



# Albemarle County

## Legislation Details (With Text)

**File #:** 23-331      **Version:** 1      **Name:**  
**Type:** Resolution      **Status:** Action Items  
**File created:** 6/26/2023      **In control:** Board of Supervisors  
**On agenda:** 7/19/2023      **Final action:**  
**Title:** Resolution to Authorize the Site of the Northern Convenience Center.  
**Sponsors:**  
**Indexes:**  
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**Attachments:** 1. Att.A - Brookhill Proffers, 2. Att.B - Resolution

Date	Ver.	Action By	Action	Result
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**AGENDA DATE:** 7/19/2023

**TITLE:**

Resolution to Authorize the Site of the Northern Convenience Center

**SUBJECT/PROPOSAL/REQUEST:** Request authorization to pursue a proffered parcel as the site of a solid waste convenience center in northern Albemarle County.

**ITEM TYPE:** Regular Action Item

**STAFF CONTACT(S):** Richardson, Rosenberg, Herrick, Stewart

**PRESENTER (S):** Lance Stewart

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** At its meeting on July 17, 2019, the Board of Supervisors approved the Brookhill Proffer Amendment (ZMA 2018-00011 - Attachment A), which amended the proffers initially approved with ZMA 2015-00007. Proffer 8 provided for future dedication to the County of approximately 50 acres of land, comprised of portions of two parcels located west of Berkmar Drive and north and east of Rio Mills Road, "for a public high school, and/or such other use as the County may determine suitable." Shown on page 18 of Attachment A, this site is the portion of Parcels 46-18B and 46-18D lying west of Berkmar Drive. Staff has since coordinated a study of potential public school and local government functions that could be located on these parcels, including the use of one parcel as the site of a future solid waste convenience center. The Board's adopted Fiscal Year 2024 Budget includes funding in the Capital Improvements Plan for the design and construction of a Northern Convenience Center.

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

**DISCUSSION:** In 2022, staff engaged a consulting firm to consider potential uses of the proffered parcels.

The resultant study included preliminary conceptual design and placement of a solid waste convenience center on the approximately 20-acre Parcel 46-18B, based on the final design of the recently opened Southern Albemarle Convenience Center. The study confirmed the suitability of that parcel for a convenience center. The conceptual design assumes that the center's entrance would be located on the Rio Mills Road connector, a short distance from Berkmar Drive. The parcel is in the Rural Area, but is easily accessible to both the northern Albemarle Rural Area and the most densely populated and growing Development Areas in the County.

**BUDGET IMPACT:** Approval of the proposed resolution would enable staff to initiate design of a Northern Convenience Center with the funding included in the approved FY24 Budget.

**RECOMMENDATION:**

Staff recommends that the Board approve the proposed resolution (Attachment B) to authorize staff to pursue the use of the proffered portion of Parcel 46-18B for a solid waste convenience center.

**ATTACHMENTS:**

- A - Brookhill Proffers
- B - Resolution