COUNTY OF ALBEMARLE
PLANNING STAFF REPORT SUMMARY

Project Name: SP-2026-00005 Beaver Creek Pump Station Fill in the Floodplain	**Staff:** Jered Tate, Senior Planner I
Planning Commission hearing: August 11, 2026	**Board of Supervisors hearing:** To be scheduled
Owner: County of Albemarle	**Applicant**: Victoria Fort, Rivanna Water and Sewer Authority (RWSA); Chris Ramo and Anthony Vecchio, Hazen and Sawyer
Acreage: 182.55 acres (parcel), 0.0125 acres (area of fill)	**Special Use Permit:** Grading activities, including Fill in the Floodplain (Section 30.3.11)
TMP(s): 05700000000400 **Location**: 4365 Beaver Creek Park	**Zoning/By-right Use:** Rural Areas (RA)/Public water supply and public recreation
Magisterial District: White Hall	**Conditions:** Yes **EC:** No
Proposal: Fill in the Floodplain associated with a raw water pump station	**Comp. Plan Designation:** Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots).
Character of Property: The property contains Beaver Creek Reservoir, as well as several gravel parking lots and a boat ramp for public use. The portions of the site not within the reservoir are wooded.	**Use of Surrounding Properties:** The property is bounded on all sides by either Rural Areas residential uses or open space parcels.
Positive Aspects: 1. The applicant has shown that fill in the floodplain is possible without raising the flood elevation or having an impact on neighboring properties.	**Concerns:** Staff has not identified any concerns associated with the proposal.
Recommendation: Staff recommends approval of SP-2026-00005 Beaver Creek Pump Station Fill in the Floodplain with the conditions stated in the staff report.	

STAFF CONTACT: **Jered Tate**
PLANNING COMMISSION: **August 11, 2026**
BOARD OF SUPERVISORS: **To be scheduled**

CHARACTER OF THE AREA

The subject parcel is a 182.55-acres located at 4365 Beaver Creek Park. The majority of the parcel is within the bounds of Beaver Creek Reservoir which supplies drinking water to the Crozet Development Area. Those areas of the parcel not within the bounds of the reservoir are forested. The parcel also contains public access infrastructure including several gravel parking lots and a boat ramp associated with Beaver Creek Reservoir Park. (Attachment 1- Location Map)

The portion of the existing parcel impacted by the proposed raw water pump station and associated improvements is approximately 4.11-acres in area. Adjacent properties consist of the Rural Areas residential uses and undeveloped parcels used for agriculture. (Attachment 2 – Zoning Map)

PLANNING AND ZONING HISTORY

The Beaver Creek Dam and Reservoir were constructed in 1964 as a public facility. A 2011 analysis of the Dam Breach inundation areas and changes to the Department of Conservation and Recreation (DCR) Impounding Structures Regulations prompted a change in hazard classification of the Beaver Creek Dam from Significant to High Hazard. The reclassification requires that the capacity of the spillway be increased which, in turn, necessitates that the pump station be relocated from its current location downstream of the dam. Additionally, the Drinking Water Infrastructure Plan for the Crozet Service Area completed in 2019 recommends a new pump station be constructed in order to meet increased raw water demands within the service area.

SDP-2025-00114	A site plan was submitted on August 27, 2025. The site plan application included the plans for the new pump station and associated improvements. During review, a plan revision to accommodate necessary retaining walls led to the need for the fill in the floodplain and special use permit request.
SP200700061	An SP was previously approved on May 14, 2008 to allow a public boat dock on the Beaver Creek Reservoir for the Western Albemarle High School Rowing Club.

DETAILS OF THE PROPOSAL

The special use permit request proposes approximately 450 cubic yards of fill in the floodway fringe of the 100-year floodplain of Beaver Creek Reservoir (Attachment 3 – Application Narrative). The fill would allow the construction of a new raw water pump station and associated improvements as proposed with application SDP-2025-00114. Stepped block retaining walls would be constructed per the standards of Section 18-4.3.3(A), with no individual wall exceeding 10 feet in height. A total retained height of 19.34-feet is proposed to allow for needed site grading. A concept plan has been provided to illustrate the proposed location of the stepped retaining walls, the proposed pump station, other proposed site improvements, and landscaping (Attachment 4 – Concept Plan). The floodplain analysis provided by the applicant indicates that

no rise would occur in the floodplain.

COMMUNITY MEETING

The community meeting for this SP was waived by the Director of Planning given that improvements are located at an existing public facility and the amount of fill is limited.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST

Special Use Permits are evaluated under reasonable standards, based on zoning principles which include the proposal's compliance with the Comprehensive Plan. Any impacts caused by the proposal may be addressed through conditions which must be reasonably related and roughly proportional to the impacts. This analysis and recommended conditions are based on the fill in the floodplain request.

Section 33.8(A) states that the Commission, in making its recommendation, shall consider the following factors:

1. ***No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.***

   Given the extensive review of the proposed fill in the floodplain required by the ordinance, the minimal amount of fill required, and the information provided to-date, the proposed 450 cubic yards of fill is not expected to cause detriment to adjacent parcels.

2. ***Character of the nearby area is unchanged. Whether the character of the adjacent parcels and nearby area will be changed by the proposed special use.***

   The proposed fill in the floodplain would be limited to 450 cubic yards. The raw water pump station is in keeping with the water distribution use of the parcel. The applicant has proposed to replant disturbed areas in the riparian buffer to the maximum extent possible, to maintain the forestal character of the parcel. A landscape plan that exceeds ordinance minimums is proposed (Attachment 5 – SDP-2025-00114 Landscape Plan). No change to the character of the nearby area is anticipated.

3. ***Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter,***

   The purposes and intent of the Flood Hazard Overlay District (Section 30.3) are:
   A. Prevention of harm. Prevent the loss of life and property, the creation of health and safety hazards, the disruption of commerce and governmental services, the extraordinary and unnecessary expenditure of public funds for flood protection and relief, and the impairment of the tax base.
   B. Means used. In order to prevent the several harms described in subsection (A), section 30.3 establishes an overlay zoning district to:
      i. regulate uses, activities, and development which, alone or in combination with other existing or future uses, activities, and development, will cause unacceptable increases in flood heights, velocities, and frequencies;
      ii. restrict or prohibit certain uses, activities, and development from locating within

areas subject to flooding;

iii. require all of those uses, activities, and developments that do occur in areas subject to flooding to be protected or flood-proofed, or both, against flooding and flood damage; and

iv. protect individuals from buying land and structures which are unsuited for intended purposes because of flood hazards.

C. Flood insurance. Address a local need for flood insurance and to participate in the National Flood Insurance Program.

These provisions are intended to restrict the unwise use, development and occupancy of lands subject to inundation which may result in: danger to life and property; public costs for flood control measures and/ or rescue and relief efforts; soil erosion, sedimentation and siltation; pollution of water resources; and general degradation of the natural and man-made environment."

The proposed 450 cubic yards of fill in the floodplain is necessary to allow the raw water facility, including the stepping and separation of retaining walls for the facility. The applicant has certified that the amount of fill required will not lead to a rise in the base flood elevation. Staff believe that the proposal is in harmony with the purpose and intent of the chapter.

with the uses permitted by right in the district,

The property is zoned RA Rural Areas. Fill in the floodplain will allow the construction of a raw water pump station for the distribution of water from the existing reservoir. ***Water, sewer, energy, communications distribution facilities*** are permitted by right in the RA district.

with the regulations provided in Section 5 as applicable,

There are no applicable regulations in Section 5 specific to fill in the floodplain. However, Section 18-5.1.12 contains additional regulations for public utility structures/uses. The site plan for the pump station has been reviewed by Staff and found to be compliant with the applicable regulations in Section 5.

and with the public health, safety, and general welfare.

No issues with public health, safety and general welfare have been identified. If the SP is approved, a site development plan, water protection ordinance plan, and floodplain development permit must be approved by the County. Engineering has reviewed the proposal and provided detailed comments with FDP-2026-00010 that must be addressed prior to final approvals. Additionally, the applicant proposes to provide erosion and sediment control measures that exceed County and State standards.

The fill will not, in the opinion of the floodplain administrator, result in any increase in the base flood elevation above that authorized in section 30.3.13; and no fill will be placed in the regulatory floodway. The applicant has certified that no rise will occur as a result of the placement of fill.

4. ***Consistency with the Comprehensive Plan.*** **The use will be consistent with the Comprehensive Plan.**

   The parcel is designated as Rural Areas in the AC44 Future Land Use Map (Attachment 6 – Future Land Use Map). The proposal is consistent with the recommendations for the Rural Area, specifically Objective RALU 1, RALU 2, and RALU 6. Construction of the pump station is also consistent with Objective CF 1 and Objective CF 2 from the Community Facilities & Infrastructure Chapter in AC44.

   Objective RALU 1 – Development and implement policies for protecting rural land-use patterns in the Rural Area, especially for land conservation, agriculture, and forestry, while prioritizing large parcels and unfragmented habitats.

   Objective RALU 2 – Protect natural systems, water supplies, and historic and cultural resources through the implementation of natural area preservation, adaptive reuse, historic preservation, and education policies and practices.

   Objective RALU 6 – Encourage land uses that support large and unfragmented rural properties while mitigating their potential impacts.

   Objective CF1 - Provide public facilities, infrastructure, and services in a responsible, equitable, and cost-effective manner to serve existing and future community needs.

   Objective CF 2 - Provide access to public water and sewer in the Development Areas and county consistent with the Growth Management Policy.

   Construction of the new raw water pump station on the existing Beaver Creek parcel will allow RWSA to relocate the existing facility that is located on the dam and increase the draw of water from Beaver Creek Reservoir to meet both current and future drinking water demands within the Crozet Development Area as identified in the Drinking Water Infrastructure Plan for the Crozet Service Area. The applicant has provided an enhanced landscape plan and erosion and sediment control measures during construction.

SUMMARY

Staff has identified the following positive aspects of this request:

1. The applicant has certified that no rise in the floodplain will occur as a result of the placement of fill.

Staff has identified the following concern of this request:

Staff has not identified any concerns associated with the proposal.

RECOMMENDATION

Based on the findings contained within this staff report, staff recommend approval of SP-2026-00005 Beaver Creek Pump Station Fill in the Floodplain with the following draft conditions:

1. The fill in the floodplain must be in general accord with the concept plan titled “Beaver Creek Raw Water Pump Station, Intake, and Transmission Main” prepared by Hazen and Sawyer dated March 2026, except as may be modified in order to meet the requirements of the County's Water Protection Ordinance, as determined by the County Engineer. To be in general accord with the Concept Plan, development and use must reflect the following major elements as shown on the Plan:

    a. Location of the existing building envelopes; and
    b. Location of retaining walls

Minor modifications to the Plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. The Landscape Plan must be in general accord with the site plan titled “Beaver Creek Raw Water Pump Station Intake and Transmission Main” prepared by Hazen and Sawyer dated March 2026.” To be in general accord with the Concept Plan, development and use must reflect the following major elements as shown on the Plan:

    a. Location of the planting materials; and
    b. Quantity of the planting materials.

Minor modifications to the Plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

POSSIBLE PLANNING COMMISSION MOTIONS

A. Should the Planning Commission choose to recommend approval of this special use permit:

    I move to recommend approval of SP-2026-00005 Beaver Creek Pump Station Fill in the Floodplain with the conditions stated in the staff report.

B. Should the Planning Commission choose to recommend denial of this special use permit:

    I move to recommend denial of SP-2026-00005 Beaver Creek Pump Station Fill in the Floodplain. Should a commissioner motion to recommend denial, he or she should state the reason(s) for recommending denial.

ATTACHMENTS

Attach 1 - SP-2026-00005 Beaver Creek Pump Station Fill in the Floodplain - Location Map
Attach 2 - SP-2026-00005 Beaver Creek Pump Station Fill in the Floodplain - Zoning Map
Attach 3 - SP-2026-00005 Beaver Creek Pump Station Fill in the Floodplain - Application Narrative
Attach 4 - SP-2026-00005 Beaver Creek Pump Station Fill in the Floodplain - Concept Plan
Attach 5 - SP-2026-00005 Beaver Creek Pump Station Fill in the Floodplain - SDP-2025-00114 Landscape Plan
Attach 6 - SP-2026-00005 Beaver Creek Pump Station Fill in the Floodplain - Future Land Use Map