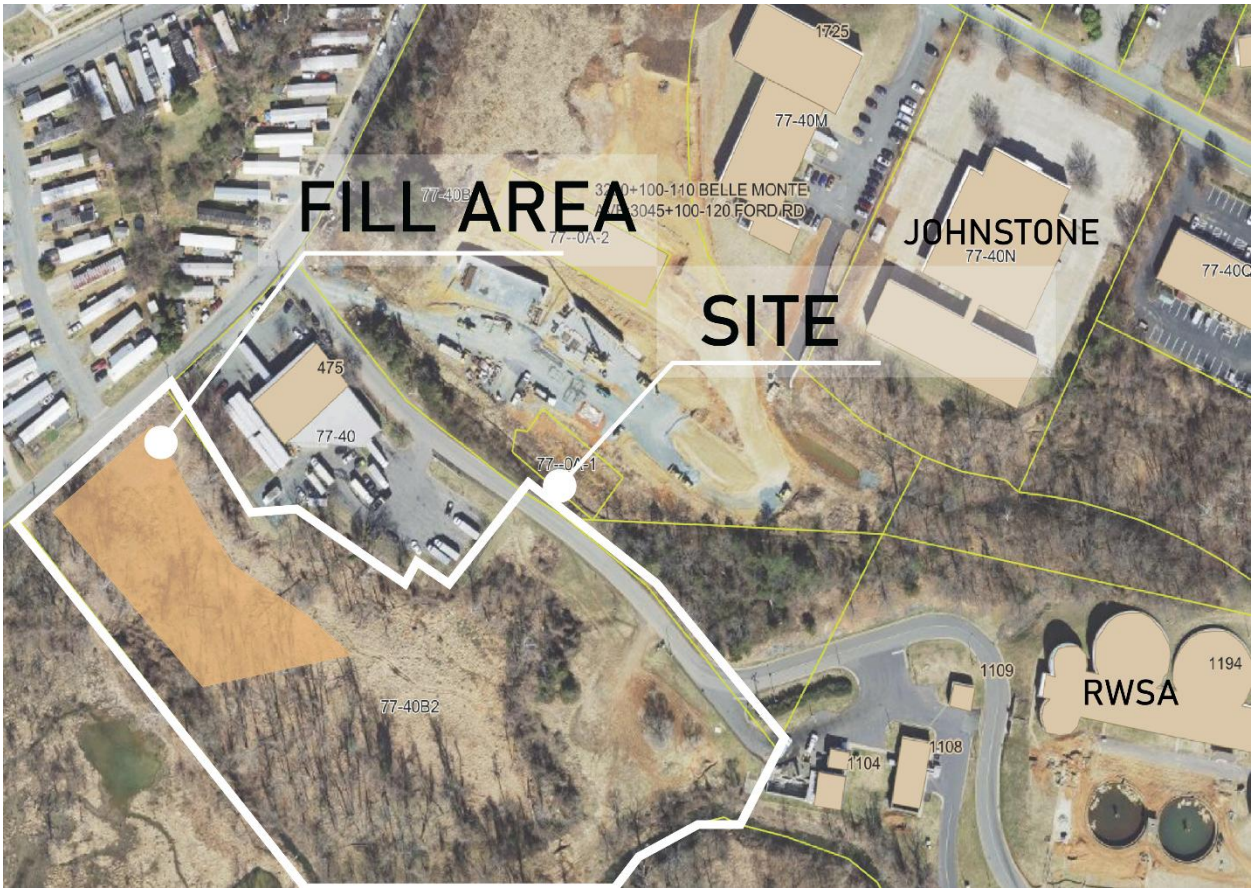
Submission 1: October 30, 2025
Revised: November 3, 2025
Revised: December 5, 2025

Application: SP2025-00006
Location: South side of Franklin St; directly southeast of 475 Franklin St
Parcel ID: 07700-00-00-040B2
Acreage: 7.081 acres
Current Zoning: Light Industrial
Zoning Overlays: Steep Slopes, Floodplain
Special Use Permit Request: Request to place fill in the floodplain
Comprehensive Plan Designation: Green Systems

Project Proposal

Elemental Ecotech Inc (the "applicant") is the owner of Albemarle County tax parcel 077000000040B2 (the "property"), which is a 7.081 acre parcel located on the southeast side of Franklin St near its intersection with Moores Creek Lane, along the jurisdictional boundary with the City of Charlottesville. The applicant is also the owner of Albemarle County tax parcel 077000000040B1 (the "industrial subdivision property"), which is located just across Moores Creek Lane from the property. The industrial subdivision property and the property are subject to SDP202000029, which is an approved major site development plan to permit the construction of a light industrial subdivision on the industrial subdivision property and the construction of a stormwater management facility on the property to serve the development on the light industrial subdivision property. Development is well along on the light industrial subdivision property and the stormwater management facility has been constructed on the property, however continued progress towards completion of the project has stalled as there is a significant amount of export dirt from construction of the light industrial subdivision and the stormwater facility serving the subdivision that needs to be permanently placed. There is sufficient area on the property for the placement of this dirt however, because the property is within Albemarle County's Floodplain Overlay district, the placement of the fill dirt is subject to a special use permit request and therefore, pursuant to §18-30.3 of the Albemarle County Code, the applicant respectfully requests a special use permit to place fill in a 1.32 acre area on the property.

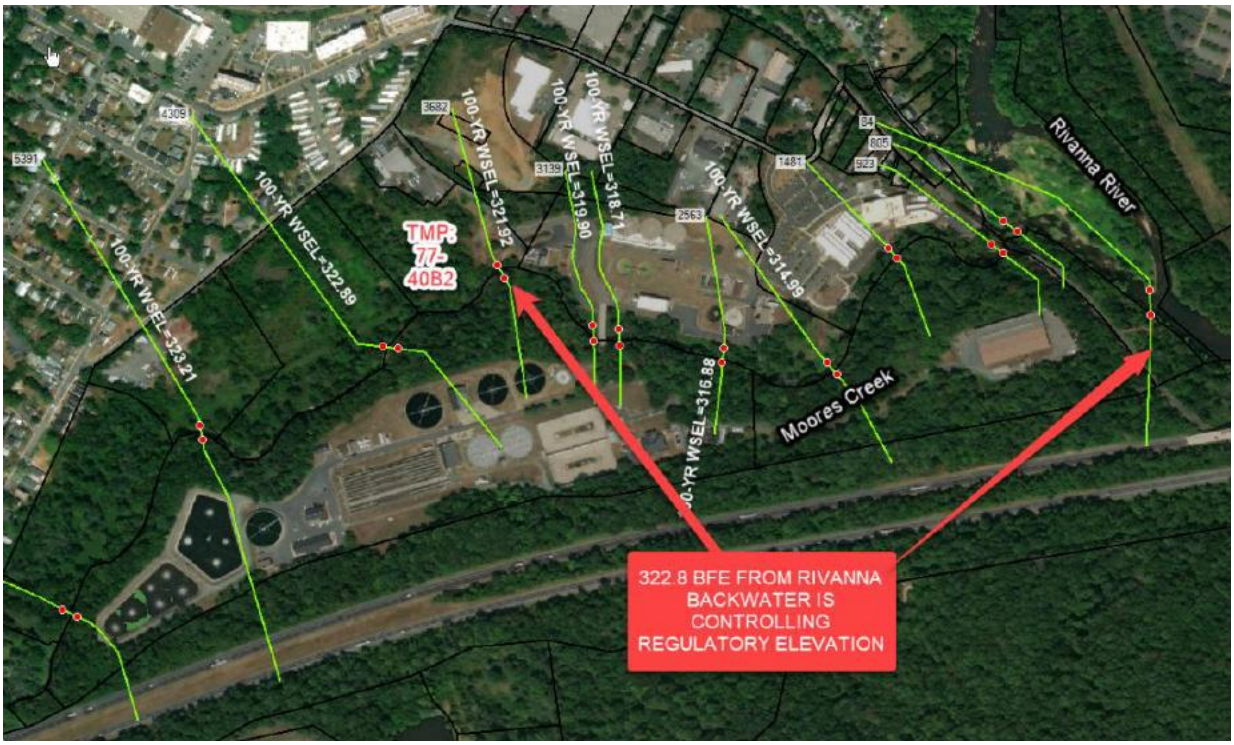


To date, a Conditional Letter of Map Revision (CLOMR-F) to place fill in the floodplain on the property, has been approved by FEMA. Based on extensive study by the consulting engineers, Timmons Group, and engineering reviews by FEMA and the County of Albemarle, it has been determined that the proposed placement of fill in the floodplain will have no impact on the level of the regulatory base flood elevation (BFE). Due to the unique circumstances of this property being both in an ineffective flow area of Moores Creek and being inundated by the backwater of the Rivanna River, which controls the BFE, placed fill within the area shown results in no impact to the regulatory BFE.

The applicant proposes to place fill on the property from the industrial subdivision site because of the property's close proximity to the development which will limit significantly limit the miles traveled to remove the dirt from the site and will have the least amount of impact from construction traffic to the broader community. Placement of fill so close to the export site is logical for many reasons and although the property is subject to the Floodplain Overlay district, the extensive study on the placement of fill by consultants, local, and federal officials has concluded that there will be no rise in the BFE.

Proposal Specifics

The estimated volume of fill is approximately 19,000 cubic yards which translates to approximately 1,900 truck loads of dirt. The dump trucks would exit the industrial subdivision property on to Moore's Creek Lane, turn left on Franklin Street, and then turn left on to the property.



Zoning + Approvals History

The industrial subdivision property and the property were formerly one parcel and have been subject to various development approvals over the past decade to permit the development of the Woolen Mills Industrial Subdivision.

SP199700039 – special use permit request to place fill on TMP 77-44 (Carter's Bakery); the property is the residue of TMP 77-44

SDP202000029 – Site Plan amendment to SDP201600076 and SDP201800065 permitting the construction of the Woolen Mills Light Industrial Park

WPO201600072 – Stormwater management plan for the Woolen Mills Light Industrial Park

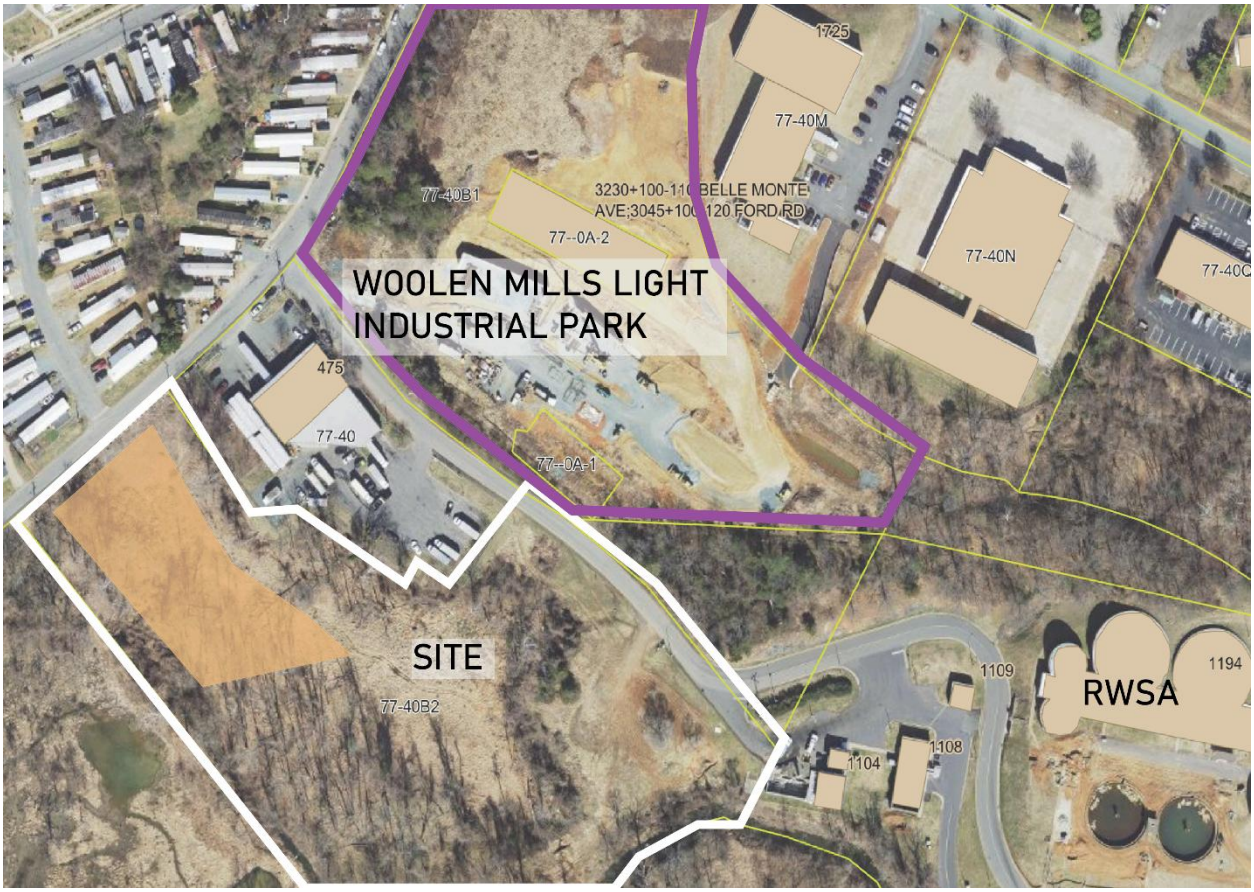
ZMA2018000017 – Rezoning to redesignate ±19,000 SF of preserved slopes as managed

FDP202400001 – Floodplain development permit submitted to Albemarle County (currently under review)

CLOMR-F – Conditional Letter of Map Revision approved by FEMA; Letter of Map Revision will be approved *after* fill is placed and will be based on an as-built survey

Public Need or Benefit

Permitting the placement of fill on the property will help to support the completion of site construction of the Woolen Mills Light Industrial Subdivision. Currently, there is excess dirt from the industrial subdivision property that must be removed for construction to continue. The proximity of the property to the industrial subdivision property makes the property an ideal candidate for the placement of fill as these properties are just opposite of Moore's Creek Lane from one another.



The export dirt needs to be moved off of the industrial subdivision property regardless of it is placed on the property or elsewhere, which could be another construction site in need of dirt in the City of Charlottesville, Albemarle County, or another locality.

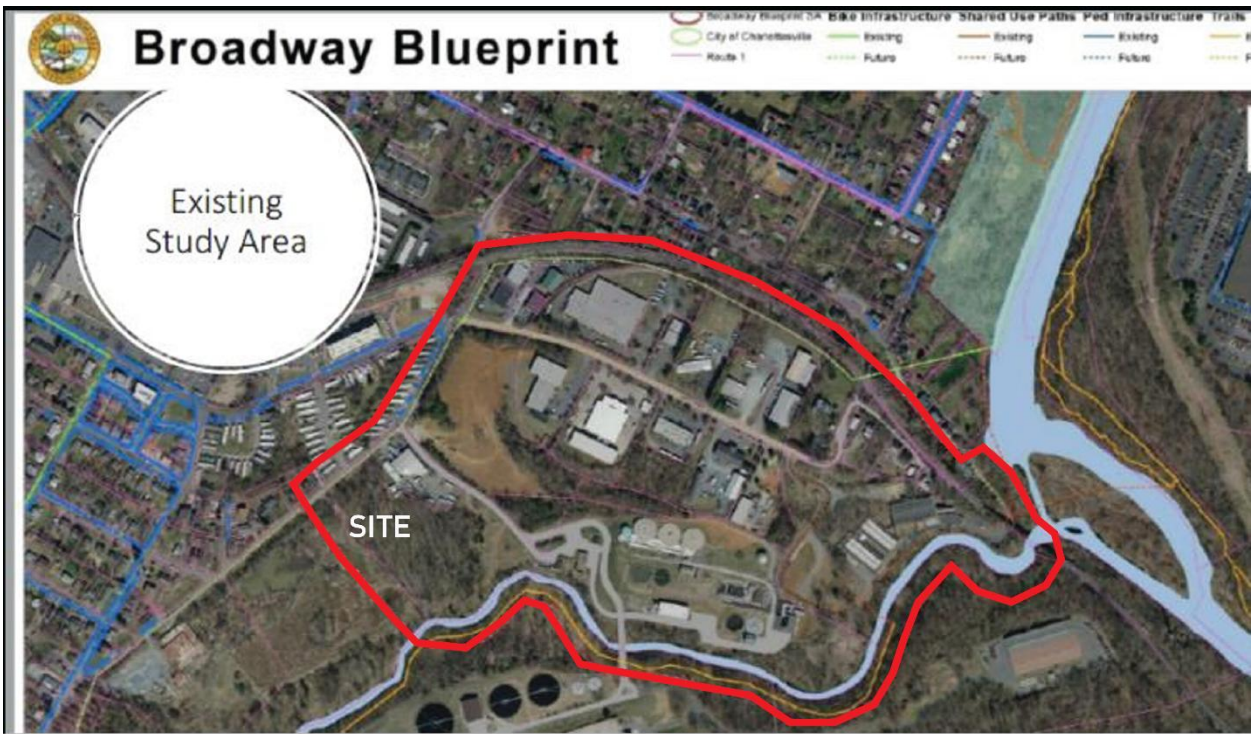
As a request to place fill in the floodplain, this proposal evaluates the standard special use permit factors to be considered pursuant to §18-33.8 of the Albemarle County Code including no substantial detriment, character of the nearby area is unchanged, harmony with the purpose and intent of the zoning ordinance, and consistency with the comprehensive plan. An analysis of these criteria is presented later on in this narrative. In addition to those factors, a request to place fill in the floodplain must demonstrate adherence to §18-30.3.12 and the construction and encroachment standards of §18-30.3.13 - §18-30.3.15 which ensure minimal impacts to the hydraulic carrying capacity of the floodplain. The proposed 1.32 acre of fill will have no impact on the base flood elevation or water surface elevation of Moore's Creek in this portion of the reach.

The placement of fill on the property will facilitate a public benefit by permitting the continued construction of a light industrial site that has long been designated for such uses in the County's Comprehensive plan. The character of Franklin St and the Woolen Mills neighborhood has been industrious since 1795 when a grist mill was opened on the site that would eventually become the

Woolen Mills[1]. The development of the Woolen Mills Light Industrial Subdivision is the next iteration of more than 200 years of industry in this area and will permit local businesses to grow in Albemarle County in an attractive area that is in close proximity to Downtown Charlottesville, Belmont, and major transportation corridors.

Consistency with the Comprehensive Plan

The property is within the study area identified for the Broadway Blueprint, which is an economic revitalization study for the industrially zoned Broadway corridor.



The area within the study is approximately 45 acres of contiguously zoned light industrial land and is one of the greatest concentrations of contiguous light industrially zoned land in Albemarle County. The land within the Broadway Blueprint is critical for supporting the continued growth of businesses in Albemarle County as this unique location provides warehouse and office space for businesses that serve the surrounding community and a space for employees where they can work in a light industrial setting while being in walking distance to trails, coffee shops, restaurants, and retail shops.

The site is designated as green systems in the County's Comprehensive Plan and with 1.32 acres of fill, more than 80% of the site will remain directly consistent with that land use designation. The green systems designation in the County's Comprehensive Plan identifies stream buffers, floodplains, steep slopes, and privately owned open space with passive or active recreational opportunities as primary land uses. Of the 5.76 acres outside of the proposed fill, 1.3 acres is proposed to be dedicated to Albemarle County for a greenway network and a 2.68 acre area is designated for a stormwater management open

[1] https://historicwoolenmills.com/. Retrieved 12/5/2025

space easement. Additional land on the property is dedicated to an existing stormwater management facility.

Regarding this request, please consider the following evaluation pursuant to §18-33.8:

No substantial detriment

The proposed fill in the floodplain will not cause a rise in the BFE. The placement of fill will not be of substantial detriment to adjacent properties beyond normal construction activity which is already permitted on the industrial subdivision property. As previously stated, the dirt needs to be removed from the industrial subdivision property and so there will be construction traffic regardless of where the export dirt ultimately ends up.

Character of the nearby area unchanged

Placement of fill on the property will not change the character of the nearby area. The neighborhood has historically been an industrious area where a livestock yard and a wool factory formerly called the Woolen Mills neighborhood home. Today, there is a specialty breads warehouse directly adjacent to the property, the Rivanna Water and Sewer Authority's water treatment plant just opposite Moore's Creek Lane, and a variety of businesses along Broadway St.

Harmony

The proposed fill in the floodplain will be in harmony with the purpose and intent of the Zoning Ordinance. The fill will be placed in accordance with the regulations in the Flood Hazard Overlay District and any future use on the property will develop in accordance with the regulations of the Light Industrial Zoning District.

Consistency with the Comprehensive Plan

This proposal balances consistency with the comprehensive plan, economic development initiatives, and logical construction practice by placing fill within just a few hundred feet of where the dirt was extracted. Permitting the placement of 1.32 acres of fill will ensure the dedication of land for the County's greenway system and the preservation of land within an open space easement.

Impacts to Public Facilities

There will be no impact to public facilities from placement of fill in the floodplain on the property.

Impacts to Schools

There will be no impact to public schools from placement of fill in the floodplain on the property.

Impacts to Public Safety

There will be no impact to public safety from placement of fill in the floodplain on the property.

Conclusion

The proposed placement of fill within the floodplain on the property represents a logical, well-studied, and carefully coordinated step toward completing the Woolen Mills Light Industrial Subdivision. Supported by FEMA's Conditional Letter of Map Revision and extensive engineering analysis, the request demonstrates that the fill will have no impact on the regulatory base flood elevation and will fully comply with Albemarle County's Floodplain Overlay standards.

By situating the fill directly adjacent to the source of export material, the project minimizes construction traffic, reduces environmental impacts, and ensures efficient use of resources. At the same time, the proposal preserves the majority of the property in alignment with the County's Green Systems designation, dedicating land for stormwater management, open space easements, and future greenway connections.

Approval of this Special Use Permit will not result in substantial detriment to surrounding properties, will maintain the established character of the area, and will advance the County's economic development goals as outlined in the Broadway Blueprint. In short, this request balances environmental stewardship, community benefit, and practical construction needs.

For these reasons, the applicant respectfully requests approval of the Special Use Permit to place fill in the floodplain, thereby enabling the continued progress of the Woolen Mills Light Industrial Subdivision and supporting Albemarle County's long-standing vision for this corridor.