



Albemarle County

Legislation Details (With Text)

File #: 20-562 **Version:** 1 **Name:**
Type: Deed **Status:** Public Hearing
File created: 11/6/2020 **In control:** Board of Supervisors
On agenda: 12/2/2020 **Final action:**
Title: Realignment of Galaxie Farm Lane. To receive public comment on its intent to consider vacating the County-owned right-of-way across Galaxie Farm Lane (TMP 09100-00-00-01000) in exchange for acquiring a right of way across the proposed realigned Galaxie Farm Lane (TMP 09100-00-00-00900) to facilitate the development of neighboring parcels.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Att.A - Galaxie Farm deed, 2. Att.B - Proposed Plat, 3. Att.C - Proposed Modification Agreement, 4. Att.D - Resolution

Date	Ver.	Action By	Action	Result
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AGENDA DATE: 12/2/2020

TITLE:

Realignment of Galaxie Farm Lane

SUBJECT/PROPOSAL/REQUEST: Public hearing to consider request to realign Galaxie Farm Lane

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Richardson, Walker, Kamptner, Filardo, Herrick, Rapp, Nedostup, Kanellopoulos

PRESENTER (S): Andy Herrick

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: Following Board approval on November 8, 2000, the County purchased three parcels along or near Galaxie Farm Lane: Parcels 91-8B, 91-10, and 91-11, referenced in the 2000 Galaxie Farm Deed (Attachment A). Following Board approval on December 18, 2019, the County conveyed Parcel 91-11 to the School Board for a future proposed high school center. Galaxie Farm Lane, over which the County also acquired access in the 2000 purchase, remains the sole access to County-owned Parcel 91-10.

On December 4, 2019, the Board approved a rezoning of two neighboring privately-owned parcels (Parcels 09100000000900 and 09100000001500) from R-1 residential to Planned Residential Development (PRD), a higher density residential development with a mixture of unit types.

STRATEGIC PLAN: Thriving Development Areas: Attract quality employment, commercial, and high-density residential uses into development areas by providing services and infrastructure that encourage

redevelopment and private investment while protecting the quality of neighborhoods.

DISCUSSION: As part of its proposed development, the developer is seeking to relocate Galaxie Farm Lane from its current alignment along the southern boundary of Parcel 91-9 to a location squarely within that parcel, as shown on a proposed plat (Attachment B).

The developer has approached the County with a proposed agreement (Attachment C) guaranteeing access across the proposed new alignment in exchange for vacating the existing private access. Once completed, the proposed new alignment would be dedicated as a public right-of-way.

Even though a new and improved alignment of Galaxie Farm Lane is being offered, the proposed “disposal” of the County’s access rights to the existing alignment of Galaxie Farm Lane requires a public hearing, under Virginia Code § 15.2-1800(B). County staff has reviewed the proposed plans for Galaxie Farm Lane and has no objections.

BUDGET IMPACT: Any improvements will be funded by the developer. No budget impact to the County is expected.

RECOMMENDATION:

Following the public hearing, staff recommends that the Board adopt the attached Resolution (Attachment D) approving the proposed realignment of Galaxie Farm Lane, and authorizing the County Executive to execute all documents necessary for the realignment of Galaxie Farm Lane, once those documents are approved as to form and substance by the County Attorney.

ATTACHMENTS:

- Attachment A - 2000 Galaxie Farm Deed
- Attachment B - Proposed Plat
- Attachment C - Proposed Modification Agreement
- Attachment D - Resolution