



Albemarle County

Legislation Details (With Text)

File #: 23-145 **Version:** 1 **Name:**
Type: Resolution **Status:** Public Hearing
File created: 1/10/2023 **In control:** Board of Supervisors
On agenda: 2/1/2023 **Final action:**
Title: ACSA202200001 Albemarle County Service Authority Jurisdictional Area Amendment (Pitsiokos).
PROJECT: ACSA202200001 Request for water service (Pitsiokos) MAGISTERIAL DISTRICT:
Scottsville TAX MAP/PARCEL(S): 13600-00-00-02700; 92.97 acres LOCATION: 531 James River
Road, South of the Town of Scottsville PROPOSAL: Request to amend the Albemarle County Service
Authority Jurisdictional Area to authorize water service to an existing structure that contains a barn
first level and apartment second level. The structure connected to water illegally. Currently, the
designation is "water to existing structures only" and the barn/residence is not a 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 - ACSA Final Compliance Notice 1-4-2023, 6. Att.F - Resolution

Date	Ver.	Action By	Action	Result
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AGENDA DATE: 2/1/2023

TITLE:

ACSA202200001 Albemarle County Service Authority Jurisdictional Area Amendment (Pitsiokos)

SUBJECT/PROPOSAL/REQUEST: Public Hearing to Consider ACSA202200001, Application to
Amend the Albemarle County Service Authority Jurisdictional Area to Authorize Water Service to 531
James River Road, Parcel ID 13600-00-00-02700.

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Richardson, Walker, Rosenberg, Herrick, Filardo, McDermott, Ragsdale

PRESENTER (S): Rebecca Ragsdale, Planning Manager

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: Pursuant to Virginia Code §15.2-5111, the Board has adopted jurisdictional areas for
parcels that may be served by Albemarle County Service Authority (ACSA) water and sewer. 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. Attachment C shows the current ACSAJA designations on the parcel and surrounding parcels. 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 that connection into compliance.

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 ACSAJA boundaries outside of the Development Areas should be the exception and should be allowed only 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 the second criterion. A detailed staff analysis is provided as Attachment D. ACSA has issued a final compliance notice dated January 4, 2023 (Attachment E).

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 F) to deny the requested amendment.

ATTACHMENTS:

- A - Application
- B - Location Map
- C - ACSAJA Map
- D - Staff Analysis
- E - ACSA Final Compliance Letter dated January 4, 2023
- F - Resolution