



# Albemarle County

## Legislation Details (With Text)

**File #:** 24-259      **Version:** 1      **Name:**  
**Type:** Resolution      **Status:** Public Hearing  
**File created:** 4/9/2024      **In control:** Board of Supervisors  
**On agenda:** 5/1/2024      **Final action:**  
**Title:** Public Hearing to Consider an Easement to the ACSA across Parcel 061A0-03-00-000B1. To consider granting a sanitary sewer line easement to the Albemarle County Service Authority across property owned by the County (Parcel 061A0-03-00-000B1). This sewer line easement would service the nearby Rio Point development.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Att.A - ACSA Correspondence, 2. Att.B - SUB202300164 Plat, 3. Att.C - Resolution

Date	Ver.	Action By	Action	Result
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**AGENDA DATE:** 5/1/2024

**TITLE:**

Public Hearing to Consider an Easement to the ACSA across Parcel 061A0-03-00-000B1

**SUBJECT/PROPOSAL/REQUEST:** Public hearing to consider conveyance of a sanitary sewer easement to the ACSA across County-owned Parcel 061A0-03-00-000B1.

**ITEM TYPE:** Regular Action Item

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

**PRESENTER (S):** Cameron Langille

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** The developer of the Rio Point project, located at the intersection of John Warner Parkway and Rio Road, is currently working through the site plan approval process with County staff. Though the project is within the Albemarle County Service Authority (ACSA) jurisdictional area for both water and sewer service, the site does not have access to sewer utilities because the nearest sewer line is located to the south, across Meadow Creek. During site plan review, the ACSA indicated that the most feasible and desirable route for extending sewer utilities to the Rio Point site would require establishing a new ACSA sewer easement across Parcel ID 061A0-03-00-000B1, which is owned by Albemarle County (Attachment A).

**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 this proposed easement interest. A proposed subdivision plat (Attachment B), currently under review with staff, shows the location of the proposed sewer easement on Parcel ID 061A0-03-00-000B1. The easement would grant ACSA rights to construct and maintain the sewer utilities on the parcel.

**BUDGET IMPACT:** If this conveyance were approved, the Rio Point developer has agreed to compensate the County for the easement's estimated fair market value of \$5,337.49.

**RECOMMENDATION:**

Staff recommends that, after holding the public hearing, the Board adopt the attached resolution (Attachment C) to authorize conveyance of the proposed easement, upon final review and approval as to form.

**ATTACHMENTS:**

A - ACSA Correspondence  
B - SUB202300164 Plat  
C - Resolution