



Albemarle County

Legislation Text

File #: 24-174, **Version:** 1

AGENDA DATE: 3/20/2024

TITLE:

Spot Blight Declaration - 3247 Rolling Road, Parcel ID 10300-00-00-051B0 (Scottsville District)

SUBJECT/PROPOSAL/REQUEST: Adoption of a spot blight ordinance for 3247 Rolling Road

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Richardson, Rosenberg, Herrick, Filardo, Svoboda, Green, Boone

PRESENTER (S): Jalen Boone; Lisa Green

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: The presence of blighted and deteriorated properties can have negative economic and environmental impacts on properties and neighborhoods, resulting in unsafe communities and other public nuisances. On August 16, 2023, the Board of Supervisors approved the scheduling of a public hearing to consider adoption of a spot blight ordinance for 3247 Rolling Road, Parcel ID 10300-00-00-051B0 in the Scottsville District. A map is provided as Attachment A and property photos are provided as Attachment B.

Staff received a complaint regarding the conditions of this property and determined through an investigation that the house is uninhabited and unsafe. Staff then initiated the spot blight abatement process, as outlined below.

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

DISCUSSION: As designee of the County Executive, the County Building Official made a preliminary determination that the property was blighted and sent notice to the property owners of the reasons supporting this preliminary determination:

1. The structure is open allowing the entry of exterior elements, such as weather and animals, which are detrimental to the health, safety, and welfare of the public.
2. The structures are collapsing, unsafe, and therefore are detrimental to the health, safety and welfare of the public and emergency responders.

The Building Official requested an abatement plan from the owner. Pursuant to *Virginia Code* § 36-49.1:1, the property owner had 30 days from the date of the notice to respond in writing. Because the property owners did not respond within 30 days with a written abatement plan acceptable to the County Building Official, staff requested that the Board schedule and advertise a public hearing to consider an ordinance declaring this property to be blighted. Staff engaged with the property owner to summarize the items to be corrected in the County-generated Abatement Plan (Attachment C).

Staff has developed a scope of work to implement the abatement plan, including razing the structure and

associated site work.

BUDGET IMPACT: Based on the scope of work, the nearby, commonly-owned properties at 3239 and 3247 Rolling Road would be addressed as one work effort, estimated to cost \$57,000 (Attachment D). At this Board meeting, there are three blighted properties for the Board's consideration, with an estimated total cost of approximately \$88,000. The line item for these expenses in the Community Development Department's budget has approximately \$62,000 remaining in FY 24, leaving a deficit of approximately \$26,000 in that line item. If the Board directs staff to move forward with all three properties, staff will:

- 1) evaluate the FY 24 appropriated budget for funding that may be reallocated and
- 2) if not possible to be managed in the FY 24 budget, address the third property with funding included in the FY 25 Recommended Budget, subject to appropriation.

RECOMMENDATION:

Staff recommends that the Board adopt an ordinance (Attachment E) declaring this property blighted and authorizing staff to implement the abatement plan.

ATTACHMENTS:

- A - Vicinity Map - 3247 Rolling Road
- B - Property Photos
- C - Abatement Plan
- D - Cost Estimate
- E - Ordinance