
RIVANNA VILLAGE	12	0	0	0	0	0	0	0	12	2%
VILLAGE SUBTOTAL	12	0	0	0	0	0	0	0	12	2%
DEVELOPMENT AREA SUBTOTAL	184	13	101	0	0	65	0	6	369	72%
RURAL AREA 1	36	6	1	0	0	0	1	1	45	9%
RURAL AREA 2	13	0	0	0	0	0	0	1	14	3%
RURAL AREA 3	48	0	0	0	0	0	3	2	53	10%
RURAL AREA 4	31	0	0	0	0	0	2	0	33	6%
RURAL AREA SUBTOTAL	128	6	1	0	0	0	6	4	145	28%
TOTAL	312	19	102	0	0	65	6	10	514	100%

Year End 2015

II. COMPARISON OF RESIDENTIAL DWELLING UNITS BY TYPE (continued)

Table IV. Breakdown of Residential Dwelling Units by Elementary School District and Dwelling Unit Type

SCHOOL DISTRICT	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
Agnor-Hurt	16	2	29	0	0	65	0	2	114	22%
Baker Butler	38	0	0	0	0	0	0	1	39	8%
Broadus Wood	13	0	0	0	0	0	1	1	15	3%
Brownsville	83	7	24	0	0	0	3	0	117	23%
Cale	18	0	6	0	0	0	0	2	26	5%
Crozet	15	0	0	0	0	0	0	0	15	3%
Greer	1	0	24	0	0	0	0	1	26	5%
Hollymead	5	0	0	0	0	0	0	0	5	1%
Meriwether Lewis	20	0	0	0	0	0	0	0	20	4%
Murray	20	6	1	0	0	0	0	0	27	5%
Red Hill	10	0	0	0	0	0	0	2	12	2%
Scottsville	16	0	0	0	0	0	1	0	17	3%
Stone Robinson	29	4	15	0	0	0	1	0	49	10%
Stony Point	22	0	3	0	0	0	0	1	26	5%
Woodbrook	3	0	0	0	0	0	0	0	3	1%
Yancey	3	0	0	0	0	0	0	0	3	1%
TOTAL	312	19	102	0	0	65	6	10	514	100%

III. COMPARISON OF ALL BUILDING PERMITS

Table V. Estimated Cost of Construction by Magisterial District and Construction Type

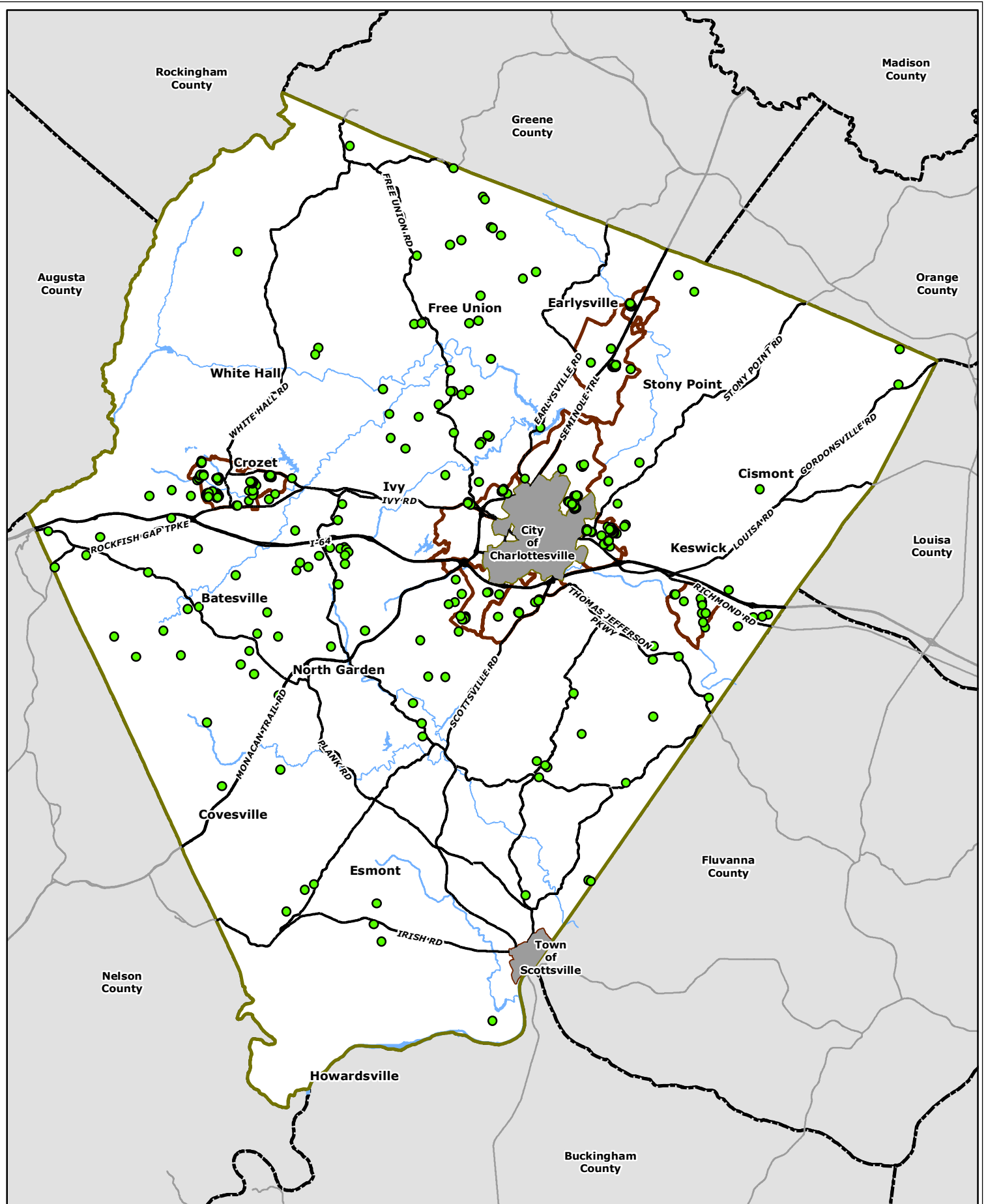
MAGISTERIAL DISTRICT	NEW RESIDENTIAL		*NEW NON-RES. & ALTER. RES.		**NEW COMMERCIAL & NEW INSTITUT.		FARM BUILDING & ALTER. COMM.		TOTAL	
	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$
RIO	72	\$ 16,589,479	122	\$ 2,594,486	7	\$ 5,613,458	97	\$ 7,707,029	298	\$ 32,504,452
JOUETT	37	\$ 14,477,239	55	\$ 6,497,741	5	\$ 30,121,180	61	\$ 5,756,414	158	\$ 56,852,574
RIVANNA	80	\$ 24,438,001	135	\$ 6,743,136	5	\$ 2,532,400	100	\$ 16,656,537	320	\$ 50,370,074
S. MILLER	74	\$ 33,139,217	153	\$ 12,547,245	3	\$ 205,000	41	\$ 8,345,100	271	\$ 54,236,562
SCOTTSVILLE	46	\$ 10,636,269	92	\$ 2,685,434	18	\$ 41,520,591	57	\$ 3,678,283	213	\$ 58,520,577
WHITE HALL	140	\$ 36,229,296	154	\$ 5,756,996	4	\$ 2,198,865	60	\$ 10,067,572	358	\$ 54,252,729
TOTAL	449	\$ 135,509,501	711	\$ 36,825,037	42	\$ 82,191,494	416	\$ 52,210,935	1,618	\$ 306,736,967

* Additional value of mobile homes placed in existing parks is included in the Alteration Residential category.

* Additional value of Single-Family Condominium Conversions is included in the Alteration Residential category.

* Additional value of condominium shell buildings is included in the New Non-Residential category. Additional permitting associated with the residential component of condominium shell buildings will be necessary and reported in other tables of the Building Report as permitting occurs.

** Additional value of mixed use buildings is included in the New Commercial category. Mixed use buildings are comprised of residential and commercial uses. Additional permitting associated with the residential component of mixed use buildings will be necessary and reported in other tables of the Building Report as permitting occurs.



Prepared by Albemarle County
Office of Geographic Data Services (GDS).
Map created February 2016
By Andy Slack GIS Specialist II

Note: The map elements depicted are graphic
representations and are not to be construed or
used as a legal description.

Issued residential building permit locations
are based on centroid of permitted parcel.

County of Albemarle 2015 Building Permits Issued for New Residential Dwelling Units

- Location of Issued Residential Building Permits
- Charlottesville Boundary
- Scottsville Boundary
- Major Roads
- Development Area Boundaries



0 1 2 4 6 8
Miles