



The Miller School of Albemarle Private Central Sewerage System and Central Water Supply Request

Albemarle County Board of
Supervisors Meeting

November 5, 2025

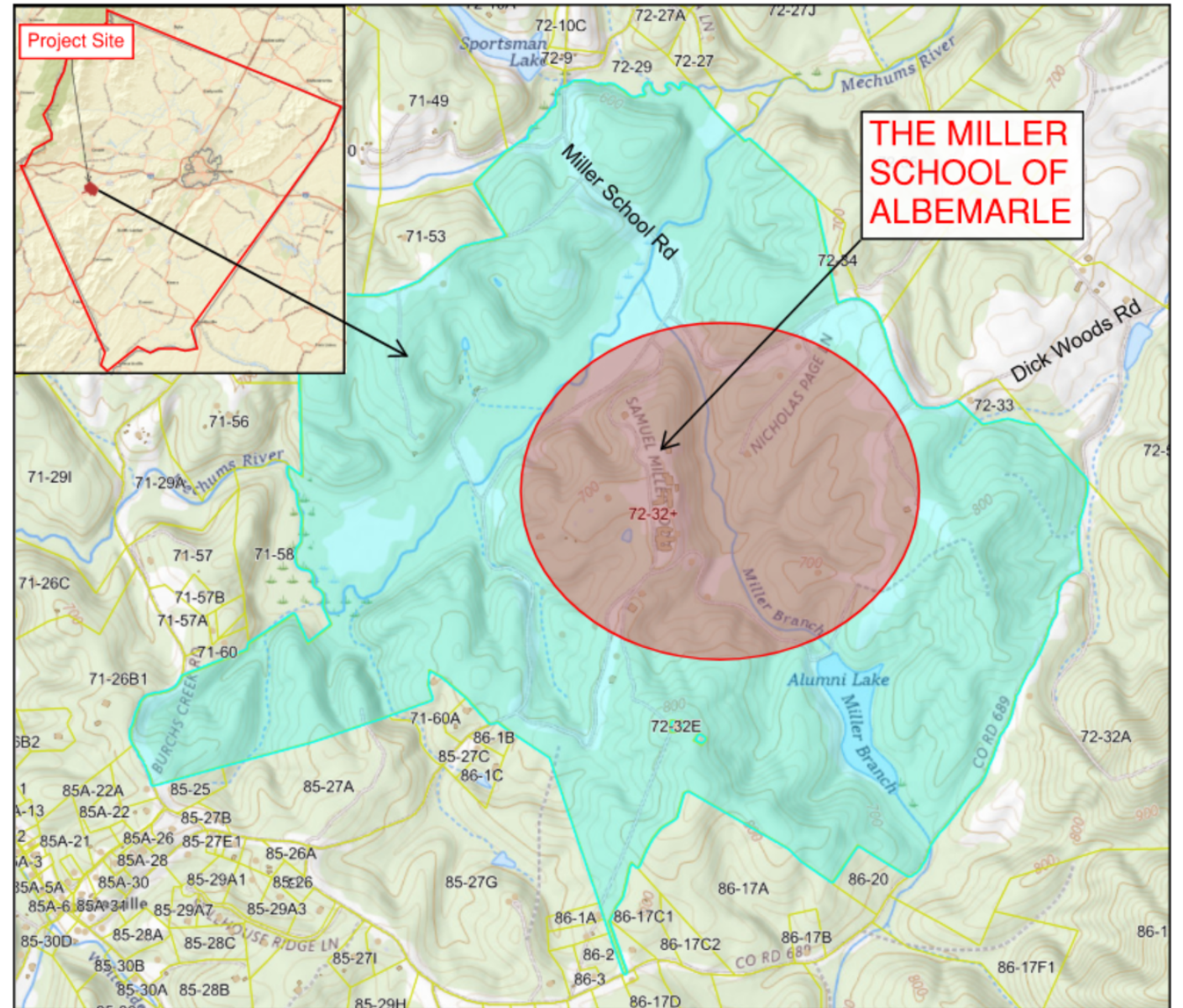


Location: Samuel
Miller Magisterial
District, 1000 Samuel
Miller Loop

Zoning: Rural Areas

Jurisdictional Area: No
Water or Sewer Service

Water Supply Protection
Area: Yes (Upper
Mechums River)



Miller School – Central Sewer and Water

General Information:

- Opened in 1878 and currently has 225 students.
- Campus has 21 addressed structures.
- VDH sewer permit first issued in 1977.
- VDH water permit first issued in 1970.

Prior Approvals:

- Special Use Permit (SP202200032) approved to allow the school to continue and expand (add 4 buildings).
- Special Exception (SE-2025-00015) approved to disturb critical slopes.
- Initial Site Plan (SDP-2025-00019) administrative approval.

Miller School – Central Sewer and Water

Sewerage System:

- Existing sewerage system is a conventional septic tank/drainfield system.
- Experiences inflow/infiltration in the collection piping and capacity of the drainfields has diminished.
- Proposal includes repairing the leaking collection system as much as feasible, and installing new primary drainfields and a new secondary multistep biological treatment system.
- 10 existing connections and request is to add 4 connections (14 total).

Water Supply:

- Existing water supply includes 3 wells (delivering 22,480 GPD), 2 storage tanks, a disinfection system, and a distribution system.
- The system has adequate capacity to serve all connections; however, new distribution lines are proposed for drinking water and fire protection.
- 18 existing connections and request is to add 4 connections (22 total).

County Code Chapter 16 – Wastewater and Water Systems (Article I – Central Sewerage Systems and Private Water Supplies)

Sec. 16-101 – Definitions.

Central sewerage system. The term "central sewerage system" means a sewerage system consisting of pipelines or conduits, pumping stations, force mains or sewerage treatment plants, including but not limited to septic tanks and/or drain fields, or any of them, designed to serve three or more connections, used for conducting or treating sewage.

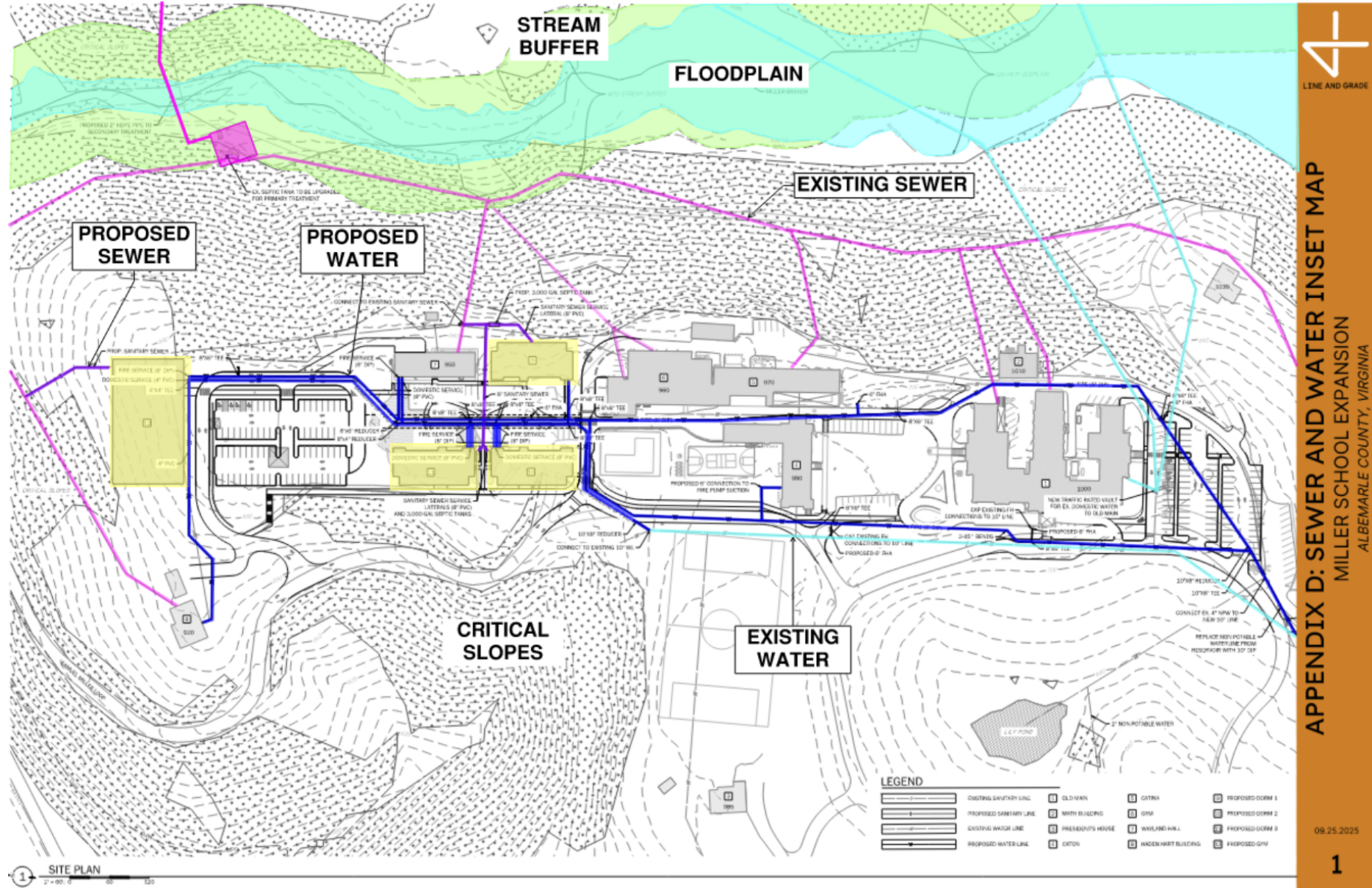
Sec. 16-102 – Notice of proposal to establish system or supply

Each person who proposes to establish or extend a central system... shall notify the board...

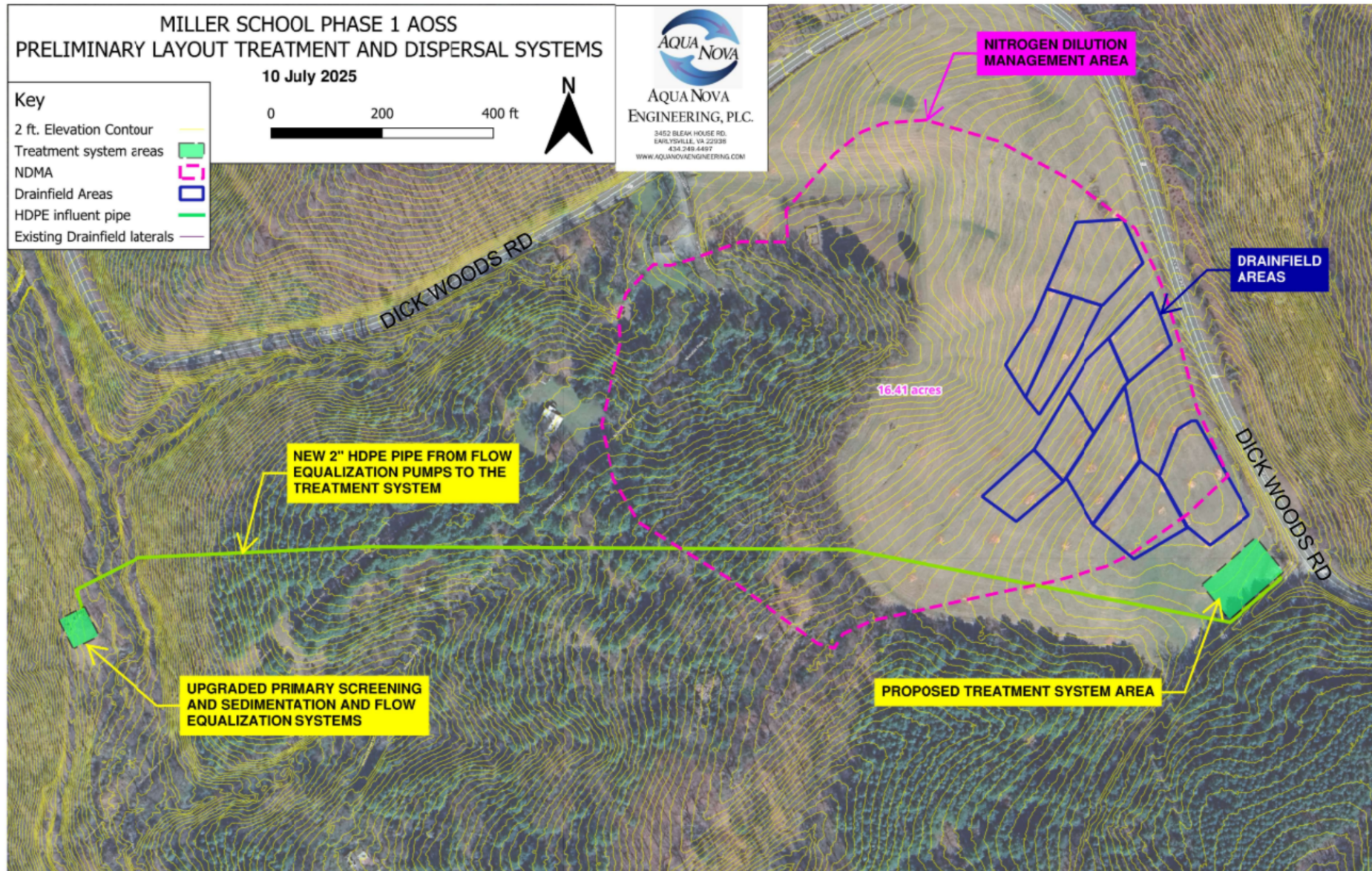
Sec. 16-104 – Hearing on proposal.

Upon receipt of a notice pursuant to section 16-102, the clerk of the board of supervisors shall place the proposal on the agenda of the board of supervisors for consideration of the proposal at a regular meeting of the board.

Miller School – Campus Plan



Miller School – Drainfield Plan



Factors – Central Sewer and Water

Factors Favorable

1. The existing 3 water wells have capacity to serve the additional buildings/connections.
2. Installing new water lines for fire suppression and fire hydrants.
3. The existing sewer system would be repaired and upgraded with new drainfields and a secondary treatment system.
4. Virginia Department of Health would continue to regulate operation of the systems.

Factors Unfavorable

1. The systems would be privately owned and maintained.

Proposed Conditions of Approval – Central Systems

Staff recommends approval of the central systems with the following conditions:

1. The central sewerage system must be constructed in accord with the preliminary design summary plans and calculations (Attachment A, Appendix B);
2. Final plans and specifications are subject to County Engineer approval prior to final site plan approval.
3. Prior to issuance of any certificate of occupancy for any new building to be served by the sewerage system, the owner must demonstrate to the satisfaction of the County Engineer that the system upgrades/expansion were constructed in accord with the approved plans and specifications.
4. The Miller School of Albemarle must assume full responsibility for the operation and maintenance of the central sewerage system and central water supply.
5. The Miller School of Albemarle must annually document compliance with all state operation and maintenance requirements.

Questions?

Motions for the Miller School of Albemarle Private Central Sewerage System and Water Supply

Should the Board **choose to approve** this request, state the following:

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

Should the Board **choose to disapprove** this request, state the following:

I move to deny the Miller School of Albemarle's request to expand their central sewerage system and central water supply.