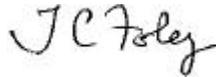


COUNTY OF ALBEMARLE

EXECUTIVE SUMMARY

AGENDA TITLE: Thomas Jefferson Foundation, Inc. - Albemarle County Service Authority (ACSA) Jurisdictional Area Request (ACSA201300002)	AGENDA DATE: December 11, 2013
SUBJECT/PROPOSAL/REQUEST: Public hearing on request to amend the Albemarle County Service Authority (ACSA) Jurisdictional Area Boundary to provide sewer service to Tax Map 78, Parcels 22 and 23, and provide water and sewer service to Tax Map 77, Parcel 31, Tax Map 78, parcel 25, and Tax Map 92, Parcel 1, located on Thomas Jefferson Parkway (Route 53) approximately 2 miles east of the intersection of Scottsville Road (Route 20) and Route 53.	ACTION: X INFORMATION:
STAFF CONTACT(S): Foley, Walker, Davis, Kamptner, Benish	CONSENT AGENDA: ACTION: INFORMATION:
PRESENTER (S): David Benish	ATTACHMENTS: Yes
LEGAL REVIEW: Yes	REVIEWED BY: 

BACKGROUND:

The Thomas Jefferson Foundation ("TJF") is requesting Albemarle County Service Authority ("ACSA") Jurisdictional Area designation for public water and/or sewer service to parcels and buildings owned and/or operated by it as follows:

- Sewer service to the Monticello Main House area, including the main house, staff offices, original gift shop, and restrooms (TMP 78-22).
- Sewer service to the Visitor Center (also TMP 78-22 and 23) and a map correction to the Jurisdictional Area Map to include the Visitor Center site for water service.
- Water and sewer service to Kenwood House (International Center for Jefferson Studies) (TMP 92-01) and future administrative campus (TMP 78-25).
- Water and sewer service to the Robert Smith Center at Montalto (property leased by TJF from UVA Foundation) (TMP 77-31).

These sites are located east of Route 20 on Route 53 (see Attachment A). The parcels are designated Rural Area in the County's Comprehensive Plan and are located in the Scottsville Magisterial District. Public water service is currently provided to the Monticello Main House area and Visitor Center site on TMP 77-22 and 77-23. Private sewage facilities currently serve all properties subject to the request. The Board conducted a worksession on November 6, 2013 (See Attachment A) and at that time set a public hearing for amending the Jurisdictional Area Boundary as requested by the applicant.

DISCUSSION:

By policy stated in the Comprehensive Plan, public water and sewer services are intended to serve the designated Development Areas where growth is encouraged and are to be discouraged in the Rural Area because utility services are a potential catalyst for growth. Public water supply and sewer system capacities need to be efficiently and effectively used and reserved to serve the Development Areas. The continued connection of properties in the Rural Area to the public systems results in further extension of lines from the fringe of the existing Jurisdictional Area into the Rural Area, potentially straining water and sewer resources and the capacity to serve higher priority needs.

As acknowledged by the Board at the work session on November 6, 2013, there are unique circumstances that relate to the request for public water and sewer service to the parcels and buildings owned and leased by the Thomas Jefferson Foundation, Inc. The Monticello Main House and Visitor Center sites have a very high level of usage and visitation; approximately 440,000 people each year.

In addition, the Monticello Main House area has historic resources that could be adversely impacted by the installation of new private sewer systems. While there is not a documented health or safety issue associated with the existing private sewage system, there could be a significant impact to TJF's facilities operations and public health if the sites were to close due to failure of the aging private sewage facilities. In addition, if the existing drainfield site could not be used (already repaired once over 30 years ago), significant land disturbance at the Monticello Main House site would be needed (most

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likely at the site of Jefferson's orchards). Given the archeological resources on that site, TJF strongly desires to leave those areas undisturbed so that archeological resources will be left in place for study sometime in the future. Land disturbance for a drainfield would significantly damage and alter an area adjacent to the Main House, which is not desired. Finally, there are historically significant and invaluable resources and materials/collections located and archived on these properties which are in need of adequate fire protection to better ensure for their long term preservation.

An additional unique aspect of this application is the new 250,000 gallon underground water storage tank proposed on the Montalto parcel (TMP 77-31). The water storage tank would serve to improve the fire suppression capabilities of the entire Monticello complex including the Visitor Center and Main House area (due to the higher elevation of the Montalto site). Given the site's status as a UNESCO World Heritage site and the number of annual visitors to the Visitor's Center and Main House area, additional fire suppression capacity is an important consideration.

Although staff believes that the request does not meet the guiding principles provided for expansions of the Jurisdictional Areas, due to the unique circumstances set forth, staff believes there is merit to amending the limited service designation to permit service to the site consistent with the conditions of Zoning Map Amendments ZMA 2004-05 and ZMA 2007-23. The Zoning Map Amendments for Monticello Historic District (MHD) limited the scope and scale of future development to what has been previously approved by the Board. No additional development would be proposed if the jurisdictional area request is approved.

BUDGET IMPACT:

The property owner would bear all of the costs for connection to public water and public sewer services.

RECOMMENDATIONS:

Staff recommends that the Board approve an amendment of the Albemarle County Service Authority Jurisdictional Area to provide limited water and sewer service to TMPs 77-31, 78-22, 78-23, 78-25, and 92-1, and that water and sewer service continue to be provided to the Thomas Jefferson Foundation, Inc. complex only as approved under ZMA 2004-05 and ZMA 2007-23. Amendment of the ACSA Jurisdictional Area Boundary shall provide limited service as follows:

- Sewer service to the Monticello Main House area, including the main house, staff offices, original gift shop, and restrooms (TMP 78-22).
- Sewer service to the Visitor Center (also TMP 78-22 and 23) and a map correction to the Jurisdictional Area Map to include the Visitor Center site for water service.
- Water and sewer service to Kenwood House (International Center for Jefferson Studies) (TMP 92-01) and future administrative campus, consistent with the approved application plan for the Monticello Historic District (TMP 78-25).
- Water and sewer service to the Robert Smith Center at Montalto (TMP 77-31).

ATTACHMENTS

[A – 11/6/2013 Board Executive Summary \(with location maps attached\)](#)

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