

**Albemarle County Planning Commission
Regular Meeting
Final Minutes August 11, 2026**

The Albemarle County Planning Commission held a public meeting on Tuesday, August 11, 2026, at 6:00 p.m.

Members attending were: Luis Carrazana Chair; Karen Firehock, Vice-Chair (arrived at 6:02 p.m.); Nathan Moore; Lonnie Murray; Mary Katherine King; Catherine Brown (arrived at 6:05 p.m.).

Members absent: Corey Clayborne.

Other officials present were: Michael Barnes, Director of Planning; Jenny Tevendale, Deputy County Attorney; Bart Svoboda, Director of Community Development; Francis MacCall, Deputy Zoning Administrator; Frank Pohl, County Engineer; Jered Tate, Senior Planner; J.T. Newberry, Planner; Rebecca Ragsdale, Planning Manager; and Carolyn Shaffer, Clerk.

Call to Order and Establish Quorum

Carolyn Shaffer called the roll.

Luis Carrazana established a quorum.

Public Comment

There was no one wishing to speak.

Consent Agenda

Mr. Moore motioned that the Planning Commission approved the Consent Agenda. Ms. Brown seconded the motion, which carried unanimously (3-0-1). (Mr. Murray abstained; Mr. Clayborne, Ms. Firehock, Ms. King were absent)

Public Hearing

SP-2026-00005 Beaver Creek Pump Station Fill in the Floodplain

Jered Tate, Senior Planner, provided the staff report on the Beaver Creek pump station floodplain request. He said that it was located in Western Albemarle at the southern end of the Beaver Creek Reservoir. He said the surrounding area was rural and included low-density single-family residential uses, forests and open space, and agricultural uses. He said the entire property was within the Water Protection Ordinance (WPO) buffer, and a portion of the property was within the flood hazard overlay district.

Mr. Tate said that subject property and surrounding properties were designated as rural areas in AC44. He said that the area's land uses included agricultural, forestal, and open space uses, and residential uses at a density of half a unit per acre. He said the request was to permit grading activities, including placement of 450 cubic yards of fill in the flood plain.

Mr. Tate said that the applicant had proposed to replant disturbed areas in the riparian buffer to the maximum extent possible in order to maintain the forestal character of the parcel. He said that the proposed landscape plan exceeded ordinance minimums. He said that the proposed fill was

needed to allow development of the raw water facility. He said that the applicant had certified that the amount of fill would not lead to a rise in the base elevation of the floodplain.

Mr. Tate said staff found the proposal in harmony with the purpose and intent of the flood hazard overlay district. He said staff found that the request would cause no substantial detriment to adjacent parcels, would not change the character of the area, would be in harmony with the purpose and intent of the chapter, and it was consistent with AC44. He said staff recommended two conditions of approval, and the second condition was included as a landscaping plan separate from the concept plan. He said staff did not identify any concerns with the request.

Mr. Murray asked if Rivanna Water and Sewer Authority (RWSA) was planning to implement any mitigation or replanting strategies to accommodate the impact on the buffer that would occur as part of the request.

Mr. Tate said that no mitigation plan was required for this type of use under the standards of the water protection ordinance. He said the requirement depended on the use, and for the proposed use, it was permitted.

Frank Pohl, County Engineer, said that as a public facility, the request was exempt from the mitigation plan requirement.

Mr. Murray said he was concerned about the potential for the public to complain that the County was holding itself to a different standard.

Mr. Carrazana opened the public hearing for a presentation from the applicant.

Victoria Fort, project manager for Rivanna Water and Sewer Authority and representing the applicant, said that she was also joined by the consultant on the project, Jonathan McClure. She said that the Beaver Creek Dam and Reservoir was the only water supply for Crozet. She said that the dam was constructed in 1963, and it had approximately 500 million gallons of storage. She said that the water treatment plant was constructed in 1966 with about 1 million gallons per day of treatment capacity. She said the treatment plant was recently expanded to support 2.2 million gallons of treatment capacity and 1.6 million gallons of distribution capacity.

Ms. Fort said that they had seen increases in water demand over the last decades. She said that as a result of the increased demand and necessary safety upgrades, they had to obtain a Virginia Water Protection Permit from DEQ. She said the permit was issued in December 2024, and it established limits on daily, monthly, and yearly water withdrawals and downstream releases into Beaver Creek.

Ms. Fort said that the components of the new project included a new raw water pump station and intake. She said the site was selected because it was on the reservoir, which enabled them to better control the water intake and outflow. She said the site was also located on County property, which minimized impacts on privately owned land. She said the site was also located in short proximity to Browns Gap Turnpike, which reduced the length of raw water main and access road needed.

Ms. Fort said that the access road would require a bridge over a small stream. She said that there would be a replacement transmission main from the pump station to the treatment plant. She said it would be made of a new material with higher carrying capacity. She noted that the dam spillway reconstruction project would start after the new pump station was in service. She said the current spillway did not meet dam safety regulations, which necessitated the reconstruction.

Ms. Fort said that they had to increase the capacity of the pump station. The new pump station would have a maximum capacity of 2.8 million gallons for raw water conveyance. She said that it would also have 2 million gallons of capacity for the maximum required minimum in-stream flow. She said that this was the flow that was released into Beaver Creek downstream.

Ms. Fort said that the intake would be tunneled under the reservoir. She said that retaining walls were required to accommodate the steep slopes on the site. She said that the diffused air destratification system was being installed at the same time, and it was intended to improve the water quality of the reservoir. She said it was essentially an aerator installed along the bottom of the reservoir to prevent issues from leading to extensive algae growth and heavy nutrient accumulation.

Ms. Fort said that the site constraints required retaining walls to construct the facility within the property limits. She said the requested 450 cubic yards of fill in the flood way would result in no rise of the 100-year floodplain. She said extensive replanting was proposed around the facility to maintain the forested character of the parcel.

Mr. Murray asked what mitigation measures were being taken with regard to the stream crossing.

Ms. Fort said all the ENS measures were detailed in the WPO plan.

Ms. King asked if the majority of the fill would be behind the retaining wall.

Ms. Fort said that was correct. She said they originally had a single retaining wall, but it exceeded the maximum height permitted in County code. She said they proposed a stepped retaining wall system, which required more space.

Ms. Brown asked if the bridge would obstruct stream access for wildlife.

Ms. Fort replied that there would be no obstructions to wildlife. She noted that the Henley Hornets Trail, which ran along the edge of the reservoir, would be reestablished as part of the construction.

Jonathan McClure, Hazen and Sawyer, said that they had considered a culvert or fill to cross the stream, but the bridge would allow stream restoration. He said they were coordinating with the Army Corps of Engineers, and they had received permits for the crossing.

Mr. Murray said he was concerned about the amount of grass on the site, which attracted geese, which left waste on the site, which flowed into the reservoir. He asked if they had considered converted the grass to native plantings, which would discourage geese.

Ms. Fort said that the auxiliary spillway would be refilled to the full height of the dam after the main dam spillway reconstruction was finished. She said that the County would likely be able to revegetate the area once it was no longer a component of the dam.

Mr. Murray asked if they were doing anything to discourage geese from the site.

Ms. Fort said she was not aware if geese were a concern for water treatment purposes, so she was uncertain whether that was in the scope of the project. She said that the destratification system would help minimize the conditions leading to algae growth in a more meaningful capacity than anything that they could do to discourage geese.

Mr. Carrazana opened the public hearing for comments from the public. He noted that there was no one wishing to speak, so the public hearing was closed.

Ms. Firehock said that filling in the floodplain impacted aquatic life and riparian health. She said that this project in particular was a project that was necessary in the specific location of what its function was. She said she supported the request because of the engineering and public facility needs.

Mr. Murray said that a reason to protect streams was to ensure a safe water supply. He said that this request was to facilitate the water supply.

Ms. Brown motioned that the Planning Commission recommend approval of SP-2026-00005 Beaver Creek Pump Station Fill in the Floodplain with the conditions stated in the staff report. Mr. Murray seconded the motion, which carried unanimously (6-0). (Mr. Clayborne was absent)

Adjournment

At 7:50 p.m., the Commission adjourned to August 25, 2026, Albemarle County Planning Commission meeting, 6:00 p.m.



Michael Barnes, Director of Planning

(Recorded by Carolyn S. Shaffer, Clerk to Planning Commission & Planning Boards; transcribed by Golden Transcription Services)

Approved by Planning Commission
Date: 08/25/2026
Initials: CSS