



# Albemarle County

## Legislation Text

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**File #:** 16-444, **Version:** 1

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**AGENDA DATE:** 7/13/2016

**TITLE:**

County Property on Founders Place in the Mill Creek area (TMP 09100-00-00-002E0) and on Polo Grounds Road (TMP 04600-00-00-02600)

**SUBJECT/PROPOSAL/REQUEST:** Requests for the County to sell County property

**ITEM TYPE:** Consent Action Item

**STAFF CONTACT(S):** Foley, Letteri, Kamptner, Henry

**PRESENTER (S):** N/A

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Thomas C. Foley

**BACKGROUND:** The County owns undeveloped property on Founders Place in the Mill Creek area (TMP 09100-00-00-002E0) and on Polo Grounds Road (TMP 04600-00-00-02600). County staff was contacted by two separate entities who expressed an interest in purchasing these parcels from the County. These properties are currently part of the County's "land-banked" properties and are being retained for future public use.

**STRATEGIC PLAN:** Goal 2. Critical Infrastructure. Prioritize, plan and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs

**DISCUSSION:** The property on Founders Place (TMP 09100-00-00-002E0) is a 13.27 acre parcel located on the south side of Mill Creek Drive, between Avon Street Extended and Scottsville Road (SR20). The Monticello Fire/Rescue Station is located on this site. The parcel has a partially built access road (Founders Place) in the center of the site providing access to the fire/rescue station. The fire/rescue station is located on the east side of Founders Place and the portion of the parcel on the west side of Founders Place is currently undeveloped. In 2013, the undeveloped portion of the parcel was being considered as a potential location for a convenience center; however, in January 2014, the Board suspended further consideration of any convenience center location until such time as the County evaluates long term strategies for solid waste management services. This site was also considered for a library.

Habitat for Humanity requested that the County sell the undeveloped portion of this parcel so that it could create affordable and mixed-income housing in the growth area and save on costs associated with displacement of Southwood residents.

The property on Polo Grounds Road (TMP 04600-00-00-02600) is a 27.48 acre parcel located on the south side of Polo Grounds Road (SR643) at its intersection with Powell Ridge (private road), between US Route 29N and Proffit Road (SR649). The site is wooded and has an old dilapidated residence and outbuildings. The parcel was originally purchased around the time that the County was looking for land for the Baker Butler Elementary School. It was determined that the property topography and shape could be challenging for a

school site, and because the parcel was land-banked, the adjacent property, TMP 04600-00-00-026D0 would also likely need to be acquired to provide a viable school site. The Baker Butler Elementary School was ultimately built at another location.

Silvergate Realty, representing a potential buyer/developer, requested that the County sell this parcel for the purpose of redevelopment.

The Facilities and Environmental Services Department took the lead in assessing the requests for the County to sell these parcels and approached several departments (Community Development, FES-Public Works Division, Schools Building Services, Parks & Recreation, Police, and Fire/Rescue) to solicit feedback and input on the potential sale of these properties. The consensus was that the properties should be retained as land-banked property, as they may serve the County in future public uses.

The County's Property Committee met on May 11, 2016 to review the requests for the County to sell these properties. The Committee consists of two Board members and the Deputy County Executive. The Committee was provided a May 6, 2016 staff report as background prior to the meeting. Staff's recommendation to the Committee was to retain the property because the property locations have strong potential for a future County use and similar property would likely be more costly to acquire in the future. Staff was unable to identify any compelling benefit to the County in selling the properties. There was consensus among the Committee members that the properties should remain land-banked at this time. A copy of the Committee meeting minutes, with staff report, are attached (Attachment A).

**BUDGET IMPACT:** There are no significant costs to maintain the property under County ownership.

**RECOMMENDATION:**

The Property Committee and staff recommends that the Board retain these parcels in the land-banked properties and not dispose of the property as this time.

**ATTACHMENTS:**

A - Property Committee Minutes dated May 11, 2016 (with May 6, 2016 staff report attached)