



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
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To: Albemarle County Board of Supervisors
From: J.T. Newberry, Senior Planner II
RE: SE-2025-00022 3265 Ivy Road (Crozet Wastewater Pump Station 1)
Date: June 18, 2025
Parcel ID: 05900-00-00-023H0
Magisterial District: Samuel Miller
School Districts: Murray, Henley, Western Albemarle
Zoning District: C1, Commercial; EC, Entrance Corridor Overlay District

Summary of Special Exception:

The applicant is proposing to install a 1,500-gallon fuel storage tank approximately 44 feet from a lot line. County Code § 18-5.1.20(b) requires fuel storage tanks in excess of 600 gallons to be set back 100 feet from any lot line. The applicant is requesting a special exception from the 100-foot setback requirement.

Staff Recommendation:

Staff recommends that the Board adopt the resolution (Attachment D) to approve the proposed special exception to allow a fuel storage tank less than 100 feet from a lot line.

Attachments:

- A. Staff Analysis
- B. Applicant's Request
- C. Location Map
- D. Proposed Resolution