

ATTACHMENT C - STAFF ANALYSIS

To: Albemarle County Board of Supervisors
From: J.T. Newberry, Senior Planner II
Rebecca Ragsdale, Planning Manager
David Benish, Development Process Manager
Date: May 6, 2026
Re: **ACSA-2026-00001 – Iglesia del Dios Pentecostal Fuente de Salvación – Jurisdictional Area Amendment Request**
TMP: 04700-00-00-00100
Magisterial District: Rivanna
School Districts: Baker-Butler E.S., Lakeside M.S., Albemarle H.S.
Zoning: RA Rural Areas

PROPOSAL

The applicant is requesting an amendment to the Albemarle County Service Authority Jurisdictional Area (ACSAJA) to provide water and sewer service exclusively to a proposed religious assembly use of less than 200 persons on the subject property. The proposed facility is 9,000 square feet and expects to accommodate a maximum of up to 195 people at any single event. The existing house on the property will remain on private well and septic and not be allowed to connect to the public water and sewer system. The applicant's request and proposed plans are provided in Attachment A.

CHARACTER OF THE AREA

The subject property is approximately 7.367 acres with an existing private residence and accessory structures, which would remain alongside the proposed facility for religious assembly. The property is located on the east side of Proffit Road across from Baker-Butler Elementary School and a 29-lot residential subdivision named Chesterfield. The property is zoned Rural Areas and located in the Rural Area of the Comprehensive Plan. Proffit Road is the Development Area boundary. Properties within the Development Area are west of the subject property and within the ACSAJA for water and sewer service. The property generally slopes towards the south and east property lines and portions of the property contain mature wooded areas and critical slopes. There are two existing spring boxes on the southern portion of the property. The applicant has also requested a special exception to disturb a portion of the critical slopes (SE-2026-00001) on the property. A location map showing the existing ACSAJA service area is included as Attachment B.

COMPREHENSIVE PLAN

The Community Facilities and Infrastructure chapter of AC44 provides the following guidance concerning the provision of water and sewer service:

Objective 2: Provide access to public water and sewer in the Development Areas and county consistent with the Growth Management Policy.

Action 2.1: Use the Development Areas boundaries to guide the ACSA Jurisdictional Area for the provision of public water and sewer.

Action 2.1 also states that "Changes to the ACSAJA boundaries outside of the Development Areas should only be considered when:

- (1) the area to be included is adjacent to and can be served by existing lines;*
- (2) public health is in danger/at risk; and*
- (3) on-site private water/septic utilities are cost prohibitive or not technically viable.*

STAFF ANALYSIS

Staff analyzed the application based on the criteria in Action 2.1 of the Community Facilities and Infrastructure chapter of the Comprehensive Plan (AC44):

1. Whether the area to be included is adjacent to and can be served by existing lines

The parcel is adjacent to existing water and sewer lines. Extensions are proposed from the existing lines serving the Chesterfield residential subdivision directly across Proffit Road from the subject

property. ACSA does not have any concerns about the ability to serve the parcel or the proposed use.

2. Whether public health is in danger or at risk

Staff obtained comments from relevant County departments and partner agencies. Fire Rescue and ACSA provided substantive comments on this criterion.

Fire Rescue indicated their preference to connect to a fire hydrant when responding to a fire-related emergency at this site. The closest fire hydrant is over 700 feet away from the proposed building on South Chesterfield Court. Using this hydrant would require Proffit Road to be shut down blocking traffic and access for other fire apparatus. As a result, Fire Rescue recommends adding a hydrant at the entrance to the driveway on the subject property for fire protection.

In addition, ACSA indicated concern with the parcel being added to the jurisdictional area with a limited-service designation only for fire protection. Extending a waterline across the road and into the site for only fire protection would create a dead-end waterline with no demand, which would lead to water age and water quality issues, which could negatively impact public health. A dead-end line would need to be regularly flushed which would take ACSA personnel and resources, and it would also consume water from the distribution system. As a result, ACSA recommends providing both water and sewer service for the proposed use.

Another factor impacting public health is the location of the primary and reserve septic fields for a private onsite system. Page 5 of Attachment A shows the installation of these areas would result in additional disturbance of critical slopes on the property. The applicant notes private systems have a greater risk of failure than a public connection, which can impact neighboring parcels through groundwater contamination and leachate migration.

3. Whether on-site private water/septic utilities are cost prohibitive or not technically viable.

The applicant provided engineering analysis to address both the cost and technical viability of on-site private well and septic service (see Attachment A).

The applicant's analysis showed comparable cost estimates between connecting to public water and sewer service (est. \$88,060) and completing the work necessary to install on-site private water and septic service (est. \$90,000).

In addition, the analysis showed on-site private well and septic service to be technically viable.

Staff finds this criterion is not met.

SUMMARY

The proposal does not substantially meet all three of the Comprehensive Plan's criteria for when changes to the jurisdictional boundaries outside of the Development Areas should be considered.

However, staff believes there is sufficient merit to recommend approval of limited service in this circumstance, given the limited request for service only to the proposed religious assembly use building and the public health and safety benefits of establishing a hydrant on the east side of Proffit Road, as well as limiting the overall amount of critical slopes to be disturbed. A location map showing the recommended level of service is included as Attachment D.

RECOMMENDED ACTION

Based on this analysis, staff recommends approval of limited water and sewer service to the ACSAJA to only provide service for the proposed religious assembly building.

Recommended Motion (to Approve): I move to adopt the resolution attached to the staff report as Attachment E.

ATTACHMENTS

- A. Applicant Narrative and Concept Plan
- B. Location Map -Development Area boundary and existing ACSAJA service
- C. Staff Analysis
- D. Location Map - Recommended ACSAJA Limited Service
- E. Resolution