



Albemarle County

Legislation Text

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

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 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 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