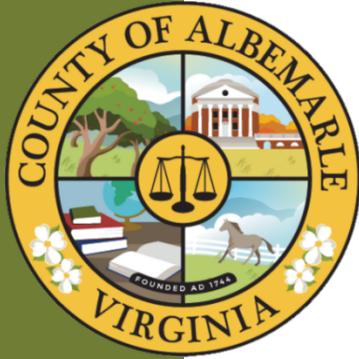


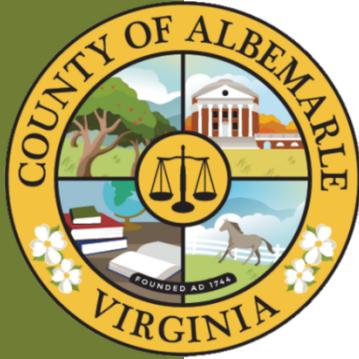
Public Hearing

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.

NOTE: UTILITY PROVIDERS LOCATED IN PROJECT AREA:
DOMINION, ALBEMARLE COUNTY SERVICE AUTHORITY,
BRIGHTSPEED, LUMOS AND COMCAST.



THIS DRAWING PREPARED BY THE
CORPORATE DESIGN DEPARTMENT
688 PINEBROOK DRIVE, SUITE 100
TEL: 434-291-2628 FAX: 434-291-2617 WWW.TIMMONSGROUP.COM

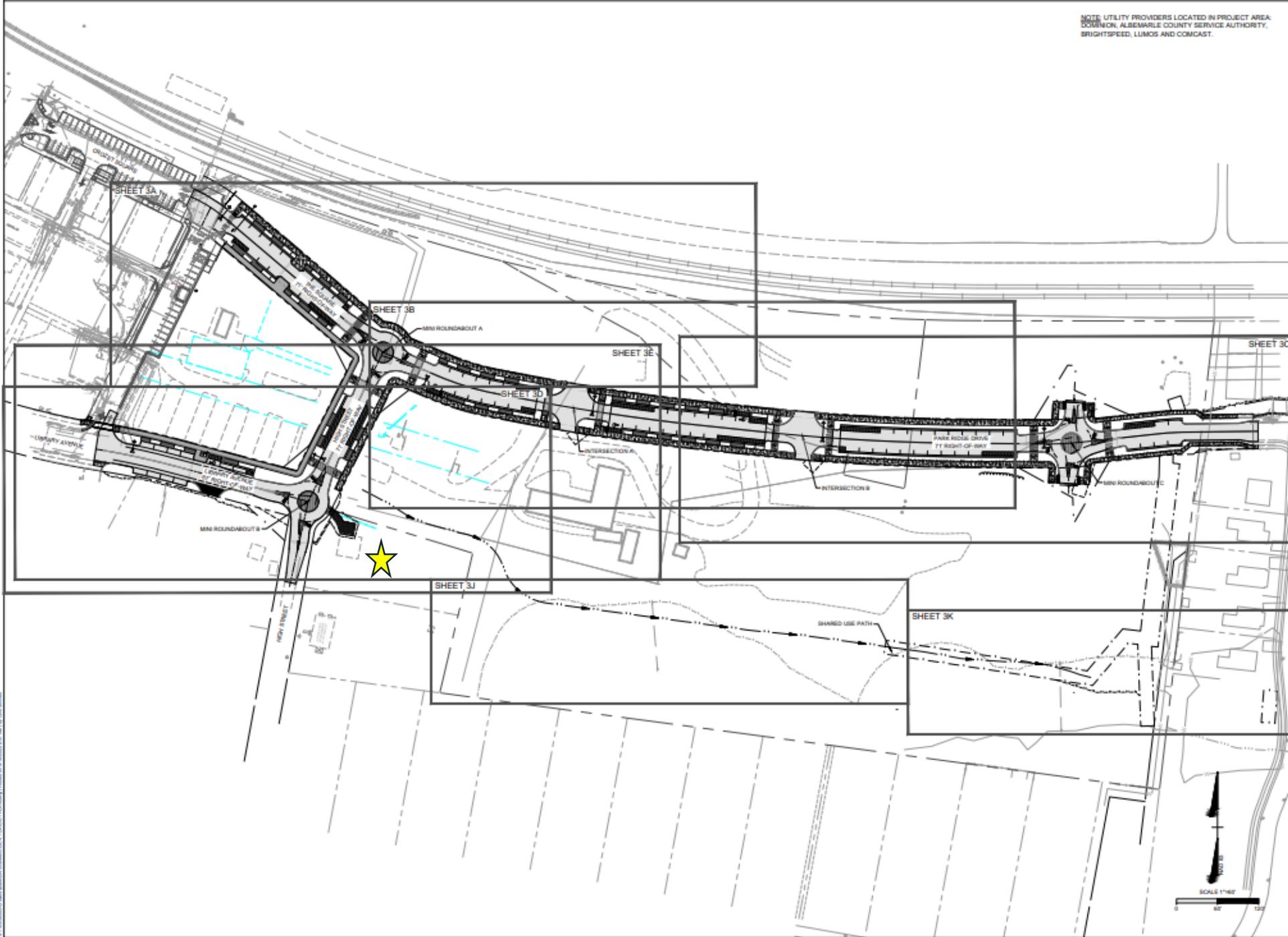
YOUR VISION. ACHIEVED THROUGH Ours.

DATE: _____
SHEET: 38593
DRAWN BY: C. GAYNER
CHECKED BY: C. KOTARSKI
SCALE: 1" = 60'

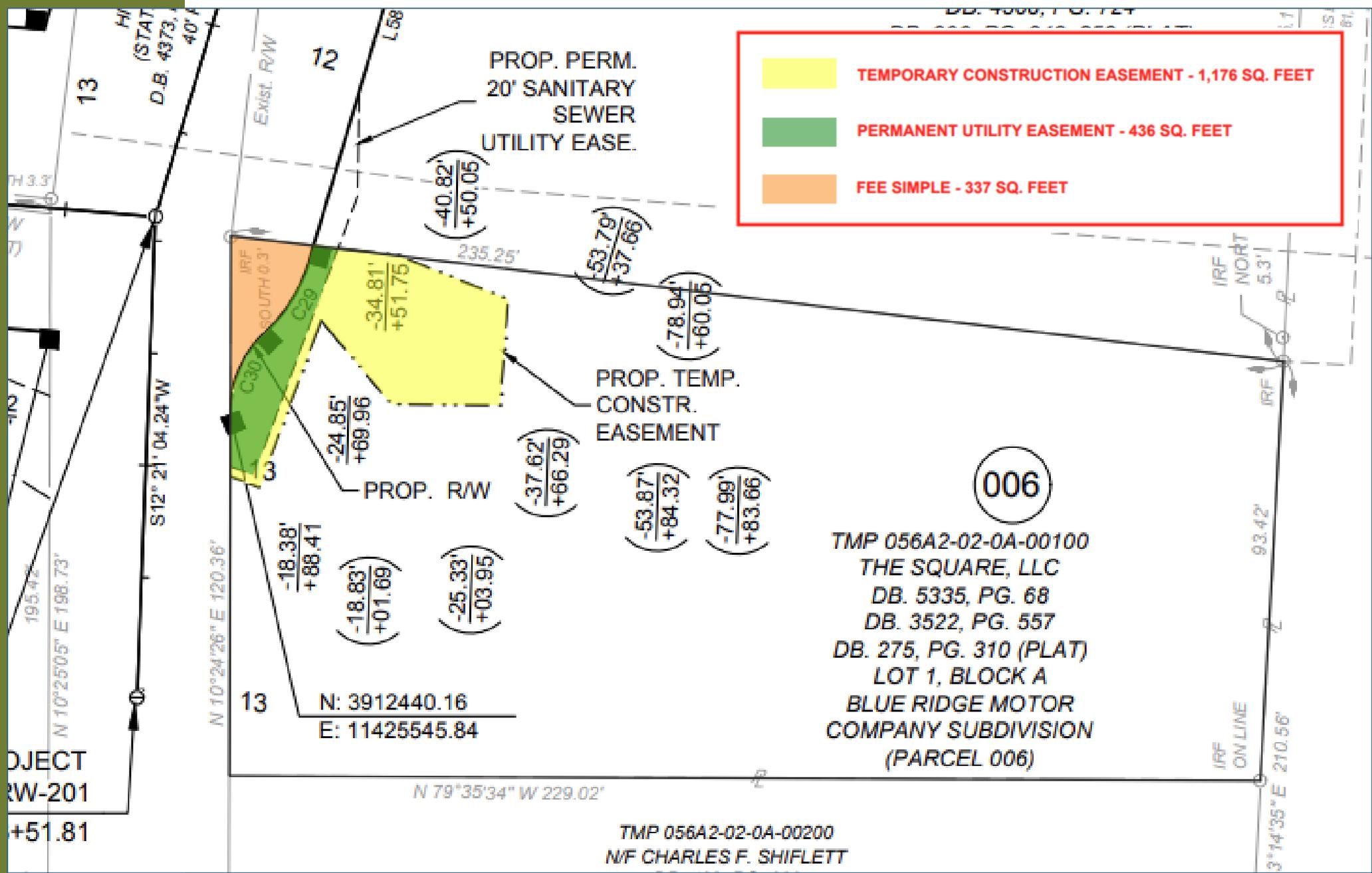
TIMMONS GROUP

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

JOB NO: 38593
SHEET NO: 3

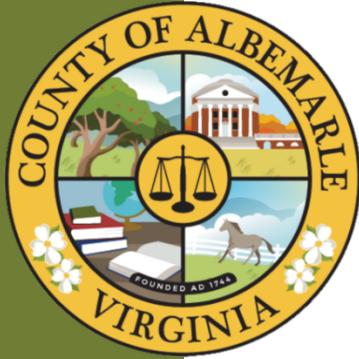


- TEMPORARY CONSTRUCTION EASEMENT - 1,176 SQ. FEET
- PERMANENT UTILITY EASEMENT - 436 SQ. FEET
- FEE SIMPLE - 337 SQ. FEET



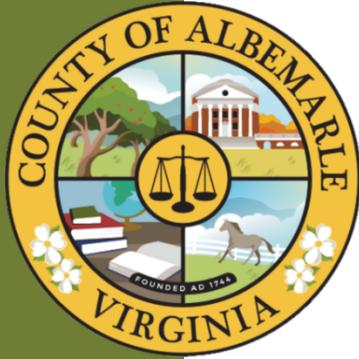
1153 High Street
Crozet VA





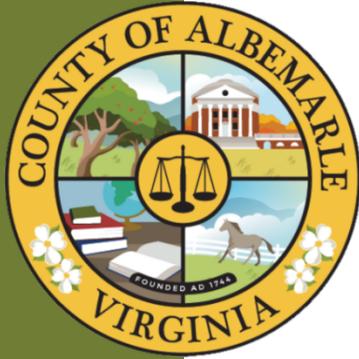
Highlights ROW Negotiation Report

- 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



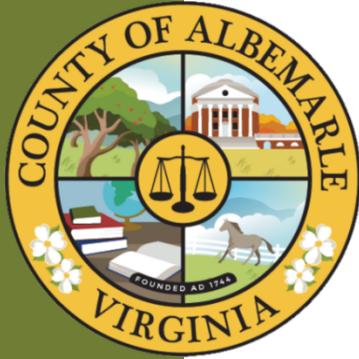
Potential Agreement

- 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!