



# Albemarle County

## Legislation Text

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**File #:** 20-512, **Version:** 1

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**AGENDA DATE:** 11/4/2020

**TITLE:**

Realignment of Galaxie Farm Lane

**SUBJECT/PROPOSAL/REQUEST:** Schedule a public hearing to consider request to realign Galaxie Farm Lane

**ITEM TYPE:** Consent 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 0910000000900 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 abandoning 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:**

Staff recommends that the Board schedule a future public hearing to consider the approval of the proposed realignment of Galaxie Farm Lane.

**ATTACHMENTS:**

Attachment A - 2000 Galaxie Farm Deed

Attachment B - Proposed Plat

Attachment C - Proposed Modification Agreement