



TMP 32-10  
N/F CHARLOTTEVILLE-ALBEMARLE  
AIRPORT AUTHORITY  
ZONING: RA  
USE: COMMERCIAL

TMP 32-9K  
N/F C A OR RUBY S MORRIS  
ZONING: RA  
USE: RESIDENTIAL

TMP 32-9  
N/F KENNETH L & GAY N LOFTIN  
ZONING: RA  
USE: RESIDENTIAL

TMP 32-9H  
4102 DICKERSON ROAD

TMP 32-9J1  
N/F DTG ENTERPRISES LLC  
ZONING: LI  
USE: OFFICE

TMP 32-19E  
N/F UNIVERSITY OF VIRGINIA  
FOUNDATION  
ZONING: PD-IP  
USE: OFFICE

TMP 32-19A  
N/F HARMONY HOLDINGS LLC  
ZONING: LI  
USE: COMMERCIAL

SITE DATA:

OWNER/APPLICANT: 4102 DICKERSON LLC  
310 KEY WEST DRIVE  
CHARLOTTEVILLE VA, 22911

PLAN PREPARER: ROUDABUSH, GALE, & ASSOCIATES  
999 SECOND ST. SE  
CHARLOTTEVILLE, VA, 22902  
(434) 977-0205

TAX MAP PARCEL NO: 03200-00-00-009H0

PARCEL AREA: 2.22 ACRES

EXISTING ZONING: RA (RURAL AREAS)  
AIRPORT IMPACT AREA

PROPOSED ZONING: LI (LIGHT INDUSTRIAL)

EXISTING USE: RESIDENTIAL

SETBACKS: FRONT: 10' MINIMUM / NO MAXIMUM  
SIDE/REAR: 50' MINIMUM FOR STRUCTURES IF ABUT RA  
OR RESIDENTIAL ZONING DISTRICT  
30' MINIMUM OFF-STREET PARKING IF  
ABUTS RA OR RESIDENTIAL ZONING  
DISTRICT  
MINIMUM CURRENT BUILDING CODE FOR  
STRUCTURE SEPARATION IF ABUTS  
COMMERCIAL/INDUSTRIAL ZONING DISTRICT

BOUNDARY: INST. #202200013098  
DB 1503 PG 594 (PLAT)

DATUM: HORIZONTAL NAD 83

WATERSHED: CHRIS GREENE LAKE

FLOODPLAIN: THE SUBJECT PARCEL APPEARS TO BE LOCATED WITHIN  
FLOOD ZONE X (UNSHADED), WHICH IS AN AREA OF  
MINIMAL FLOOD HAZARD AS SHOWN ON FEMA NFIP  
COMMUNITY MAP PANEL NO. 51003C0140D, EFFECTIVE  
FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN  
MADE BY GRAPHIC METHODS ONLY. AN ELEVATION  
STUDY HAS NOT BEEN PERFORMED AS A PORTION OF  
THIS PROJECT.

THE WATER PROTECTION ORDINANCE BUFFER IS NOT LOCATED ON THE  
SUBJECT PROPERTY.

SUBJECT PARCEL IS NOT LOCATED WITHIN THE AGRICULTURAL-FORESTAL  
DISTRICT.

SUBJECT PARCEL IS LOCATED WITHIN THE WATERSHED OF A PUBLIC WATER  
SUPPLY RESERVOIR.



**ROUDABUSH, GALE & ASSOC., INC.**  
A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1956

999 SECOND ST. SE  
CHARLOTTEVILLE, VA 22902  
PHONE 434-977-0205 WWW.ROUDABUSH.COM

REVISIONS	
NO.	DESCRIPTION
01	ADD 30' USE BUFFER ALONG PROPERTY LINES ADJACENT TO TMP 32-9 AND 32-10; REVISE PROP. GRAVEL PARKING AREA

DESIGNED BY:	AG
DRAWN BY:	AG
CHECKED BY:	DF

CONCEPT PLAN  
4102 DICKERSON ROAD  
TAX MAP 32 PARCEL 9H  
WHITE HALL MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA  
EXISTING CONDITIONS

DATE:	12-18-2023
SCALE:	1"=30'
JOB:	22.3521
FILE:	22.3521





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TMP 32-9H  
4102 DICKERSON ROAD

DICKERSON ROAD  
(STATE ROUTE 606)

PROP.  
1-STORY  
WAREHOUSE  
50'x50'

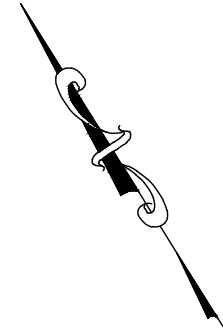
EX. HOUSE

EX. GARAGE

PROP. GRAVEL  
PARKING AREA

SITE DATA:  
PROPOSED 30' USE BUFFER BETWEEN SUBJECT PROPERTY AND TMP 32-10 AND  
TMP 32-9

PROPOSED 1-STORY WAREHOUSE 2,500 SF (50'x50')



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TAX MAP 32 PARCEL 9H  
WHITE HALL MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

CONCEPTUAL LAYOUT

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JOB:	22.3521
FILE:	22.3521