



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT
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To: Albemarle County Planning Commission
From: Andy Reitelbach, Senior Planner II
Date: July 12, 2022
Re: **SE202200016 Request for Modification of Street Standards for Sidewalks and Planting Strips (Hollymead Town Center Area C Block II)**

TMP: 03200-00-00-041J0
Magisterial District: Rio
School Districts: Albemarle H.S.; Lakeside M.S.; Baker-Butler E.S.
Zoning District: PDMC (Planned Development Mixed Commercial), in accordance with ZMA2017-00005

Summary of Request for Special Exception:

Post Office Land Trust; Charles WM. Hurt and Shirley L. Fisher, Trustees, has submitted requests and justification for the following:

1. Modification of street standards
 - a. 14-422(E) - Sidewalk along portion of private streets in the development. (Attachment 1)
 - b. 14-422(F) - Planting strip along portion of private streets in the development. (Attachment 2)

These requests are associated with a proposed townhouse development located in Hollymead Town Center Area C Block II, which includes both a site plan (SDP2020-00063) and a subdivision plat (SUB2021-00102). The applicant has provided an exhibit (Attachment 3 – Waiver Request Exhibit A – Pedestrian Connections) identifying the proposed layout of the development, including the pedestrian connections that will exist if these requests are approved. The applicant has also provided an exhibit (Attachment 4 – Waiver Request Exhibit B – Sidewalk and Planting Strip Waiver Locations) identifying the specific locations where the waiver of the sidewalk and planting strip requirements is being requested. All other portions of the development would continue to have sidewalks and planting strips, as required by the County’s subdivision ordinance. Detailed analysis of these requests in accordance with the requirements of the ordinance is provided in Attachment 5.

Staff Recommendation:

Staff recommends approval of the modification requests as follows:

1. Modification of street standards.
 - a. 14-422(E) - Sidewalk along portion of private streets in the development.

Staff recommends approval with the following condition:

1. Sidewalks must be provided in the development as shown on “Waiver Exhibit B, HTC Area C Townhomes: Block II, Albemarle County, Virginia,” dated March 10, 2022, exhibit prepared by Shimp Engineering, which is included in Attachment 4 of this staff report.
- b. 14-422(F) - Planting strip along portion of private streets in the development.

Staff recommends approval with the following condition:

1. Planting strips must be provided in the development as shown on “Waiver Exhibit B, HTC Area C Townhomes: Block II, Albemarle County, Virginia,” dated March 10, 2022, exhibit prepared by Shimp Engineering, which is included in Attachment 4 of this staff report.

2. Trees must be planted along the east side of the sidewalk of Orchid Bend, in the space between the on-street parking area and Lots 43 and 56.
3. Trees must be planted along the west side of the sidewalk of Purple Flora Bend, in the open space between the on-street parking area and Lots 49 and 50.

Attachments:

- 1 – [Applicant Justification and Request for Sidewalk Modification](#)
- 2 – [Applicant Justification and Request for Planting Strip Modification](#)
- 3 – [Waiver Request Exhibit A – Pedestrian Connections](#)
- 4 – [Waiver Request Exhibit B – Sidewalk and Planting Strip Waiver Locations](#)
- 5 – [Staff Analysis of Modification Requests](#)