

**COUNTY OF ALBEMARLE**  
**TRANSMITTAL TO THE BOARD OF SUPERVISORS**  
**SUMMARY OF PLANNING COMMISSION ACTION**

<b>AGENDA TITLE:</b> SP202400026 Woolen Mills Industrial  <b>SUBJECT/PROPOSAL/REQUEST:</b> 1.496 acres of fill in the floodplain for future Light Industrial (LI) use  <b>SCHOOL DISTRICT:</b> Mountainview (Elementary), Walton (Middle), Monticello (High)	<b>AGENDA DATE:</b> June 4, 2025  <b>STAFF CONTACT(S):</b> Filardo, Herrick, Tevendale, Barnes, McDermott, Pohl, Edwards, Ragsdale  <b>PRESENTER (S):</b> Rebecca Ragsdale, Planning Manager
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**BACKGROUND:**

At its meeting on April 22, 2025, the Planning Commission (PC) voted 4:3 to recommend approval of SP202400026, for the reasons stated in the staff report. Several residents expressed concern at the public hearing that this proposal could increase flooding along Franklin Street. Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

**DISCUSSION:**

At the PC meeting, some Commissioners expressed concerns that the proposal (a) did not align with the comprehensive plan, which designated the subject parcel as Parks and Green systems, and (b) did not support the comprehensive plan's goals for protecting natural resources. Concerns were also expressed that the applicant could purchase off-site water quality credits and not treat the water quality on-site.

Following the PC meeting, staff added a recommended condition of approval (now #4) to address the Commissioners' concerns regarding water quality. Other conditions were re-worded by the County Attorney's Office:

1. The fill in the floodplain must be shown on a site development plan and must be in general accord with the "Special Use Permit Application Plan for Woolen Mills Light Industrial Park, Tax Map 77, Parcels 44B2, Scottsville District, Albemarle County, Virginia," dated December 20, 2024, except as may be modified in order to meet the requirements of the County's Water Protection Ordinance, as determined by the County Engineer. The site must be elevated/filled to at least one foot above the Base Flood Elevation.
2. Prior to commencement of the use under this Permit, the owner(s) must demonstrate each of the following:
  - a. The County Engineer's approval of an erosion and stormwater management plan.
  - b. The County Engineer's receipt of proof of compliance with Federal and State regulations of activities affecting wetlands and watercourses. The applicant must obtain and provide to the County Engineer a letter of map revision for fill in the floodplain (LOMR-F), as required, from the Federal Emergency Management Agency.
  - c. The County Engineer's approval of a mitigation plan outlining mitigation measures for any encroachments into the stream buffer.
  - d. The County Engineer's approval of computations and plans documenting changes to the floodplain. Computations must demonstrate compliance with Albemarle County Code § 18-30.3 (flood hazard overlay district). Plans must show the existing and proposed floodplain boundaries and elevations along with the applicable "No Rise" signed certification statement.
3. A phase I archeological survey must be conducted prior to approval of a floodplain development permit.
4. Stormwater treatment must be provided on-site and for phosphorus reduction equal to twice the total phosphorus load reduction provided by 1.496 acres of forest cover, as calculated using the Virginia

**RECOMMENDATION:**

Staff recommends that the Board adopt the proposed Resolution (Attachment D) to approve the special use permit SP202400026 with the updated conditions.

**PROPOSED MOTION:**

To approve:

*I move to adopt the resolution attached to the staff report as Attachment D.*

**ATTACHMENTS:**

- A. April 22, 2025 Planning Commission Staff Report
  - A1: Location Map
  - A2: Applicant Request
  - A3: Concept Plan
- B. April 22, 2025 Planning Commission Action Letter
- C. April 22, 2025 Planning Commission Minutes
- D. Resolution to Approve SP202400026