



# Albemarle County

## Legislation Details (With Text)

**File #:** 22-294      **Version:** 1      **Name:**  
**Type:** Resolution      **Status:** Public Hearing  
**File created:** 4/27/2022      **In control:** Board of Supervisors  
**On agenda:** 5/18/2022      **Final action:**  
**Title:** ACSA202200001 531 James River Road (Pitsiokos). PROJECT: ACSA202200001 531 James River Road (Pitsiokos) MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 13600-00-00-02700; 68.58 acres LOCATION: 531 James River Road/Valmont Lane, South of the Town of Scottsville PROPOSAL: Request to amend the Albemarle County Service Authority Jurisdictional Area to authorize water service to structure that contain a barn first level and apartment second level. Currently, the designation is water to existing structures only and the barn/residence is not an existing structure authorized for water service. ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) OVERLAY DISTRICT(S): Flood Hazard Overlay District COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Att.A - Applicant Request, 2. Att.B - Location Map, 3. Att.C - ACSAJA Map, 4. Att.D - Staff Analysis, 5. Att.E - Resolution

Date	Ver.	Action By	Action	Result
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**AGENDA DATE:** 5/18/2022

**TITLE:**

Public Hearing to Consider ACSA202200001, Application to Amend the Albemarle County Service Authority Jurisdictional Area to Authorize Water Service to 531 James River Road (Pitsiokos), Parcel ID 13600-00-00-02700.

**SUBJECT/PROPOSAL/REQUEST:** Public hearing to consider an application to amend the Albemarle County Service Authority Jurisdictional Area to authorize water service to Parcel ID 13600-00-00-02700 in the Scottsville Magisterial District.

**ITEM TYPE:** Regular Action Item

**STAFF CONTACT(S):** Richardson, Walker, Hudson, Herrick, Filardo, Rapp, Perkins, Ragsdale

**PRESENTER (S):** Rebecca Ragsdale

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** Pursuant to Virginia Code §15.2-5111, the Board has adopted jurisdictional areas for Albemarle County Service Authority (ACSA) projects. The boundaries of the Development Areas generally

define the ACSA's Jurisdictional Area (ACSAJA). The subject parcel (described in the Attachment A application and shown on the map in Attachment B) was designated "*water to existing structures only*" in 1983. Without any structures of its own that existed as of 1983, this subdivided parcel does not retain any authorization for water service. The applicant established a water connection to an existing barn/apartment (531 James River Road) without authorization and is now seeking the ACSAJA amendment to bring the parcel into compliance (Attachment C).

**STRATEGIC PLAN:** Rural Area Character - Preserve the character of rural life with thriving farms and forests, traditional crossroad communities, and protected scenic areas, historic sites, and biodiversity.

**DISCUSSION:** As noted in the Community Facilities chapter of the County's Comprehensive Plan, changes to these boundaries outside of the Development Areas should be the exception and should only be allowed when: (1) the area to be included is adjacent to existing lines; and (2) public health and/or safety is in danger. Staff has found that the application does not meet both criteria. A detailed staff analysis is provided as Attachment D.

**BUDGET IMPACT:** If this application were approved, there would be no budget impact to the County. The property owner would bear the cost of the water connection.

**RECOMMENDATION:**

Staff recommends that the Board adopt the attached resolution (Attachment E) to deny the requested amendment.

**ATTACHMENTS:**

- A - Application
- B - Location Map
- C - ACSAJA Map
- D - Staff Analysis
- E - Resolution