



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
401 McIntire Road, North Wing  
Charlottesville, Virginia 22902-4596

**Received**

**JAN 26 2017**

County of Albemarle  
Board of Supervisor's Office

Phone (434) 296-5832

Fax (434) 972-4126

December 27, 2016

Oakdale Corporation  
c/o P. O. Box 278  
Crozier, Virginia 22969  
Attn: Robert Bloch

**RE: ACE LOD2016-00022 - OFFICIAL DETERMINATION OF PARCEL OF RECORD AND DEVELOPMENT RIGHTS - Tax Map 81, Parcel 63**

Dear Ms. Ruddock:

The County Attorney and I have reviewed the title information for the above-noted property. It is the County Attorney's advisory opinion and my official determination that Tax Map 81, Parcel 63 is one (1) parcel of record with five (5) theoretical development rights. The basis for this determination follows.

Albemarle County records indicate **Tax Map 81, Parcel 63** contains 222.01 acres, is located in the Rivanna Magisterial District and contains one (1) dwelling and several outbuildings. The property is zoned RA Rural Areas.

The most recent deed for **Tax Map 81, Parcel 63**, recorded prior to December 10, 1980, the date of adoption of the Zoning Ordinance, is recorded in Deed Book 680, Page 266, dated August 24, 1979.

**PRIOR TO DECEMBER 10, 1980**  
**TMP 81 Parcel 63**

| Deed Book / Page | Date      | Parcel Change Y or N | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Acres |
|------------------|-----------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| 680/266          | 8/24/1979 | N                    | "...all that certain property known as Oakdale in Albemarle County, Virginia shown on a plat recorded in...Deed Book 294, page 513...containing 222 acres in accordance with plat made from survey of C. H. Shapleigh, C.E. in February 1951." This deed references a plat which is of the same property as the current TMP 81-63. <b>This deed establishes Tax Map 81, parcel 63 as a parcel of record prior to 1980, having five theoretical development rights.</b> | 222   |

**On the basis of this deed Tax Map 81, Parcel 63 is one (1) parcel of record with five (5) theoretical development rights.**

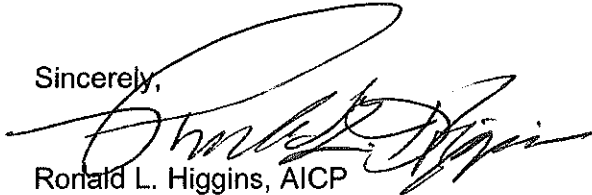
The parcels are entitled to the noted development rights if all other applicable regulations can be met. These development rights may only be utilized within the bounds of the original parcel with which they are associated. These development rights are theoretical in nature but do represent the maximum number of lots containing less than twenty one acres allowed to be created by right.

Applications for Appeal of the Zoning Administrator's Determination are available at the Department of Community Development located at 401 McIntire Road, Charlottesville, Virginia 22902 or online at [www.albemarle.org/cdapps](http://www.albemarle.org/cdapps). This form applies to the appeal of a decision of the zoning administrator or any other administrative officer pertaining to the Zoning Ordinance.

Regulations pertaining to the filing of an appeal to the Board of Zoning Appeals are located in Chapter 18, Section 34.3 of the Zoning Ordinance. They may be reviewed online at [www.albemarle.org/countycodebza](http://www.albemarle.org/countycodebza).

(Please note that our online documents are in Adobe Acrobat PDF format and must be viewed with the Adobe Acrobat Reader or an equivalent. A link to download the free plug-in is available at the bottom of [www.albemarle.org/cdapps](http://www.albemarle.org/cdapps).)

Sincerely,



Ronald L. Higgins, AICP  
Chief of Zoning/Deputy Zoning Administrator

Copy: Ches Goodall, ACE Coordinator  
Real Estate Tech., Real Estate  
Clerk of the Board of Supervisors

| TM-P  | Acreage | Division rights for 21 acre minimum<br>parcels | Development rights |
|-------|---------|------------------------------------------------|--------------------|
| 81-63 | 222.01  | 10                                             | 5                  |

