COUNTY OF ALBEMARLE

EXECUTIVE SUMMARY

AGENDA TITLE:
Charlottesville Volvo, Albemarle County Service Authority (ACSA) Jurisdictional Area Amendment Request

SUBJECT/PROPOSAL/REQUEST:
Public Hearing to amend the Jurisdictional Area Boundary to provide sewer service to Tax Map 59, Parcel 23B2, located on Ivy Road (US 250 West, approximately .2 mile east of the intersection of Broomley Road and Route 250 in the Samuel Miller Magisterial District)

STAFF CONTACT(S):
Messrs. Foley, Elliott, Davis, Cilimberg, and Benish

LEGAL REVIEW: Yes

BACKGROUND:
The applicant is requesting ACSA Jurisdictional Area designation for sewer service to a 3.6 acre property containing a commercial building currently housing the Charlottesville Volvo dealership (Attachment A). The parcel is located entirely within the designated Rural Area, but has been zoned HC, Highway Commercial since at least the 1970s. The property is located on the north side of Ivy Road, adjacent to the University of Virginia Long Range Acute Care Hospital (LTACH) and Northridge Office Building. The Volvo dealership site is currently designated for public water service only, and is served by an existing septic system. The LTACH and Northridge sites are served by public water and sewer service.

The existing septic system serving the property is failing, and staff from the Virginia Department of Health has determined that there is no alternative area available for a new septic system onsite (Attachment B). The property is relatively small and is mostly developed with the building and paved parking areas for the dealership. The soil on the property consists of mostly fill material which is not suitable for a septic system and the small portion of undeveloped area around the perimeter of the property consists of slopes in excess of 25 percent.

Because this has been deemed an emergency request due to existing conditions, it is being submitted to the Board for an immediate public hearing rather than as an item to be set for a public hearing.

DISCUSSION:
The property is located within the designated Rural Area and is zoned RA, Rural Areas. The Comprehensive Plan provides the following concerning the provision of water and sewer service to the Development Area:

"General Principle: Urban Areas, Communities, and Villages are to be served by public water and sewer (p. 114)."

"Provide water and sewer service only to areas within the ACSA Jurisdictional Areas (p. 130)."

"Follow the boundaries of the designated Development Areas in delineating Jurisdictional Areas (p.130)."

"Only allow changes in the Jurisdictional Areas outside of the designated Development Areas in cases where the property is: 1) adjacent to existing lines; and 2) public health and/or safety is in danger (p. 130)."

Water and sewer services by policy are intended to serve the designated Development Areas where growth is encouraged and are discouraged in the Rural Area because extension of public utility services are a potential catalyst for growth. As such, public water supply and sanitary sewer system capacities need to be efficiently and effectively used and reserved to serve the Development Area. Continued connections of properties in the Rural Area can result in further extension of lines from the fringe of the existing Jurisdictional Area and into the Rural Area, potentially straining limited water resources and sewer capacity.
This request meets both criteria for the provision of service to Rural Area parcels. A sewer line is located adjacent to this site and the adjacent properties to the east of this property are currently served by public sewer. A health and safety issue exists due to the existing system failure and the lack of suitable areas on the property for a replacement septic system and drainfield or other alternative system.

Generally, when properties located in the Rural Area are added to the ACSA Jurisdictional Area, the service provided to those properties is limited to the existing structures only. Given the current zoning of the property, the existing level of development of the site, and the size of the parcel, staff recommends the property be designated for “water and sewer service” without any limitation on any new sewer service being provided to the site. This designation is consistent with the designations for the adjacent LTACH and Northridge sites, which are also in the Rural Area.

**BUDGET IMPACT:**
The property owner will bear the costs for sewer connection.

**RECOMMENDATIONS:**
After the public hearing, staff recommends that the Board amend the ACSA Jurisdictional Area boundary to provide “water and sewer service” to Tax Map 59, Parcel 23B2.

**ATTACHMENTS**
- A -- Location and Jurisdictional Area Map
- B – Virginia Department of Health Letter
- C – Aerial Photo of Site with Critical Slopes

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