

**STAFF ANALYSIS**

**STAFF PERSON:** Rebecca Ragsdale, Planning Manager  
**BOARD OF SUPERVISORS:** February 7, 2024  
**PROJECT:** ACSA202300002 Farmington Country Club  
**PARCEL ID:** 060E2-00-00-00100

**PROPOSAL**

Application to amend the Albemarle County Service Authority Jurisdictional Area (ACSAJA) to authorize limited sewer service to two structures: 1) a relocated replacement laundry and maintenance building, whose current location is already served by sewer; and 2) a new lightning shelter. Further detail is provided by the applicant as Attachment A.

The ACSAJA indicates an area encompassing the club's various building facilities for connection to the sewer line, including two small buildings in a portion of the proposed Indoor Tennis Building site; all other residential areas in the Farmington subdivision are authorized for water service, but cannot connect to the sewer line and instead have private septic drain field systems.

**CHARACTER OF THE AREA**

The 271.29-acre property is designated Rural Area in the Comprehensive Plan, and is zoned Rural Areas, and lies within the South Fork Rivanna River reservoir watershed. Farmington Country Club consists of a large clubhouse facility with an adjacent golf course, swimming pools and tennis courts, and is situated in the center of a development of single-family homes. The area is served by private roads, with entrances on Route 250 West (Ivy Road), and Route 601 (Old Garth Road). Commercial and residential zoning extends to the south of the Farmington property, within Neighborhood Six Urban Area Development Area. Otherwise, the Farmington property is surrounded by Rural Areas zoning. See the Location Map (Attachment B) and ACSAJA Map (Attachment C).

**PLANNING AND ZONING HISTORY**

Farmington was established in 1929, prior to zoning requirements. Prior to current policies regarding the ACSAJA, the Farmington clubhouse complex was designated for both water and sewer service in the late 1970's when the Morey Creek Interceptor was constructed.

SP199200007- A special use permit was approved to construct a 30,980 square foot sports club and 4,830 square foot storage facility to supplement existing golf/maintenance building.

SP199700028- A special use permit was approved to make the legally non-conforming club use a conforming use and to allow additions to the existing building and terrace, along with other facilities.

ACSA199800003- Sewer service was authorized to an indoor tennis facility. Approval was based on the following justification:

1. There is an existing private sewer line within 50 to 100 feet of the proposed facility and is available to facility.
2. This property is in a reservoir protection area which is better served from an environmental standpoint by a sewer line rather than a septic tank.
3. The sewer line serves a development which is consistent with the Comprehensive Plan as opposed to development which is not favored by the Comprehensive Plan; and
4. The sewer line connects to the Morey Creek Interceptor rather than the Moore's Creek Interceptor.

SDP202300043- A site plan is under review to replace existing tennis courts and an indoor

tennis building, relocate and replace a laundry and maintenance building, add a new tennis pavilion, and add a lightning shelter on the golf course.

### **COMPREHENSIVE PLAN:**

The Community Facilities chapter of the Comprehensive Plan addresses where public water and sewer service is to be provided:

**Objective 9: Provide public water and sewer in the Development Areas.** Water and sewer services are essential for the County to achieve its growth management goals. Having adequate facilities in the Urban Service Area is also very important if the densities recommended in the Land Use Plan are to be realized. Available water supply and wastewater treatment capacities can limit the ultimate number of connections that can be made to either system. The strategic location and sizing of necessary water storage facilities, water distribution, and wastewater collection lines are more important to the effective use of these capacities for future growth. Providing water with adequate pressure to support necessary fire flows is equally important. Coordination of utilities and land use planning also requires the provision of utilities where they are needed.

**Strategy 9a: Continue to provide public water and sewer in jurisdictional areas.** Water and sewer jurisdictional areas ensure the County's Growth Management Policy, Land Use Plan, and Develop Area Master Plans are implemented by guiding the direction of public utility placement. The areas also permit these services to be provided in a manner that can be supported by the utility's physical and financial capabilities. The jurisdictional areas are those portions of the County that can be served by water or sewer service, or both, and generally follow the Development Areas boundaries. Delineation and adoption of utility project jurisdictional areas by a local governing body is provided for in Virginia Code § 15.2-5111.

The boundaries of the Development Areas are to be followed in delineating jurisdictional areas. **Change to these boundaries outside of the Development Areas should only be allowed when: (1) the area to be included is adjacent to existing lines; and (2) public health and/or safety is in danger.** [emphasis added]

### **STAFF ANALYSIS**

Staff has analyzed the application based on the criteria in Strategy 9a of the Community Facilities chapter of the Comprehensive Plan:

#### **1. Whether the area to be included is adjacent to existing lines**

The parcel is adjacent to existing sewer lines. ACSA has not indicated any concerns with the ability to serve the parcel with water for fire suppression purposes. The Farmington clubhouse is currently served by privately maintained sewer lines and a pump station. An existing sewer line traverses the property and connects to the Morey Creek Interceptor, located on Route 601 (Old Garth Road) near the railroad underpass at the Rt. 250 Bypass ramp. The Service Authority has stated that the private lines and the Morey Creek Interceptor have adequate capacity to accept the additional load. The rate of flow is controlled by the existing pump station on the Farmington property.

#### **2. Whether public health and/or safety is in danger**

Strategy 9a is meant to address the concern that public water and sewer systems are a potential catalyst for growth, and that capacities need to be efficiently and effectively used and reserved to serve the Development Areas. Continued connections of properties in the Rural Area should be the exception, as the further extension of lines into the Rural Area could strain limited resources and capacity.

Sewer service to properties outside the Development Area has typically been approved only after documentation of an existing public health or safety issue. However, the Farmington clubhouse and some accessory structures are currently served by water and sewer. The request to serve the

relocated laundry and maintenance building with sewer is consistent with prior findings and approvals for sewer service and does not cause an increase in impacts to public sewer capacity. The factors considered with the approved request in 1998 are still relevant.

The lightning shelter is both new and not located in an area of the site that has existing sewer service. Staff believes that the extension of service to new structures on other portions of the Farmington property is not consistent with the prior approvals.

### **SUMMARY**

Though this request is not consistent with the existing guidance in the Comprehensive Plan, the current laundry and maintenance building is already authorized for water and sewer service. Therefore, staff recommends approval of sewer service for the relocated laundry and maintenance building, but disapproval of sewer service to the proposed lightning shelter.

### **RECOMMENDED ACTION:**

Based on the staff analysis, staff recommends approval of the proposed amendment to the ACSAJA to authorize sewer service to the proposed relocated laundry and maintenance facility. Staff recommends disapproval of the proposed amendment to the ACSAJA to serve the proposed lightning shelter.

***Recommended Motion:*** *I move to adopt the resolution attached to the staff report as Attachment E, to extend the ACSA jurisdictional area for sewer service on Parcel 60E2-1 to only the proposed laundry and maintenance building, and not to the proposed lightning shelter.*

### **ATTACHMENTS:**

- A. Applicant Request
- B. Location Map
- C. ACSAJA Service Designations Map
- D. Staff Analysis
- E. Resolution to Approve Sewer Service to Laundry and Maintenance Building