

# Property Matter Sunrise Elementary School

February 5, 2026



## Overview

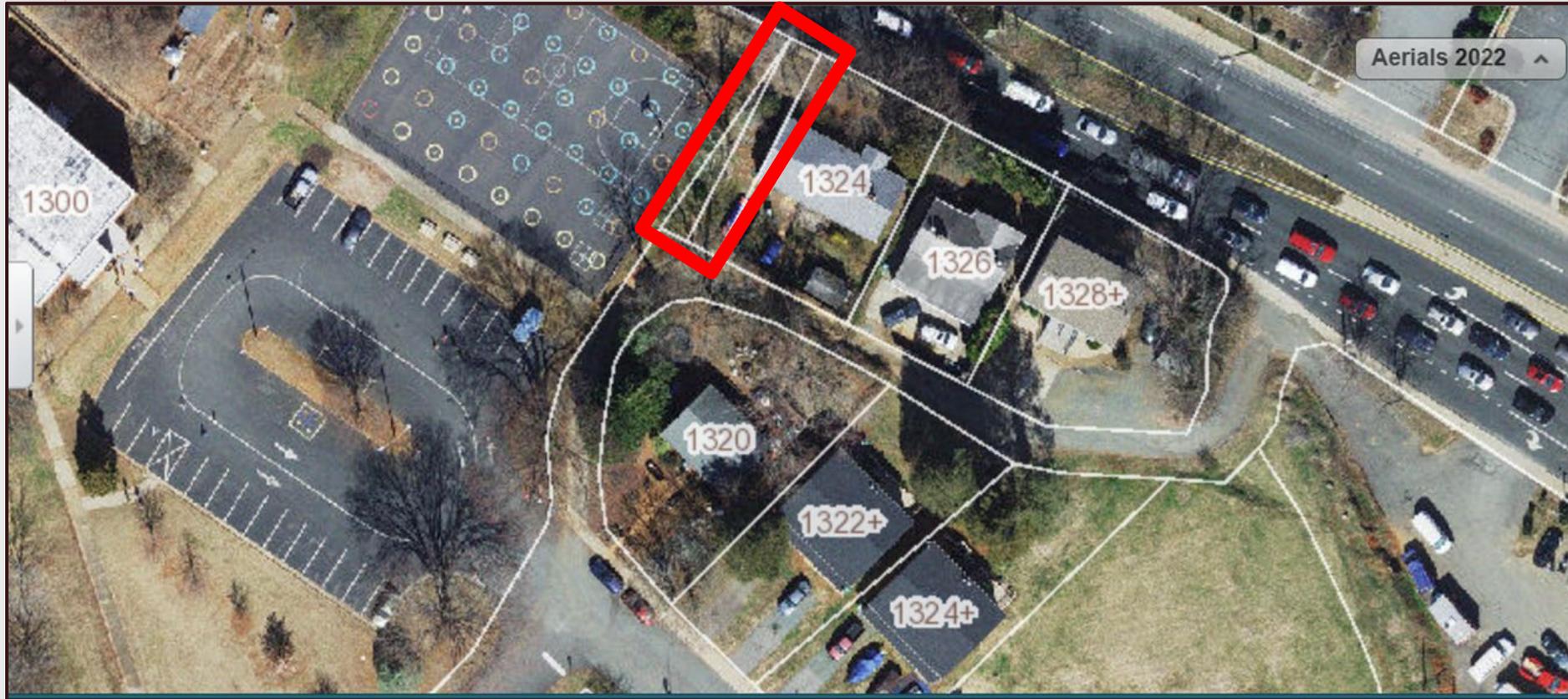
### **Property Address: 1324 Long Street**

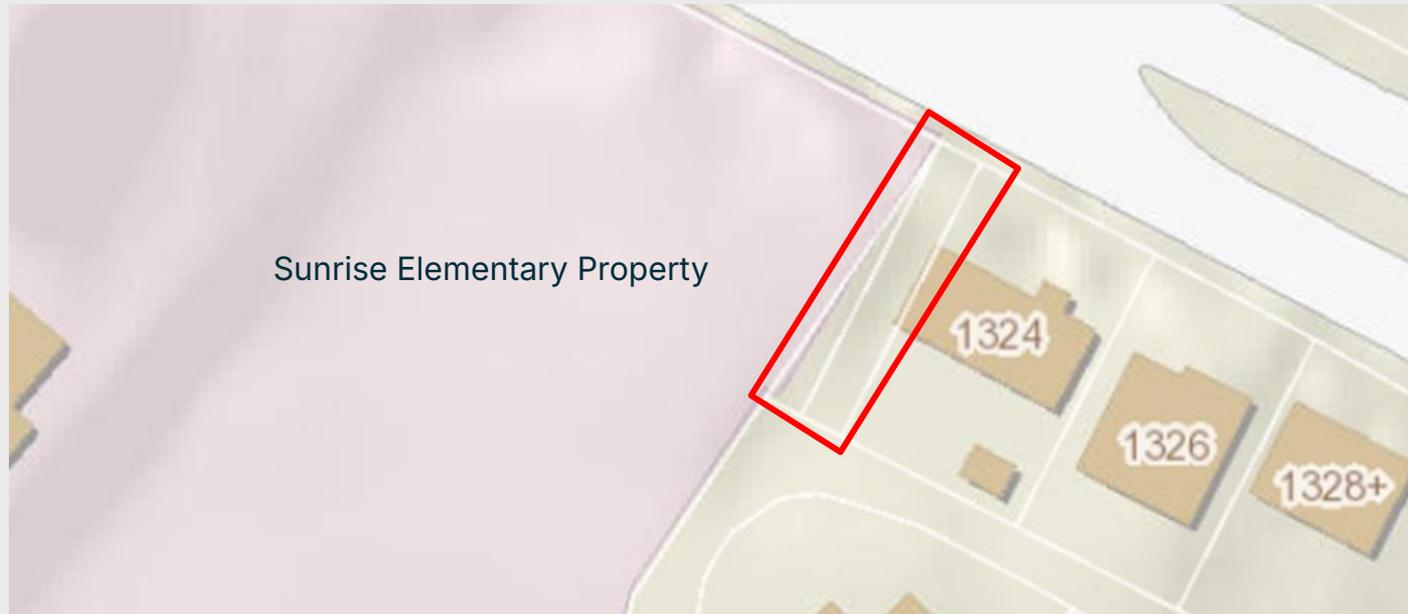
**Summary:** A 74-year-old resident owns his primary residence and two small adjacent "slivers" of land (TM parcels 500001200 and 500001100) situated between his home and the Sunrise Elementary School playground. While he qualifies for the City's elderly real estate tax relief program based on income and age; his ownership of these two additional parcels currently renders him ineligible.

To resolve this issue, his pro bono counsel from the Legal Aid Justice Center has proposed conveying these two smaller parcels—which have a combined assessed value of approximately \$5,300.00—to the Charlottesville City School Board.

View from Front of Sunrise Toward the Property







Sunrise Elementary Property

1324

1326

1328+

**Parcels** [Close] [Refresh]

**Address:** 0 LONG ST  
**Owner:** MERRITT, DAVID C  
**2026 Value:** \$2,000  
**Parcel ID:** 500001200

[\(View details\)](#)

[Parcel Summary](#) | [Dimensions](#) | [What's Nearby?](#)



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**Address:** 0 LONG ST  
**Owner:** MERRITT, DAVID C  
**2026 Value:** \$3,300  
**Parcel ID:** 500001100

[\(View details\)](#)

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## CX-5 is a Corridor Mixed Use zoning district.

### DIV. 2.4. CORRIDOR MIXED USE

#### 2.4.1. Summary of Districts

Moderate- and higher-intensity mixed use, office, and residential buildings intended to accommodate a variety of residential, retail, service, and commercial uses in a vibrant, pedestrian-friendly environment along Neighborhood and Urban Mixed Use Corridors designated in the Comprehensive Plan.

The following table includes a summary of the base allowances for each district. Detailed requirements and potential bonus allowances are further described in this Division.



**CX-3**

15' or 40' lot width (min)

No density restrictions

3 stories / 44' height (max)

275' building width (max)



**CX-5**

15' or 40' lot width (min)

No density restrictions

5 stories / 72' height (max)

275' building width (max)



**CX-8**

15' or 40' lot width (min)

No density restrictions

8 stories / 114' height (max)

275' building width (max)

**The Sunrise parcel is zoned  
CM - Exempt Educational**

**If the Board accepts the property, will the City allow the School Board to just get the zoning changed from CX-5 to CM (Exempt Educational) and hold the property as two small parcels, or will the City require the Board to have the property surveyed/platted and combined into the parcel 500001000?**

*The zoning on the two smaller parcels would not automatically change to CM if the Board were to acquire them. The only way to change the zoning is to go through the rezoning process.... However, you are able to combine the CX-5 zoned parcels into the larger CM parcel without rezoning them. This would create a split zoned parcel, where there are two zoning designations associated with the parcel. The City does not prefer split zoned parcels, but it is allowable. A subdivision WOULD require a surveyor to draw a Boundary Line Adjustment plat that the City would review. (1/21/2026 from Benjamin Koby - Planner II, City of Charlottesville)*

*Rezoning do not trigger development review requirements at all. Subdivisions only trigger a handful of requirements and standards to be review or met. The City would review a potential subdivision for the following:*

- A. Lot size,*
- B. Development bonuses,*
- C. Blocks,*
- D. Site access,*
- E. Streets,*
- F. And utilities.*

*Per Donald Schrager, the Stormwater Utility Administrator, the two parcels and their associated impervious surfacing are too small to trigger a change to your stormwater fees.*

*(1/21/2026 from Benjamin Koby - Planner II, City of Charlottesville)*

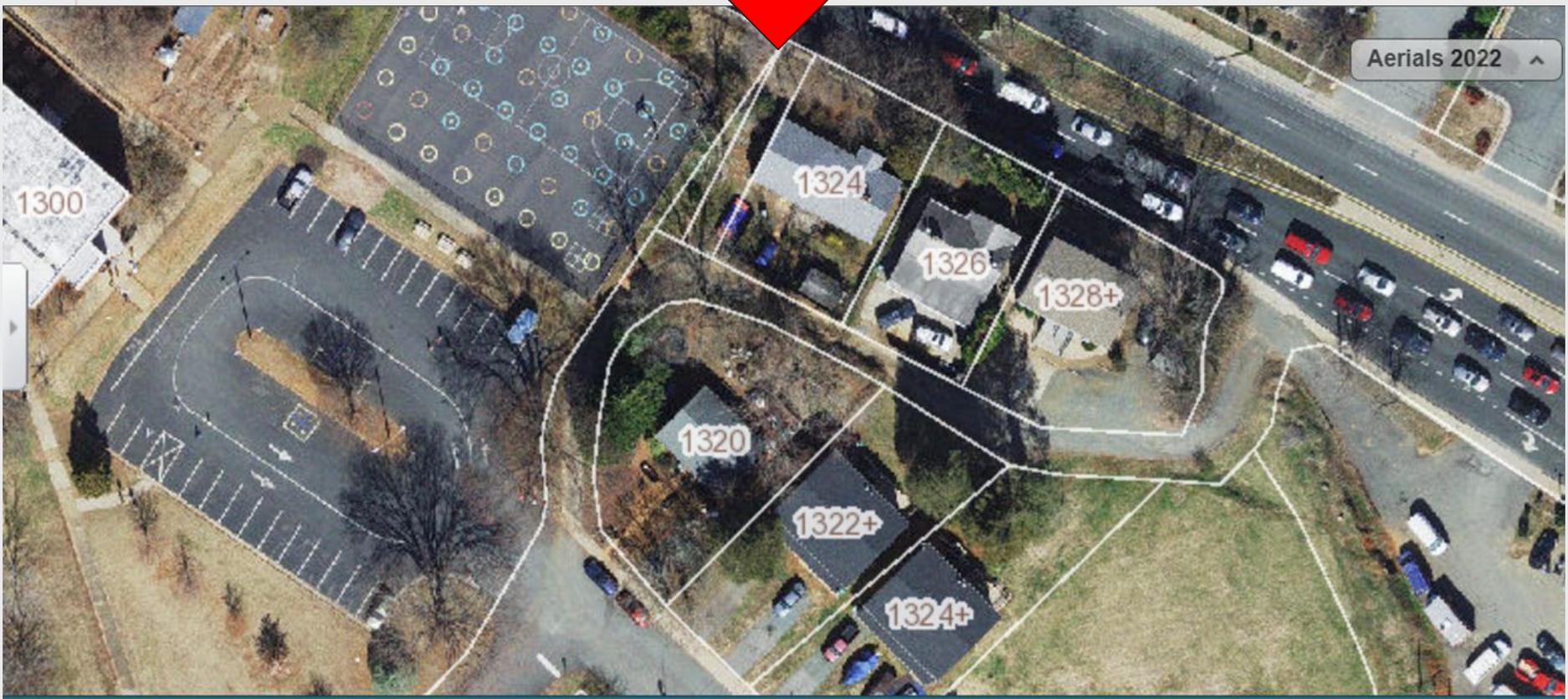
## View of the Property Line Area & Rear Access



2 Parcels



Aerials 2022 ^



- Encroachment:
  - Set back of the home from the parcel 500001100 boundary?
  - Location of the rear entrance/exit in relation to the two small parcels?
- Costs:
  - Research / New Survey?
  - Title Search?

**Other Questions / Potential Concerns?**