

**County of Albemarle**  
**Community Development Department - Planning**

**Rebecca Ragsdale**  
[rragsdale@albemarle.org](mailto:rragsdale@albemarle.org)  
Telephone: (434) 296-5832 ext.3226

March 22, 2023

Ethan Miller  
Blue Springs Land Corporation  
PO Box 1285  
Charlottesville VA 22902  
[eamiller@ladeltafarms.com](mailto:eamiller@ladeltafarms.com)

**RE: SP202200030 Spring Hill Farm Development Rights Action Letter**

Dear Mr. Miller,

On March 15, 2023 the Board of Supervisors took action on the above noted Special Use Permit on Tax Map Parcel Number 05800-00-00-09500 in the Samuel Miller District.

The Special Use Permit was approved by the Board's adoption of the attached Resolution and Conditions.

**Please be advised that although the Albemarle County Board of Supervisors took action on the project noted as above, no uses on the property may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:**

- **compliance with the approved SPECIAL USE PERMIT**
- **approval of a SUBDIVISION**

Should you have questions regarding the above-noted action, please contact me.

Sincerely,  
Rebecca Ragsdale  
Planning Manager

**RESOLUTION TO APPROVE  
SP202200030 SPRING HILL FARM**

**WHEREAS**, upon consideration of the staff reports prepared for SP 202200030 Spring Hill Farm and all of their attachments, including staff's supporting analysis, the information presented at the public hearings, any comments received, and all of the factors relevant to the special use permit in Albemarle County Code §§ 18-10.2.2(28) and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the Rural Areas zoning district, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby approves SP 202200030 Spring Hill Farm, subject to the conditions attached hereto.

\* \* \*

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of five to zero, as recorded below, at a meeting held on March 15, 2023.

  
Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Andrews	<u>Y</u>	—
Mr. Gallaway	—	<u>Absent</u>
Ms. LaPisto-Kirtley	<u>Y</u>	—
Ms. Mallek	<u>Y</u>	—
Ms. McKeel	<u>Y</u>	—
Ms. Price	<u>Y</u>	—

### **SP202200030 Spring Hill Farm Special Use Permit Conditions**

1. Further division of the residue of Parcel 58-95 shall require amendment of this special use permit.
2. No further division of proposed Lot 1 and/or proposed Lot 2 is permitted.
3. Development of existing Parcel 58-95 (including proposed Lots 1 and 2) must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the Preliminary Subdivision Plat prepared by Kirk Hughes and Associates, last revised 1-06-23. To be in accord with the Preliminary Subdivision Plat, development must reflect the following major elements essential to its design:
  - a. Location of proposed Lots 1 and 2
  - b. Location of Conservation Areas
  - c. Location of entrance and access to proposed Lots 1 and 2Minor modifications to the Plat that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
4. Only one dwelling unit is permitted on each new lot (proposed Lots 1 and 2).
5. Stream buffers must be established and maintained consistent with Sec. 17-601 of Chapter 17 of the Albemarle County (the "Water Protection Ordinance") along all streams located on Lots 1 and 2 and Conservation Areas A and B as shown on the Preliminary Subdivision Plat; provided, however, that any existing entrance driveway and stream crossing that is permitted under the Water Protection Ordinance may remain within the stream buffer. A tree planting plan within the stream buffers to protect the currently open (non-forested) areas adjacent to the streams must be approved by the Agent, in consultation with the County Engineer, prior to the final subdivision plat creating the two new Lots 1 and 2. Prior to Lot 1 or Lot 2 engaging in agriculture, a best management practices plan must be approved by the Agent, which may at a minimum include:
  - Fencing livestock out of streams;
  - Installing alternative watering systems for livestock;
  - Planting riparian buffers with native vegetation; and
  - Establishing nutrient management plans.
6. Land clearing for residential development (including accessory structures such as sheds or pools) may not exceed two acres per parcel. This condition does not apply to agricultural or forestry use(s) of existing Parcel 58-95 (including proposed Lots 1 and 2). For purposes of this condition, land clearing for the construction of agricultural buildings, such as barns for the storage of tractors and other agricultural equipment, is considered agricultural use and not residential development.

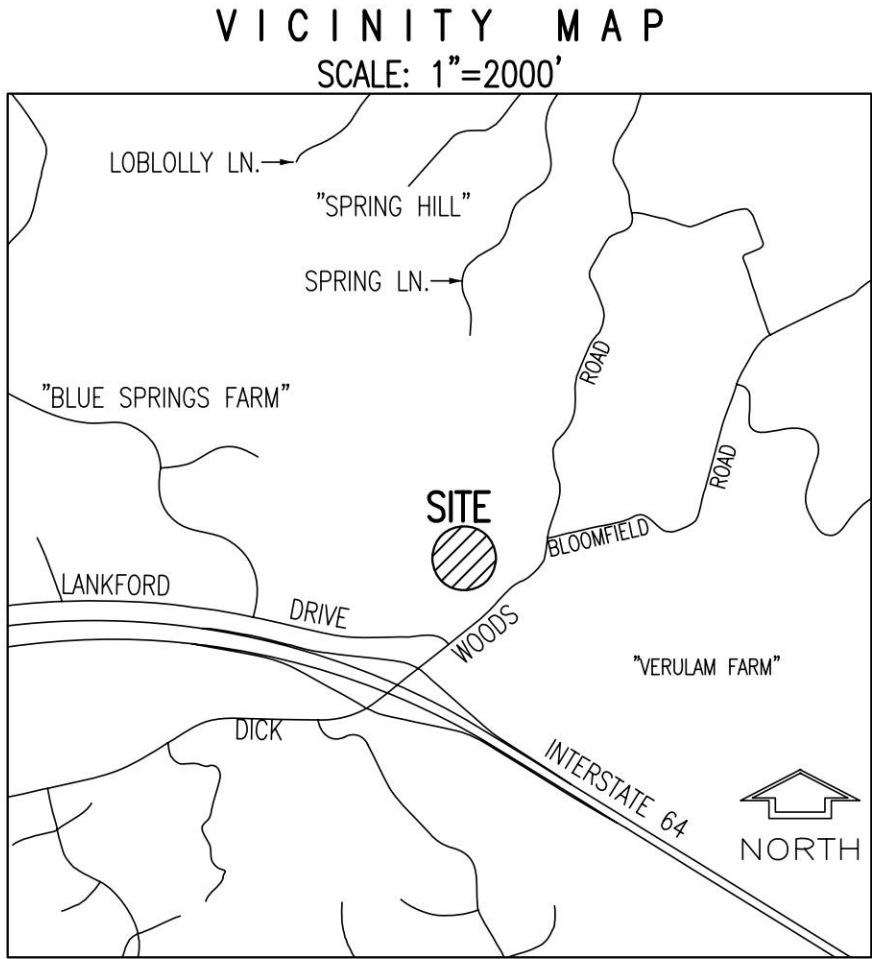


NOTES

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES, COVENANTS, UTILITIES, AND EASEMENTS THAT MAY EXIST. ALL RECORDED EASEMENTS KNOWN TO THIS SURVEYOR ARE SHOWN HEREON.
- 2 THIS PLAT AND THE CURRENT FIELD SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING" ADOPTED BY THE COMMONWEALTH OF VIRGINIA. BOUNDARY DATA SHOWN HEREON FOR TMP 58-95 IS BASED UPON A FIELD SURVEY IN DECEMBER 2010 AND A CURRENT FIELD SURVEY FOR LOTS 1 AND 2. NO GRAVES, CEMETERIES OR OTHER OBJECTS OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE FOUND OR OBSERVED ALONG THE PERIMETER OF THE BOUNDARY SHOWN HEREON.
3. THE LAND USE REGULATIONS LISTED HEREIN ARE IMPOSED PURSUANT TO THE ALBEMARLE COUNTY ZONING ORDINANCES IN EFFECT ON THIS DATE AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH.
- (A.) CURRENT ZONING: RA (RURAL AREAS).
- (B.) BUILDING SETBACKS: FRONT - 25 FEET FROM INTERNAL PRIVATE STREETS, SIDE - 25 FEET, REAR - 35 FEET.
- (C.) AS PER SECTION 18-10.3.1 OF THE ALBEMARLE COUNTY SUBDIVISION ORDINANCE, LOTS 1 AND 2 ARE ASSIGNED NO DIVISION RIGHTS.
- (D.) LOTS 1 AND 2 AND THE RESIDUE OF TMP 58-95 EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
- (E.) PROPERTIES LIE WITHIN THE IVY CREEK WATER SUPPLY WATERSHED. THE STREAM BUFFER SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
- (F.) THE RESIDENTIAL STREET SHOWN HEREON MEETS THE SEC. 14-412.A.1 STANDARD FOR PRIVATE STREETS SERVING TWO (2) LOTS. THE STREETS IN THIS SUBDIVISION MAY NOT MEET THE STANDARDS FOR ACCEPTANCE INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY OF ALBEMARLE.
- (G.) PROPERTIES DO NOT LIE WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.
- (H) PROPERTY IS SUBJECT TO REQUIREMENTS OF SP-81-01 AND SP-81-55.
4. A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN ZONE AE (100 YEAR FLOOD PLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP DATED FEBRUARY 4, 2005 (COMMUNITY PANEL 51003C0265D).
5. THE NON-EXCLUSIVE 30' JOINT PRIVATE ACCESS EASEMENT (FROM POINT "A" TO POINT "B") SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF LOTS 1 AND 2, AND 30' PRIVATE ACCESS EASEMENT (FROM POINT "B" TO POINT "C") SHALL BE MAINTAINED BY THE OWNER OF LOTS 2 AND SHOWN ON SHEET 2 OF 2 IS CENTERED ON THE EXISTING ROADS. THE 349.12± AC. RESIDUE OF TMP 59-85 SHALL NOT HAVE ACCESS TO THE SAID PRIVATE ACCESS EASEMENTS.
6. THE BOUNDARY LINE FOLLOWS THE CENTERLINE OF THE STREAM MEANDER FROM POINT "D" TO POINT "E" TO POINT "F". PRINCIPAL COURSES AND DISTANCE ARE SHOWN HEREON.
7. THE 349.12± AC. RESIDUE FOR TMP 58-95 HAS ACCESS FROM DICK WOODS ROAD (RT. 637), IVY DEPOT ROAD (RT. 786), GRASSMERE ROAD (RT. 679), SPRING LANE, AND LOBLOLLY LANE.

AREA TABULATION

TMP 58-95 (COUNTY GIS) = 442.42± AC.  
LOT 1 = -64.53 AC.  
LOT 2 = -28.77 AC.  
RESIDUE = 349.12± AC.



LEGEND

- DB = DEED BOOK  
IRF = IRON ROD FOUND  
● = IRON ROD SET  
TMP = TAX MAP PARCEL  
⊘ = UTILITY POLE

OWNER'S CONSENT

THE PLATTING OF LOTS 1 AND 2 BEING A PORTION OF TAX MAP 58, PARCEL 95 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BLUE SPRINGS LAND CORPORATION

By: \_\_\_\_\_  
DIANE EDGERTON MILLER, PRESIDENT  
TAX MAP 58, PARCEL 95

NOTARY PUBLIC

STATE OF \_\_\_\_\_  
COUNTY/CITY OF \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION  
EXPIRES: \_\_\_\_\_



PRELIMINARY SUBDIVISION PLAT

LOTS 1 & 2

BEING A DIVISION OF  
TAX MAP 58, PARCEL 95  
THE LANDS OF  
BLUE SPRINGS LAND CORPORATION

LOCATED NEAR IVY  
SAMUEL MILLER MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA  
JUNE 14, 2022, REV. 12-21-22

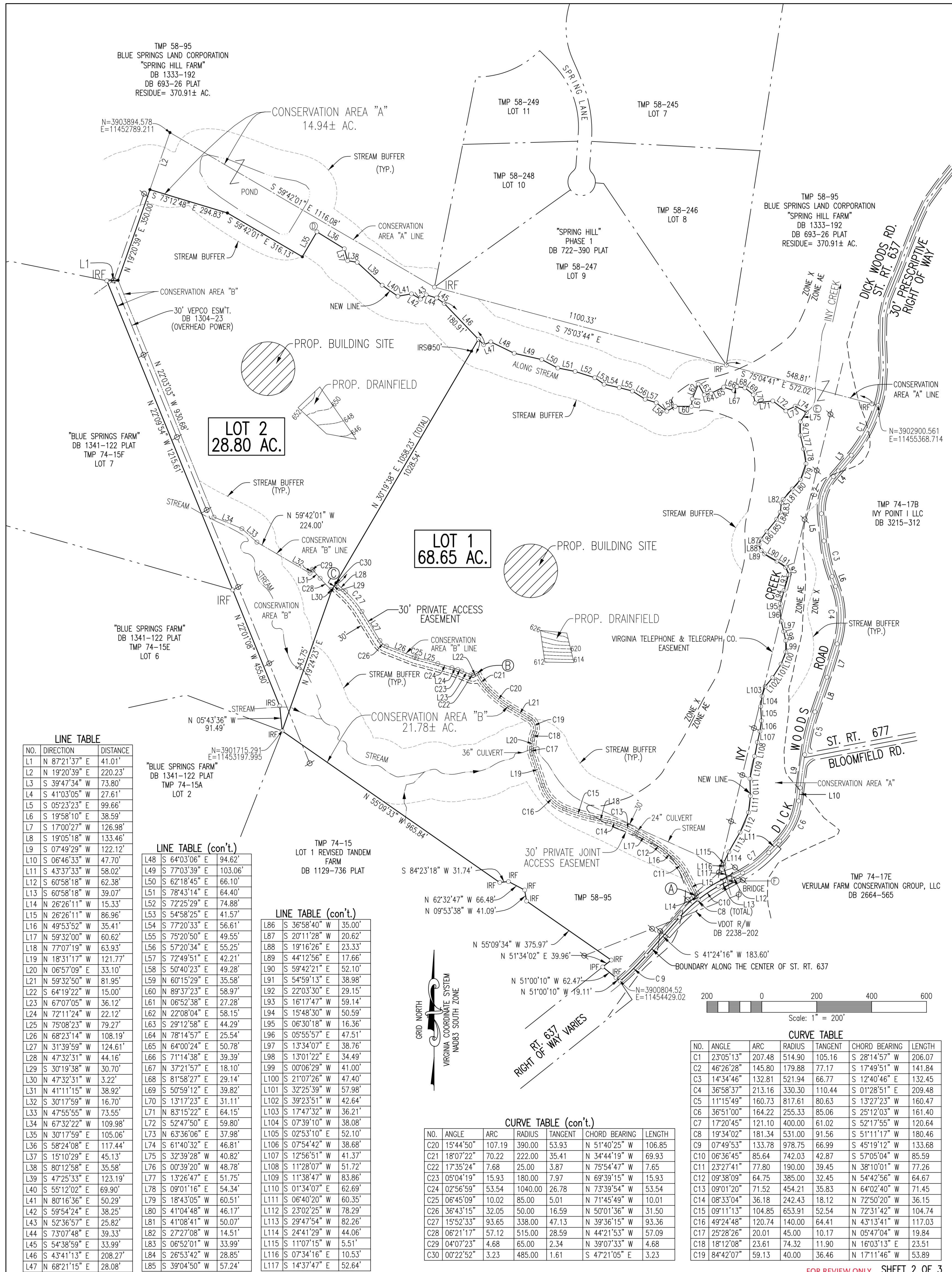
PREPARED FOR: BLUE SPRINGS LAND CORPORATION

KIRK HUGHES & ASSOCIATES  
LAND SURVEYORS & PLANNERS  
220 EAST HIGH STREET  
CHARLOTTESVILLE, VA 22902  
(434) 296-6942

ALBEMARLE COUNTY APPROVAL

ALBEMARLE COUNTY BOARD OF SUPERVISORS  
DESIGNATED AGENT  
SUB202200122







TMP 58-95  
BLUE SPRINGS LAND CORPORATION  
"SPRING HILL FARM"  
DB 1333-192  
DB 693-26 PLAT  
RESIDUE= 370.91± AC.

N=3903894.578  
E=11452789.211

CONSERVATION AREA "A"  
14.94± AC.

TMP 58-249  
LOT 11

TMP 58-245  
LOT 7

TMP 58-248  
LOT 10

TMP 58-246  
LOT 8

TMP 58-95  
BLUE SPRINGS LAND CORPORATION  
"SPRING HILL FARM"  
DB 1333-192  
DB 693-26 PLAT  
RESIDUE= 370.91± AC.

"SPRING HILL"  
PHASE 1  
DB 722-390 PLAT

TMP 58-247  
LOT 9

30' VEPCO ESM.T.  
DB 1304-23  
(OVERHEAD POWER)

NEW LINE

PROP. BUILDING SITE

PROP. DRAINFIELD

LOT 2  
28.80 AC.

LOT 1  
68.65 AC.

PROP. BUILDING SITE

PROP. DRAINFIELD

30' PRIVATE ACCESS  
EASEMENT

CONSERVATION AREA "B" LINE

36" CULVERT

CONSERVATION AREA "B"  
21.78± AC.

36" CULVERT

30' PRIVATE JOINT  
ACCESS EASEMENT

TMP 58-95

TMP 74-17E  
VERULAM FARM CONSERVATION GROUP, LLC  
DB 2664-565

"BLUE SPRINGS FARM"  
DB 1341-122 PLAT  
TMP 74-15E  
LOT 6

"BLUE SPRINGS FARM"  
DB 1341-122 PLAT  
TMP 74-15A  
LOT 2

TMP 74-15  
LOT 1 REVISED TANDEM  
FARM  
DB 1129-736 PLAT

ST. RT. 677  
BLOOMFIELD RD.

DICK WOODS RD.  
ST. RT. 637  
30' PRESCRIPTIVE  
RIGHT OF WAY

N=3902900.561  
E=11455368.714

TMP 74-17B  
IVY POINT I LLC  
DB 3215-312

#### EXISTING CONDITIONS

LOTS 1 & 2  
BEING A DIVISION OF  
TAX MAP 58, PARCEL 95  
THE LANDS OF  
BLUE SPRINGS LAND CORPORATION

LOCATED NEAR IVY  
SAMUEL MILLER MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA  
JUNE 14, 2022, REV. 12-21-22

PREPARED FOR: BLUE SPRINGS LAND CORPORATION

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SHEET 3 OF 3

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FOR REVIEW ONLY