

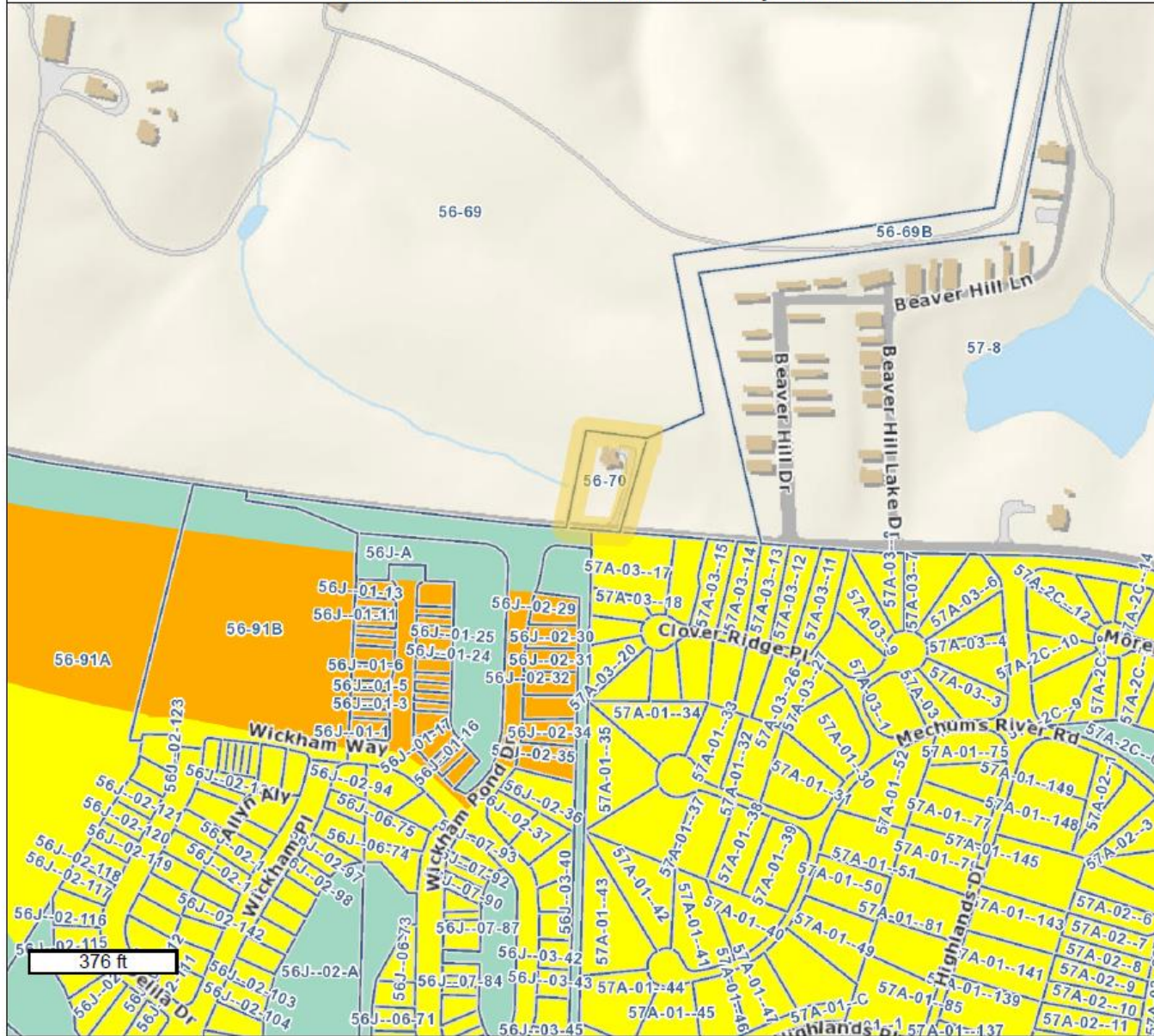
ACSA 202400001, Roach Request for Sewer Service

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Request:

- Allow sewer service to 0.5 acre parcel with one house
- Located Three Notched Road, Crozet
- Designated Rural Area in Comprehensive Plan
- Zoned Rural Area (RA), consistent with Comp Plan designation
- Parcel currently designated for Water Service Only

Crozet Master Plan, Land Use Map - ACSA202400001, Roach



Legend

(Note: Some items on map may not appear in legend)

Parcel Info

- Parcels

Comp Plan Land Use Info

- Crozet Master Plan Land Use
 - Neighborhood Density Residential L
 - Neighborhood Density Residential
 - Middle Density Residential
 - Urban Density Residential
 - Neighborhood Mixed Use
 - Commercial Mixed Use
 - Community Mixed Use
 - Downtown
 - Office/R&D/Flex/Light Industrial
 - Public Land
 - Green Systems
 - Institutional
 - Split Neighborhood Density Resident



376 ft

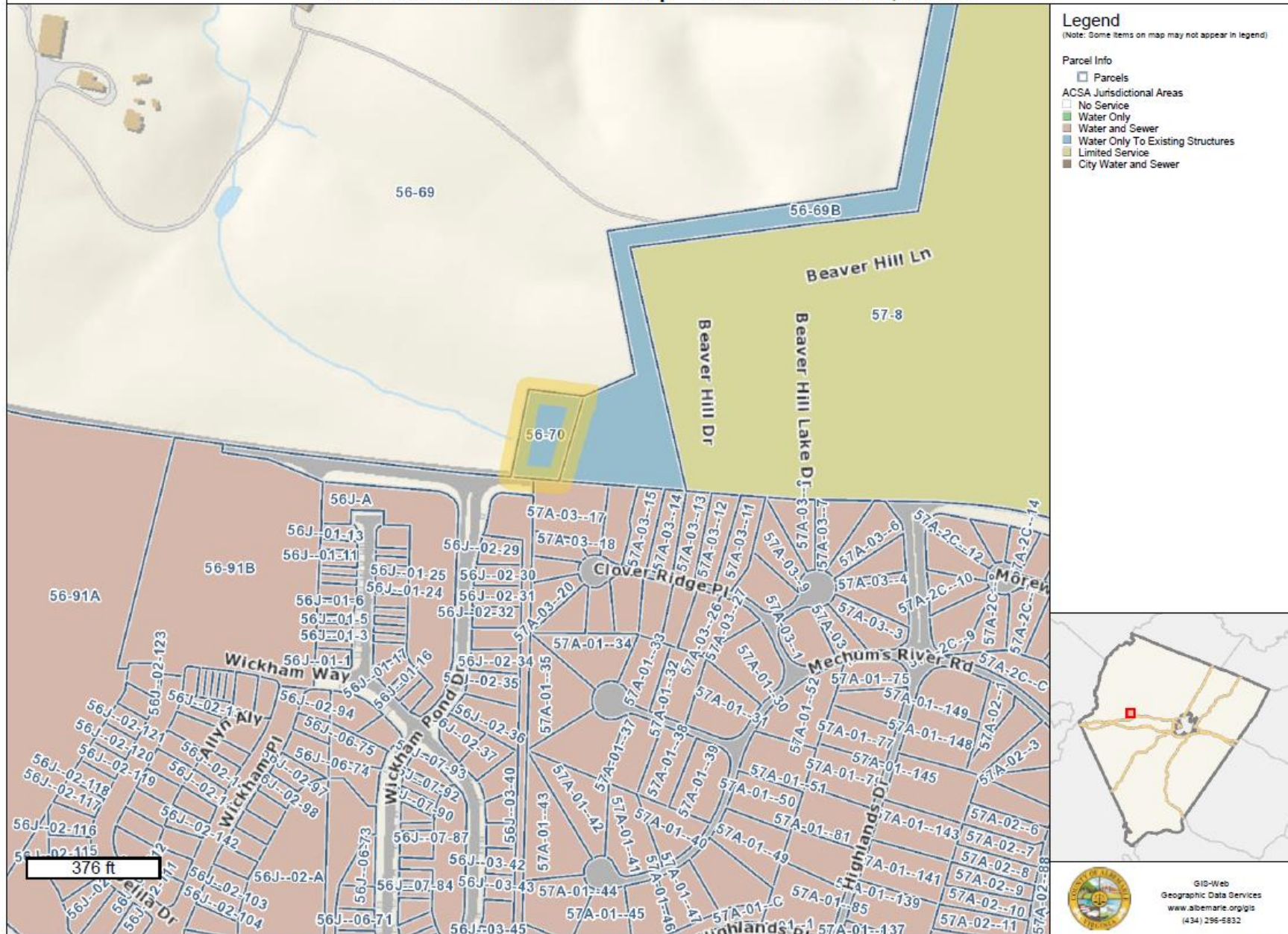


GIS-Web
Geographic Data Services
www.albemarle.org/gis
(434) 296-6632

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: WGS84 Web Mercator (Auxiliary Sphere) (EPSG 3857)

July 17, 2024

ACSA Jurisdictional Area Map - ACSA202400001, Roach



Legend
 (Note: Some items on map may not appear in legend)

Parcel Info

- Parcels
- ACSA Jurisdictional Areas
- No Service
- Water Only
- Water and Sewer
- Water Only To Existing Structures
- Limited Service
- City Water and Sewer



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July 17, 2024

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Comprehensive Plan Policy for Providing Public Water & Sewer:

- Provide public water and sewer only to areas within the ACSA Jurisdictional Area
- Follow the boundaries of the designated Development Areas in delineating jurisdictional areas.

...for providing service to the RA:

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

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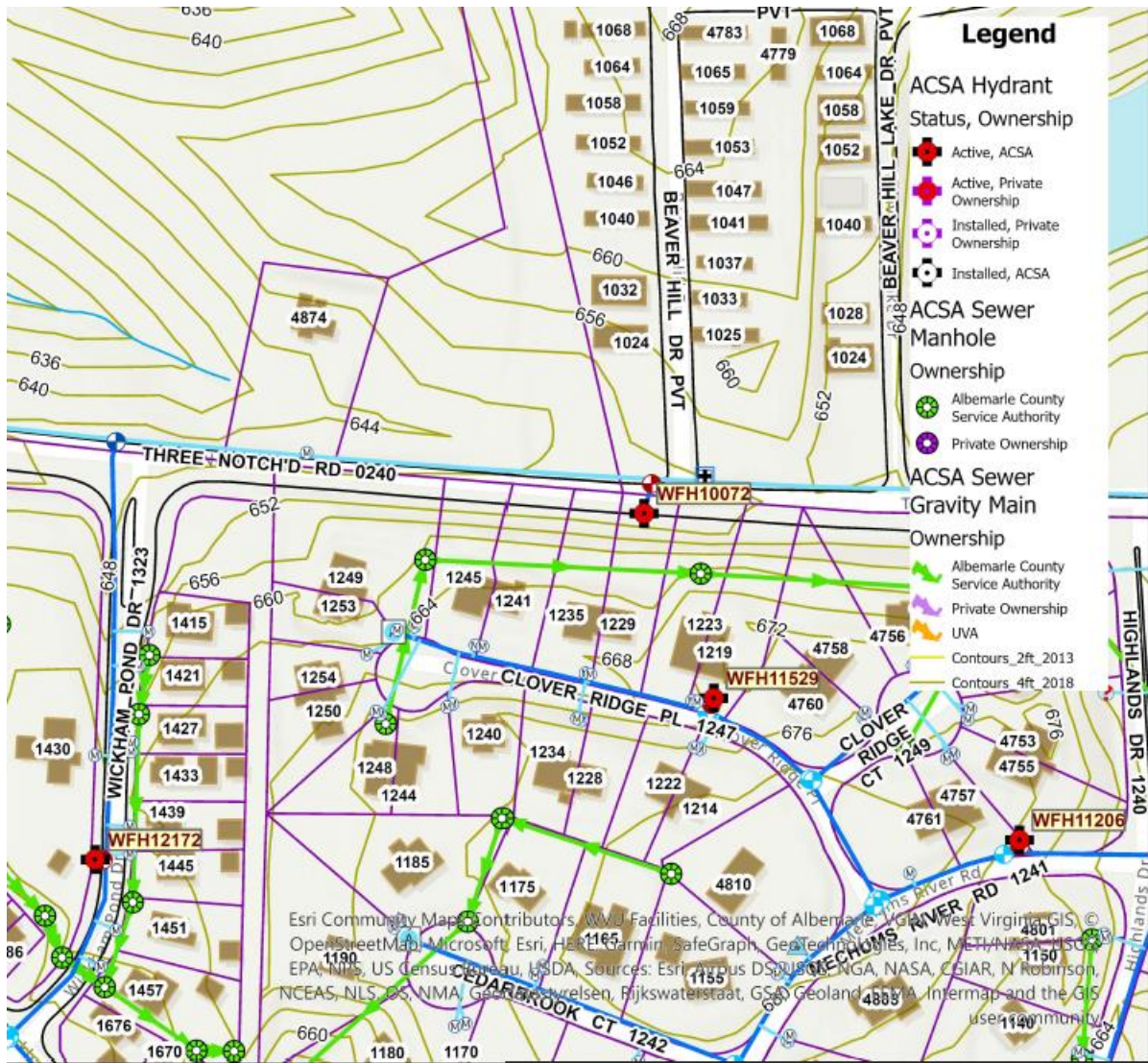
Purpose of ACSA JA Policy:

- Important tool for implementing growth management policy of Comprehensive Plan
- Reserves and effectively uses costly/limited water resources and treatment capacities to serve Development Areas
- Provision of utilities to the Rural Area can be a catalyst for growth

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Adjacency to Existing Service Line Criteria:

- Located across Three Notched Road from subject parcel
- Approx. 200/250 feet distance from parcel/house (in “Highlands”)
- General location and distance from existing line is consistent with prior findings of adjacency for ACSA JA amendments



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Existing Health/Safety Issue Criteria:

- Subject to septic system failure with effluent consistently present above ground
- VDH comments:
 - Reviewed and denied application to install replacement system
 - inadequate area site for replacement due to topography/landscape, existing utility locations, and setback requirements

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Other Relevant Policy/Previous Board Actions:

- Board approved sewer service to Beaver Hill Mobile Home Park (1998) to address health and safety issue on-site
- Beaver Hill MH Park approximately 500 feet east of subject parcel; located in Rural Area

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Summary:

- The request meets the both the existing health/safety and service line adjacency criteria
- Typical amendments in RA limit service to existing structures only.
- Due to small size (0.5 ac.) of the parcel, RA Land Use designation and RA zoning, limiting service to existing structure is unnecessary
- Because parcel is now designated for *Water Only* service, the new service designation will be *Water and Sewer Service*

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Recommendation:

Staff recommends that the Board adopted the attached resolution to amend the Albemarle County Service Authority Jurisdictional Area to designate Parcel 05900-00-00-07000 for Water and Sewer Service.

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