



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

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**To:** Albemarle County Board of Supervisors  
**From:** J.T. Newberry, Senior Planner II  
**Date:** July 15, 2026  
**Re:** **SE-2026-00013 RWSA Pump Station at 4384 Berkmar Dr.**  
**Parcel ID:** 03200-00-00-041A2  
**Magisterial District:** Rio  
**School Districts:** Hollymead E.S., Lakeside M.S., and Albemarle H.S.  
**Zoning:** Rural Areas (RA)

**Summary of Request for Special Exception:**

Rivanna Water and Sewer Authority (RWSA) is proposing to install two one-million-gallon ground water tanks behind an existing pump station. The tanks are approximately 75 feet in diameter and their side walls are approximately 40 feet tall. The tank design includes a domed roof and roof vent, which yields a total structure height of 49 feet.

The property is zoned RA Rural Areas and County Code §18-10.4 limits structures to 35 feet in height. Certain types of structures are exempt from the height limitation set forth in the County Code, including water tanks. However, County Code §18-4.10.3.1(b)(1) prohibits these structures from being “located closer in distance to any lot line than the height of the structure” itself. As a result, these structures have a setback that is equal to their height to all property lines.

Therefore, County Code requires a 49-foot setback from any lot line for the proposed water tanks. Due to constraints of the existing property, the location of the north water tank encroaches into the applicable side lot line setback by approximately 17 feet.

Under County Code §18-4.10.3.1(c), the Board of Supervisors may modify or waive the setback requirement in an individual case if it determines that the public health, safety or welfare would be equally or better served by the modification or waiver. The applicant requests a modification to reduce the required setback for the north water tank by 17 feet (see Attachments B and C). The proposed modification would establish a setback of 32 feet for the north water tank instead of 49 feet.

A detailed staff analysis is provided in Attachment D.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment E) to grant a modification to establish a setback of 32 feet for the north water tank.

**Attachments:**

- A. Location Map
- B. Application Narrative
- C. Proposed Major Site Plan Amendment
- D. Staff Analysis
- E. Resolution