



Public Hearing

Proposed Acquisition of Portions
of 1153 High Street by Eminent
Domain



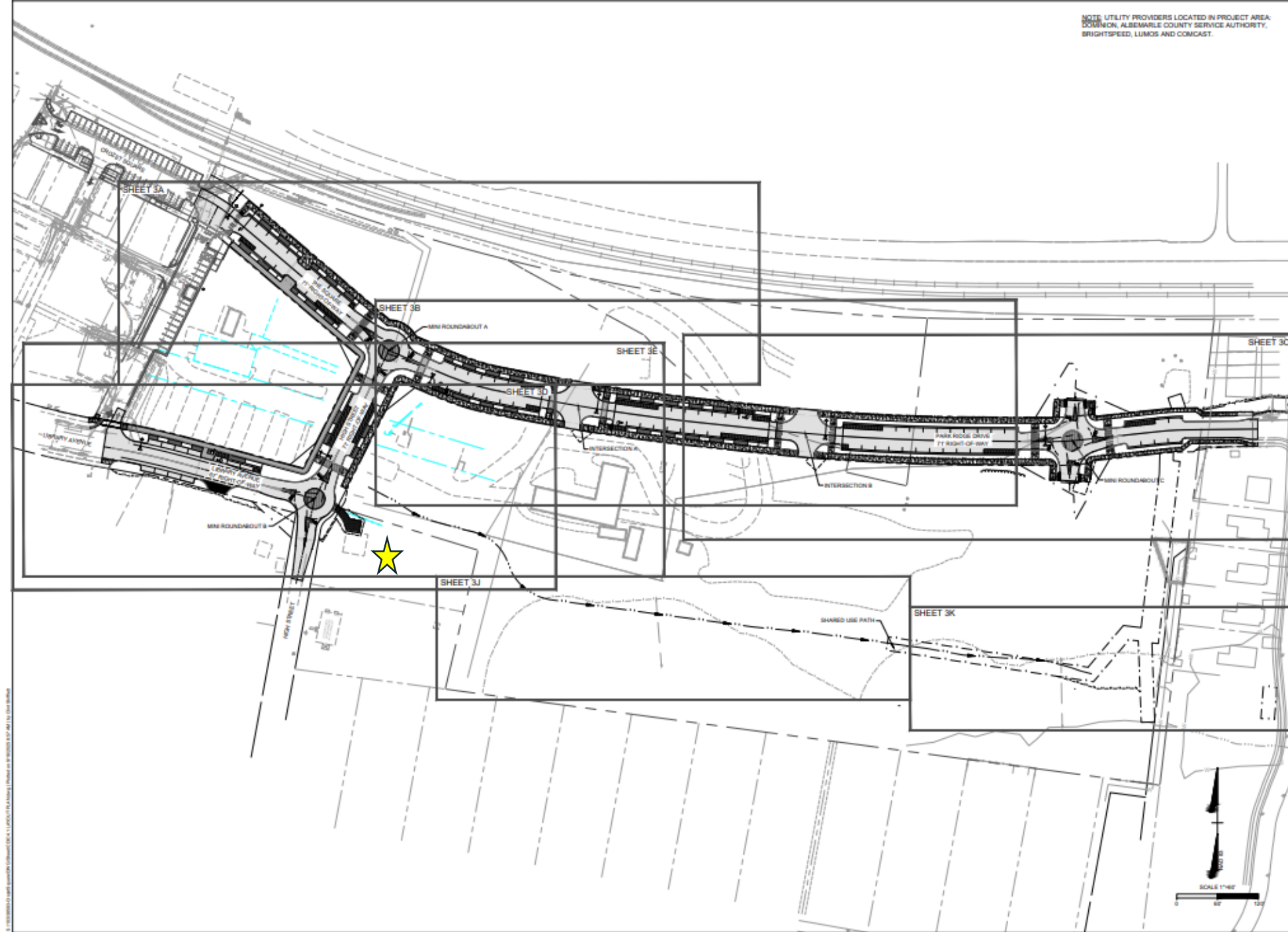
Overview

- The Project
- The Parcel
- Right of Way (ROW) Negotiations
- Recommended Process
- Suggested Motion



The Project

- UPC 113385 Library Ave Ext (VDOT Revenue Sharing).
- This project will, in part:
 - Extend Library Avenue eastward to connect to High Street;
 - Connect The Square to Hilltop Street in Parkside Village;
 - Extend High Street northward.
- This is a public-private partnership with the developer of the Barnes Lumber property.
- This project embraces Strategic Plan goal 3 enhancing multimodal connectivity.



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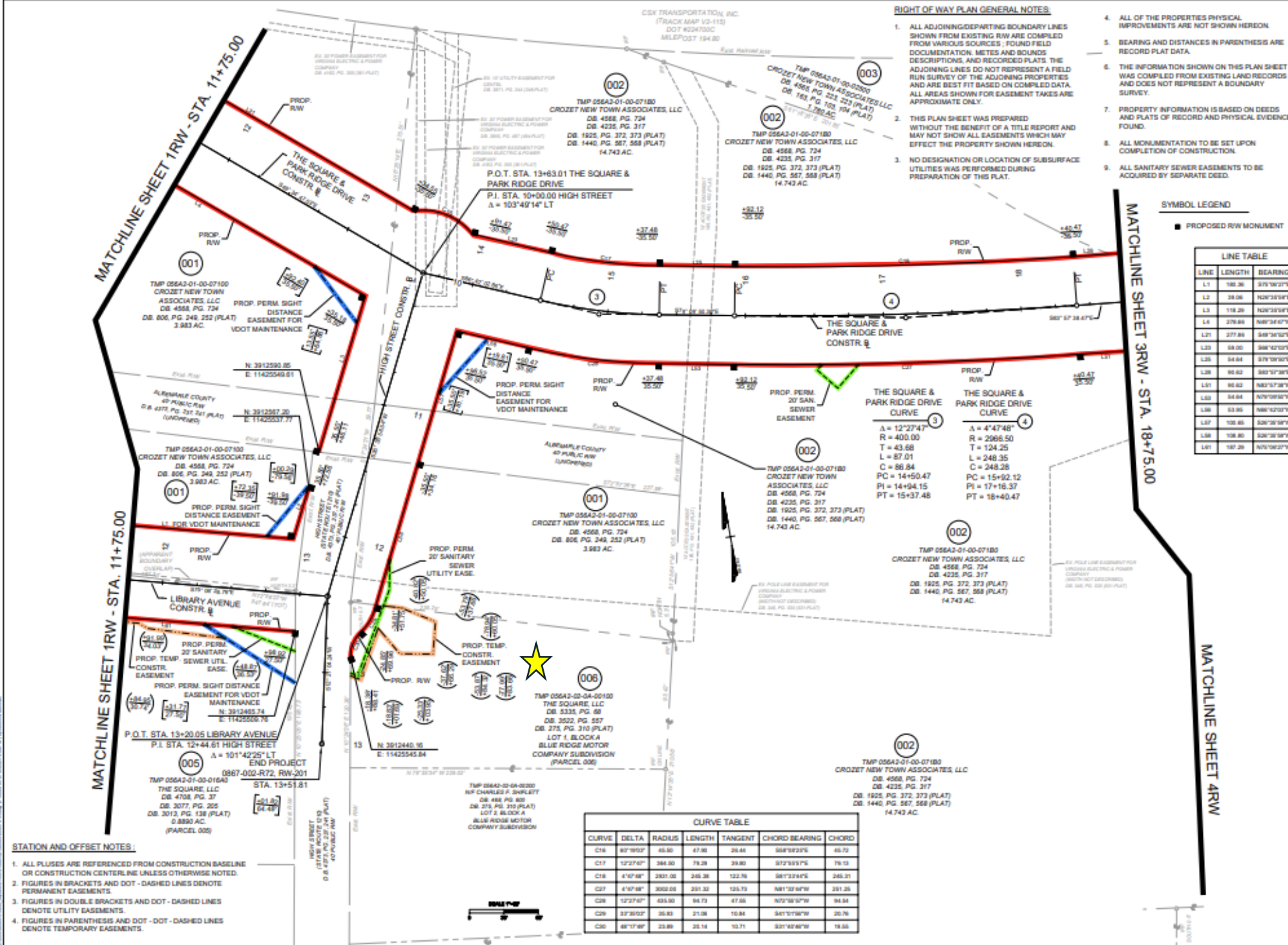
THIS DRAWING PREPARED AT THE
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YOUR VISION. ACHIEVED THROUGH OURS.
DATE: 11/11/2020
DRAWN BY: C. GAYNER
CHECKED BY: C. SHIFFLETT
SCALE: 1" = 60'

REVISION DESCRIPTION

TIMMONS GROUP
UPC # 113385 - LIBRARY AVENUE
ALBEMARLE COUNTY, VIRGINIA
OVERALL ROAD PLAN LAYOUT

SHEET NO.
38593
3



- STATION AND OFFSET NOTES:**
1. ALL PLUSES ARE REFERENCED FROM CONSTRUCTION BASELINE OR CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED.
 2. FIGURES IN BRACKETS AND DOT - DASHED LINES DENOTE PERMANENT EASEMENTS.
 3. FIGURES IN DOUBLE BRACKETS AND DOT - DASHED LINES DENOTE UTILITY EASEMENTS.
 4. FIGURES IN PARENTHESIS AND DOT - DOT - DASHED LINES DENOTE TEMPORARY EASEMENTS.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C16	60°19'02"	45.90	47.80	26.44	S88°10'23"W
C17	12°27'07"	384.90	79.28	39.80	S72°51'13"E
C18	4°16'48"	2931.00	245.38	122.76	S81°32'49"E
C27	4°16'48"	3052.00	251.32	125.73	N81°33'49"W
C28	12°27'07"	455.50	94.73	47.55	S72°51'13"W
C29	37°30'07"	35.93	21.08	10.84	S67°11'16"W
C30	68°17'48"	23.89	20.14	10.71	S37°10'42"W

- RIGHT OF WAY PLAN GENERAL NOTES:**
1. ALL ADJOINING/DEPARTING BOUNDARY LINES SHOWN FROM EXISTING RW ARE COMPILED FROM VARIOUS SOURCES. FOUND FIELD DOCUMENTATION, METES AND BOUNDS DESCRIPTIONS, AND RECORDED PLATS. THE ADJOINING LINES DO NOT REPRESENT A FIELD RUN SURVEY OF THE ADJOINING PROPERTIES AND ARE BEST FIT BASED ON COMPILED DATA. ALL AREAS SHOWN FOR EASEMENT TAKES ARE APPROXIMATE ONLY.
 2. THIS PLAN SHEET WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY SHOWN HEREON.
 3. NO DESIGNATION OR LOCATION OF SUBSURFACE UTILITIES WAS PERFORMED DURING PREPARATION OF THIS PLAN.

4. ALL OF THE PROPERTIES PHYSICAL IMPROVEMENTS ARE NOT SHOWN HEREON.
5. BEARING AND DISTANCES IN PARENTHESIS ARE RECORD PLAT DATA.
6. THE INFORMATION SHOWN ON THIS PLAN SHEET WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT A BOUNDARY SURVEY.
7. PROPERTY INFORMATION IS BASED ON DEEDS AND PLATS OF RECORD AND PHYSICAL EVIDENCE FOUND.
8. ALL MONUMENTATION TO BE SET UPON COMPLETION OF CONSTRUCTION.
9. ALL SANITARY SEWER EASEMENTS TO BE ACQUIRED BY SEPARATE DEED.

SYMBOL LEGEND

■ PROPOSED RW MONUMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	180.36	S75°10'23"E
L2	39.08	N08°33'18"E
L3	118.28	N08°33'18"E
L4	276.88	S88°34'07"W
L21	277.86	S88°34'07"W
L22	58.00	S88°12'02"E
L23	54.84	S75°10'10"E
L28	95.62	S83°13'38"E
L31	55.62	N83°13'38"E
L33	54.64	N70°09'50"W
L36	52.95	N88°12'02"W
L37	105.65	S28°35'58"W
L38	108.80	S28°35'58"W
L41	187.28	N70°09'50"W



REVISION DESCRIPTION	
DATE	DESCRIPTION
12/15/2020	ISSUED FOR PERMIT
12/15/2020	ISSUED FOR PERMIT
12/15/2020	ISSUED FOR PERMIT
12/15/2020	ISSUED FOR PERMIT
12/15/2020	ISSUED FOR PERMIT

TIMMONS GROUP

UPC #11385 - LIBRARY AVENUE
ALBEMARLE COUNTY - VIRGINIA
RIGHT OF WAY PLAN SHEET

DATE: 12/15/2020
DRAWN BY: P. LAZAR
CHECKED BY: M. FLEMING
DESIGNED BY: J. HEDLEY
SCALE: 1"=30'

38593
2RW

1153 High Street Crozet VA





Highlights ROW Negotiation Report

- 09/18/2024 – Offer to Landowner \$11,466.00
- 04/03/2025 – Negotiation \$21,266.00
- 06/24/2025 – Documents signed by Landowner
- 07/21/2025 – Mortgage Company Provided with all relevant documents
- 09/24/2025 – Courtesy Letter Issued to Mortgage Company
- 12/17/2025 – Partial Mortgage Release remains unexecuted



Potential Agreement

- A representative of the lienholder reached out to the right-of-way agent on 11/14/2025. It is possible an agreement might be reached.
- The Board of Supervisors can adopt the resolution authorizing condemnation, but if an agreement is reached, the condemnation process could be ended.



Recommended Process

- Board adopts proposed resolution (Attachment C).
- County of Albemarle files Certificate of Take and deposits original estimated value of the take and easement (\$11,466.00) with the Albemarle County Circuit Court.
- County of Albemarle can proceed with the project.
- Albemarle County Circuit Court determines value of the Parcel, including cost to cure, and proper recipients of payment.
- Negotiation may continue prior to the Court determination.



Suggested Motion

“I move that the Board adopt the proposed resolution attached to the staff report as Attachment C.”

This resolution authorizes the acquisition by condemnation of portions of this parcel (1153 High Street, Crozet VA) for the purposes of constructing roadway connectivity improvements.



Thank you!