



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Planning Commission
From: Paty Saternye
Date: October 6, 2020
Re: **SE20200011 Request for Special Exception** from the coordination of streets requirement, in accordance with 14-409 of the Subdivision Ordinance.

TMP: 05500-00-00-078A0 & 05500-00-00-078C0
Magisterial District: White Hall District
School Districts: Western Albemarle H.S.; Henley M.S.; Brownsville E.S.
Zoning District: R-1 Residential

Summary of Request for Special Exception:

Collins Engineering has submitted a request for an exception to the coordination of streets, as required in Section 14-409 (A) of the Subdivision Ordinance (Attachment 1). This request is associated a subdivision application that is currently under review, SUB202000118 (Attachment 2). The exception request is for the Phase II portion of the plat which proposes to subdivide five (5) single family residential lots on Tax Map Parcel 55-78C. Specifically, this request is to waive the requirement for Jackson Lane to connect to Jarmans Gap Road. This special exception was approved by the Planning Commission on 12/5/2017, when it was associated with SUB201700146, but the plat was later withdrawn for inactivity. Approval of the special exception with SUB202000118 is therefore subject to reapproval in accordance with 14-409(C).

In the Planning Commission's action memo in 2017 (Attachment 3) it was stated that it was the "*Consensus of the Planning Commission to encourage the applicant to work with staff to ensure the pedestrian connections and the connections from this side of Creek Side to Gray Rock are put on the plats...*". These pedestrian connections are shown in the Phase II portion of the Road Plan associated with SUB202000118 (SUB202000117), a sheet of which is attached as an exhibit to the request (Attachment 1).

Even though the current submittal has combined Phase I and II into a single plat, the cul-de-sac configuration of Phase II is the same as was previously proposed in SUB2017000146. Engineering, Fire Rescue and VDOT have no objections to the request and VDOT has confirmed that Birmingham Drive, which is the developments access to Jarmans Gap Road, is open.

Based upon the PC's previous approval, staff recommends that the Planning Commission approve the exception request for coordination of streets.

Staff Recommendation:

Staff recommends approval of the request for an exception of Section 14-409(C) for the coordination of roads requirement to provide a public road connection to Jarmans Gap Road.

Attachments:

- 1 – [Application Materials \(Special Exception Application; Special Exception Request Letter; Creekside II Preliminary Plat layout; SUB202000117 Creekside V, Phase I & II Road Plan layout\)](#)
- 2 – [Subdivision Plat \(SUB202000118 Creekside V, Phase I & II Final Subdivision Plat\)](#)
- 3 – [Previous Approval Materials \(Staff Report; Request Letter; Creekside II Preliminary Plat exhibit and layout; Area Map; Old Trial Creekside V, Phase II Plat and color exhibit; Crozet Mater Plan Transportation Plan; letter from Creekside Residents; PC Action Memo\)](#)
- 4 – [Planning Commission Action Letter, Special Exception for SUB2017000146](#)
- 5 – [Planning Commission podcast of Meeting Minutes, 12/5/17 Special Exception for SUB2017000146](#)