

ZTA2018-02 Commercial and Industrial Zoned Properties Not Served By Public Water**Affected Properties**

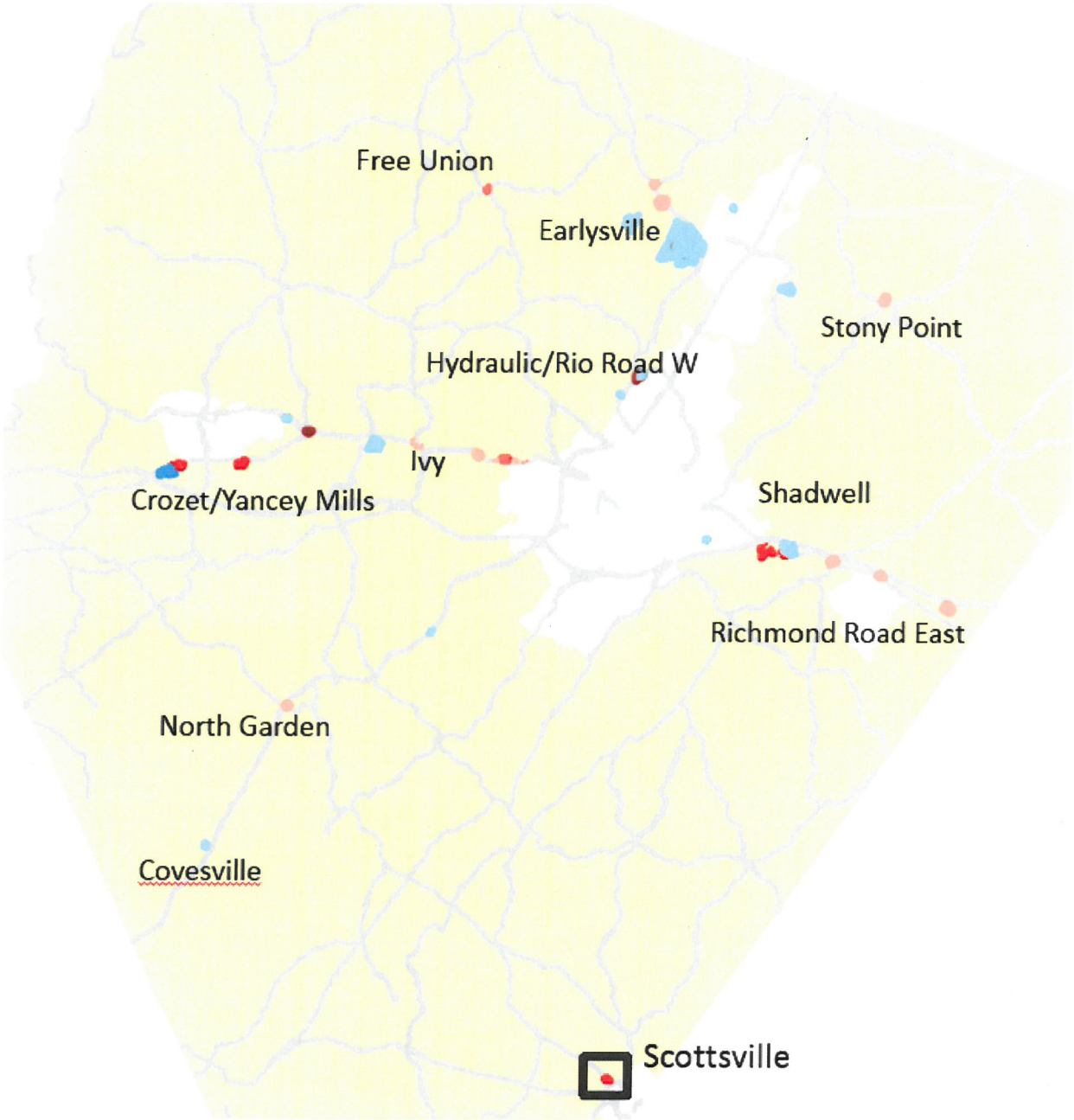
Staff has used GIS to identify properties that will potentially be affected by this zoning text amendment. A review of GIS indicates there are approximately 80 properties zoned Commercial and Industrial that are not designated for public water and sewer service and are located outside the Development Area. Initial estimates by staff indicated approximately 125 parcels would be affected but that estimate included parcels that are designated for public water service. The approximate acreage of parcels affected is 304 acres. These parcels range in size, location, and use. Additional parcel information and maps showing the zoning and ACSAJA designation for affected properties, along with neighboring properties, are provided below.

Parcel size ranges for commercially and industrial zoned properties range from 0.08 to 26.8 acres and the average parcel size is 3.87 acres. Larger parcels affected by these ordinance changes include four LI zoned properties over 20 acres in size, three of which are already developed. Heavy Industrial parcels (HI) will be not affected by proposed ordinance changes as all are designated for public water service.

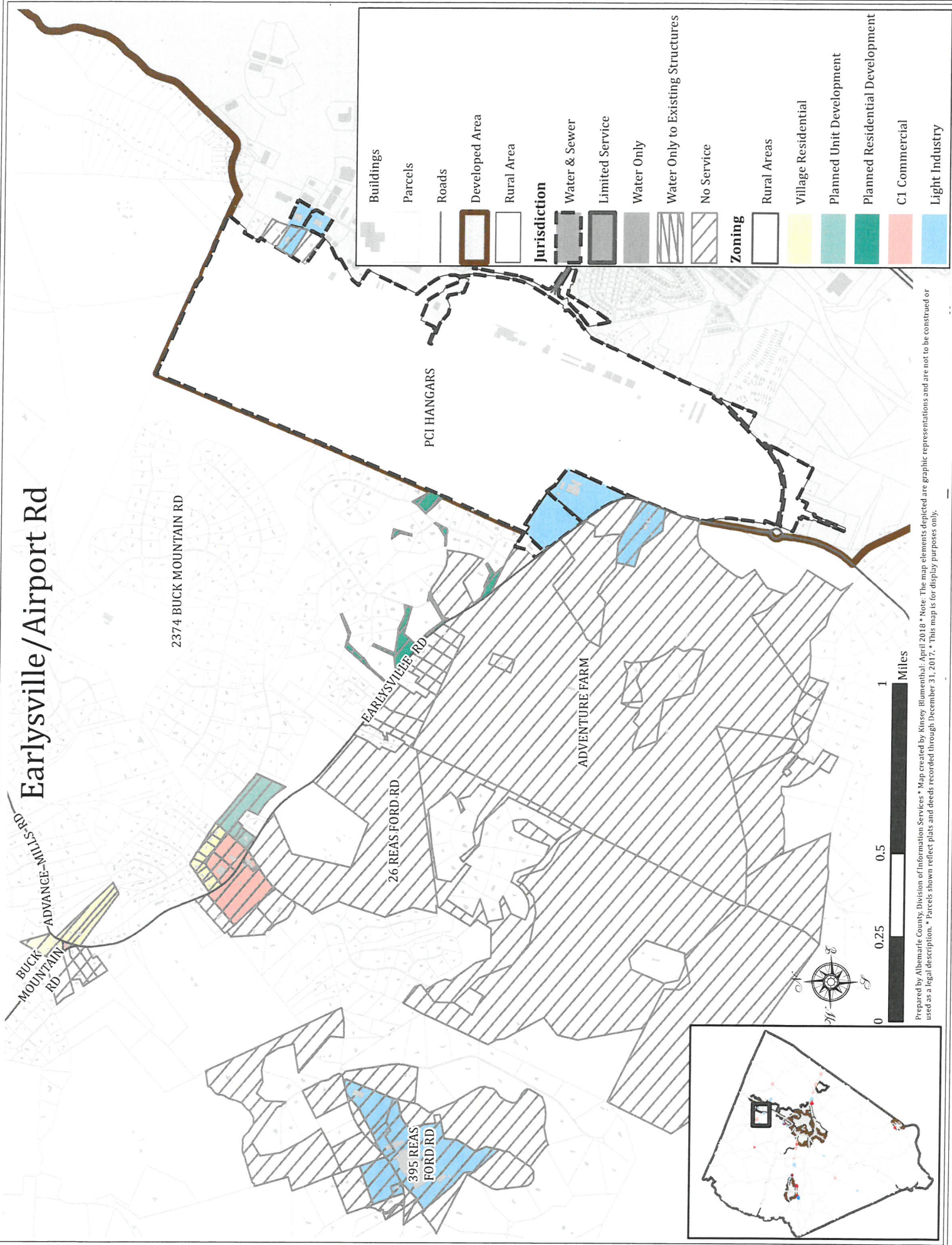
Zoning	Undeveloped Acres	Developed Acres	Total Approx. GIS Acreage
C1 Commercial	15	36	51
CO Commercial	0	16	16
HC Commercial	16	46	62
LI Light Industrial	36	140	176

Affected properties include some that were zoned commercially or industrially and pre-date the County's growth management policy. They do not include any parcels within rural Crossroads Communities. Many properties, but not all, are located in prior County growth areas such as Ivy, North Garden, Stony Point, and Earlysville. Most properties have access to primary roads or in the case of Yancey Mills and Shadwell, nearby interstate access.

General Location of Parcels Zoned Commercially and Industrially in the Rural Area not Served by Public Water



Earlysville/Airport Rd



Buildings

Parcels

Roads

Developed Area

Rural Area

Water & Sewer

Limited Service

Water Only

Water Only to Existing Structures

No Service

Jurisdiction

Rural Areas

Village Residential

Planned Unit Development

Planned Residential Development

C1 Commercial

Light Industry

Zoning

Rural Areas

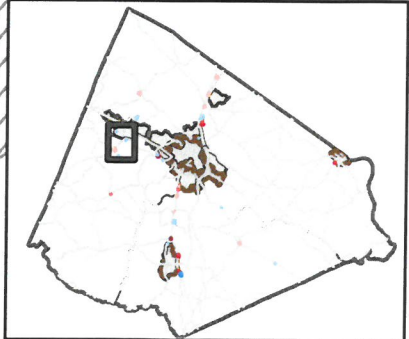
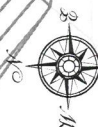
Village Residential

Planned Unit Development

Planned Residential Development

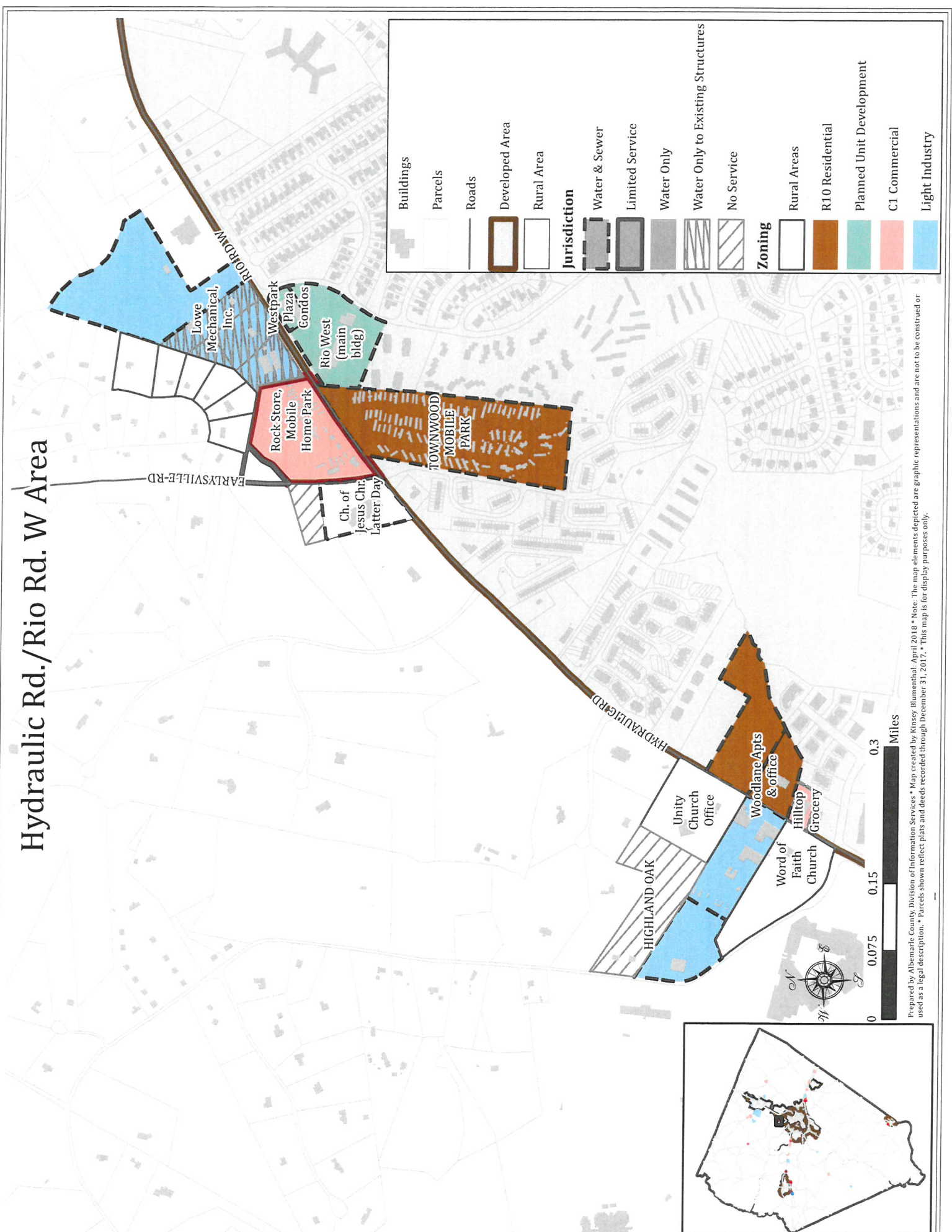
C1 Commercial

Light Industry



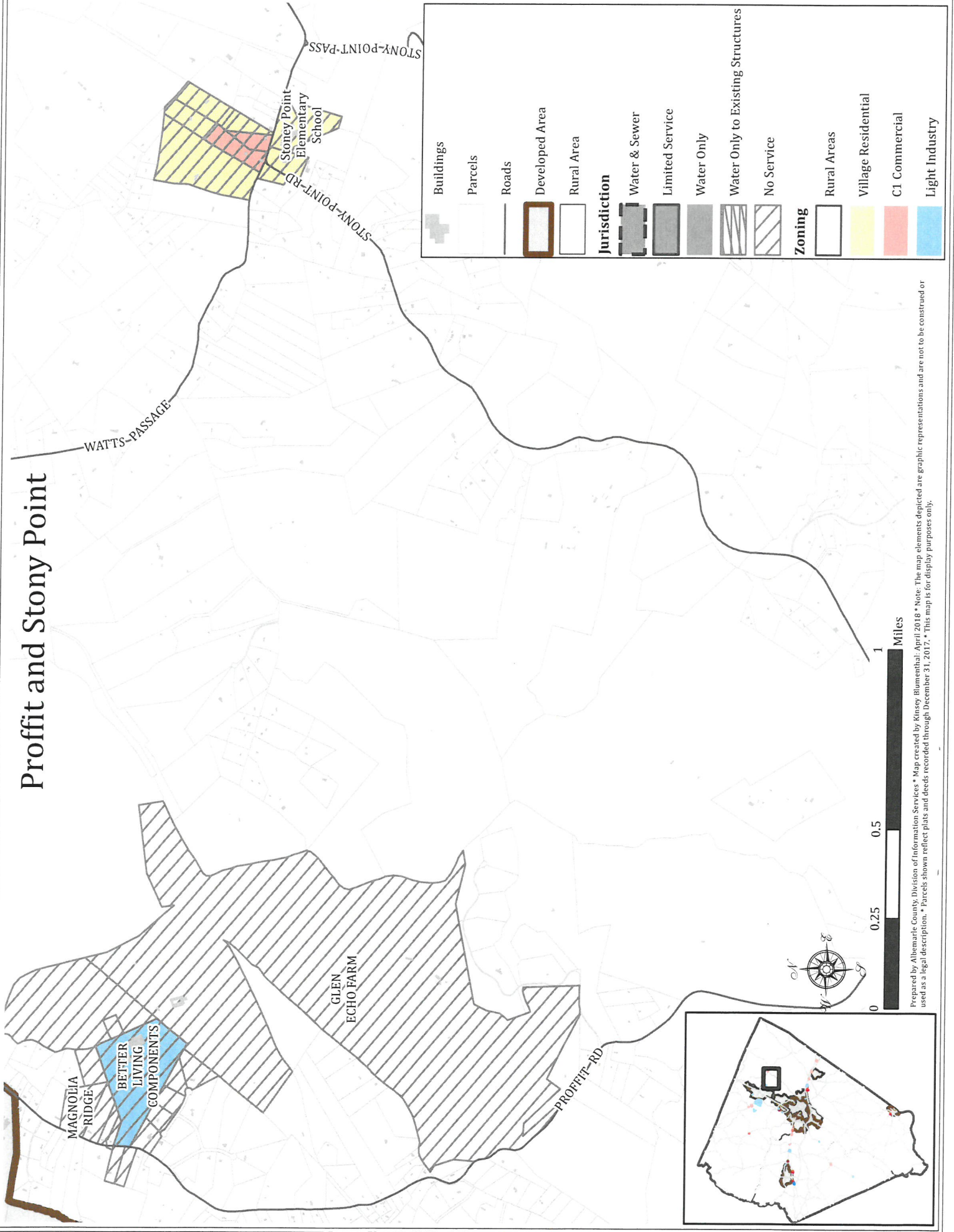
Prepared by Albemarle County, Division of Information Services * Map created by Kinsey, Blumenthal, April 2018 * Note: The map elements depicted are graphic representations and are not to be construed or used as a legal description. * Parcels shown reflect plats and deeds recorded through December 31, 2017. * This map is for display purposes only.

Hydraulic Rd./Rio Rd. W Area



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Proffit and Stony Point



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Free Union

2374-BUCK-MOUNTAIN-RD

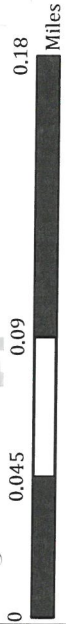
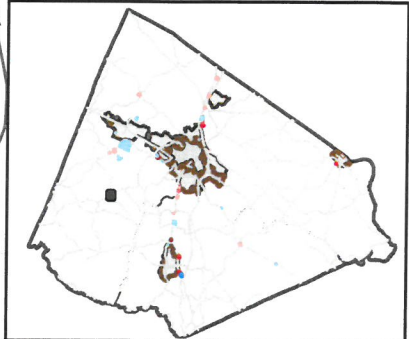
BUCK-MOUNTAIN-RD

FREE-UNION-RD

4303-FREE-UNION-RD

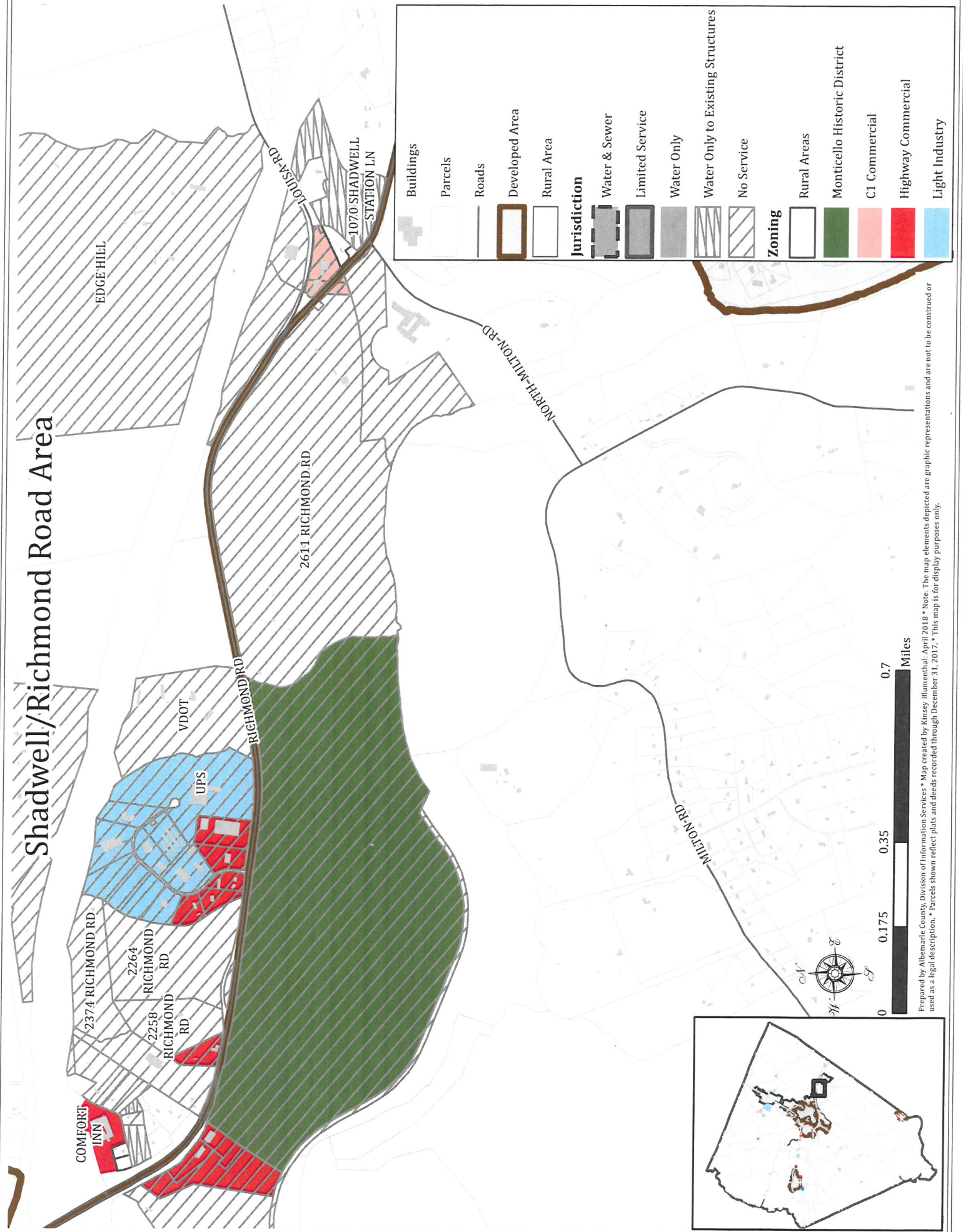
MILLINGTON-RD

	Buildings
	Parcels
	Roads
	Developed Area
	Rural Area
Jurisdiction	
	Water & Sewer
	Limited Service
	Water Only
	Water Only to Existing Structures
	No Service
Zoning	
	Rural Areas
	Commercial Office



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Shadwell/Richmond Road Area



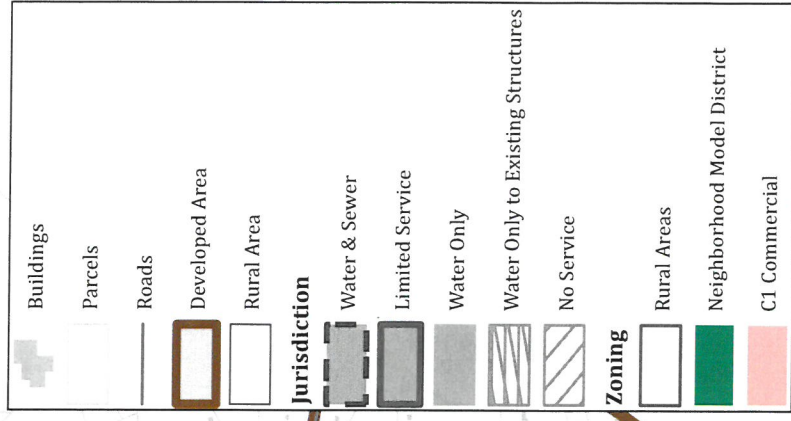
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Richmond Road to Boyd Tavern Area



RICHMOND RD

RT 250 & 1-64 - KESWICK



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North Garden



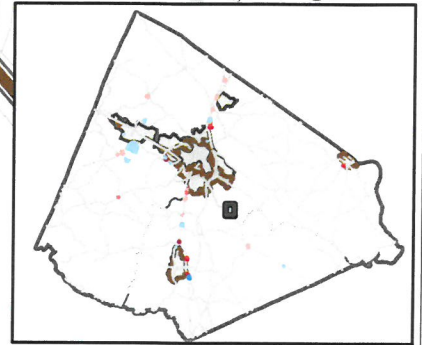
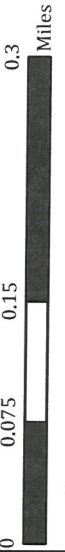
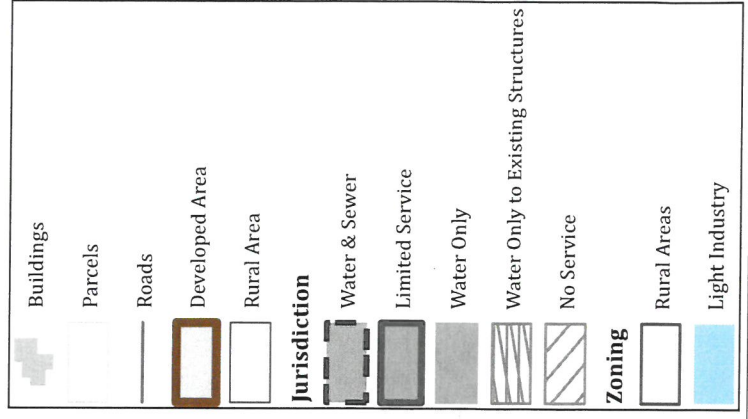
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Monacan Trail/Gleco Mills Lane

2014 MONACAN TRAIL RD

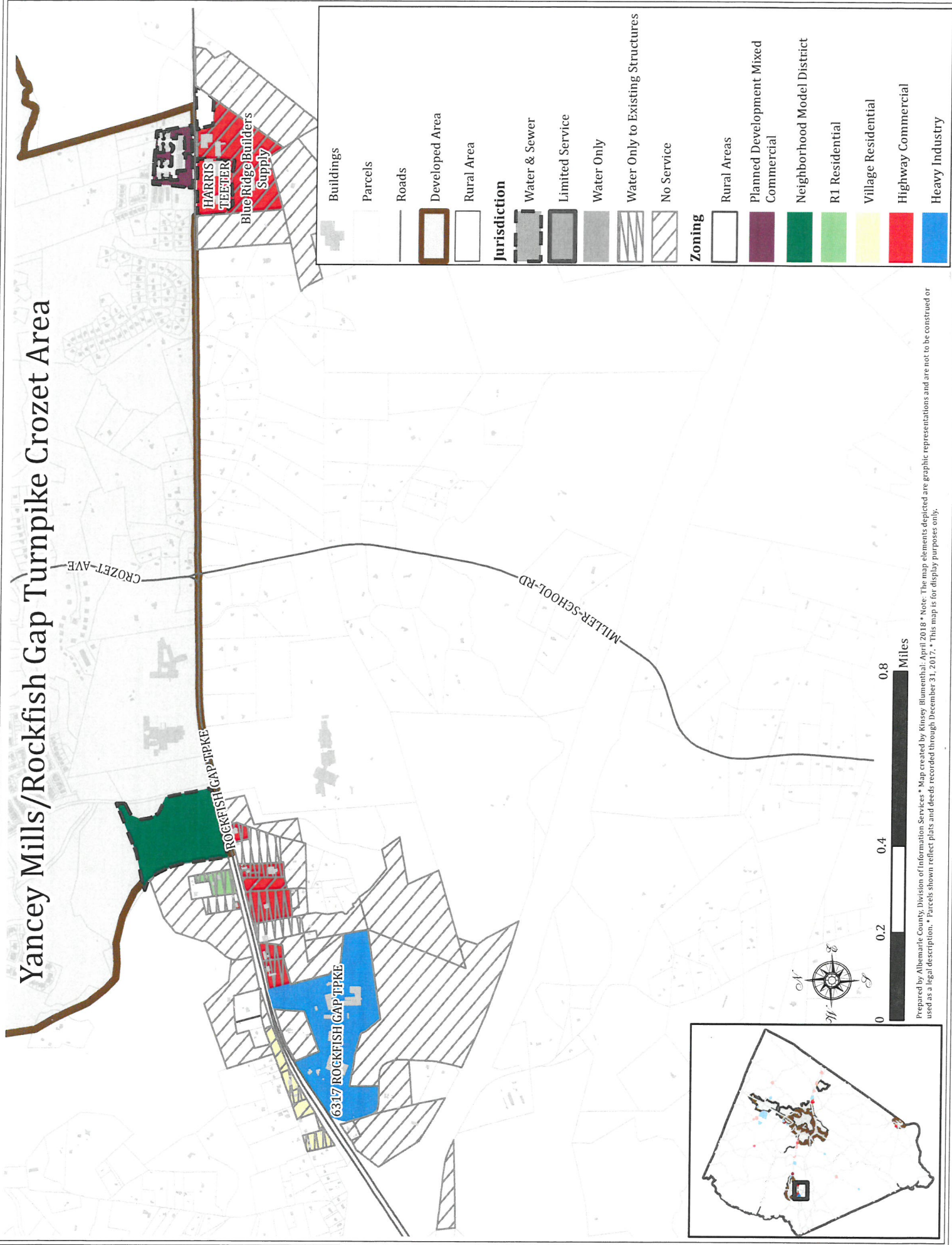
PUFF, INC.

MONACAN-TRAIL RD



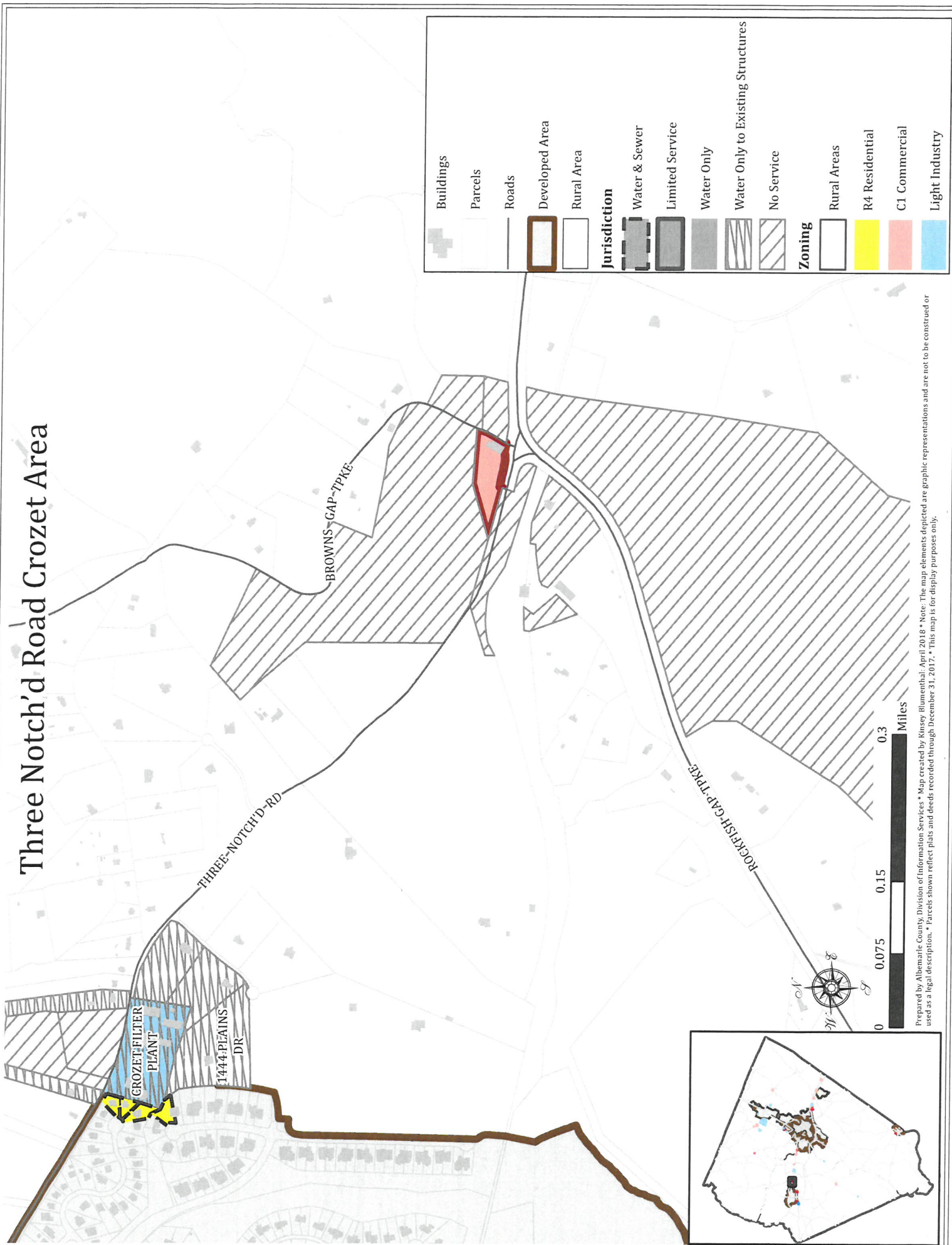
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Yancey Mills/Rockfish Gap Turnpike Crozet Area



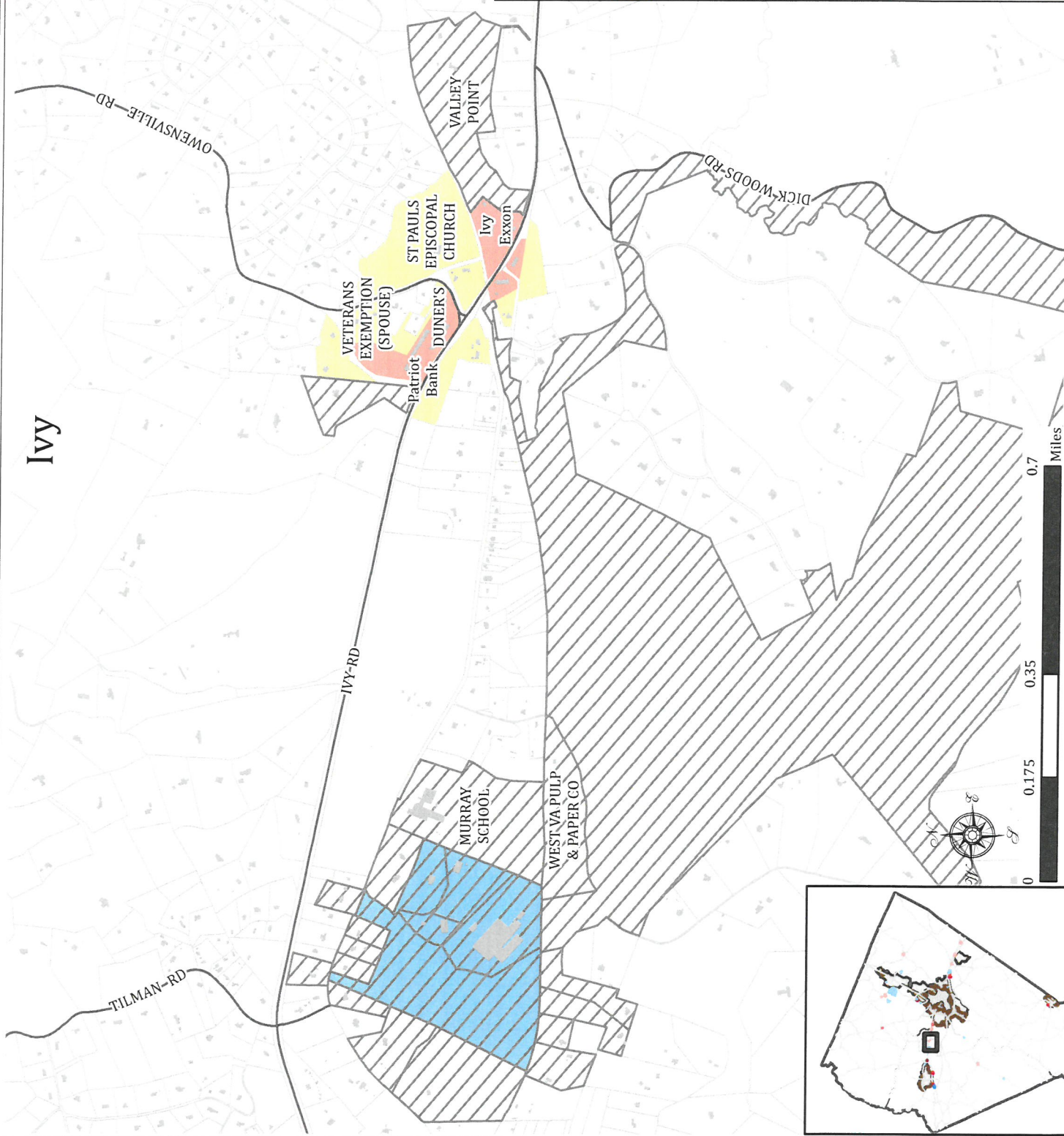
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Three Notch'd Road Crozet Area

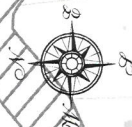
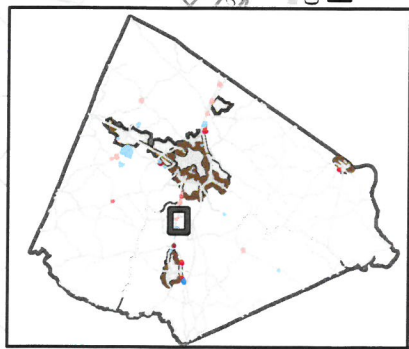


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Ivy

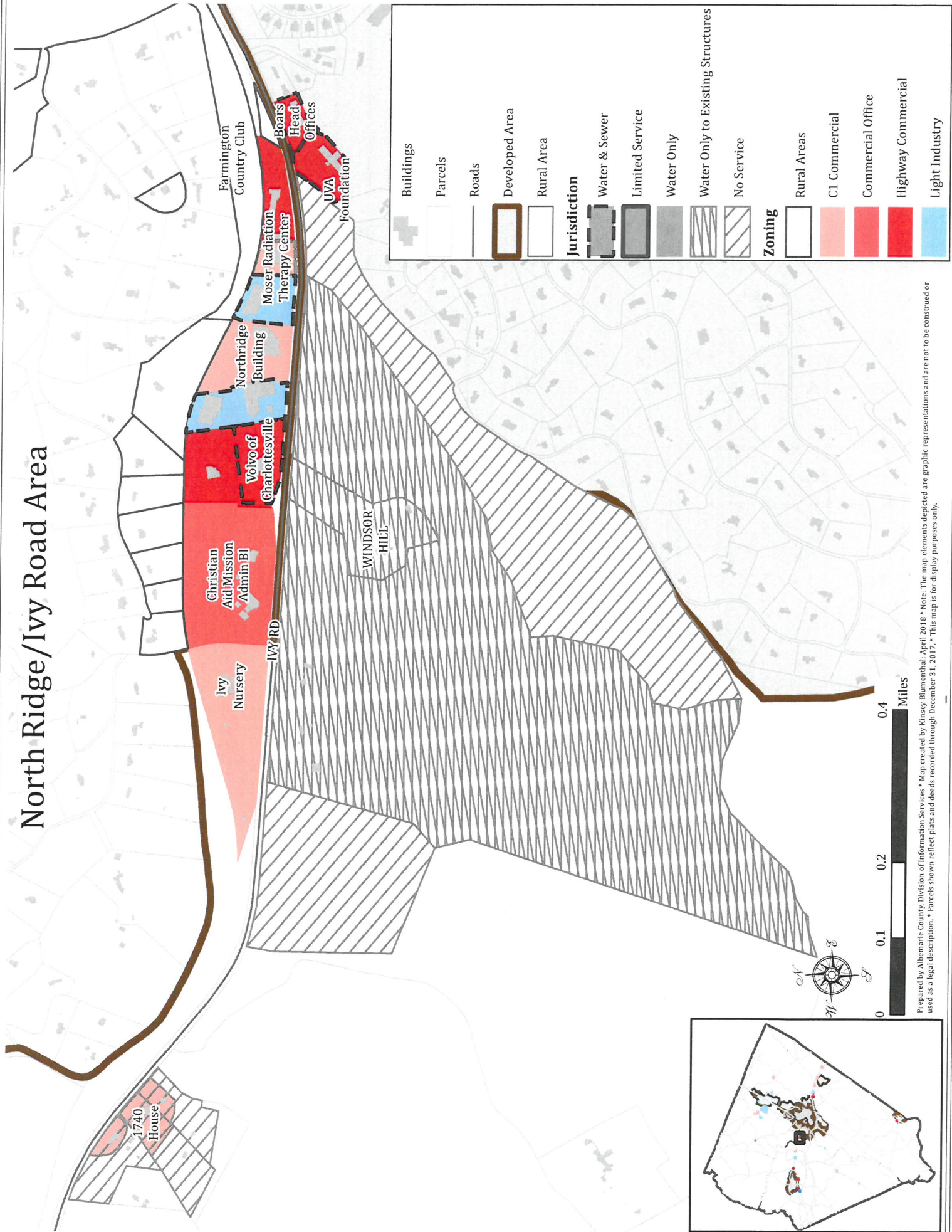


	Buildings
	Parcels
	Roads
	Developed Area
	Rural Area
Jurisdiction	
	Water & Sewer
	Limited Service
	Water Only
	Water Only to Existing Structures
	No Service
Zoning	
	Rural Areas
	Village Residential
	C1 Commercial
	Light Industry



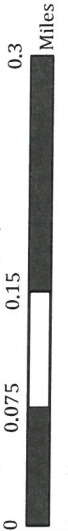
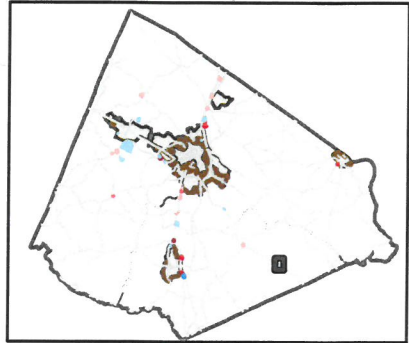
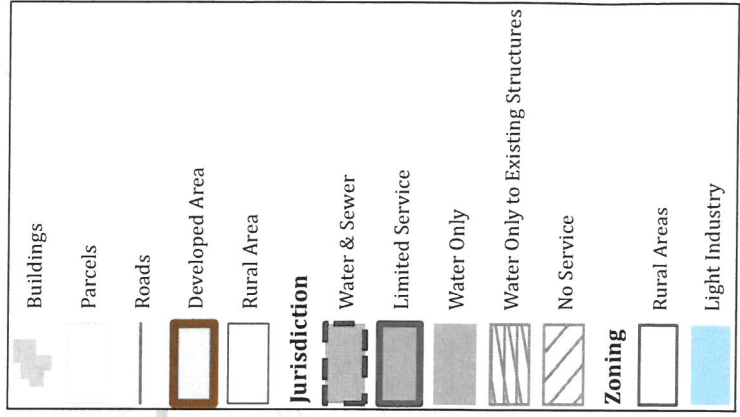
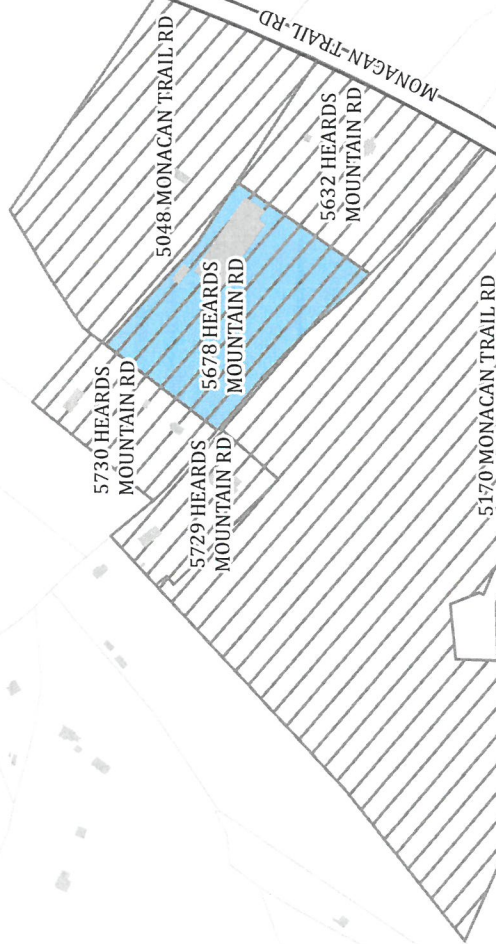
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North Ridge/Ivy Road Area



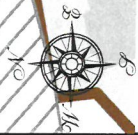
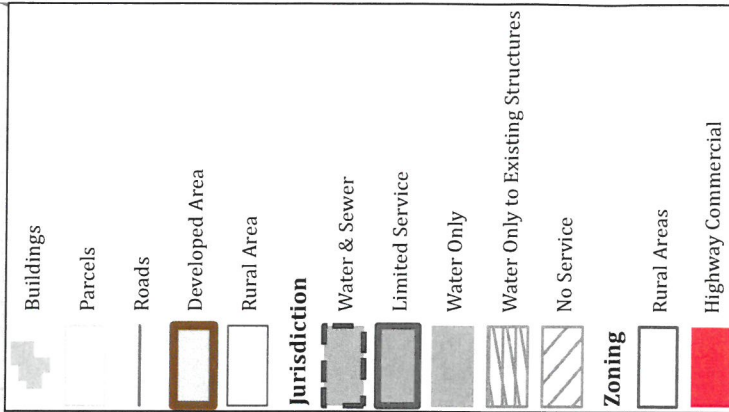
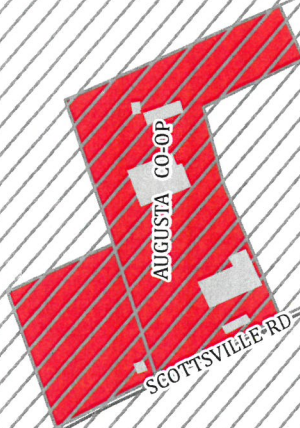
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Covesville



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Scottsville



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