



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Cameron Langille, Principal Planner
Date: February 21, 2024, deferred from January 10, 2024
Re: **ACSA202100002 Montclair**
Parcel IDs: 05600-00-00-091A0
Magisterial District: White Hall
School Districts: Crozet E.S., Henley M.S., and Western Albemarle H.S.

PROPOSAL

The applicant is requesting to amend the Albemarle County Service Authority Jurisdictional Area (ACSAJA) for Parcel 05600-00-00-091A0 from water to existing structures only to water and sewer service. (Attachment A). This request is in association with ZMA202000012 Montclair, which proposes to rezone the 12.19-acre subject parcel from Rural Areas (RA) (0.5 unit/acre) to Neighborhood Model District (NMD), along with rezoning the adjacent 2.82-acre parcel from Light Industry (LI) to Neighborhood Model District (NMD). Both parcels are located in the Development Area.

BACKGROUND

Pursuant to Virginia Code § 15.2-5111, the Board has adopted jurisdictional areas for parcels that may be served by Albemarle County Service Authority (ACSA) water and sewer. The boundaries outlined in the ACSAJA map (Attachment B) generally define the Development Areas.

STRATEGIC PLAN: Safety & Well-Being - Nurture a safe and healthy community

BUDGET IMPACT: If this application were approved, there would be no budget impact to the County. The property owner would bear the cost of the water connection.

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.

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.

STAFF ANALYSIS

Portions of the property are designated as Urban Density and Neighborhood Density Residential in the Crozet Master Plan, which are uses that must be served by public water and sewer. Properties within the Development Area to the east, west, and south of the property are all designated for water and sewer service. The proposed ACSAJA amendment and provision of water and sewer service to the subject

property would be consistent with the policy of providing public water and sewer to the Development Area.

RECOMMENDATION:

Staff recommends that the Board adopt the resolution to approve the proposed amendment to the ACSAJA (Attachment C).

Motion (to Approve): *I move to adopt the resolution attached to the staff report as Attachment C.*

ATTACHMENTS:

A - Applicant Request

B – ACSAJA Designations Map

C - Resolution to Approve