

**COUNTY OF ALBEMARLE**  
**TRANSMITTAL TO THE BOARD OF SUPERVISORS**  
**SUMMARY OF PLANNING COMMISSION ACTION**

<b>AGENDA TITLE:</b> ZMA201800012 Galaxie Farm	<b>AGENDA DATE:</b> December 4, 2019
<b>SUBJECT/PROPOSAL/REQUEST:</b> Request for 13.36 acres to be rezoned from R1 Residential zoning district, which allows residential uses at a density of 1 unit per acre to Planned Residential Development (PRD) that allows residential (3 – 34 units/acre) with limited commercial uses. A maximum of 65 units are proposed for a gross density of approximately 5 units per acre and a net density of 6 units per acre.	<b>STAFF CONTACT(S):</b> Walker, Filardo, Benish, Nedostup
<b>SCHOOL DISTRICT:</b> Monticello High School, Walton Middle School, Cale Elementary	<b>PRESENTER (S):</b> Megan Nedostup

**BACKGROUND:**

At its meeting on October 15, 2019, the Planning Commission voted to recommend approval of ZMA201800012 with a recommendation that the density be reduced to match the Comprehensive Plan and that additional changes recommended by staff be made to the application plan. The Commission also recommended approval of the Special Exception request to allow the front and rear setbacks to be modified. In addition, the Commission approved requests for private streets, sidewalk, planting strip and curb and gutter modifications. The Commission's staff report, action letter, and minutes are attached (Attachments A, B, and C).

**DISCUSSION:**

Since the Planning Commission meeting, the applicant has submitted a revised application plan that reduced the density from 72 units to 65 units, as recommended by the Commission. The applicant also made the following modification to the application plan, as recommended by staff and the Commission:

1. Private Road D was revised to be two public streets with a future right of way extension to the County property line to the north for future dedication upon demand of the County.
2. Note B on Sheet 7 was revised to match the recommendation of the Commission for setbacks.
3. Street sections were revised to match the recommendation of the Commission.

Staff has reviewed the revised application plan and found that it meets the recommendations by the Commission.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Ordinance to approve ZMA201800012 (Attachment E), and the Resolution to approve the Special Exception (Attachment F).

**ATTACHMENTS:**

A – Planning Commission staff report- October 15, 2019

- A1: Vicinity Maps
- A2: Applicant Narrative and Modification requests
- A3: Modification Request Exhibits A and B
- A4: Application Plan dated September 4, 2019
- A5: [December 18, 2018 Work Session Staff Report](#)
- A6: [December 18, 2018 Work Session Minutes](#)
- A7: Applicant Photographs of Historic Resource Structures
- A8: Neighborhood Model Principles Staff Analysis

A9: Modification Requests Staff Analysis

B – Planning Commission action letter

C – Planning Commission minutes

D – Revised Application Plan dated November 13, 2019

E – Ordinance to approve ZMA201800012

F – Resolution to approve Special Exception