

RESOLUTION TO AUTHORIZE THE ACQUISITION BY CONDEMNATION OF PORTIONS OF A CERTAIN PARCEL OF LAND, PARCEL ID NUMBER 056A2-02-0A-00100, FOR THE PURPOSE OF CONSTRUCTING ROAD IMPROVEMENTS AND RELOCATING UTILITIES CONNECTING LIBRARY AVENUE AND HIGH STREET, AND TO ENTER UPON THE PROPERTY TO BE ACQUIRED AND INITIATE CONSTRUCTION BEFORE THE CONCLUSION OF THE CONDEMNATION PROCEEDING PURSUANT TO VIRGINIA CODE SECTIONS 15.2-1904 AND 15.2-1905(C) AND CHAPTER 3 OF TITLE 25.1 (SECTIONS 25.1-300 ET SEQ.)

WHEREAS, Albemarle County has proposed certain roadway improvements in the White Hall District as part of the Library Avenue Extension to Parkside Village Road Project in order to extend Library Avenue eastward through the Barnes Lumber property to connect to High Street and then to Hill Top Street in Parkside Village as well as connection to The Square;

WHEREAS, the Library Avenue Extension to connect High Street and the Parkside Village Road Project is necessary for the public health, safety, peace, good order, comfort, convenience, and welfare of the County;

WHEREAS, the project design for the Library Avenue Extension to connect High Street and the Parkside Village Road Project requires the acquisition of certain right-of-way and easement interests for the construction of road and safety improvements;

WHEREAS, the County has reviewed the acquisition for purposes of complying with Section 1-219.1 of the Code of Virginia and has certified that the acquisition is for the possession, ownership, occupation, and enjoyment of the property by the public, for the purpose of construction and maintenance of public facilities including public roads and other improvements;

WHEREAS, the County has made a bona fide but ineffectual effort to purchase the necessary right-of-way and easements for public road and other improvements at fair market value, and the County and landowner were able to reach an agreement on compensation, but the landowner was unable to convey clear and legal title of the property rights to the County; and

WHEREAS, it is now necessary to enter upon the property to install the facilities and improvements prior to the completion of condemnation proceedings;

NOW, THEREFORE, BE IT RESOLVED BY THE ALBEMARLE COUNTY BOARD OF SUPERVISORS:

1. That the property is to be acquired for construction and maintenance of public roadway improvements and other related improvements, including road and safety improvements, required as a result of the proposed improvements for the purpose of extending Library Avenue eastward through the Barnes Lumber Property to connect to High Street and then to Hill Top Street in Parkside Village as well as connection to The Square.
2. That the Board approves the proposed public use of the property.
3. That acquisition of the property, as shown in the following chart along with the referenced plat, is for the public roadway and related facilities and is declared to be necessary for a

public use and an authorized public undertaking pursuant to Chapter 19 of Title 15.2 (§ 15.2-1900, *et seq.*) of the Code of Virginia (1950), as amended.

Landowner	Parcel ID Number	Referenced Plat Showing Property Interests to be Acquired
The Square, LLC	056A2-02-0A-00100	Approximately 337 square feet of fee simple, 436 square feet for a permanent utility easement, and 1,176 square feet for a temporary construction easement on Parcel 006 on “Right of Way Data Sheet” Number 1A and “Right of Way Plan Sheet” Number 2RW prepared by Timmons Group, dated December 10, 2020, and last revised February 16, 2024, attached hereto and labeled “Exhibit A.”

4. That it is necessary to enter upon the property to begin construction of the roadway and other improvements prior to the completion of condemnation proceedings in order to adhere to the project schedule.
5. That Albemarle County may, upon the deposit of compensation in the amount of the County’s opinion of just compensation and in compliance with all statutory requirements, including the recordation of a Certificate of Take with the Clerk of the Circuit Court of Albemarle County, enter upon the property identified herein and take possession of the property prior to the conclusion of condemnation proceedings.
6. That, based upon an appraisal report obtained from an MAI licensed real estate appraiser, Albemarle County has determined that the just compensation due to the landowner for the property interests to be acquired for public purposes is as follows:

Landowner	Parcel ID Number	Property Interests to be Acquired	Estimated Value
The Square, LLC	056A2-02-0A-00100	Approximately 337 square feet of fee simple, 436 square feet for a permanent utility easement, and 1,176 square feet for a temporary construction easement on Parcel 006 on “Right of Way Data Sheet” Number 1A and “Right of Way Plan Sheet” Number 2RW prepared by Timmons Group, dated December 10, 2020, and last revised February 16, 2024, attached hereto and labeled “Exhibit A.”	\$11,466.00

7. That the ownership of the property interests to be acquired is as stated in paragraphs 3 and 6 herein.
8. That the County Executive or his designee will deposit with the Clerk of the Circuit Court of Albemarle County, to the credit of the landowner named above, the County’s opinion of just compensation for the property interests, as listed in paragraph 6 herein and simultaneously record a Certificate of Take with the Clerk of the Circuit Court of Albemarle County.

9. That the County Executive or his designee will mail a certified copy of this resolution to the landowners.
10. That the County Attorney or his designee is authorized and directed to acquire the property interests for public use by condemnation or other means, and to institute and conduct condemnation proceedings to acquire the property interests from the landowner named herein in the manner authorized and provided by Chapter 19 of Title 15.2 (Sections 15.2-1900 *et seq.*), and Chapters 2 and 3 of Title 25.1 (Sections 25.1-200 *et seq.* and 25.1-300 *et seq.*) of the Code of Virginia (1950), as amended.
11. That the County Executive or his designee may also continue to negotiate acquisition of the property interests, subject to approval by the Board of Supervisors.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of the County of Albemarle, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on January 21, 2026.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Ms. Duncan	_____	_____
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Mr. Missel	_____	_____
Mr. Pruitt	_____	_____

RIGHT OF WAY DATA SHEET

PARCEL NO.	LANDOWNER	TAX PARCEL ID	SHEET NO.	AREA														PROFFERS
				TOTAL	FEE TAKING	PRESCRIPTIVE EASEMENTS	FEE REMAINDER	RESIDUE (Parcel Acquisition)	EASEMENTS									
									PERMANENT				UTILITY		TEMPORARY			
									SIGHT DISTANCE	VOOT DRAINAGE	COUNTY DRAINAGE	COUNTY SHARED ACCESS	DOMINION ENERGY	VERIZON	PUBLIC UTILITY	CONSTR.		
				ACRES / SQ. FT.	ACRES / SQ. FT.	ACRES	ACRES / SQ. FT.	ACRES	ACRES / SQ. FT.	ACRES / SQ. FT.	ACRES	ACRES	ACRES	ACRES / SQ. FT.	ACRES / SQ. FT.	YES/NO		
001	CROZET NEW TOWN ASSOCIATES, LLC	056A2-01-00-01700	01, 02	3.983	34,948	-	3.183	-	828	-	-	-	-	-	141	-	NO	
002	CROZET NEW TOWN ASSOCIATES, LLC	056A2-01-00-01100	02, 03, 04	14.743	1,779	-	12.964	-	9,327	746	18,064	-	-	-	1,470	-	NO	
003	CROZET NEW TOWN ASSOCIATES, LLC	056A2-01-00-02300	02, 03	1.730	12,981	-	1,385	-	-	-	-	-	-	-	312	-	NO	
004	CHARLES R. WITT, JR. & HERBERT A. PICKFORD, TRUSTEES FOR TABOR PRESBYTERIAN CHURCH	056A2-01-00-01500	01	1.000	1,350	-	42,210	-	-	-	-	-	-	-	-	139	NO	
005	THE SQUARE, LLC	056A2-01-00-01600	01, 02	367.25	3,544	-	33,191	-	1,242	-	-	-	-	-	348	825	NO	
006	THE SQUARE, LLC	056A2-02-00-00100	02	24.925	337	-	24,492	-	-	-	-	-	-	-	435	1,176	NO	
007	JAMES WATT MOORMAN & BRENDA THOMPSON MOORMAN, TRUSTEES	056A2-04-00-04800	03	6.098	386	-	5,712	-	-	-	-	-	-	-	1,926	436	NO	
008	PARKSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.	056A2-04-00-00043	03, 04	3.049	3,030	-	19	-	-	-	-	-	-	-	-	-	NO	
009	NICHOLAS GRAHAM BORTLE & MARGARET MALBON GEROE BORTLE	056A2-04-00-02300	04	13.373	466	-	12,877	-	-	80	-	-	-	-	-	-	NO	
010	INTENTIONALLY OMITTED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NO	
011	COUNTY OF ALBEMARLE	056A2-01-00-01800	01	1.410	-	-	-	-	-	-	-	-	-	-	-	-	NO	



THIS DRAWING PREPARED AT THE
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REVISION DESCRIPTION	
DATE	REVISION
01/16/2024	REVISED PER COUNTY COMMENTS
02/01/2024	REVISED PER COUNTY COMMENTS
02/01/2024	REVISED PER COUNTY COMMENTS
02/01/2024	REVISED PER COUNTY COMMENTS
02/01/2024	REVISED PER COUNTY COMMENTS
02/01/2024	REVISED PER COUNTY COMMENTS

DATE
12/10/2020

DRAWN BY
P. LAZAR

DESIGNED BY
H. FLEMING

CHECKED BY
J. MEDLEY

SCALE
N/A

UPC #11385 - LIBRARY AVENUE

ALBEMARLE COUNTY - VIRGINIA

RIGHT OF WAY DATA SHEET

100' NO.

38593

SHEET NO.

1A

TIMMONS GROUP

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1A

Exhibit A

