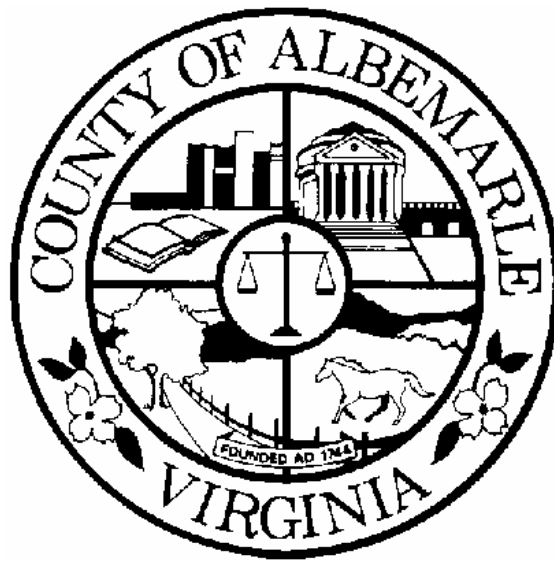


# COUNTY OF ALBEMARLE

## 2000



# DEVELOPMENT ACTIVITY REPORT

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# STATISTICAL ABSTRACT

## ***Residential Building Permits***

Residential building permits issued in 2000 totaled 650 dwelling units. This number is somewhat lower than the level of building activity observed since 1990. The lowest level of activity occurred in 1995 when only 596 building permits were issued.

- Of the 650 new housing starts in 2000, 369 dwelling units (57%) were located in Designated Development Areas and 231 dwelling units (43%) were located in the Rural Areas.
- Residential building permits issued in 2000 were composed of the following types of dwelling units:
  - 83 % conventional single-family detached
  - 10 % single-family attached
  - 1 % single-family townhouse
  - 0 % multi-family units
  - 4 % mobile homes located throughout the County
  - 2 % accessory apartments
- Of the 540 single-family detached units created from new building permits issued, 287 (53%) were located in the Development Areas and 253 (47%) were located in the Rural Areas.
- Mobile homes accounted for 6% (17 total) of all building permits issued for dwelling units in the Rural Areas – down from 8% in 1999.
- Accessory apartments accounted for less than 2% (13 total) of building permits issued for dwelling units in 2000.

## ***Residential Subdivisions***

- 98 subdivision plats were signed in 2000 creating 567 new lots.
- Of the 567 new lots created, 320 (56%) were located in the Development Areas and 247 (43%) were located in the Rural Areas.
- 196 (79%) of new Rural Area lots were development right lots of less than 21 acres.

- The average lot size of the 567 new lots created in 2000 decreased significantly to 13.04 acres from 23.18 acres in 1999. In 2000, the average new lot size in the Designated Development Areas (302 lots) decreased to 1.12 acres, and the average new lot size in the Rural Areas (247 lots) decreased to 23.49 acres. This is due to a significant decrease in the number of lots created in new subdivisions.

### ***Site Development Plans***

- One major residential site development plan, Woods Edge, was signed in 2000, representing 90 units.
- 40 major non-residential site development plans were signed in 2000. These plans represented 146,945 square feet of commercial/retail services space, 19,288 square feet of industrial space, 267,005 square feet of office space, and 109,810 square feet of public/institutional space.

### ***Land Use Taxation and Agricultural/Forestral Districts***

- Landowners have enrolled 21% of the Designated Development Areas, and 68% of the Rural Areas in the land use taxation program as of December 31, 2000. The total area in the land use taxation program comprises approximately 66% of Albemarle County.
- As of December 31<sup>st</sup>, 2000, the land area voluntarily enrolled by rural landowners in agricultural and forestal districts represented approximately 15% of the acreage in Albemarle County's Rural Areas.

### ***Zoning***

- A total of 84.18 acres were rezoned in 2000. Glenmore, in Rivanna Village, accounted for 38 acres of the total rezoned acreage.

# TABLE OF CONTENTS

<b>I.</b>	<b>INTRODUCTION .....</b>	<b>1</b>
<b>II.</b>	<b>RESIDENTIAL ACTIVITY .....</b>	<b>2</b>
<b>A.</b>	<b><i>BUILDING PERMIT ACTIVITY</i> .....</b>	<b>2</b>
1.	OVERVIEW .....	2
2.	BUILDING PERMITS BY COMPREHENSIVE PLAN DEVELOPMENT AREA.....	2
3.	BUILDING PERMITS BY DWELLING UNIT TYPE.....	5
4.	BUILDING PERMITS BY MAGISTERIAL DISTRICT .....	5
5.	RESIDENTIAL BUILDING ACTIVITY COMPARISON .....	5
<b>B.</b>	<b><i>SUBDIVISION ACTIVITY</i> .....</b>	<b>10</b>
1.	OVERVIEW .....	10
2.	ANALYSIS OF SIGNED PLATS .....	10
3.	HISTORIC COMPARISON OF SUBDIVISION ACTIVITY - SIGNED PLATS.....	13
4.	SIGNED PLATS - PUBLIC VS. PRIVATE ROADS .....	13
5.	RURAL PRESERVATION DEVELOPMENT.....	17
<b>C.</b>	<b><i>SITE PLAN ACTIVITY</i> .....</b>	<b>18</b>
<b>III.</b>	<b>INVENTORY OF LAND USE.....</b>	<b>22</b>
<b>IV.</b>	<b>ZONING AND COMPREHENSIVE PLAN MODIFICATIONS.....</b>	<b>29</b>
<b>A.</b>	<b><i>2000 REZONING ACTIVITY</i> .....</b>	<b>29</b>
<b>B.</b>	<b><i>COMPREHENSIVE PLAN MODIFICATIONS IN 2000</i> .....</b>	<b>31</b>
<b>V.</b>	<b>APPENDIX.....</b>	<b>32</b>

# LIST OF TABLES

Table 2-1: Comprehensive Plan Area - Actual Dwellings Summary, 1996-2000.....	3
Table 2-2: Dwelling Units by Comprehensive Plan Area by Building Permits Issued in 2000 .....	4
Table 2-3: Number of Dwelling Units by Magisterial District by Building Permits Issued in 2000.....	7
Table 2-4: Building Permit Activity Comparison, 1993-2000 .....	8
Table 2-5: Total Number of New Dwelling Units from Building Permits Issued, 1981-2000.....	9
Table 2-6: Residential Subdivision Activity in 2000 - Signed Plats .....	11
Table 2-7: Distribution by Size (Acreage) Based on Signed Plats Located in the Rural Areas, 1998-2000 .....	12
Table 2-8: Changes in Subdivision Activity, 1989-2000 - Signed Plats .....	14
Table 2-9: Rural Area Average Lot Size, 1997-2000 (Development Right Lots).....	15
Table 2-10: 2000 Signed Plats - New Public and Private Roads.....	16
Table 2-11: Rural Preservation Developments, 1990-2000.....	19
Table 2-12: Major Residential Site Plans Approved in 2000 .....	20
Table 2-13: Major Non-residential Site Plans Approved in 2000 .....	21
Table 3-1: Residential Land Use Summary, 2000.....	23
Table 3-2: Commercial and Industrial Land Use Summary, 2000 .....	24
Table 3-3: Acreage in Land Use Taxation by Year and Land Use Type, 1982-2000.....	25
Table 3-4: Estimate of Distribution of County Land Under Land Use, 2000.....	26
Table 3-5: Agricultural/Forestral Districts.....	27
Table 4-1: Approved Zoning Map Amendments, 2000.....	30

# I. INTRODUCTION

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The Development Activity Report is an annual review of the residential, commercial, and industrial development applications approved by the Albemarle County Board of Supervisors, Planning Commission, Board of Zoning Appeals, Department of Planning and Community Development, and Building Codes and Zoning Services. This review in no way represents actual development in the County, it simply reflects serious development interests.

Throughout the year, numerous actions are taken regarding building permits, subdivision plats, site development plans, and changes to zoning regulations. This report tracks these actions and analyzes where trends of two or more years are occurring. The location of new residential and commercial interest is not only important to planners, but is also useful information for those involved in rural preservation, commercial development, or marketing activities.

In June of 1996, the Albemarle County Board of Supervisors adopted the 1996-2016 Land Use Plan. This Land Use Plan is similar in many ways to the previous Plan. However, the Villages of Earlysville and North Garden were eliminated in the Plan as Designated Development Areas. Development information for these eliminated areas has been incorporated in information about Rural Areas 1 and 3, respectively. It is important to point out that an amendment to the Plan, approved in December of 1989, created the Village of Rivanna Development Area. In this report, some of the data previously attributed to Rural Area 4 is now shown as belonging to the Rivanna Village. Additions have also been made to the Development Areas of Piney Mountain and Hollymead. Piney Mountain was upgraded from a Village designation to a Community. It is also important to note that the Community of Scottsville Development Area was eliminated with the adoption of the 1996-2016 Comprehensive Land Use Plan since a significant portion of the Area was incorporated into the Town of Scottsville by boundary adjustment on January 1, 1994.

This report is divided into three major sections. The first section addresses residential development by analyzing where building permit, subdivision, and site plan activity has occurred. The next section describes inventories of residential, commercial, and industrial zoned land along with the distribution of County land in preferential land use taxation. The third section presents zoning map amendments and amendments to the Comprehensive Plan.

As in past reports, one purpose of the Development Activity Report is to evaluate the effectiveness of the Albemarle County Zoning Ordinance, adopted December 10, 1980. An objective of the Zoning Ordinance is to encourage development in the Designated Development Areas (these specific Development Areas are described in detail in the Comprehensive Plan). While the Comprehensive Plan outlines goals and objectives for effectively managing Albemarle County's growth, the Zoning Ordinance provides the legal structure by which the goals and objectives are accomplished. For the purposes of this report, 2000 development activity comparisons will be made to the 1996-2016 Land Use Plan.

# II. RESIDENTIAL ACTIVITY

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## A. **BUILDING PERMIT ACTIVITY**

### 1. **Overview**

The annual number of new residential dwelling units is an important indicator of growth in a locality. For this report, the number of building permits issued for new residential structures is a measure of new dwelling units to be built in Albemarle County. Though the total level of activity from one year to the next is ascertained from building permit volumes, the distribution of new housing by location and by type can also be analyzed from information provided on a permit. The location and type of dwelling relative to existing utilities, public facilities, and infrastructure provides direction for long-term planning efforts.

### 2. **Building Permits by Comprehensive Plan Development Area**

In 2000, the number of new dwelling units from building permits totaled 650 (see Table 2-1). This total represents a decrease of 120 dwelling units from the 1999 total of 770. Overall the total number of building permits issued has decreased steadily since 1997.

Designated Development Areas (Urban Areas, Communities, and Villages) accounted for 57% (369) of all new dwelling units in 2000. The Urban Area, consisting of Urban Neighborhoods 1-7, accounted for 29% (189 units) of the total 650 new dwelling units in 2000, nearly thirty less than last year. Of the 189 new units located in the Urban Area, 74 were located in Urban Neighborhood 2 (see Table 2-2).

The amount of activity in the Communities decreased slightly. The average number of new dwelling units since 1990 is 162 per year. In 2000, the Communities represented 180 units or 20% of the total number of new units in the County. The Community of Hollymead once again showed a noteworthy amount of new dwelling unit building activity. In 2000, Hollymead accounted for 75 (12%) of the County's total new dwelling units. This made it the largest concentration of new building activity in the Designated Development Areas.

The adoption of the revised Land Use Plan component of the Comprehensive Plan in June 1996 eliminated two Village designations leaving only one Village in the Plan (Rivanna). The number of dwelling units from building permits in the Village of Rivanna, mainly due to the continued development of the Glenmore subdivision, accounted for 50 units or 8% of the total new dwelling units permitted.

In the Rural Areas, the percentage of dwelling units created from new building permits issued accounted for 43% (281 units) of all permits issued within the County. This is about average for the last seven years. Although building activity was focused in the Designated Development Areas in 2000, the total number of building permits issued throughout the County in 2000 was low.



























































