



# Albemarle County

## Legislation Text

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**File #:** 24-190, **Version:** 1

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**AGENDA DATE:** 3/20/2024

**TITLE:**

Old Ivy Residences - Private Central Sewerage System

**SUBJECT/PROPOSAL/REQUEST:** Proposed private central sewer system for Old Ivy Residences development.

**ITEM TYPE:** Regular Action Item

**STAFF CONTACT(S):** Richardson, Wall, Rosenberg, Herrick, Filardo, Svoboda, Pohl

**PRESENTER (S):** Frank Pohl

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** Pursuant to County Code § 16-102, Greystar, developer of the proposed Old Ivy Residences, has notified the Clerk of the Board of Supervisors of its intent to construct a private central sewer system to serve the development (Attachment A). Under County Code §§ 16-104 and 16-105, the Board is to consider this proposal and either approve or disapprove this proposal.

On March 1, 2023, the Board approved Zoning Map Amendment ZMA202100008, with proffers, to rezone Parcels 06000-00-00-05100, 06000-00-00-024C0, 06000-00-00-024C1, 06000-00-00-024C3, and 06000-00-00-024C4 in the Jack Jouett District for the Old Ivy Residences development. The properties are in the Neighborhood 7 comprehensive plan area and in the jurisdictional area for water and sewer service. The Board also approved an associated rezoning of certain preserved steep slopes to managed steep slopes (ZMA202100009) and an associated waiver of the stepback requirement (SE202200011).

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

**DISCUSSION:** This proposal is for a new onsite private gravity sewer system to serve the Old Ivy Residences development. The system would include 184 individual connections serving 525 dwellings (refer to Attachment B for the preliminary utility plans and profiles). Chapter 16 of the County Code defines a "central sewerage system" as a system "designed to serve three or more connections." With more than three connections, this system would be considered a "central sewerage system," requiring Board consideration.

Though the subject property is located within the County's Jurisdictional Area for public sewer, the Albemarle County Service Authority (ACSA) would not agree to maintain the sewer system because it is located on and serves a single parcel and is not expected to be extended beyond the property. Therefore, the onsite sewer system must be privately owned and maintained.

The developer is also proposing to extend the public sewer main from in front of 505 Faulconer Drive, under the US-250 bypass, to the site. This section would then become public and could be maintained by the ACSA.

Staff reviews requests such as this for technical feasibility and for conformity with the Comprehensive Plan. The County Engineer has reviewed this request and has determined that the proposed onsite gravity sewer system is the best option for this site, noting that the system would be designed and constructed to public utility standards. Staff supports the request and recommends approval of the proposed central sewerage system, with the following conditions:

1. The central sewerage system must be constructed in accordance with the preliminary Utility Plan and Profiles (Attachment B);
2. The central sewerage system must be constructed to public utility standards;
3. Final plans and specifications must be submitted with the final site plan and are subject to approval by the County Engineer prior to commencing construction of the sewerage system;
4. Prior to issuance of any certificate of occupancy for any building to be served by the sewerage system, the owner must provide a Certificate of Completion and as-built drawings to the Building Official or County Engineer;
5. The owner(s) of Parcels 06000-00-00-05100, 06000-00-00-024C0, 06000-00-00-024C1, 06000-00-00-024C3, and 06000-00-00-024C4 must assume full responsibility for the operation and maintenance of the sewerage system; and
6. If requested by the County Engineer, the owner must document compliance with all State operation and maintenance requirements.

**BUDGET IMPACT:** Minimal staff time would be required to review final design documents, completion reports, and to verify that ongoing maintenance is being provided.

**RECOMMENDATION:**

Staff recommends that the Board adopt the attached Resolution (Attachment C) approving the installation of a central sewerage system (gravity sewer main) at the Old Ivy Residences development, subject to the conditions therein.

**ATTACHMENTS:**

- A - Owner's Request Letter
- B - Preliminary Utility Plans and Profiles
- C - Resolution