



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
**401 McIntire Road, North Wing**  
**Charlottesville, Virginia 22902-4596**

**Phone (434) 296-5832**

**Fax (434) 972-4126**

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November 13, 2019

Nicole Scro  
Gallifrey Enterprises  
912 East High St, Suite C  
Charlottesville, VA 22902

**RE: ZMA201800012 Galaxie Farm**

Dear Ms. Scro,

The Albemarle County Planning Commission, at its meeting on October 15, 2019, recommended approval by a vote of 6:0, for the reasons stated in the staff report, with changes recommended by staff to reduce the density to match the Comprehensive Plan recommendation, and changes to the application plan.

The commission approved by a vote of 4:2, for the authorization of the private street request on Road E only, for the reasons stated in the staff report.

The commission approved by a vote of 6:0 for the requested sidewalk modification with the condition (listed below) and reasons stated in the staff report.

**Condition:**

1. A five (5) foot sidewalk across the length of the amenity area, outside of the stream buffer, will be provided for access to and from the lots and connect to the sidewalk network along the public streets.

The commission approved by a vote of 6:0 for the requested planting strip modification for the reasons stated in the staff report.

The commission approved by a vote of 6:0 for the curb and gutter exception request for Road E as requested by the applicant.

The commission recommended approval by a vote of 6:0 for the requested special exception for the front setback modification for the amenity-oriented lots, accessed by Road E only, and the rear setback for all lots accessed by Road E, for reasons stated in the staff report.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434)296-5832.

Sincerely,

A handwritten signature in black ink, appearing to read "Megan Nedostup".

Megan Nedostup  
Principal Planner  
Planning Division

cc: David & Anna Marie Witmer  
444 Rookwood Dr  
Charlottesville VA 22903