

# Spot Blight Ordinance

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Public Hearing  
July 16, 2025

Staff Presentation:  
Jalen Boone



- 50 Churchill Lane

# Property Updates

ABATED	Cost of Abatement	FUNDS RECOVERED
5624 Brownsville Rd June 2025	\$27,481	NO
2941 Rolling Rd	\$20,000	Pending Waiting period for funds recovery ends 10/2025
50 Churchill Lane - For Consideration Today		



# Vicinity Map



50 Churchill Lane



# 50 Churchill Lane, 05600-00-00-026E1

Photos taken 12/13/24



View West



View West



# 50 Churchill Lane, 05600-00-00-026E1

Photos taken 12/13/25



View South



View Southeast



# 50 Churchill Lane, 05600-00-00-026E1

Photos taken 12/13/25



View West



View East



# 50 Churchill Lane, 05600-00-00-026E1

Photos taken 12/13/25



View West



View South



# Owner Update

As of July 3<sup>rd</sup>, 2025, the owner has been in contact with CDD to obtain a demolition permit.

The owner intends to demolish all three structures.

Because work has not yet begun, we would recommend the board consider a spot blight ordinance for this property.

# Next Steps

- If the Board adopts the ordinance regarding this property and the owner has not abated the problem. Staff will...
  1. Send written notice of county's abatement plan to the owner
  2. Remove the blighted structure (abatement process in collaboration with Facilities and Environmental Services)
  3. Recoup money (with the help of the County Attorney's Office and Department of Finance and Budget)

# Spot Blight Ordinance

**Questions?**





# 50 Churchill Lane

## Suggested Motion

If a supervisor wishes to adopt this Spot Blight Ordinance:

**I move that the Board of Supervisors adopt the Spot Blight Ordinance (Attachment G) for the property at 50 Churchill Lane.**

If a supervisor wishes to not declare this property blighted:

**I move that the Board of Supervisors not declare the property at 50 Churchill Lane to be blighted.**

# Spot Blight Ordinance

**Albemarle County Board of Supervisors  
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# 2632 Hydraulic Rd Update

Picture taken 6/26/2025

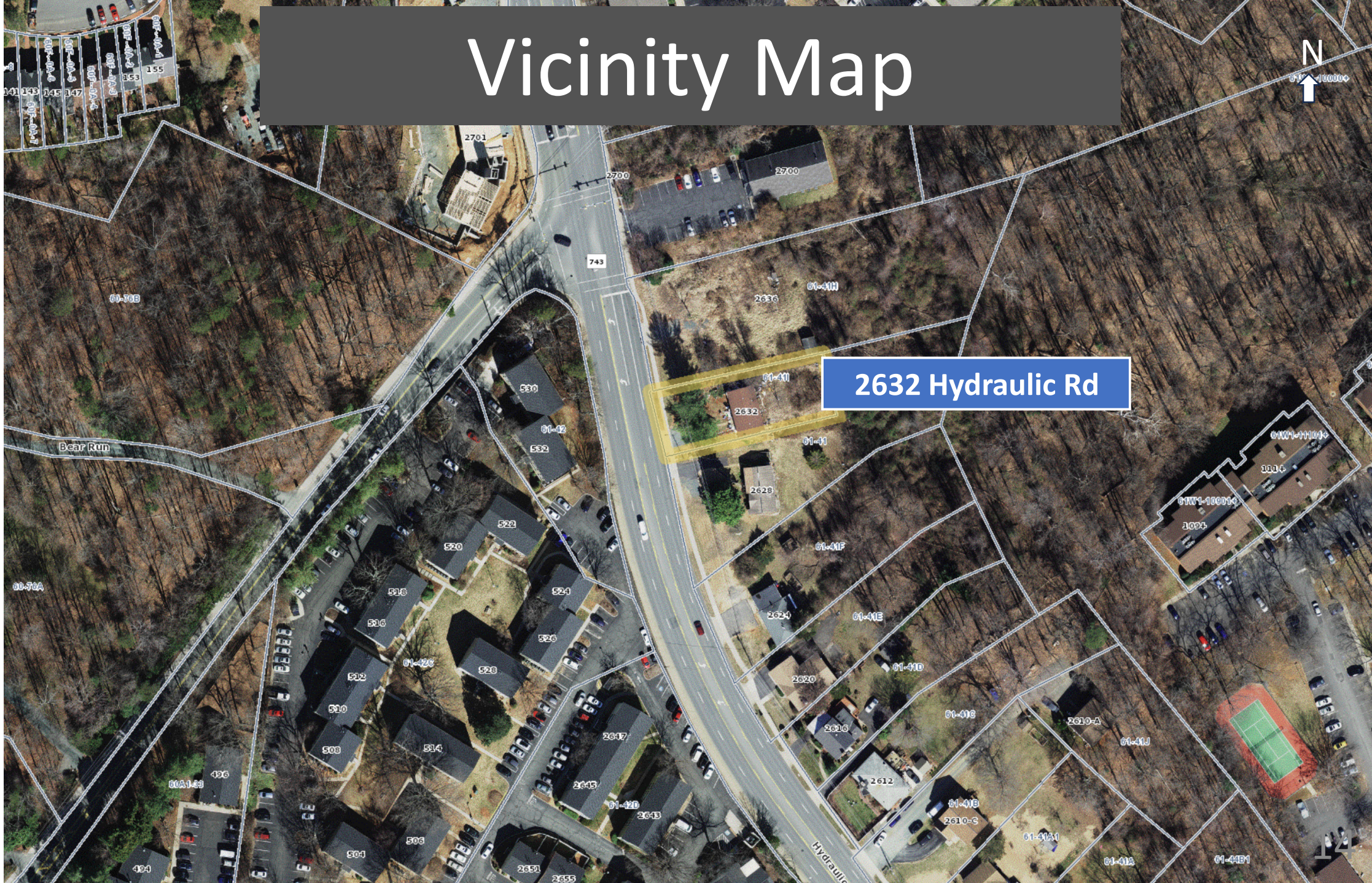




# Vicinity Map



2632 Hydraulic Rd





2632 Hydraulic Road, 06100-00-00-04110



View West

# Property Updates

ABATED	FUNDS RECOVERED
2941 Rolling Rd June 2024	NO
3239 Rolling Rd 3247 Rolling Rd	YES YES
8080 Blenheim Abated by Owner	NA

5624 Brownsville Rd - For Consideration Today



# Spot Blight Process

