



# Albemarle County

## Legislation Text

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**File #:** 24-227, **Version:** 1

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**AGENDA DATE:** 4/17/2024

**TITLE:**

Request for ACSA Easement across County-Owned Land near Rio Point Development

**SUBJECT/PROPOSAL/REQUEST:** Resolution to schedule a public hearing on a request for an ACSA sewer easement across County-owned property.

**ITEM TYPE:** Consent 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 site 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 on Parcel ID 061A0-03-00-000B1, which is owned by Albemarle County.

**STRATEGIC PLAN:** Goal 3: 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 A), 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:** The County would receive the estimated fair market value for the easement. This amount will be determined prior to the public hearing.

**RECOMMENDATION:**

Staff recommends that the Board of Supervisors adopt the proposed resolution (Attachment B) to hold a public hearing on this request.

**ATTACHMENTS:**

- A - Subdivision Plat
- B - Resolution

