



Albemarle County

Legislation Text

File #: 16-696, **Version:** 1

AGENDA DATE: 12/7/2016

TITLE:

ACSA201600004, Avionics Specialties, Inc. (White Hall Magisterial District)

SUBJECT/PROPOSAL/REQUEST: Resolution to approve an ACSA Jurisdictional Area designation for Water and Sewer service on Tax Map Parcel 03200-00-00-06600.

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Foley, Walker, Kamptner, Graham, Gast-Bray, Benish

PRESENTER (S): David Benish

LEGAL REVIEW: Yes

REVIEWED BY: Thomas C. Foley

BACKGROUND: The owners of the Avionics Specialties site have requested an ACSA Jurisdictional Area designation for water and sewer service for the 12.04 acre parcel located on Earlysville Road, approximately one-half mile north of its intersection with Dickerson Road. The parcel is located within the Hollymead Development Area and is designated for Light Industrial use in the Places29 Master Plan. The property is zoned LI, Light Industry and is currently not designated for any level of public water or sewer service. The site is developed with a 24,500 square foot building and is currently served by two domestic wells and a private sewer treatment system. A soil and groundwater contamination condition was identified on the site in 1997 (see applicant's request, Attachment A).

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 Comprehensive Plan provides the following concerning the provision of water and sewer service to the Development Areas:

Chapter 12.1, Community Facilities, Strategy 9a: Continue to provide public water and sewer in jurisdictional areas. Water and sewer jurisdictional areas ensure the County's Growth Management Policy, Land Use Plan, and Development Area Master Plans are implemented by guiding the direction of public utility placement. The areas also permit these services to be provided in a manner that can be supported by the utility's physical and financial capabilities. The jurisdictional areas are those portions of the County that can be served by water or sewer service, or both, and generally follow the Development Areas boundaries. Delineation and adoption of utility project jurisdictional areas by a local governing body is provided for in Virginia Code §15.2-5111. The boundaries of the Development Areas are to be followed in delineating jurisdictional areas. Change to these boundaries outside of the Development Areas 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."

The Comprehensive Plan recommends serving the Development Areas with public water and sewer service. This parcel is located within the Hollymead Development Area, so the ACSA Jurisdictional Area for public water and sewer service would be consistent with County policy for the provision of water and sewer service.

Providing service to this parcel will also help address potential groundwater/well contamination issues on-site and support the County's economic development efforts by improving the viability of this existing industrial development.

BUDGET IMPACT: The property owners would bear the costs for water and sewer connections.

RECOMMENDATION:

At the conclusion of the public hearing, staff recommends that the Board adopt the attached Resolution (Attachment D) to approve an amendment to the ACSA Jurisdictional Area to include Tax Map Parcel 03200-00-00-06600 for water and sewer service.

ATTACHMENTS:

- A - Applicant's Request
- B - Location Map with Development Area Boundaries
- C - Jurisdictional Area Map
- D - Resolution