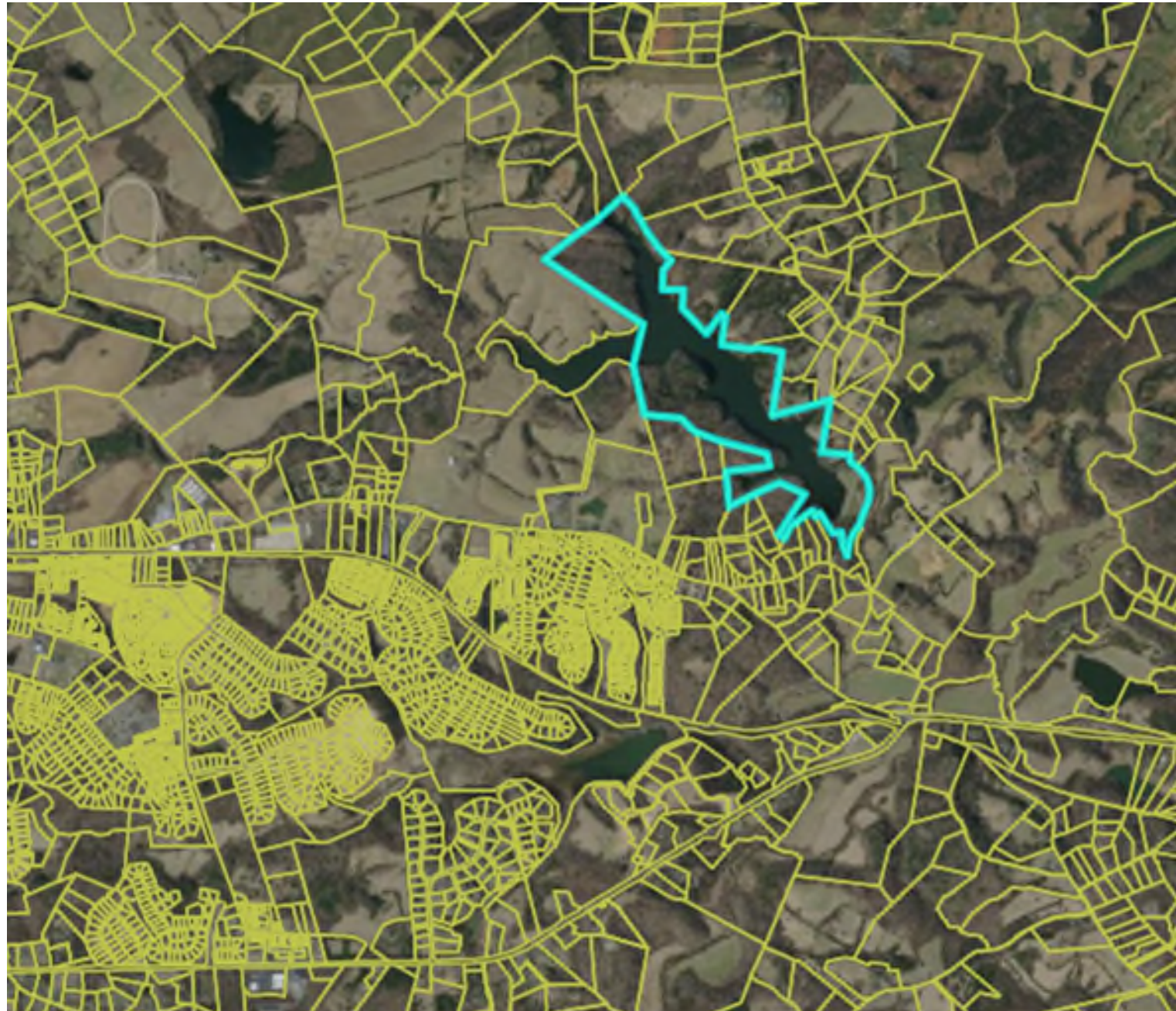




Beaver Creek Pump Station Fill in the Floodplain SP-2026-00005

Board of Supervisors
Public Hearing
September 16, 2026

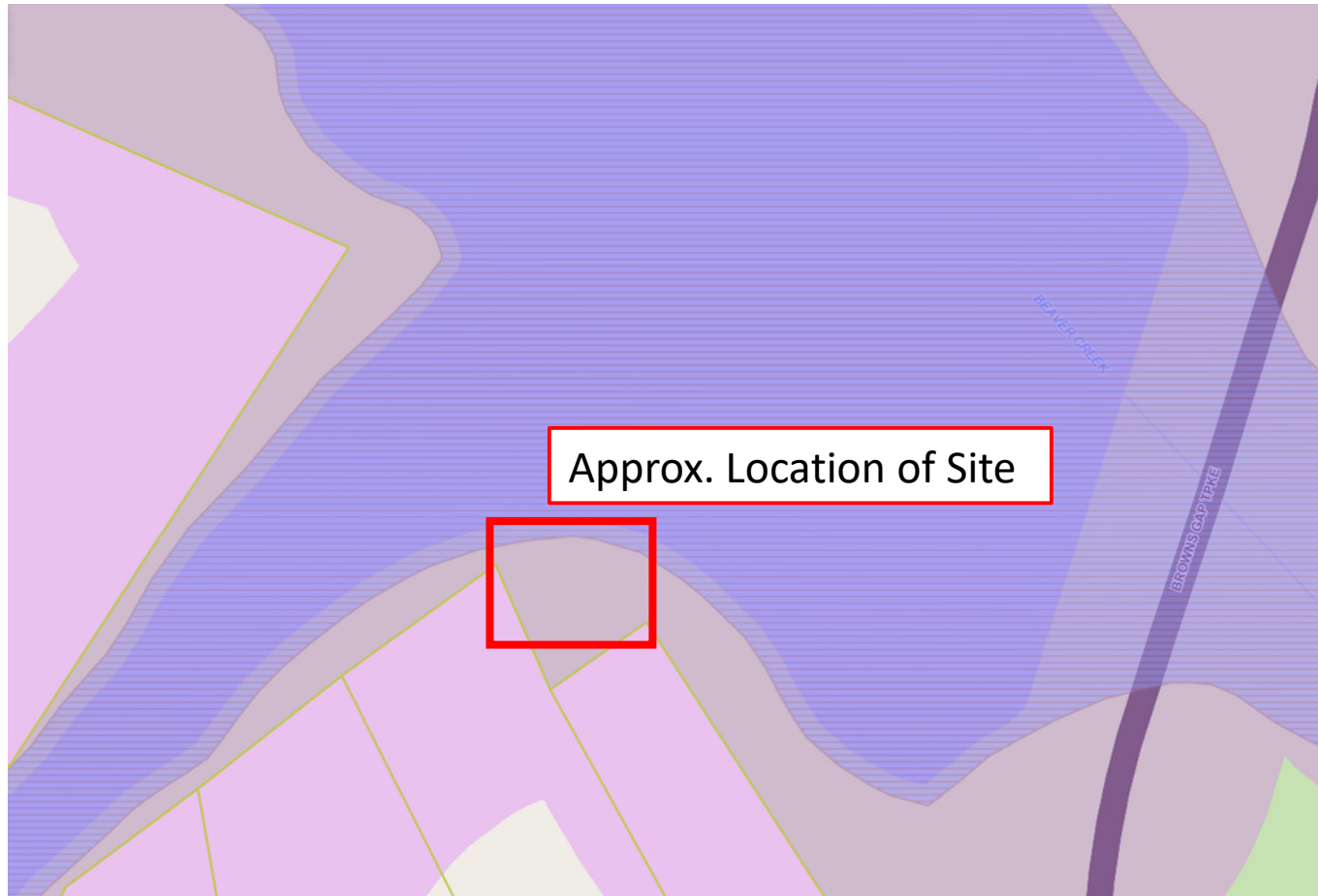
Jered Tate
Senior Planner I



Vicinity Map

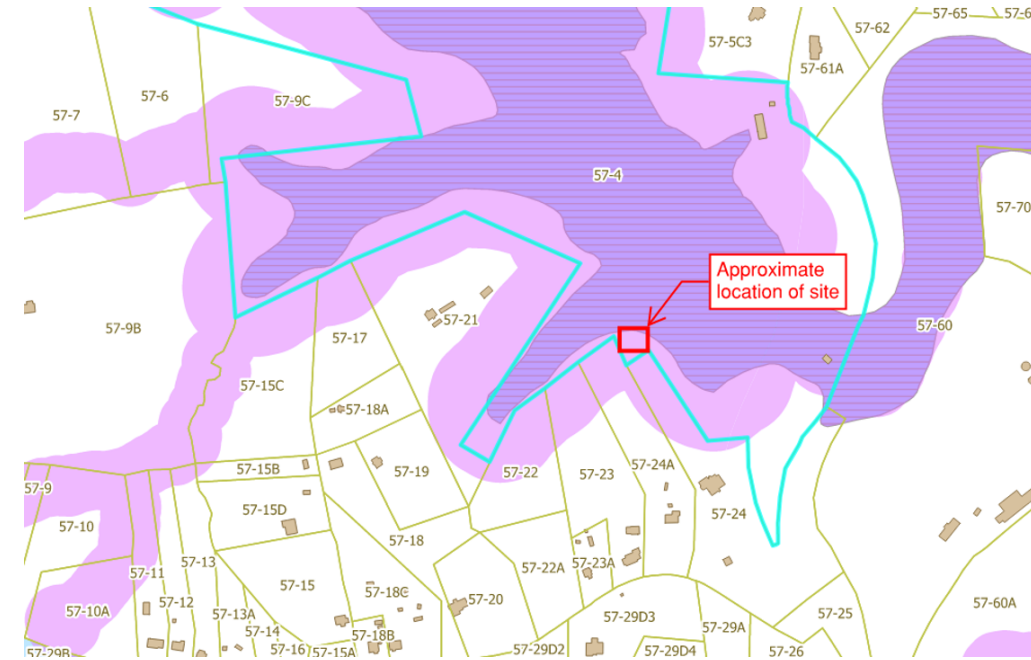


Zoning Map and Flood Hazard Overlay



Zoning Water Protection Ordinance Buffers Flood Hazard Overlay (Floodplain-100 year)

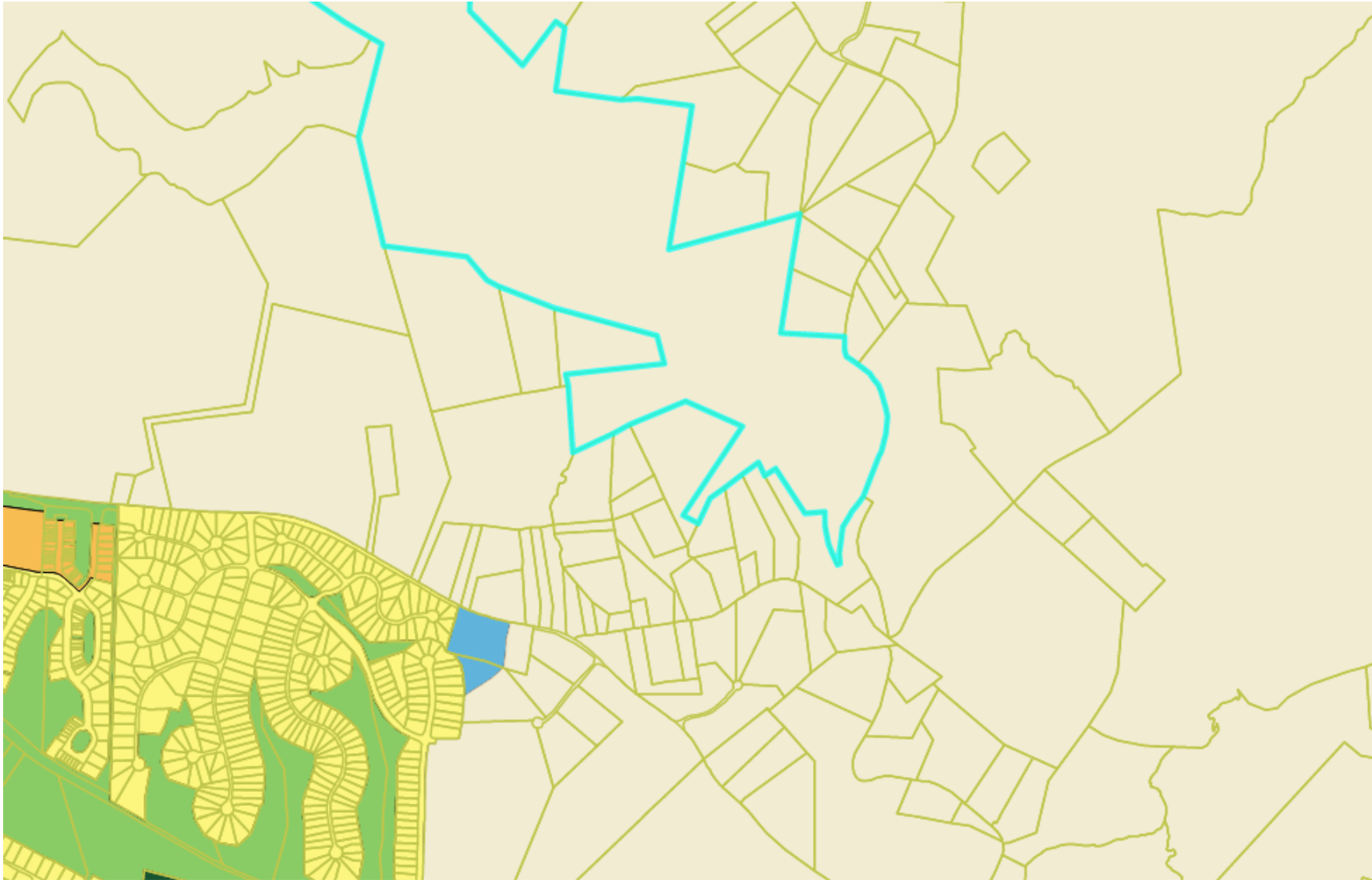
□ Rural Areas ■ ■



Zoning: Rural Areas

- Entirety of proposed site is within WPO Buffer.
- A portion of proposed site is within the Flood Hazard Overlay District.

Comprehensive Plan

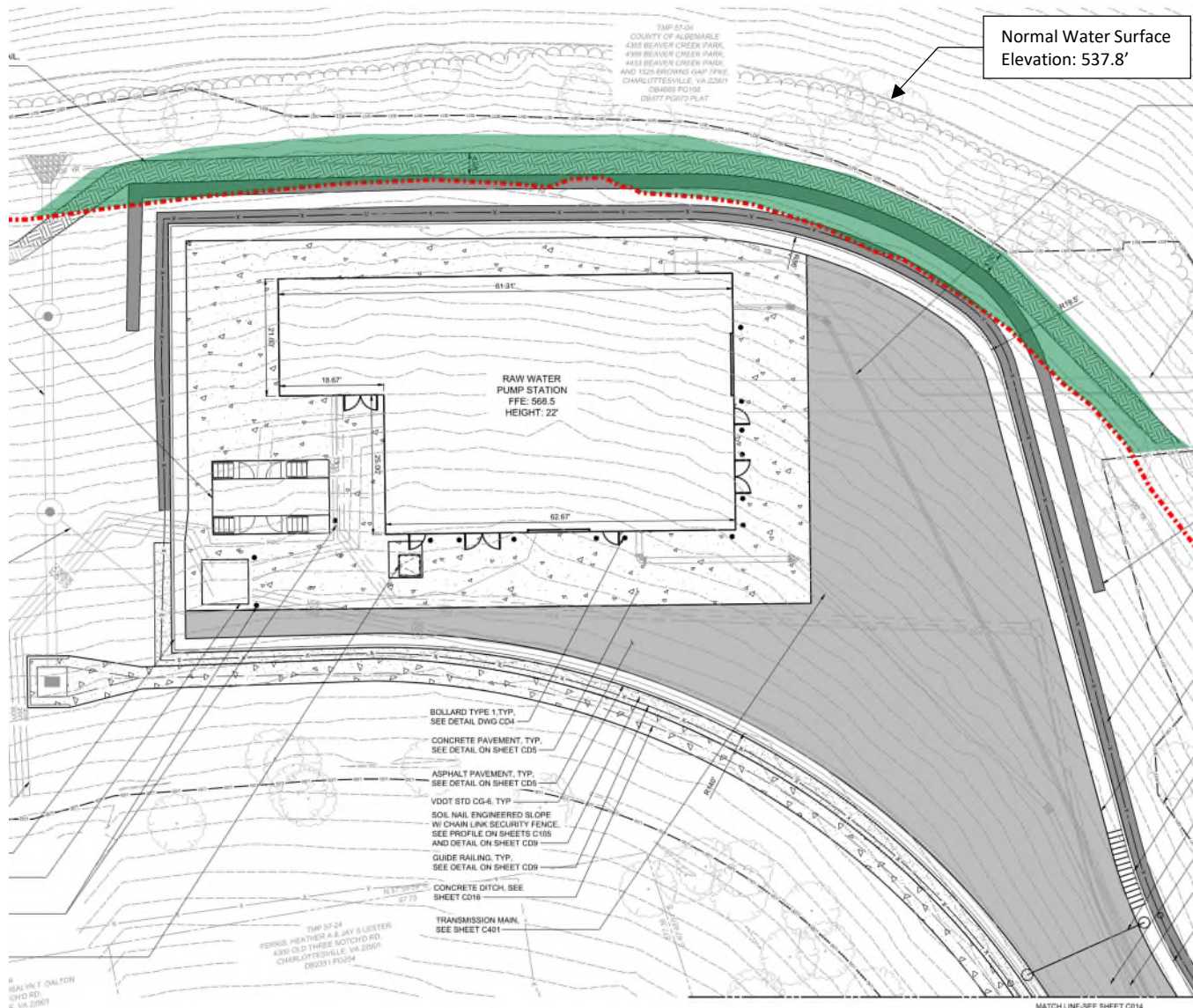


Comp Plan Designation

 Rural Area

- The parcel, and all surrounding parcels, are designated as Rural Area under AC44.

SP-2026-00005 Proposal



- 182.55 acres total parcel area
- 1.39 acres Disturbed Area for site
- .04 acres of fill area within the floodplain (0.00002 percent of total parcel area – 0.02 percent of Disturbed Area)



General Site Location

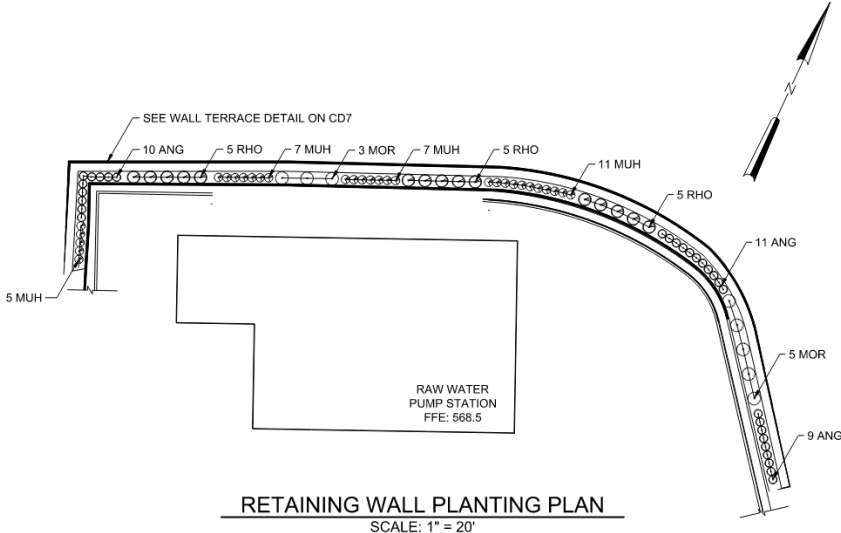
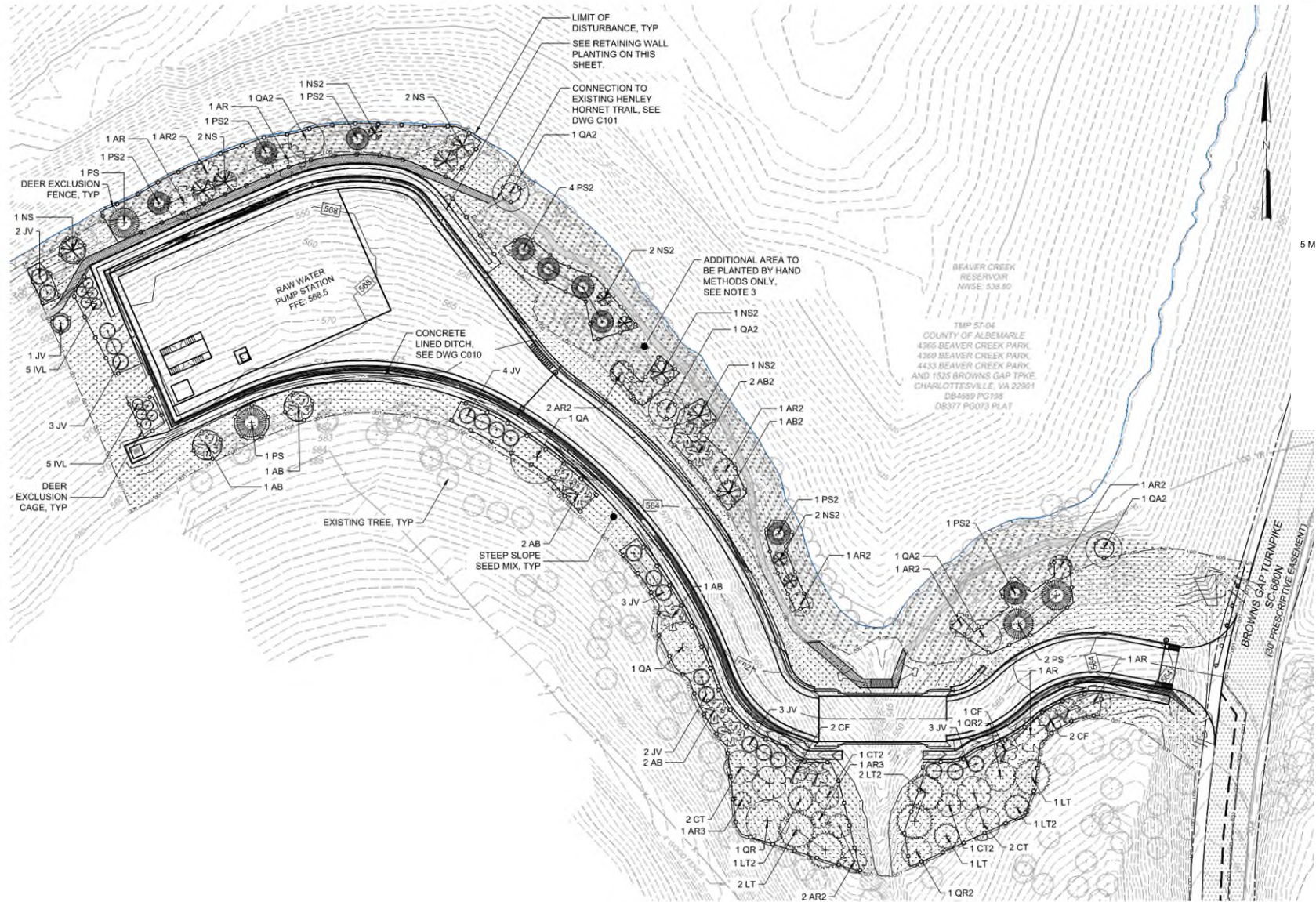


100-Year Floodplain



Approx. Fill Area

SDP-2025-00114 Landscape Plan



LEGEND:

—	EDGE OF WATER
—○—	DEER EXCLUSION FENCE
—○—	DEER EXCLUSION CAGE
TREES - CANOPY	
+	AR / AR2 / AR3: <i>Acer rubrum</i> - red maple
+	CT / CT2: <i>Carya tomentosa</i> - mocknut hickory
+	LT / LT2: <i>Liriodendron tulipifera</i> - tulip poplar
+	QA / QA2: <i>Quercus alba</i> - white oak
+	QR / QR2: <i>Quercus rubra</i> - northern red oak
TREES - UNDERSTORY	
+	AB / AB2: <i>Amelanchier arbutosa</i> - downy serviceberry
+	CF: <i>Cornus florida</i> - flowering dogwood
+	NS / NS2: <i>Nyssa sylvatica</i> - black tupelo
TREES - EVERGREEN	
+	PS / PS2: <i>Pinus strobus</i> - white pine
+	JV: <i>Juniperus virginiana</i> - eastern red cedar
SHRUBS	
+	MOR: <i>Morella cerifera</i> - southern wax myrtle
+	RHO: <i>Rhododendron catawbiense</i> - catawba azalea
HERBACEOUS	
+	ANG: <i>Andropogon gerardi</i> - big bluestem
+	MUH: <i>Muhlenbergia capillaris</i> - muhly grass

Flood Hazard Overlay – Fill in the Floodplain

Sec. 30.3.14 Encroachment standards; fill in the floodway fringe.

- A. *Minimize obstruction.*** The fill shall be designed and constructed to minimize obstruction to and effect upon the flow of water such that:
- (i) 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
 - (ii) no fill is placed in the regulatory floodway.
- B. *Protect against erosion.*** The fill shall be effectively protected against erosion by vegetative cover, riprap, gabions, bulkhead or another method acceptable to the floodplain administrator. Any structure, equipment or material installed to protect against erosion shall be firmly anchored to prevent dislocation due to flooding.
- C. *Non-polluting.*** The fill shall be of a material that will not pollute surface water or groundwater.
- D. *Additional information.*** The floodplain administrator may require any owner to submit additional topographic, engineering and other data or studies as the administrator deems necessary to determine the effect of flooding on a proposed structure or fill, the effect of the structure or fill, or both, on the flow of water during a flood.
- E. *Certification by floodplain administrator.*** No fill activity shall occur before the owner submits a site plan for review, the floodplain administrator certifies that the requirements of subsections (A) through (D), and all other applicable requirements of the Code, have been satisfied.

Special Use Permit Criteria

Factors for Consideration (Chapter 18 Section 33.40):

- 1. No substantial detriment.**

Whether the proposed special use will be a substantial detriment to adjacent parcels.

- 2. Character of the nearby area is unchanged.**

Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

- 3. Harmony.**

Whether the proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the regulations provided in Section 5 as applicable, and with the public health, safety, and general welfare.

- 4. Consistency with the Comprehensive Plan.**

Whether the proposed special use will be consistent with the Comprehensive Plan.

Special Use Permit Conditions

1. General Accord with Conceptual Plan. The development, landscaping and use of fill in the floodplain authorized by SP-2025-00005 must be in general accord with the Concept Plan dated March 2026 prepared by Hazen and Sawyer, and titled “Beaver Creek Raw Water Pump Station, Intake, and Transmission Main”, 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;
- b. Location of retaining walls; and
- c. Location and quantity of planting materials.

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

Special Use Permit 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.

Staff recommends that the Board adopt the attached resolution (Attachment E) to approve SP-2026-00005.

Questions?



Motions for Special Use Permit: SP-2026-00005

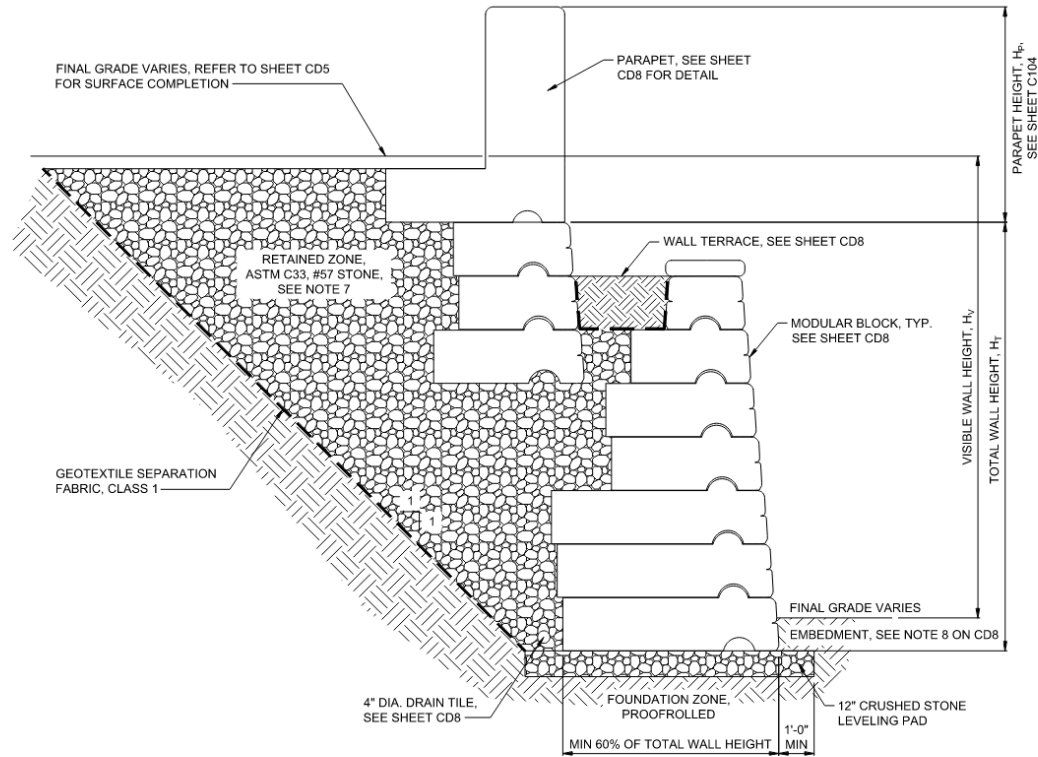
To **approve** Special Use Permit SP-2026-00005:

I move to adopt the resolution attached to the staff report as Attachment E.

To **deny** Special Use Permit SP-2026-00005:

I move to deny SP-2026-00005. The Supervisor should state their reasons for denial.

Retaining Wall Section and Profile



TYPICAL GRAVITY RETAINING WALL SECTION
NOT TO SCALE

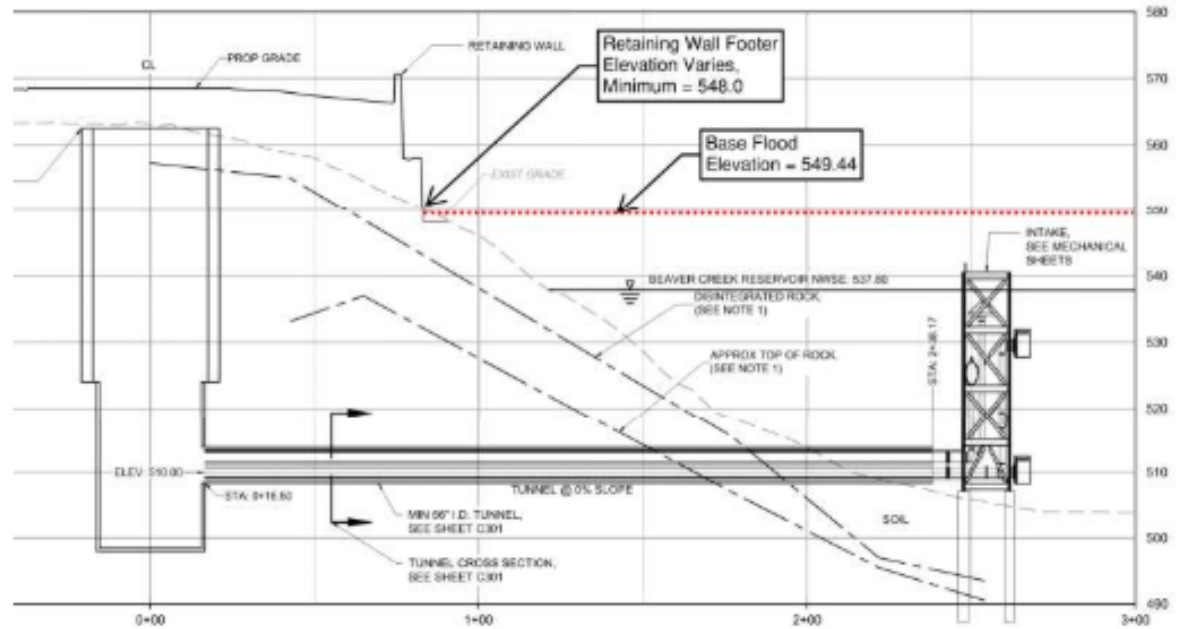


Figure 2-5: Retaining Wall Profile

Contextual Map – Pump Station, Transmission Main, Crozet WTP



Site Rendering from Applicant



Figure 1-3: Rendering of Proposed Pump Station