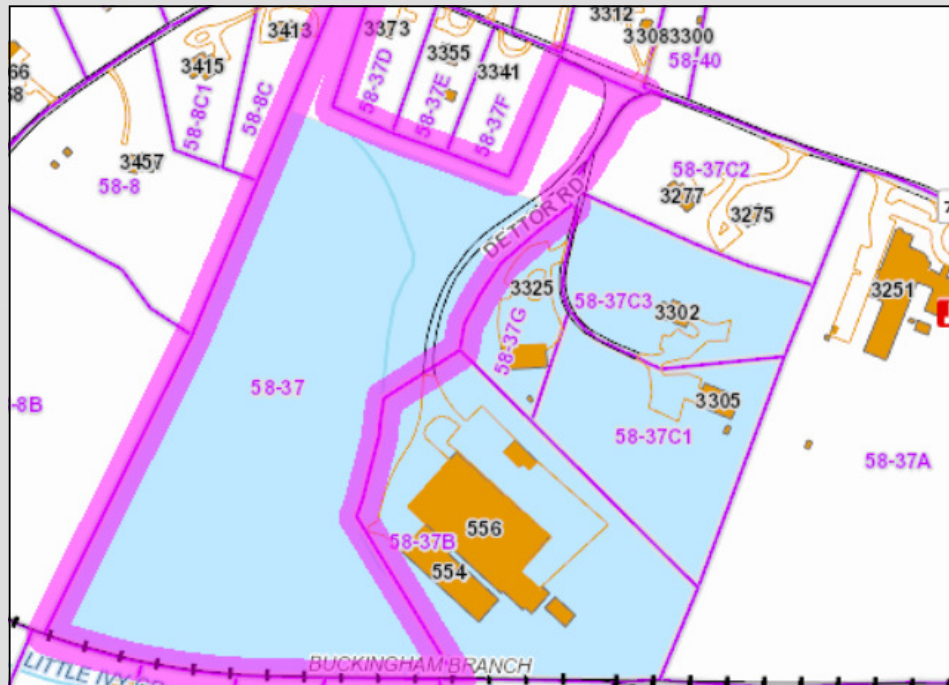
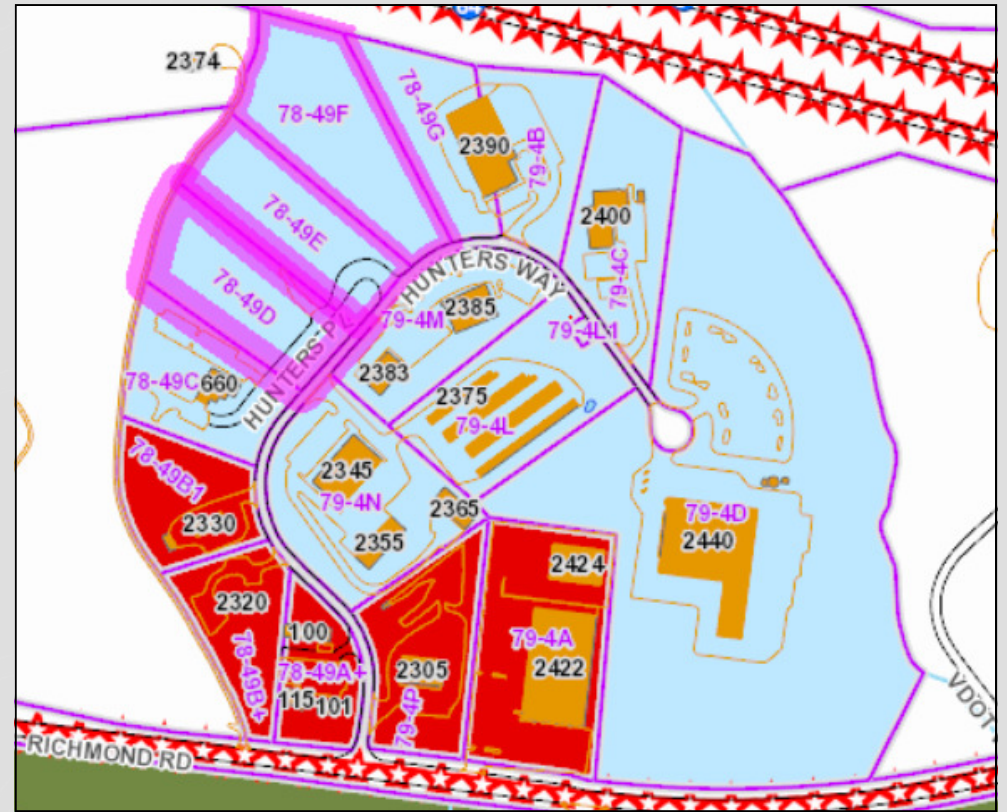


7.9 Acres Hunters Way



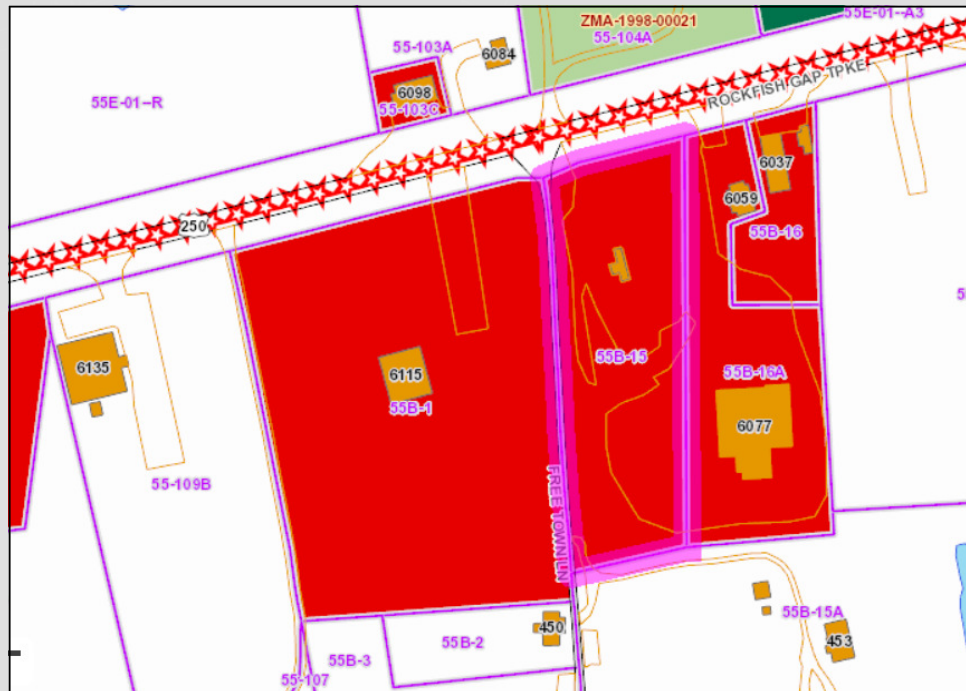
26 Acres Dettor Rd
(Morgantown Rd)

Undeveloped HC Properties

8.9 Acres Richmond Rd
Mostly stream buffer & slopes



2 Acres Rockfish Gap Turnpike



1.02 Acres Scottsville Road (inset below)

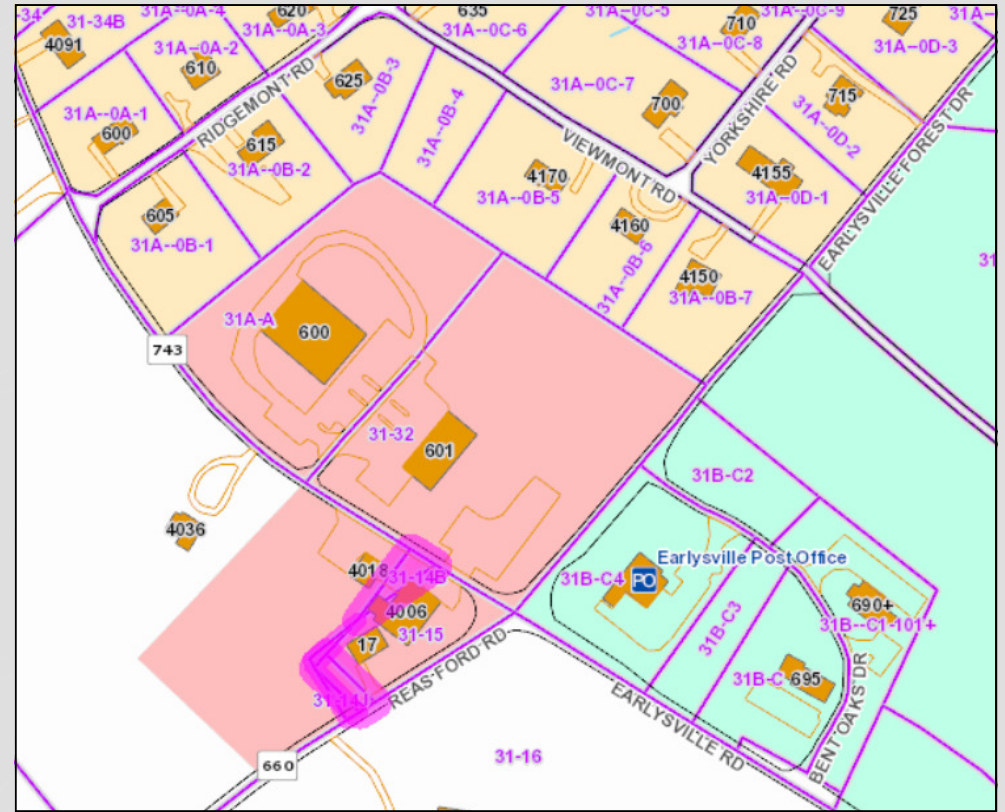


Undeveloped C1 Properties

Earlysville

0.43 acres without development

*Additional development
potential on developed parcels*



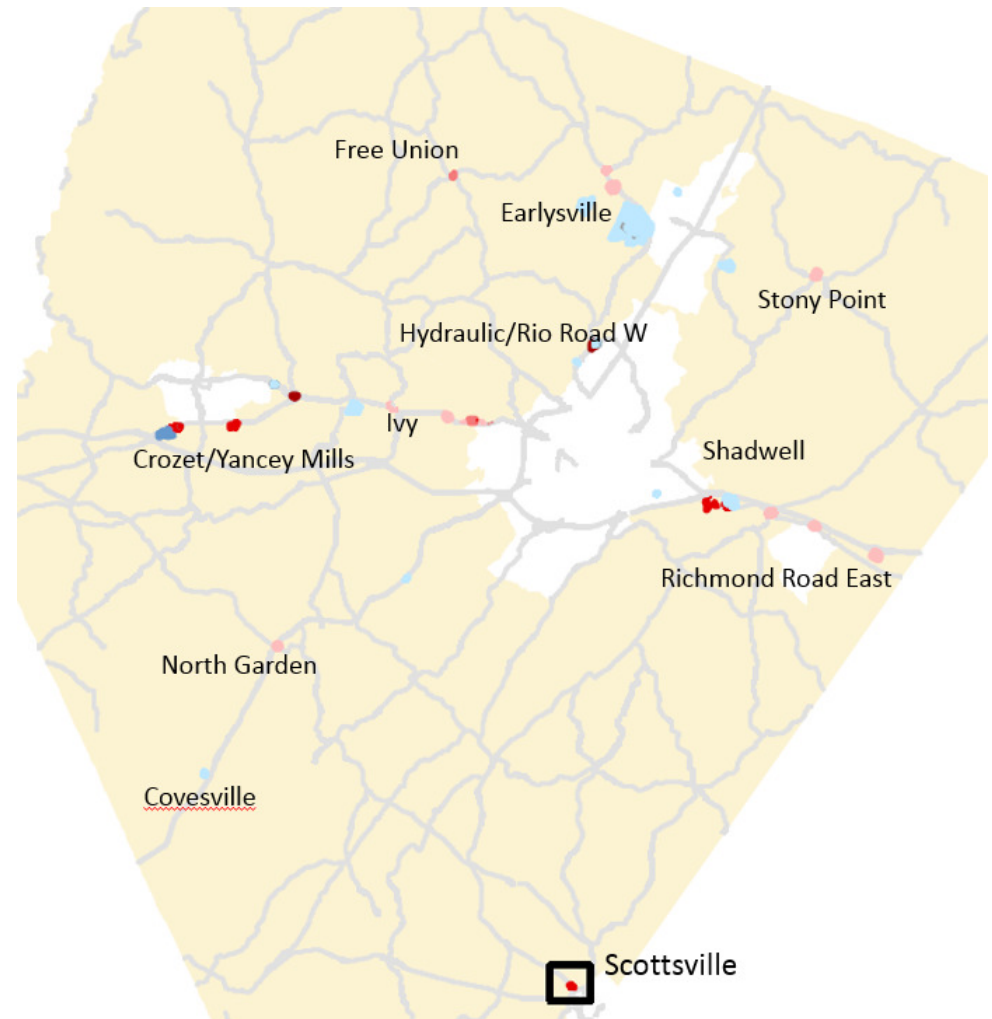
Approximately 4.5 Acres

Blackcat Road/Boyd Tavern

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

Since the May 8, 2018 Planning Commission meeting, staff has done a more qualitative analysis of undeveloped parcels that would be affected by proposed zoning changes and made corrections. Improved value was not listed for some parcels and this led to them incorrectly being counted as undeveloped.

Tables on the following pages list affected parcels by zoning district and include GIS acreage and improved value. Additional maps have been provided that show the remaining undeveloped parcels.



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

LIGHT INDUSTRIAL

Tax Map Parcel	Owner	Address	Acreage	Improved Value
079000000004L1	CANOPY CHARLOTTESVILLE LLC	HUNTERS WAY	0.08	\$0.00
0780000000049E0	BEYER, RICHARD L OR DIANA S	HUNTERS WAY	2.44	\$0.00
0780000000049D0	BEYER, RICHARD L OR DIANA S	HUNTERS WAY	2.48	\$0.00
0780000000049F0	CANOPY CHARLOTTESVILLE LLC	HUNTERS WAY	2.90	\$0.00
058000000003700	FAULCONER CONSTRUCTION COMPANY INC	DETTOR ROAD	26.07	\$0.00
		TOTAL	33.98	
0310000000010H0	4F LLC	400 REAS FORD RD	0.42	\$54,300.00
0450000000025G0	370 RIO LLC	370 RIO RD W	1.27	\$106,100.00
045000000002300	338 RIO LAND TRUST	338 RIO RD W	1.44	\$926,500.00
0310000000021A1	4F L L C	379 REAS FORD RD	1.90	\$1,328,800.00
0880000000026A0	PUFF, INC	1851 GLECO MILLS LN	1.90	\$167,600.00
0450000000025A0	VELIKY COMMERCIAL PROPERTIES LLC	352 RIO RD W	1.97	\$60,700.00
0580000000037G0	SEA GROVE L L C	3325 LOBBAN PL	2.00	\$363,500.00
0780000000049G0	HATHAWAY PROPERTIES LLC	2390 HUNTERS WAY	2.03	\$0.00
0790000000004B0	HATHAWAY PROPERTIES LLC	2390 HUNTERS WAY	2.08	\$1,153,200.00
0790000000004M0	CANOPY CHARLOTTESVILLE LLC	2383 HUNTERS WAY	2.25	\$1,704,900.00
0780000000049C0	HUNTERS HALL 3 LLC	660 HUNTERS PL	2.46	\$1,037,400.00
0790000000004C0	HUMAGEN FERTILITY DIAGNOSTICS INC	2400 HUNTERS WAY	2.75	\$2,049,100.00
0790000000004L0	CANOPY CHARLOTTESVILLE LLC	2375 HUNTERS WAY	3.14	\$1,624,600.00
0790000000004N0	CANOPY CHARLOTTESVILLE LLC	2365 HUNTERS WAY	3.60	\$1,809,900.00
0570000000029B0	ALBEMARLE COUNTY SERVICE AUTHORITY	4675 THREE NOTCH'D RD	4.00	\$1,478,400.00
0580000000037C3	WHITE HORSE RESTORATION LLC	3302 LOBBAN PL	4.44	\$375,400.00
0580000000037C1	3305 LOBBANS PLACE LLC	3305 LOBBAN PL	5.22	\$1,040,900.00
0310000000021F0	EARLYSVILLE VOLUNTEER FIRE CO INC	283 REAS FORD RD	7.26	\$839,100.00
109000000003300	EVERIDGE LLC	5678 HEARDS MOUNTAIN RD	8.41	\$681,800.00
0580000000037B0	VIRGINIA LAND HOLDINGS LLC	556 DETTOR RD	11.51	\$1,367,600.00
0790000000004D0	SOPHIL COMPANY	2440 HUNTERS WAY	20.38	\$2,127,300.00
0460000000033F0	PROFFIT L C	2553 PROFFIT RD	24.88	\$872,700.00
0310000000021A0	4F LLC	395 REAS FORD RD	26.81	\$2,785,900.00
		TOTAL	142.00	

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

C1 COMMERCIAL

Tax Map Parcel	Owner	Address	Acreage	Improved Value
9400000003900	VIRGINIA OIL COMPANY INCORPORATED C/O FRAY	BLACKCAT RD	3.279	\$0.00
031000000014J0	TST INVESTMENTS LLC	EARLYSVILLE RD	0.03	\$0.00
031000000014B0	TST INVESTMENTS LLC	EARLYSVILLE RD	0.4	\$0.00
059000000015A1	SIJLMANSVONELDIK, ALEXANDRA A, TRS OF THE S	3447 IVY RD	1	\$0.00
09400000003800	VIRGINIA OIL COMPANY INCORPORATED C/O FRAY	BLACKCAT RD	1.178	\$0.00
		Total	5.887	
079000000019LH	IN VINO VERITAS	LOUISA RD	0	\$19,500.00
079000000019A0	CHARLOTTESVILLE & ALBEMARLE POST 74 INC	LOUISA RD	0.009	\$1,273,300.00
079000000019B0	CHARLOTTESVILLE & ALBEMARLE POST 74 INC	LOUISA RD	0.05	\$1,273,300.00
03100000003800	IMMANUEL LLC	4251 EARLYSVILLE F	0.4	\$103,800.00
03100000001500	TST INVESTMENTS LLC	17 REAS FORD RD	0.5	\$189,800.00
05900000001600	ROUTE 250 PROPERTY L L C	3465 IVY RD	0.64	\$417,200.00
099000000001A0	NORTH GARDEN CROSSROADS INC	NORTH GARDEN	0.686	\$0.00
09900000000100	NORTH GARDEN CROSSROADS INC	NORTH GARDEN	0.737	\$0.00
07900000000900	MAKIKA SHADWELL LLC	3008 RICHMOND RD	1.18	\$1,378,100.00
079A1000C01600	ALICE S EASTON	3646 RICHMOND RD	1.217	\$100,600.00
057000000031A0	MECHUM'S TRESTLE LLC	4300 THREE NOTCH'D	1.387	\$0.00
07900000001900	CHARLOTTESVILLE & ALBEMARLE POST 74 INC	3025 LOUISA RD	1.988	\$1,273,300.00
059000000015A0	SIJLMANSVONELDIK, ALEXANDRA & DEBORAH, TRS	3449 IVY RD	2.02	\$471,900.00
031A00000000A0	600 EARLYSVILLE GREEN LLC	600 EARLYSVILLE GR	2.16	\$309,500.00
048000000011E0	GREGORY A RANDALL CRYSTAL R RANDALL	3880 STONY POINT R	2.26	\$86,400.00
09900000000500	NORTH GARDEN CROSSROADS INC	4916 PLANK RD	2.515	\$1,866,200.00
079A1000C01300	ALICE S EASTON	3688 RICHMOND RD	4.132	\$409,500.00
03100000003200	HOOD, STEVE & KATHY HOOD ET ALS TRUSTEES R	601 EARLYSVILLE GR	4.15	\$509,800.00
04500000002200	PATTERSON, GRAHAM B JR	251 TRIANGLE CT	6.002	\$280,300.00
04800000001100	SCRUGGS, GILBERT F & MARIE M	2793 WATTS PASSAG	6.52	\$66,700.00
03100000001400	TST INVESTMENTS LLC	4036 EARLYSVILLE F	11.833	\$105,200.00
		Total	50.386	

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

HC HIGHWAY COMMERCIAL

Tax Map Parcel	Owner	Address	Acreage	Improved Value
13000000004900	AUGUSTA COOPERATIVE FARM BUREAU INC	SCOTTSVILLE RD	1.022	\$0.00
055B0000001500	R A YANCEY LUMBER CORP	ROCKFISH GAP TURN	2	\$0.00
078000000033A1	POSITIVE RETURNS LLC	RICHMOND ROAD	8.997	\$0.00
		Total	12.019	
078000000049BL	VON ELTEN, CHRISTOPHER & KELLIE	HUNTERS WAY	0	\$32,500.00
078000000049A1	VIRGINIA SCHOOL BOARDS ASSOCIATION	HUNTERS WAY	0	Unknown
055000000103C0	KIRTLEY, BRUCE W OR BONNIE M	6098 ROCKFISH GAP	0.25	\$198,000.00
055B0000001600	SAE HOLDINGS LLC; E D B YANCEY & RAY II LLC	6037 ROCKFISH GAP	0.576	\$88,100.00
078000000049A2	VIRGINIA SCHOOL BOARDS ASSOC	HUNTERS WAY	0.73	Unknown
055B0000001900	DAMERON, MARGARET V & JAMES DOUGLAS	5995 ROCKFISH GAP	1	\$270,500.00
055000000109A0	6135 ROCKFISH GAP LLC	6181 ROCKFISH GAP	1.102	\$263,000.00
055B00000016A0	SAE HOLDINGS LLC; E D B YANCEY & RAY II LLC	6077 ROCKFISH GAP	1.243	\$152,500.00
078000000049A0	HEARTROCK FARM LLC	2300 HUNTERS WAY	1.46	Unknown
05500000011000	FROEHLING & ROBERTSON INC	ROCKFISH GAP TURN	1.762	Unknown
078000000049B0	IRISH CAVALIER PROPERTIES LLC	2320 HUNTERS WAY	1.896	\$226,800.00
078000000033A0	POSITIVE RETURNS LLC	2151 RICHMOND RD	2.016	\$830,400.00
078000000048A0	RICHMOND ROAD MOORE LLC	2238 RICHMOND RD	2.1	\$93,200.00
078000000049B1	FLEVARAKIS, JOHN OR JULIE	2330 HUNTERS WAY	2.187	\$141,000.00
078000000033B0	CANOPY CHARLOTTESVILLE LLC	2153 RICHMOND RD	2.219	\$979,200.00
079000000004P0	RYDER ENTERPRISES LLC	2305 HUNTERS WAY	2.56	\$590,500.00
13000000004800	AUGUSTA COOPERATIVE FARM BUREAU INC	8173 SCOTTSVILLE R	2.573	\$251,000.00
079000000004A0	RYDER ENTERPRISES LLC	2424 RICHMOND RD	4.03	\$3,038,000.00
055B0000000100	JEFFRIES II LLC	6115 ROCKFISH GAP	4.06	\$1,811,900.00
056000000110A0	STALLINGS, PRESTON O	5221 ROCKFISH GAP	18.113	\$2,108,700.00
		Total	49.877	