

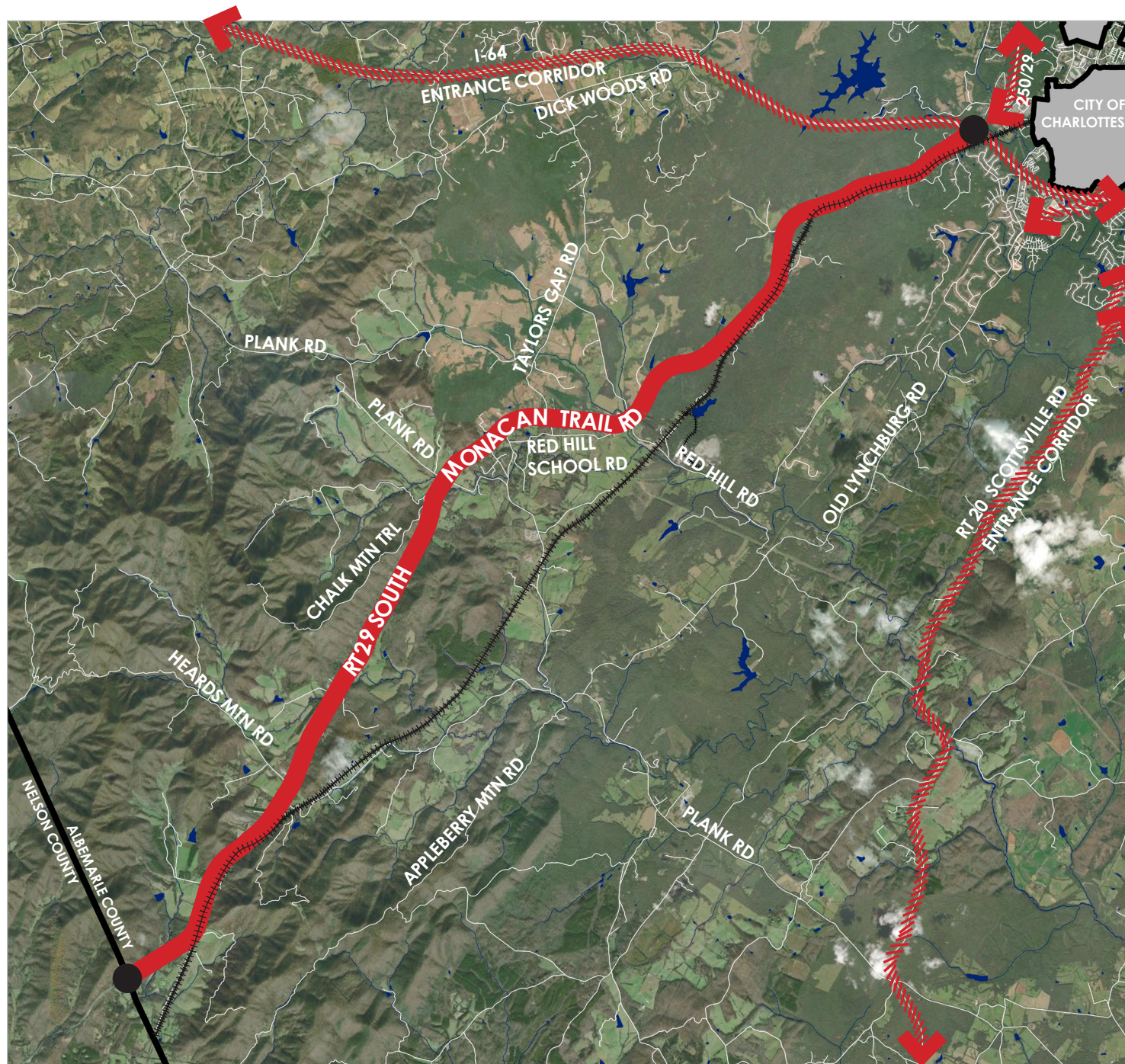
# Entrance Corridor // Route 29 South (Monacan Trail Rd.)

From the Albemarle/Nelson County line at the south to the I-64 Interchange at the north

DRAFT



Last updated: 09.25.2023



LENGTH: 17.7 MILES

## HISTORY

Rt. 29, south of Charlottesville, developed along pre-existing country roads, including a stagecoach route from Lynchburg to Charlottesville. The route was in place just north of Coveseville by the third quarter of the 18th century. In the early 19th century, the travelway was rerouted through Coveseville, spurring growth in that community. Farms were established in the area beginning in the mid-18th century, with apple and peach orchards contributing significantly to the economic development of the region in the 19th and 20th centuries. In 1922 the road was one of two state-maintained highways. It was assigned its route number in 1932 and was expanded to four lanes in 1969. Near its southern end, the corridor forms the spine of the Coveseville Historic District.

Rt. 29 South was designated an Albemarle County Entrance Corridor in 1990.

## GENERAL CHARACTERISTICS OF PROGRESSION

Primary views on this long corridor are characterized by a rhythmic shifting between foreground wooded frontages, mid-ground median trees, and backgrounds of wooded mountains. The wooded views are accentuated by occasional clearings with individual single-family residences of modest scale and traditional form, long-standing institutional or commercial structures, or the railroad running along the east side of the corridor. Groups of buildings infrequently punctuate the corridor, are centered in Coveseville and North Garden, and typically include industrial structures. The predominance of wooded views along the length of the corridor results in no road segments with strong individual character.

## ZONING & LAND USE

Most of the land along the corridor is zoned Rural Areas (RA), with two prominent exceptions. One is found at North Garden, where Commercial zoning is surrounded by Village Residential zoning. The other is at the northern end of the corridor, skirting the City of Charlottesville around the I64 interchange. Parcels there exhibit a mix of low density residential (R1, R2, and R4), commercial, and planned development zoning, although most of the development is not visible due to area topography, changes in roadway elevation, and mature trees and wooded areas. Another less prominent exception to the RA zoning exists at Gleco Mills Ln., where a single parcel is zoned Light Industry and a warehouse stands between the street and the railroad. The predominance of RA zoning along this corridor eliminates much of the corridor from EC design review. Design review is focused primarily on commercial and industrial zoned properties to align them with current ECGD standards, as properties are renovated and redeveloped.

## STRUCTURES - PREDOMINANT FEATURES

- Form: Typically simple, rectangular and linear; gabled and hipped roofs
- Scale: Small scale residential and religious; small to medium commercial and industrial; 1 – 2 stories
- Materials: Brick and siding for residences and institutional buildings; metal and wood for commercial and industrial
- Colors: Red and white walls; roofs in brown, gray, red, and green

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## LANDSCAPE – PREDOMINANT FEATURES

- Wooded frontages predominate and the layered views establish order and continuity along the corridor
- Open grass area surrounded or peppered with shade trees

## ELEMENTS OF ORDERLY AND ATTRACTIVE DEVELOPMENT

- Sidewalks are provided consistently along the length of the corridor

## CHARACTERISTICS TO AVOID

- Lack of landscaped frontages including large shade trees

## PRECEDENT IMAGES

THIS CORRIDOR IS CHARACTERIZED BY A RHYTHMIC SHIFTING BETWEEN FOREGROUND WOODED FRONTAGES, MID-GROUND MEDIAN TREES, AND BACKGROUNDS OF WOODED MOUNTAINS.



Welcome to Albemarle sign north of Faber Rd.



Vicinity of Tax Map Parcel 117-5F (Looking North)

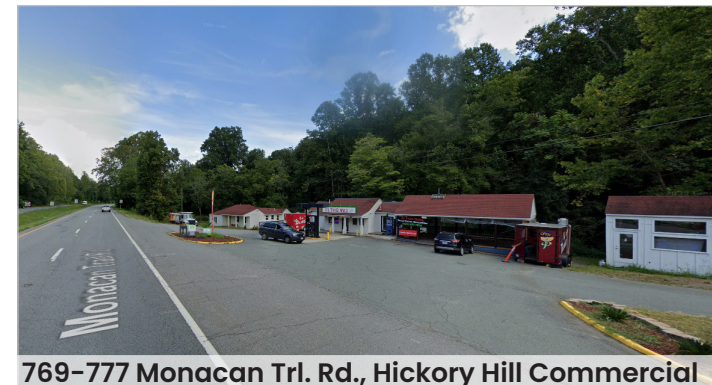


Vicinity of 1248 Monacan Trl. Rd., close to railroad (Looking South)

A FEW SMALL-SCALE BUILDINGS ORIGINALLY CONSTRUCTED PRIOR TO THE ECDG HAVE BEEN ADAPTED TO ACCOMMODATE NEW COMMERCIAL VENTURES. ROAD WIDENING HAS RESULTED IN SHALLOW SETBACKS.



2942 Monacan Trl. Rd., Polly's Folly



769-777 Monacan Trl. Rd., Hickory Hill Commercial

THE WOODED VIEWS THAT PREDOMINATE ON THE CORRIDOR ARE ACCENTUATED BY OCCASIONAL CLEARINGS WITH INDIVIDUAL SINGLE-FAMILY RESIDENCES OF MODEST SCALE AND TRADITIONAL FORM, OR LONG-STANDING INSTITUTIONAL OR COMMERCIAL STRUCTURES.



2106 Monacan Trl. Rd.

A traditional vernacular farmhouse.



960 Monacan Trl. Rd., Church of the Good Shepherd

This small-scale, Gothic Revival style masonry church constructed ca. 1905, is perched on an elevated site with a wooded backdrop.



6100 Monacan Trl. Rd.

A ca. 1880 residence with Gothic Revival inspired forms contributes to the Coveseville National Register Historic District.

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## PRECEDENT IMAGES (CONTINUED)

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—THE COMMUNITIES OF COVESVILLE AND NORTH GARDEN ARE PROMINENT WITH GROUPS OF BUILDINGS VISIBLE FROM THE CORRIDOR.

COVESVILLE



**5531 Covesville Ln., Cove Presbyterian Church**  
The Cove Presbyterian Church is a picturesque late-19th century rural Gothic Revival structure. Photo credit: VDHR



**5595 Cove School Ln.**  
Constructed ca. 1890, this school has a simple form and a wood frame structure on a rubblestone foundation.



**5930 Covesville Store Rd., Covesville Store**  
Known alternately as the Boaz store, and the Purvis and Johnson store, this commercial building was constructed ca. 1900 and housed the Covesville Post office for a time.

NORTH GARDEN



**4976 Plank Rd., Crossroads Store**  
Though it is large in size, this mixed-use building applies local building forms and variations in footprint to reduce the scale. The gas and drive-thru canopies are fully integrated into the design.



**4907-4917 Plank Rd., North Garden Fire State and Post Office**

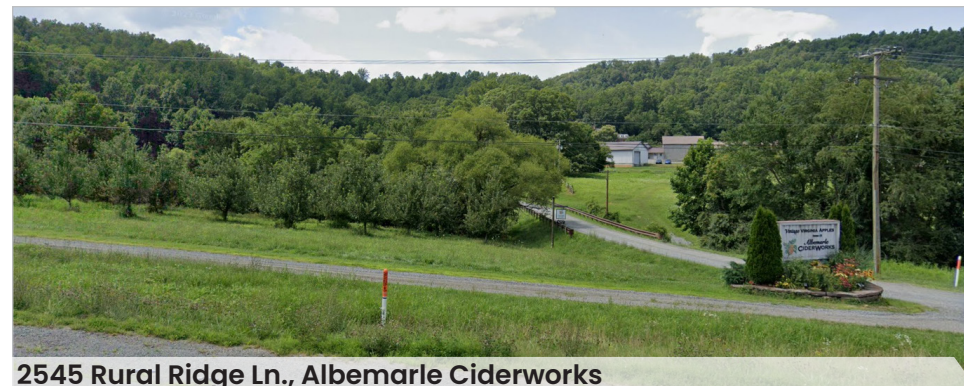


**5010 Plank Rd., The Crossroads Inn**  
An early 19th century brick tavern listed in the National Register of Historic Places.

—APPLE AND PEACH ORCHARDS CONTRIBUTED SIGNIFICANTLY TO THE ECONOMIC DEVELOPMENT OF THE REGION IN THE 19TH AND 20TH CENTURIES. FRUIT-RELATED BUSINESSES CONTINUE TO THRIVE IN THE AREA.



**5831-61 Piedmont Apple Ln., Crown Orchard Company property**



**2545 Rural Ridge Ln., Albemarle Ciderworks**

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