



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Staff Person: J.T. Newberry, Senior Planner II
Board of Supervisors: June 18, 2025
Project: SE-2025-00021 4250 Ivy Road (Crozet Wastewater Pump Sta. 2)
Property Owner: Rivanna Water and Sewer Authority
Location: North side of Route 250 West, approximately 500 feet east of the intersection of Route 250 and Ivy Depot Lane.
Parcel ID: 058A2-00-00-024C0
Magisterial District: Samuel Miller

Applicant's Proposal:

The applicant has requested a special exception to modify the requirement of County Code § 18-5.1.20(b) that fuel storage tanks in excess of 600 gallons be set back at least 100 feet from any lot line. The applicant is proposing to install a 2,000-gallon fuel storage tank approximately 36 feet from the lot line.

Character of the Property and Area:

The property is 0.62 acres and is used for a wastewater pumping station. The nearest structures are located approximately 100 feet away on a property zoned C1 and used as a service station and auto repair (Scott's Ivy Exxon).

Planning and Zoning History:

The pumping station was installed in the 1980s as part of the sewer line from Crozet.

Analysis of Special Exception Request:

County Code § 18-33.5 provides that the Board may grant a special exception. County Code § 18-33.9 (A) in turn provides that:

In acting upon a special exception, the Board of Supervisors will consider the factors, standards, criteria, and findings, however denominated, in the applicable sections of this chapter.

County Code § 18-5.1 states:

The Board of Supervisors may modify or waive any such requirement upon a finding that such requirement would not forward the purposes of this chapter or otherwise serve the public health, safety, or welfare or that a modified regulation would satisfy the purposes of this chapter to at least an equivalent degree as the specified requirement; an upon making any finding expressly required for the modification or waiver of a specific requirement; except that, in no case, shall such action constitute a modification or waiver of any applicable general regulation set forth in section 4 or any district regulation.

County Code § 18-5.1.20 in turn provides:

The sale or storage of petroleum products, including kerosene, gasoline, and heating oil, in excess of 600 gallons shall be subject to the following:

- a. The sale or storage of the petroleum products shall satisfy the requirements established by the fire prevention code of the National Board of Fire Underwriters and the latest edition of the "Flammable and Combustible Liquids Code, NFPA 30" of the National Fire Prevention Association,
- b. No storage tanks and loading facilities shall be located closer than 100 feet from any lot line. Notwithstanding the foregoing, underground storage tanks and loading facilities on sites served by the public water supply shall not be subject to the 100-foot lot line setback.

The proposal is part of an upgrade to the Crozet Wastewater Pump Station 2, which includes a generator and fuel tank replacement. The existing fuel tank would be removed from the site. The proposed location of the new fuel tank and generator is near the existing fuel tank and generator. Neither the Engineering Division, the Building Official, nor Fire Rescue have identified any concerns. No location on site would allow construction of the fuel tank 100 feet from any lot line. Denial of this request would prevent upgrades to of this facility, which may result in impacts to the sewer system for Crozet and potential adverse impacts to the water supply.

This facility is located within the water supply watershed. Approval of this request forwards the public health, safety, and welfare by improving the public sewer system. No concerns have been identified with locating a fuel tank less than 100 feet from a lot line. The required building permit would address any safety concerns.

Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve the proposed special exception.