

Staff Person: J.T. Newberry, Senior Planner II
Board of Supervisors: June 18, 2025
Project: SE-2025-00022 3265 Ivy Road (Crozet Wastewater Pump Sta. 1)
Property Owner: Rivanna Water and Sewer Authority
Location: North side of Route 250 West, approximately 900 feet west of the intersection of Route 250 and Broomley Road.
Parcel ID: 05900-00-00-023H0
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). The applicant is proposing to install a 1,500-gallon fuel storage tank approximately 44 feet from a lot line. The ordinance requires fuel storage tanks in excess of 600 gallons to be set back 100 feet from any lot line.

Character of the Property and Area:

The property is 0.44 acres and is used for a wastewater pumping station. The nearest structures are located approximately 600 feet away on a property zoned C1 and used as a nursery (Ivy Nursery).

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 § 18-5.1 provides in part:

The Board of Supervisors may modify or waive any such [§ 18-5] 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; and 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, NEPA 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 Crozet Wastewater Pump Station 1, 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. This request has been reviewed by the Engineering Division, Building Official, and Fire Rescue. No concerns have been identified regarding public health, safety, or welfare. No location on site would allow construction of the fuel tank at least 100 feet from any lot line. Denial of this request would prevent necessary upgrades to the 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 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, which would address safety concerns.

Recommendation:

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