



Albemarle County

Legislation Details (With Text)

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On agenda: 8/21/2019 **Final action:**
Title: Accepting Offer of Dedication of Public Roads in Crozet.

Sponsors:

Indexes:

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Attachments: 1. Att.A - 1946-47 Crozet plat, 2. Att.B - Crozet New Town Plans, 3. Att.C - Proposed Resolution

Date	Ver.	Action By	Action	Result
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AGENDA DATE: 8/21/2019

TITLE:

Accepting Offer of Dedication of Public Roads in Crozet

SUBJECT/PROPOSAL/REQUEST: Adopt a Resolution to accept an offer of dedication of public roads in Crozet

ITEM TYPE: Consent Action Item

STAFF CONTACT(S): Richardson, Walker, Kamptner, Herrick, Kelsey

PRESENTER (S): Greg Kamptner

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND:

Oak Street and "15 ft. Space for Drive"

By deed dated December 16, 1946 and recorded January 6, 1947 in Deed Book 272, pages 111-113, S.W. Barnes subdivided certain property south of the present CSX railroad and east of the presently Crozet Avenue in Crozet. The plat recorded with the 1946-47 deed (Attachment A) establishes certain rights-of-way, including Oak Street and a "15 ft. space for drive" immediately south of the "C & O Depot Lot" (presently The Square).

Crozet New Town Property

Crozet New Town Associates, LLC is the owner of certain property located in Crozet, described as Albemarle County Tax Map Parcels Nos. 56A2-0-25, 26, 71 and 71B, containing 20 acres, more or less. As part of its plan to redevelop the former Barnes Lumber site in Downtown Crozet, Crozet New Town is offering to dedicate to public use certain rights-of-way, including (a) extensions of both The Square and Library Avenue, (b) a connector road between them, and (c) associated traffic circles, all shown on the attached Attachment B.

STRATEGIC PLAN: Infrastructure Investment: Prioritize, plan and invest in critical infrastructure that responds

to past and future changes and improves the capacity to serve community needs.

DISCUSSION: The dedication of Oak Street and the area entitled “15 ft. space for drive” is a common law dedication that requires the Board of Supervisors to accept the dedication. The Board has previously (e.g., Board resolution dated May 16, 1963 requesting the State Department of Highways to accept identified segments into the secondary system of highways) accepted other segments of right-of-way shown on Attachment A.

The acceptance of these dedications would allow the proposed redevelopment of the former Barnes Lumber site in Downtown Crozet to proceed as planned. The performance agreement with Crozet New Town Associates, LLC, approved by the Board on June 19 and by the Economic Development Authority on July 16, reflect the importance of the proposed Crozet redevelopment to the County.

BUDGET IMPACT: There would be no budget impact if the County accepts the common law dedications. If the County does not accept the dedications, the County could need to acquire the 15 foot alley/drive located between The Square’s store fronts and the County parcel, as well as the Oak Street 40 foot right-of-way unless the lands adjoining Oak Street are subdivided or developed as explained in the next paragraph. Using the average assessed land value of \$21.49/square foot for the properties adjacent to The Square and the current assessed value of \$2.81/square foot for the Barnes property, staff estimates that the acquisition cost would be in the range of \$150,000 - \$200,000. Should the assessed land value of the Barnes property increase after the rezoning is approved, this would increase the cost of the Oak Street right-of-way.

The Oak Street alignment is located on the Crozet New Town property and its general location is shown on the Crozet Master Plan Transportation Plan. Therefore, even if the Board does not accept the common law dedication, the County may in the future require the Oak Street alignment to be dedicated to the County when the Crozet New Town property is subdivided or developed by subdivision plat or site plan, respectively, under Virginia Code §§ 15.2-2241(2) and 15.2-2265, and County Code §§ 14-409 and 18-32.7.2.2.

RECOMMENDATION:

Staff recommends that the Board adopt the attached proposed Resolution (Attachment A).

ATTACHMENTS:

- Attachment A - 1946-47 Crozet plat
- Attachment B - Crozet New Town Plans
- Attachment C - Proposed Resolution