

Application to Amend the Service Authority Jurisdictional Area



☒ Amend the Service Authority Jurisdictional Area = \$130.00

Project Name: Christian Aid Mission Ivy Road Jurisdictional Area Amendment

Tax map and parcel: 05900-00-00-023G1 Magisterial District: Samuel Miller Zoning: CO

Physical Street Address (if assigned): 200 Bob Finley Way, Charlottesville, VA 22903

Location of property (landmarks, intersections, or other): Northeast Corner of intersection of Hwy 250 and Broomley Road

Contact Person (Who should we call/write concerning this project?): Robin Tanner

Address 1201 5th Street Ext. City Charlottesville State VA Zip 22902

Daytime Phone (434) 327-1272 Fax # (434) 295-6814 E-mail robin@christianaid.org

Owner of Record Christian Aid Mission

Address 1201 5th Street Ext City Charlottesville State VA Zip 22902

Daytime Phone (434) 977-5650 Fax # (434) 295-6814 E-mail info@christianaid.org

Applicant (Who is the Contact person representing?): Christian Aid Mission

Address 1201 5th Street Ext City Charlottesville State VA Zip 22902

Daytime Phone (434) 977-5650 Fax # (434) 295-6814 E-mail info@christianaid.org

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TMP # _____

Fee Amount \$ 130 Date Paid 2-9-18 By who? Christian Aid Receipt # 113181 Ck# 400810 By J. Frazier

County of Albemarle Department of Community Development
401 McIntire Road Charlottesville, VA 22902 Voice: (434) 296-5832 Fax: (434) 972-4126

Jurisdiction area designation requested

- ☒ Water and Sewer
☐ Water Only to existing structure(s)
☐ Water Only
☐ Limited Service (Describe in justification below)

Current Service Area Designation

- ☒ No designation
☐ Water and Sewer
☐ Water Only to existing structure(s)
☐ Water Only
☐ Limited Service (Please describe Water service is provided to the property)

Justification for request:

The Christian Aid Mission property at 200 Bob Finley Way (formerly 3045 Ivy Road) has long served Christians and our mission to serve Christ in Albemarle County and throughout the world. This property currently supports a private Christian school, two churches and offices for two Christian ministries. However, the property relies upon private septic rather than public sewer; and the existing septic systems are either failing or have remaining capacities insufficient to support the uses for which the buildings were intended- one septic field is near total failure. The recent VDOT taking for the new Broomley bridge and stock piling of fill material has effectively precluded the ability to replace the failing drainage areas.

The Christian Aid Mission property is served by public water. The terminus of the Albemarle County Service Authority sewer line into which our property could tap is only a few hundred feet from the property.

The effect of the failing septic systems and lack of access to the readily available public sewer is posing a substantial burden on our missions and religious exercise and their related facilities which have been located at this location for four decades. In order to remove this burden and to our continue our mission and protect our religious exercise at the property, we are seeking the County of Albemarle's approval to amend the Service Authority Jurisdictional Area designation from Water only to Water and Sewer.

Owner/Applicant Must Read and Sign

I hereby certify that the information provided on this application and accompanying information is accurate, true and correct to the best of my knowledge and belief.

Robin Tanner
Signature of Owner, Contract Purchaser, Agent

Robin Tanner
Print Name

2-8-18
Date

434-327-1272
Daytime phone number of Signatory

Background and Introduction.

CAM traces its beginnings to the ministry work of Dr. Bob Finley, a 1945 graduate of the University of Virginia. While a student at UVA, Dr. Finley was Student Body President, captain of the boxing team, and the NCAA collegiate boxing champion in the middleweight division.



In 1945, shortly after graduating, Dr. Finley was invited to speak at a Youth for Christ ("YFC") rally in Chicago. His presentation was recorded and broadcast all over the United States. Dr. Finley soon became a sought-after speaker and joined YFC as a field evangelist alongside Dr. Billy Graham. Dr. Finley and Dr. Graham traveled the country speaking to a variety of groups. It was during this time that Dr. Finley developed a special burden for reaching international students,

which in turn led to a desire to support foreign missions.

In 1948, Dr. Finley and Dr. Graham toured China, sharing the gospel to crowds of more than 15,000 people at a time. This ministry endeavor came to an abrupt conclusion when the communists took over China and open evangelism was prohibited. Undaunted, Dr. Finley shifted his focus to Korea, where he ministered with Bob Pierce, the founder of World Vision. This ministry lasted until 1950, when the Korean peninsula was overtaken by communists and Christian evangelists were expelled.



After being forced to leave Korea, Dr. Finley remained in Asia as an itinerant evangelist. He conducted evangelistic crusades in major Asian cities and worked with college students in Japan, Taiwan, Hong Kong, India and the Philippines.

In 1953, with the encouragement of Dawson Trotman, founder of a Christian ministry known as the Navigators, Dr. Finley founded International Students, Inc. ("ISI"). The mission of ISI was to reach foreign university and college students in the United States and Canada. Dr. Finley soon started a division of ISI that focused on providing financial assistance to indigenous ministers in economically disadvantaged countries that were largely closed to Christian missionary work. This particular effort was built upon the foundation of relationships that Dr. Finley had developed during his work in Asia. In 1972, the division of ISI devoted to funding indigenous mission work was spun off of ISI and became Christian Aid Mission. CAM is generally considered to be the first organization to focus on assisting and promoting native missionaries overseas.

CAM is now in its fifth decade of ministry and continues to focus on funding native missionaries. As of early 2018, CAM has assisted more than 500 indigenous ministries that are engaging over 1,000 unreached people groups in more than 100 countries.



When first founded, CAM was located in Washington, DC. As the ministry grew, Christian leaders from around the world traveled to Washington, DC to visit ISI. Eventually, CAM's facilities proved to be inadequate for housing and feeding its visitors, prompting a move to Dr. Finley's hometown of Charlottesville in 1976. When it relocated to Charlottesville, CAM purchased the now 12-acre property located at the corner of Ivy Road/Highway 250 and Broomley Road ("Ivy Road Property").

The Ivy Road property consists of a guest house of approximately 8,694 square feet which will accommodate up to 26 overnight guests. The guest house hosts dozens of visiting missionaries each year. It has also served as a temporary housing during resettlement for three refugee families from Afghanistan, three immigrants from Turkey, and up to 50 families from Mainland China. The guest house is frequently used by families of people (Americans and foreigners) being treated at UVA Hospital, foreign students during holidays at area universities while student services are limited, and international students entering UVA until they can find more permanent housing.

The office buildings at the Ivy Road property, consisting of a total of approximately 34,891 square feet, were used in the past for administration and ministry outreach of Christian Aid



Mission. These buildings currently host, and have hosted in the past, multiple churches and Christian ministries when they were just starting until they could purchase and build facilities of their own. These include the Korean Community Church in Charlottesville, Canaan Christian Center (Hispanic Church), Koinonia Christian Church, and Light and Salt Presbyterian Church in Charlottesville (Korean).

Overseas Students Mission, Bikers for Christ, Calvary Chapel, Chinese Revival Church, Christian Assembly Church, and others.

The newest building at the Ivy Road property has housed Regents School of Charlottesville since 2012. Christian Aid has supported the school by asking them to pay a very low share of expenses. This school has been a blessing to many families whose children were not doing well in other schools but are thriving at Regents.



Deteriorating and Failing Septic Systems. The Ivy Road property is served by public water through the Albemarle County Service Authority but must rely upon a hodgepodge of at least four separate, aging septic systems to serve the various buildings on the property. Each of these systems consists of a conventional septic tank with a corresponding drain field. Christian Aid Mission has over the span of its ownership made various attempts to repair or restore the drain fields in order to extend their useful life. The fate of the existing septic systems, and the drain fields in particular, threatens the current ongoing work of Christian Aid and the ministries sharing the property. Further, it makes future planning for the property to support the mission of Christian Aid Mission extremely uncertain. Examples of current work hindered by the septic problem include the Christian Aid guest house and Regents School. The guest house cannot be fully utilized because the septic system may fail at any time. As a result, guests are sometimes housed in area hotels and it is impossible to house transient families and individuals as described above. Regents School is limited in its capacity due to the size and state of the supporting septic system. This has forced the school to locate its upper school at another location.

In January of 2017, Christian Aid Mission sought the advice of a soils expert to locate replacement drain fields for the c. existing failed systems. That expert could not recommend installing any future replacement subsurface disposal system at the property. [See letter dated January 6, 2017]

Furthermore, the Virginia Department of Health has been consulted on the suitability of a replacement drain field or drain fields on the property and has determined the property unsuitable for an on-site sewerage disposal system. [See e-mail dated December 1, 2017, Mr. Josh Kirtley, Environmental Health Technical Consultant, Onsite Sewage and Water Programs, Thomas Jefferson Health District]

Request. The applicant respectfully requests that the Board of Supervisors approve the expansion of the jurisdictional area for the Albemarle County Service Authority to include the Christian Aid Mission property (TM 59-23G1). This action will enable Christian Aid Mission to connect to the Authority's public sewer system. Christian Aid Mission understands that if the property is connected to the public sewerage system, that it will be responsible for construction of a sewer connection and related easement costs.

The Applicant's request is for unrestricted access to the public sewer. Restricted access to sewer, such as limiting service to the existing buildings only, would impose an undue burden on CAM by adding uncertainty to future planning for the inevitable upgrading and /or replacing of

some of the dated buildings on the property. Approving unrestricted access for the CAM property would be consistent with the access granted by the Board of Supervisors to other neighboring property owners along Route 250 in the vicinity of the CAM property.

Presently, there is a sewer line that serves the Volvo Dealership property immediately to the east of the Christian Aid Mission property. In 2012, the Board of Supervisors granted a similar request by the owner of the Volvo Dealership property. The grant of this request will allow Christian Aid Mission to continue its mission and plan for the future ministry.



Attachments:

Letter dated January 6, 2017 from William J. Loth, Soils Consultant

E-mail correspondence, dated December 1, 2017 from Mr. Josh Kirtley, Environmental Health Technical Consultant, Onsite Sewage and Water Programs, Thomas Jefferson Health District

Topographical sketch of the Property date November 11, 2017

Letter dated January 18, 2012, from the Thomas Jefferson Health District (Volvo Dealership Request)

William J. Loth, IV
Afton Soil Consulting
222 Sycamore Lane
Afton, Virginia 22920-2425
Authorized Onsite Soil Evaluator, AOSE #1940001316
(540) 471-6589
jeff.loth@yahoo.com

January 6, 2017

Mr. Robin Tanner, Business Manager
Christian Aid Mission
1201 5th St. Ext.
Charlottesville, VA 22902

re: Soils Evaluation on Tax Map 59-23G1, Albemarle County, VA
3045 & 3047 Ivy Road, Charlottesville, VA

Dear Mr. Tanner,

On September 20, 2016, I visited the above-referenced property on Ivy Road to determine whether it could accommodate enough drainfield Reserve Area to serve as backup for the current drainfields serving the existing school, apartments, and church.

A drainfield reserve area is required by law for any new septic system, and common sense dictates that it be established for any existing system, if this has not already been done. It is simply an area that would serve as a place in which to install a new septic system in the future, should the initial system cease to function properly.

My investigation generally consists of augering a number of holes in any area of the property with suitable (convex, well-drained) landscape and meeting all required setbacks, then assessing the soils using common field methods.

The soils and site conditions I encountered, unfortunately, present barriers to the establishment of any new potential areas for the installation of onsite subsurface sewage disposal systems.

The part of the property which would normally be usable for Reserve Area is the undeveloped rear half of the parcel, which runs along the C&O Railroad. However, much of this area is either already utilized as a stormwater retention basin or is buried underneath a significant amount of fill material from the reconstruction of the Rt. 677 railroad overpass.

There is land in between the stormwater retention basin and the filled area, but it is either too steep (>50% slope) or it is severely eroded. "Severely eroded" indicates that the ground surface is interrupted by relatively deep erosion scars. These erosion scars must be avoided, but they are so numerous that they preclude any installation which would attempt to avoid them.

At your request, I returned to the site on November 18, 2016 to evaluate the soils immediately adjacent to the area covered by fill material to assess the possibility of removing the fill material and using the native soils still existing underneath.

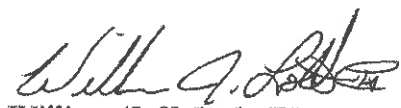
In several hand auger borings near the base of the fill pile, I encountered what I believe to be bedrock at depths not exceeding 36" below ground surface. This relatively shallow depth has been consistent in my borings and I therefore must assume that the native soil depth underneath the fill pile is similar.

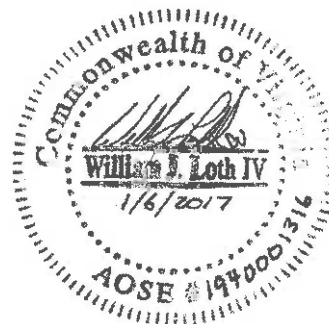
The assumed 36" native soils depth would therefore most likely dictate an installation depth of no greater than 30" for any typical engineered sewage disposal system. I do not believe these native soils can withstand the acts of placing and removing the fill material without being compacted or otherwise compromised in the critical absorption zone for sewage disposal.

Therefore, I cannot recommend attempting any future installation of a subsurface sewage disposal system on this property. Any currently undeveloped portions of the property which might normally support such a system have been rendered unusable due to erosion and/or construction activities.

If you have any questions, please do not hesitate to contact me.

Sincerely,


William (Jeff) Loth, IV, Owner
Afton Soil Consulting



Blaine, Steven W.

From: Kirtley, Joshua (VDH) <Joshua.Kirtley@vdh.virginia.gov>
Sent: Friday, December 01, 2017 1:50 PM
To: Blaine, Steven W.
Cc: 'Robin Tanner'
Subject: RE: Christian Aid Mission; Health Department Findings; Albemarle County Tax map # 59-23G1

Good afternoon, Steve. Thanks for your email.

After reviewing the site and confirming the existing usage for the various buildings present on the property, it appears that not all buildings have a Reserve Area should the existing sewage disposal systems start to fail. I base my opinion on the apparent limitations that as the result of parking areas, critical slopes, landscape position, and excessive fill material.

At this point, I recommend that you consult with the necessary parties to inquire as to logistical requirements associated with connection to public sewer.

If you have any questions, or if I can clarify anything, please let me know.

Have a good afternoon,

Josh

Josh Kirtley
Environmental Health Technical Consultant
Onsite Sewage and Water Programs
Thomas Jefferson Health District
Office (434) 972-6288

From: Blaine, Steven W. [<mailto:Steven.Blaine@leclairryan.com>]
Sent: Thursday, November 30, 2017 3:34 PM
To: Kirtley, Joshua (VDH) <Joshua.Kirtley@vdh.virginia.gov>
Cc: 'Robin Tanner' <Robin@christianaid.org>
Subject: Christian Aid Mission; Health Department Findings; Albemarle County Tax map #59-23G1

Mr. Kirtley: This is to follow up on your site visit to our client's property located at 3045 Ivy Road, Charlottesville. Please let us know your findings regarding the availability of sufficient areas of suitable soils for required drain fields for this site. Thank you.

Steven W. Blaine
Attorney at Law
LECLAIRRYAN
123 East Main Street, Eighth Floor
Charlottesville, Virginia 22902
(434) 245-3423 Direct
(434) 296-0905 Fax



Speedy Rooter
118 Eastside Hwy
Waynesboro, Va 22980

04/26/2018

RE: Christian Aid Mission
Ivy Rd, Charlottesville, Va

To Whom it May Concern,

We have been working on Christian Aid's drain fields at the Ivy Road location for at least 10 years. Our goal is to keep raw sewage from backing up into the buildings and sewage from migrating to the surface from drain field failure.

The Hispanic Church building and garage apartment are serviced by the drain field straight out from the lower garage. We have done everything we know to keep this drain field operational until they can hook up to County services. This drain field is in complete failure mode and is concerning for health-related reasons.

The other lower drain field toward Ivy Rd. is also failing. This drain field services the Guest House (middle building). There is nothing at this point Speedy Rooter can do to maintain these drain fields any longer.

Sincerely,

A handwritten signature in cursive script that reads 'Daniel Devlin'.

Daniel Devlin, President



Speedy Rooter

P.O. Box 6337

Charlottesville

RE: Christian Aid Mission

Ivy Rd

Charlottesville, Va

08/21/2018

To whom it may concern,

Speedy rooter high pressure water jetted the d box straight out from the garage serving the guest house to clear the line between the d box and septic tank. We noticed there were solids in the line and a lot of waste. We suspect that the outgoing tee is missing from the septic tank. Also, the d box is not taking water from the jetter suggesting drainfield is not taking water and not working properly.

Jerry Smith Speedy Rooter, Inc.