



Albemarle County

Legislation Text

File #: 22-294, Version: 1

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