



COUNTY OF ALBEMARLE
Department of Community Development
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January 27, 2016

Bill Ledbetter-Roudabush, Gale & Assoc
914 Monticello Road
Charlottesville, Va. 22902

RE: ZMA201100001 OLD TRAIL VILLAGE

Dear Mr. Ledbetter,

The Albemarle County Planning Commission, at its meeting on December 15, 2015 took the following actions making recommendations to the Board of Supervisors.

ZMA-2015-0001- Motion #1

RECOMMEND APPROVAL OF ZMA-2015-0001 by a vote of 6:0, with the revised proffers dated November 2, 2015 as set forth in Attachment D, the proposed amendments to the code of development as set forth in Attachment B, and the proposed amendments to the application plan, last revised November 2, 2015, subject to addressing the major elements of recommended revisions in Attachment G and any minor technical revisions recommended by staff before the matter is scheduled for consideration by the Board of Supervisors.

Private Street Authorization - Motions #2 and #3

APPROVED, by a vote of 6:0, private streets as follows for the reasons stated in the staff report and in Attachment H:

- The portion of Street B located that serves Blocks 5 and 20; provided that the portion of Street B located behind Block 6 be designated on the application plan and in the code of development as a public street.
- Streets T, L, N, and P and those serving amenity-oriented lots.

Motion #3

DENIED, by a vote of 6:0 the applicant's request to authorize other streets not shown on the application plan or referred to in the code of development as private streets, for the reasons stated in Attachment H.

Note: No action was taken on the applicant's request for a portion of Street H as a private street, which the applicant agreed to.

Modifications of Street Standards

Curb and Gutter - Motion #4

APPROVED, by a vote of 6:0, an exception from the requirement to install curb and gutters on private streets that serve amenity-oriented lots, for the reasons stated in Attachment H, as amended, to include a condition that curb and gutter shall be provided if it is required by the county engineer for the purpose of addressing drainage.

Sidewalks - Motion #5

APPROVED, by a vote of 6:0, an exception from the requirement for sidewalks on those private streets that serve amenity-oriented lots, for the reasons stated in Attachment H, subject to the following condition:

1. A five-foot wide sidewalk across the length of the amenity area shall be provided for access to and from the lots and shall connect to the sidewalk network along the public and private streets.

Planting Strips - Motion #6

APPROVED, by a vote of 6:0, an exception from the requirement for planting strips on those private streets that serve amenity-oriented lots, for the reasons stated in Attachment H.

Modifications to Freestanding Sign Heights and Area - Motion #7, #8 and #9

RECOMMEND APPROVAL, by a vote of 5:1, of a special exception to increase the maximum sign area for monument-style freestanding signs using multi-sided theme panels as depicted in Attachment F from 32 square feet to 64 square feet per sign, plus bonus tenant panels as provided in County Code § 18-4.15.10(a) (8), for the reasons stated in Attachment H.

(Note: Mr. Keller voted nay because he did not see a need to increase the signs in this particular case since they have just gone through a sign ordinance and they are setting a precedent.)

RECOMMEND APPROVAL, by a vote of 5:1, of a special exception to increase the maximum sign height for monument-style freestanding signs using multi-sided theme panels as depicted in Attachment F from 12 feet to 16 feet, for the reasons stated in Attachment H.

(Note: Mr. Keller voted nay because he did not see a need to increase the signs in this particular case since they have just gone through a sign ordinance and they are setting a precedent.)

RECOMMEND APPROVAL, by a vote of 6:0, of a special exception to increase the maximum sign height for monument-style subdivision signs using multi-sided theme panels as depicted in Attachment F from 6 feet to 16 feet, for the reasons stated in Attachment H.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Megan Yaniglos
Principal Planner
Planning Division