

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP-2025-00006 Woolen Mills Industrial Fill in Floodplain	AGENDA DATE: January 14, 2026
SUBJECT/PROPOSAL/REQUEST: 1.346 acres of fill in the floodplain for future Light Industrial (LI) use	STAFF CONTACT(S): Filardo, Herrick, Tevendale, Barnes, McDermott, Pohl, Edwards, Ragsdale
SCHOOL DISTRICT: Mountainview (Elementary), Walton (Middle), Monticello (High)	PRESENTER (S): Rebecca Ragsdale, Planning Manager

BACKGROUND:

At its meeting on December 16, 2025, the Planning Commission (PC) voted 5:2 to recommend denial of SP-2025-00006. Several residents expressed concern at the public hearing regarding the proposal. 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 and habitat in the floodplain.

If SP-2025-00006 is approved, staff recommend certain conditions to address the fill activity and related concerns. The conditions would address the fill in the flood plain and its location/source, provide enhanced water quality, require native mitigation plantings specific to riparian areas, and a phase I archaeological study given the potential for Monacan artifacts. Staff also believe it's important to establish a timeframe to bring the site into full compliance. The recommended conditions are as follows:

1. The fill in the floodplain must be shown on a site development plan and must be in general accord with the Concept Plan titled "SP-2025-00006 Special Use Permit for Fill in the Floodplain Woolen Mills Light industrial Park," 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 filled to at least one-foot above the Base Flood Elevation (BFE).
2. The owner must submit a Virginia Erosion and Stormwater Management Plan (VESMP) application for the fill activity within 6 months of the approved special use permit. Fill activities, including the retaining wall and mitigation plan, must be completed within 2 years of approval of the VESMP application.
3. Fill is limited only to fill already located on the site or abutting parcels.
4. The applicant must apply for a Letter of Map Revision (LOMR) within 6 months of completing fill activities.
5. The applicant must submit and obtain approval of a mitigation plan with the VESMP application specifically for the portion of the property that was formerly proposed as a stormwater management facility and the immediate area surrounding that former facility that was disturbed to establish the storm water flow equalization basin as shown on SDP 2018-00065. Mitigation plant species must be native and listed as appropriate for the "Piedmont" region in the brochure titled "Native Plants for Conservation, Restoration, and Landscaping: Virginia Riparian Buffer Zones," published by the Virginia Department of Conservation and Recreation.

6. Stormwater treatment must be provided on-site and must equal twice the total required phosphorus load reduction.
7. A phase I archeological survey must be conducted prior to approval of the VESMP application for the fill area and any prior disturbed areas.

Since the PC meeting, the applicant has provided an exhibit to clarify where mitigation planting areas will be required. (Attachment F)

RECOMMENDATION:

The Planning Commission recommended denial of this request. Therefore, staff recommend the Board adopt the proposed Resolution (Attachment D) to deny the special use permit SP-2025-00006.

ATTACHMENTS:

- A. December 16, 2025 Planning Commission Staff Report
 - A1. Applicant Narrative
 - A2. Proposed Concept Plan
 - A3. Floodplain Analysis
 - A4. Location Map
 - A5. PC Minutes April 22, 2025
 - A6. BOS Minutes June 4, 2025
- B. December 16, 2025 Planning Commission Action Letter
- C. December 16, 2025 Planning Commission Minutes
- D. Resolution to Deny SP-2025-00006
- E. Resolution to Approve SP-2025-00006
- F. Planting Mitigation Exhibit