



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

Staff Person: William Fritz, AICP, Development Process Manager
Board of Supervisors: November 6, 2024
Project: SE2024-24 Crozet Wastewater Pump Station 4
Property Owner: Rivanna Water and Sewer Authority
Location: North side of Route 250 West approximately 700 feet west of the intersection of Mechums Depot Lane and Route 250.
Parcel ID: 05700-00-00-035A0
Magisterial District: White Hall

Applicant's Proposal:

The applicant has requested a special exception to modify the requirement of §18-5.1.20(b) of the County Code. The applicant is proposing to install a 2,000 gallon fuel storage tank approximately 25 feet from the lot line. The ordinance requires fuel storage tanks in excess of 600 gallons to be setback 100 feet from any lot line.

Character of the Property and Area:

The property is 0.9 acres and is used for a wastewater pumping station. The property surrounding the pumping station is wooded. The nearest structures are located approximately 500 feet away.

Planning and Zoning History:

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

Comprehensive Plan:

The improvements proposed are necessary to maintain the sewer system for Crozet and implement the growth management strategies of the County.

Analysis of Special Exception Request:

In accord with §18-5 a special exception may be granted by the Board of Supervisors. That section states in part that the Board may modify or waive a provision "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". The full language of the ordinance sections is included as Attachment C.

The proposal is part of an upgrade of the station including 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. This request has been reviewed by the engineering division, building official and fire rescue. No concerns have been identified. There is no location on site that would allow construction of the fuel tank 100 feet

from any lot line. Denial of this request would prevent the upgrading of this facility resulting in impacts to the sewer system for Crozet and possible adverse impacts the water supply.

This facility is located within the water supply water shed. 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. A building permit would be required for all improvements, and this would address safety concerns.

With regards to the findings above, inclusive of the criteria to be considered pursuant to Albemarle County Code **staff recommends approval** of this request for a special exception.

Recommendation:

Staff recommends that the Board adopt the Resolution (Attachment E) to approve the special exception request.