



Albemarle County

Legislation Details (With Text)

File #: 24-143 **Version:** 1 **Name:**
Type: Resolution **Status:** Public Hearing
File created: 1/11/2024 **In control:** Board of Supervisors
On agenda: 2/7/2024 **Final action:**
Title: ACSA2300002 Farmington Country Club Sewer Service Request. PROJECT: ACSA202300002 Farmington Country Club Limited Sewer Service Request MAGISTERIAL DISTRICT: Jack Jouett TAX MAP/PARCEL(S): 060E2-00-00-00100 LOCATION: 1625 Country Club Circle PROPOSAL: Request 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, which is already served by sewer; and 2) a new lightning shelter. ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Att.A - Applicant Request and Exhibit, 2. Att.B - Location Map, 3. Att.C - ACSA Jurisdictional Areas, 4. Att.D - Staff Analysis, 5. Att.E - Proposed Resolution

| Date | Ver. | Action By | Action | Result |
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AGENDA DATE: 2/7/2024

TITLE:

ACSA202300002 Farmington Country Club Request for Limited Sewer

SUBJECT/PROPOSAL/REQUEST: Public hearing on a proposed amendment to the Albemarle County Service Authority Jurisdictional Area (ACSAJA) to authorize limited sewer service to two structures: 1) a relocated replacement laundry and maintenance building, which is already served by sewer; and 2) a new lightning shelter. (Jack Jouett)

ITEM TYPE: Regular Action Item

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

PRESENTER (S): Rebecca Ragsdale

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

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 of the Development Areas generally define the ACSA's Jurisdictional Area (ACSAJA). Farmington Country Club has requested limited sewer service to two structures: 1) a relocated replacement laundry and maintenance building, which is already served by sewer; and 2) a new lightning shelter, as detailed in

Attachment A. The subject parcel (Attachment B and C) is located in the Rural Area and currently has several ACSAJA designations authorizing water service to residential areas, water and sewer service to the clubhouse and adjacent facilities, and limited sewer service to certain accessory structures.

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

DISCUSSION: As noted in the Community Facilities chapter of the County's Comprehensive Plan, changes to ACSAJA boundaries outside of the Development Areas should be the exception and should be allowed only when: (1) the area to be included is adjacent to existing lines; and (2) public health and/or safety is in danger. A detailed staff analysis is provided as Attachment D. Farmington has proposed replacement of the facilities on-site to be served by sewer, along with one additional small structure. Because the prior Board approval was for limited sewer service to specific structures, an amendment to the ACSAJA is necessary for any replacement structures and/or new buildings.

Staff believes that granting sewer service to the replacement laundry and maintenance facility is consistent with prior findings and approval of sewer service. Staff does not believe the same findings can be made to support sewer service to the lightning shelter, a new structure and in an area of the site not served by public sewer.

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 sewer connection.

RECOMMENDATION:

Staff recommends that the Board adopt Attachment E, a resolution to approve the proposed amendment to the ACSAJA to allow public sewer service to the relocated laundry and maintenance building, but not to the proposed lightning shelter.

ATTACHMENTS:

- A. Applicant Request
- B. Location Map
- C. ACSAJA Service Designations Map
- D. Staff Analysis
- E. Proposed Resolution