



County of Albemarle
Community Development Department - Planning

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February 7, 2023

Ethan Miller
Blue Springs Land Corporation
PO Box 1285
Charlottesville VA 22902
eamiller@ladeltafarms.com

Re: SP202200030 Spring Hill Farm Development Rights Request Action Letter

Dear Mr. Miller,

At its meeting on January 24, 2023, the Albemarle County Planning Commission recommended approval of SP202200030 Spring Hill by a vote of 4:1 to allow two development rights to be utilized, for the reasons stated in the staff report and with the revised conditions listed below:

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 2

Minor 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.

Should you have any questions regarding the action, please contact me.

Sincerely,
Rebecca Ragsdale
Planning Manager
Planning Division