



Albemarle County

Legislation Details (With Text)

File #: 24-332 **Version:** 1 **Name:**
Type: Resolution **Status:** Public Hearing
File created: 6/25/2024 **In control:** Board of Supervisors
On agenda: 7/17/2024 **Final action:**
Title: Public Hearing to Consider Easements Adjacent to 999 Rio Road East. To consider granting a 20' public utility easement and a variable width grading easement to the Albemarle County Service Authority and 999 Rio LLC, respectively, across an emergency access strip owned by the County (Parcel 062F0-00-00-000E2). This easement is to facilitate the development of the adjacent 999 Rio Road East property.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Att.A - Subdivision Plat, 2. Att.B - Proposed ACSA Easement, 3. Att.C - Proposed Grading Easement, 4. Att.D - Resolution

Date	Ver.	Action By	Action	Result
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AGENDA DATE: 7/17/2024

TITLE:

Public Hearing to Consider Easements Adjacent to 999 Rio Road East

SUBJECT/PROPOSAL/REQUEST: Public hearing to consider a request for the County to convey a water/sewer easement and a grading easement across County property adjacent to 999 Rio Road East

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Richardson, Wall, Rosenberg, Herrick, Filardo, Barnes, McDermott, Ragsdale

PRESENTER (S): Rebecca Ragsdale

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: 999 Rio Road is a residential project whose rezoning to Neighborhood Model District (NMD) the Board approved on March 4, 2020. The Board subsequently approved an amendment to the NMD on May 3, 2023.

In 2021, the developer requested a water and sewer line easement across the adjacent County-owned Parcel 062F0-00-00-000E2, which serves as an emergency access between Rio Road East and Shepherds Ridge Road. Following a public hearing on June 2, 2021, the Board authorized that easement. The developer is now requesting additional grading and public utility easements across the County's parcel.

STRATEGIC PLAN: Infrastructure & Placemaking - Invest in infrastructure and amenities that create connection, opportunity, and well-being.

DISCUSSION: *Virginia Code § 15.2-1800* requires a public hearing prior to the conveyance of most County-owned property, including these proposed easement interests. A proposed subdivision plat (Attachment A),

currently under review with staff, shows the location of the proposed public utility and grading easements on County-owned Parcel ID 062F0-00-00-000E2. The proposed deeds are attached as Attachments B and C.

BUDGET IMPACT: The County would receive the estimated fair market value for the easements. However, given both the limited size and scope of the requested easements, that value (\$16.54) is minimal.

RECOMMENDATION:

Staff recommends that, after holding the public hearing, the Board adopt the attached resolution (Attachment D) to authorize conveyance of the proposed easements, once approved as to form and substance by the County Attorney

ATTACHMENTS:

- A - Subdivision Plat
- B - Proposed ACSA Easement
- C - Proposed Grading Easement
- D -- Resolution