



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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**To:** Albemarle County Board of Supervisors  
**From:** David Benish, Chief of Planning  
**Date:** August 24, 2018  
**Re:** SDP201800024 Improvements to Crozet Water System Facility  
Request for Special Exception to permit grading in an undisturbed buffer

**TMP:** 05700-00-00-029B0

**Magisterial District:** White Hall District  
**School Districts:** Crozet Elementary, Henley Middle, Western High  
**Zoning District:** LI, Light Industry

**Summary of Request for Special Exception:**

The applicant, the Rivanna Water and Sewer Authority, is requesting a Special Exception to disturb a required buffer abutting a residential zoning district as required by County Code §18-26.5(c) (*Buffer zone adjacent to district other than commercial or industrial district*) in conjunction with its application to install a sewer line in the buffer to connect the water treatment plant facility to an ACSA sewer line on an adjacent parcel (SDP201800024). On July 11, 2018, the Board of Supervisors approved an Albemarle County Service Authority (ACSA) Jurisdictional Area Map amendment to allow the treatment plant to be connected to the adjacent ACSA sewer line.

County Code §18-26.5(d) allows the Board of Supervisors to authorize a disturbance in the buffer required by subsection (c). For such a request, the Board is required to consider whether disturbance is necessary or would result in an improved site design, provided that: (i) minimum screening requirements are met; and (ii) existing landscaping in excess of minimum requirements is substantially restored. Staff opinion is that this proposal is necessary and improves the site/site design, and that minimum screening and landscaping requirements are met and exceeded. The staff's analysis is provided in Attachment B.

**Staff Recommendation:**

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

**Attachments:**

- A – Application Materials
- B – Staff Analysis
- C – Resolution