

**COUNTY OF ALBEMARLE**  
**TRANSMITTAL TO THE BOARD OF SUPERVISORS**  
**SUMMARY OF PLANNING COMMISSION ACTION**

<b>AGENDA TITLE:</b> SP202400024 Spring Hill Farm	<b>AGENDA DATE:</b> July 16, 2025
<b>SUBJECT/PROPOSAL/REQUEST:</b> Amend prior special use permit to authorize use	<b>STAFF CONTACT(S):</b> Walker, Filardo, McDermott, Ragsdale
<b>SCHOOL DISTRICT:</b> Murray (Elementary), Henley (Middle), Western Albemarle (High)	<b>PRESENTER (S):</b> Rebecca Ragsdale, Planning Manager

**BACKGROUND:**

At its meeting on May 27, 2025, the Albemarle County Planning Commission (PC) held a public hearing and voted (7:0) to recommend approval of SP202400024 Spring Hill Farm, to allow a residential development in the Rural Areas zoning district, for the reasons stated in the staff report and with the conditions discussed at the PC public hearing.

The staff report, PC action letter with recommended conditions, and PC minutes are provided as Attachments A, B, and C. During the PC public hearing, no members of the public spoke.

**DISCUSSION:**

The PC reviewed this item on both March 25, 2025 and May 27, 2025. The PC deferred this item at its March meeting to address several staff and PC concerns related to driveways and areas for conservation. The applicant submitted revisions following that meeting that addressed the concerns raised at the March 2025 meeting, which led to the positive recommendation for approval by staff and the PC at the May 27, 2025, meeting. Following the PC meeting, the County Attorney's Office revised proposed Conditions 3-6 for clarity.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SP202400024, subject to the conditions contained in the staff report.

**ATTACHMENTS:**

- A. May 27, 2025, Planning Commission Staff Report
  - 1. Location Map
  - 2. SP202200030 Action Letter
  - 3. SP202400024 Applicant Narrative
  - 4. SP202400024 Proposed Concept Plan dated February 20, 2025
  - 5. SP202400024 Revised Concept Plan dated April 25, 2025
- B. PC Action Letter
- C. PC Minutes
- D. Resolution to approve SP202400024