

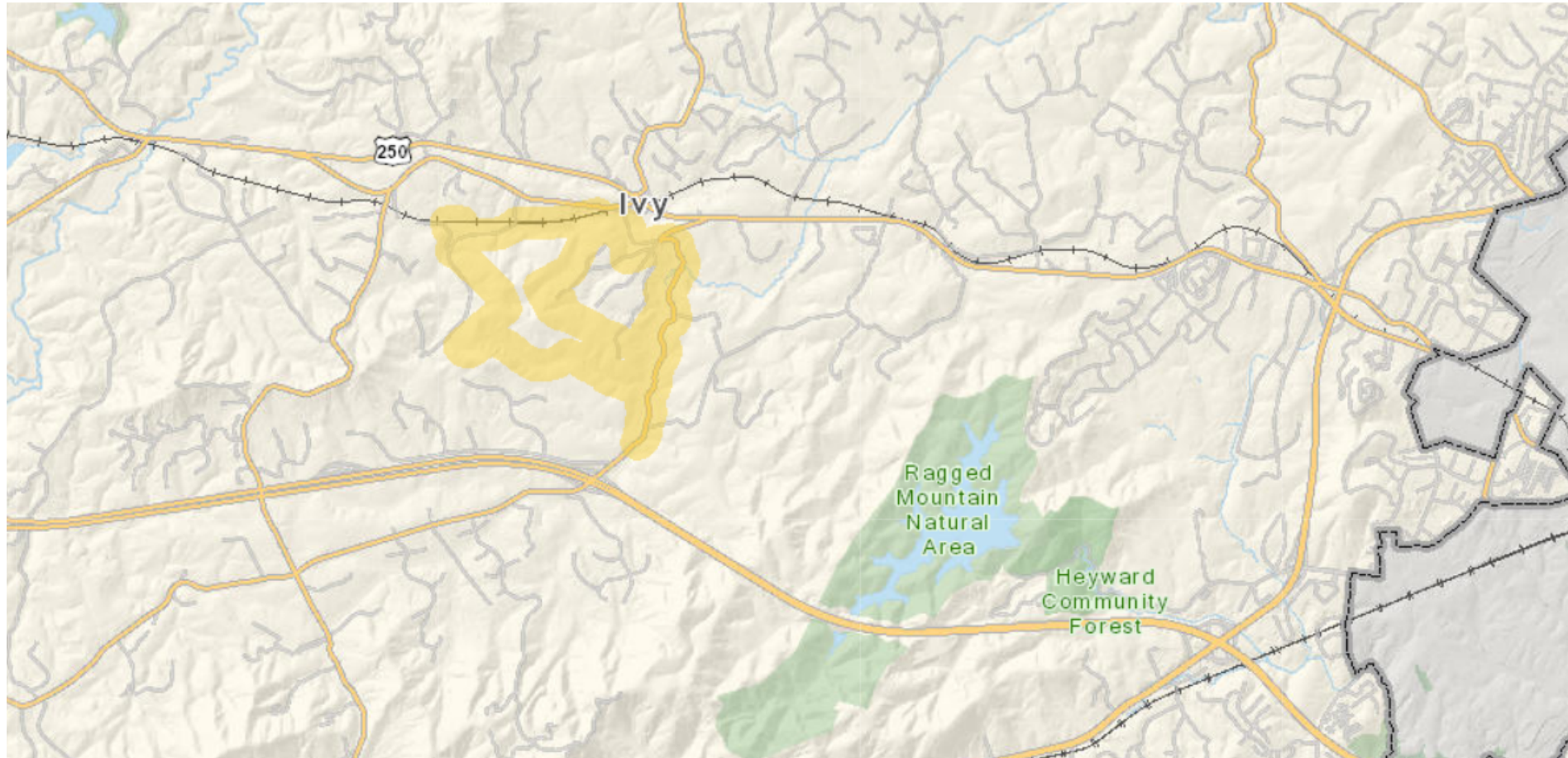
# SP20240024 Spring Hill Farm

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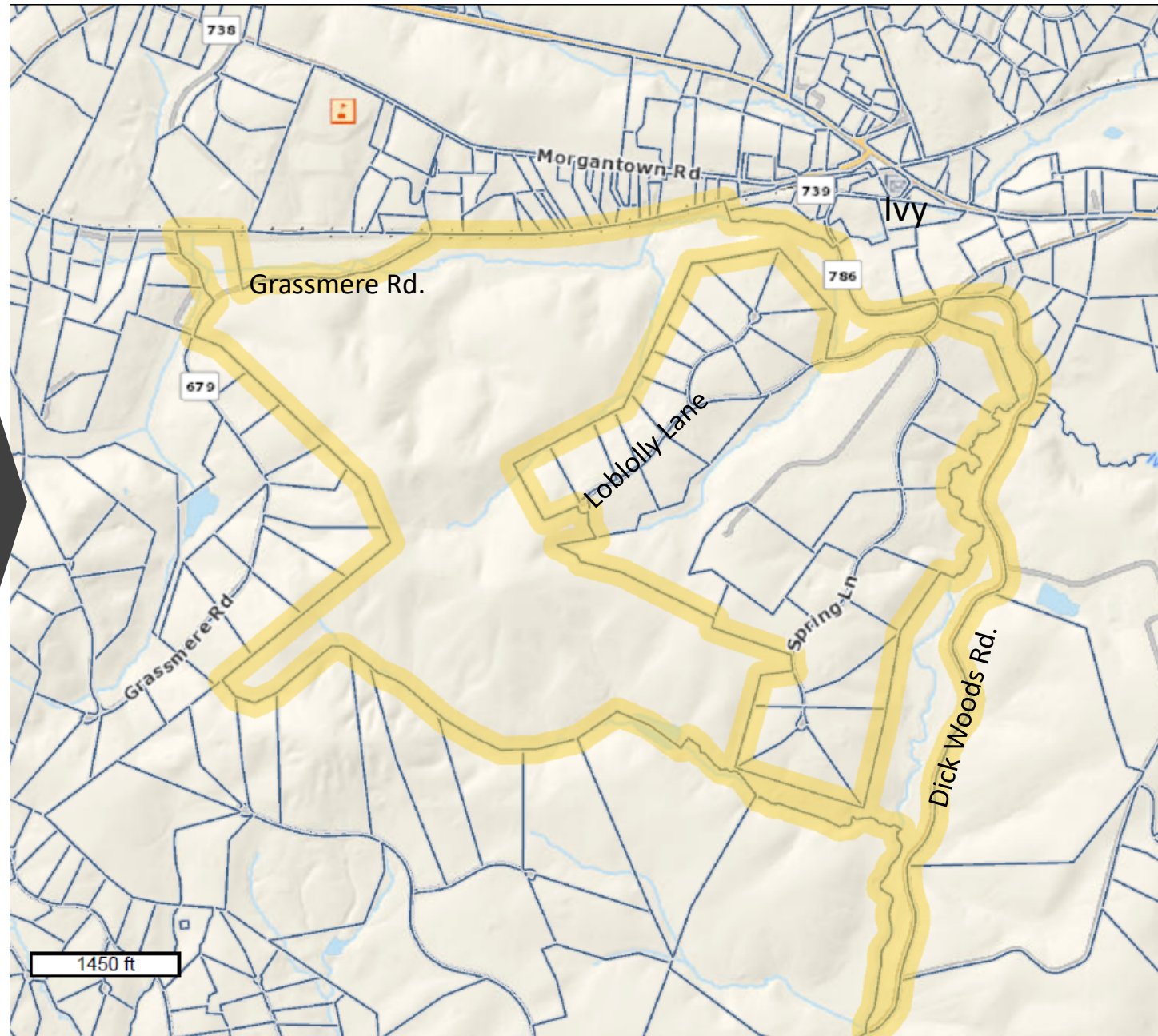
Albemarle County  
Board of Supervisors  
Public Hearing  
July 16, 2025



# SP202400024 Vicinity Map



# Parcel Boundaries



## Special Use Permit History

**SP198100001**  
**SP198100055**

Spring Hill Farm (TMP 58-95 and 58-96) 33 residential parcels with a residue of approximately 480 acres.

***Both approvals included conditions that required amendment before further subdivision of the residue.***

Those SPs were approved under a section of the zoning ordinance that has since been repealed. At the time, Section 10.5.2.1 allowed applicants to obtain SPs to reorganize the size and shape of development right lots and by-right lots (21-acre lots). The two original parcels had a total of 41 lots available for division and 33 were utilized.

**SP200000034**  
**SP200000038**

SP to create a 103-acre parcel from the residue of TMP 58-95 for one single family dwelling and a stream crossing to access the new parcel from Dick Wood's Road. The approval included conditions for riparian buffer easements and limited land clearing for residential development

**SP200200067**

The Board of Supervisors approved an extension of the stream crossing special use permit. This special use permit expired.

**SP200200068**

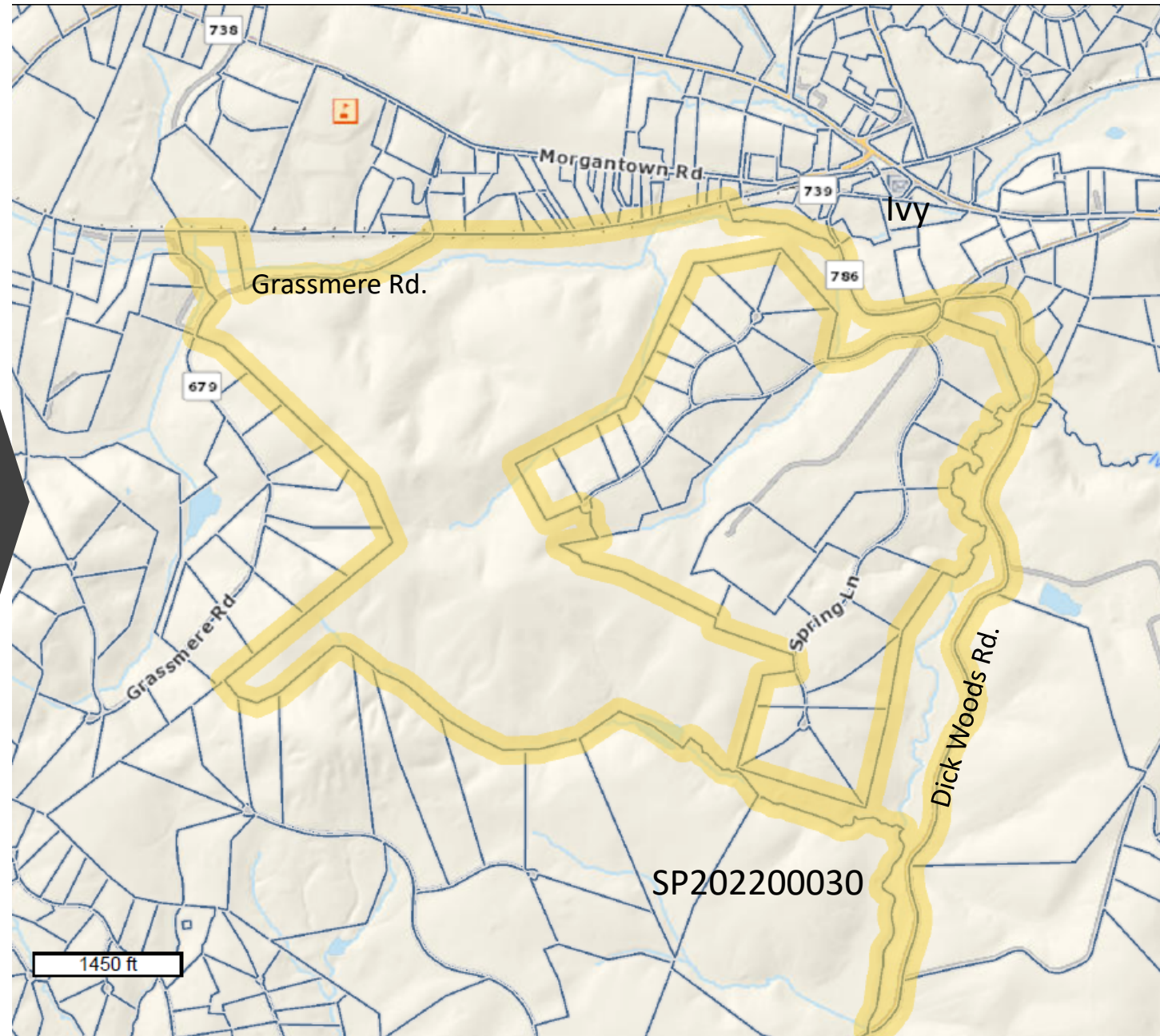
SP approval to approved an amendment to the riparian buffer easement condition and removal of the land clearing condition approved with SP200000034. This special use permit expired.

**SP202200030**

SP approval to amend SP198100001 and SP198100055 for two lots 28.77 acres and 64.52 acres from a 442.42 acre parcel to be accessed from Dick Woods Rd., along with conservation areas and a residue of 349.13.



# Parcel Boundaries



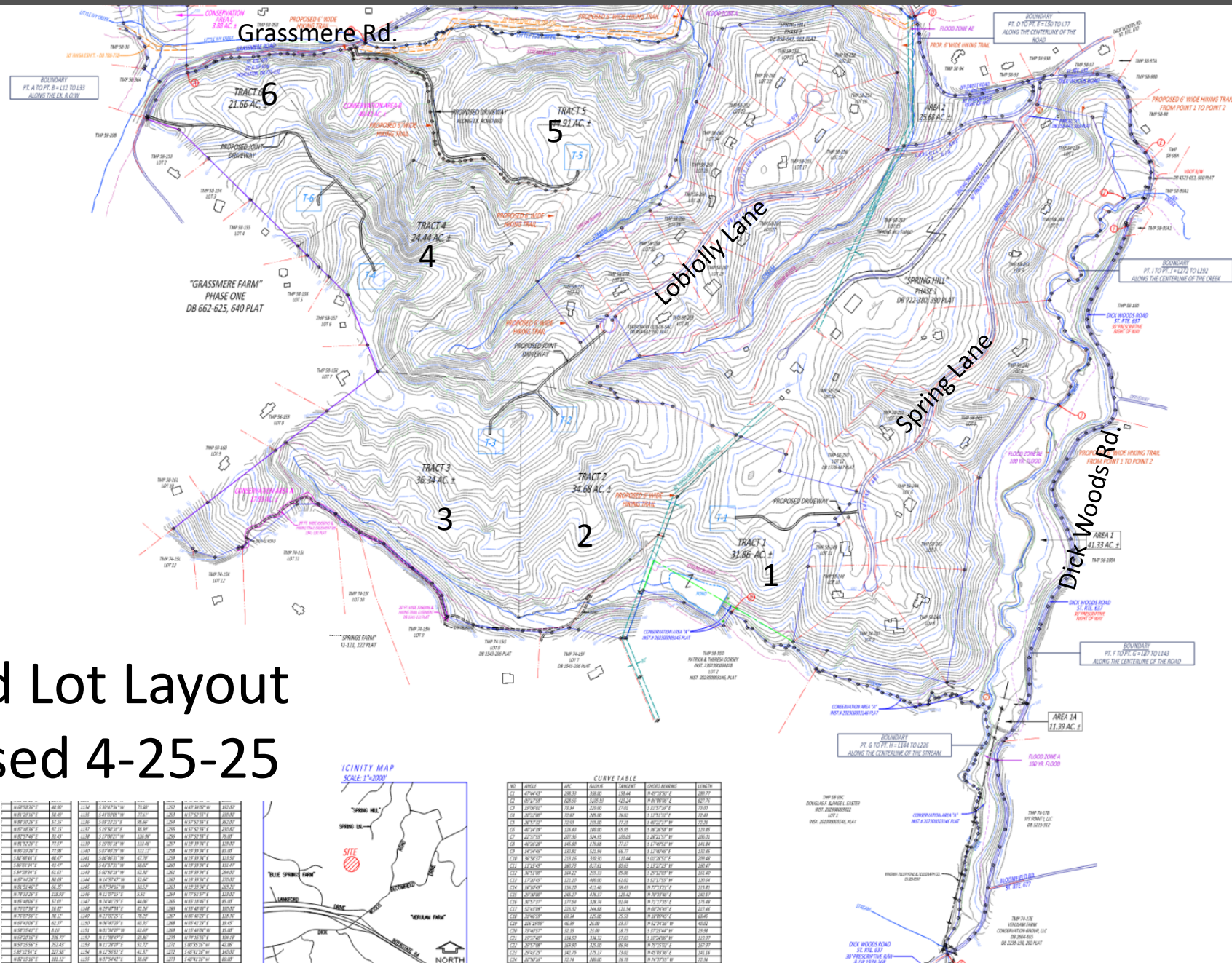


# Location





# SP202400024 Lot Layout



# Proposed Lot Layout

## Last revised 4-25-25

[illegible]

#0	ARC	ANGLE	TANGENT	CHORD (CHORD)	100/100
10	4°44'44"	588.10	158.01	6.477175'	289.77
20	4°44'44"	588.10	158.01	6.477175'	289.77
30	4°44'44"	588.10	158.01	6.477175'	289.77
40	4°44'44"	588.10	158.01	6.477175'	289.77
50	4°44'44"	588.10	158.01	6.477175'	289.77
60	4°44'44"	588.10	158.01	6.477175'	289.77
70	4°44'44"	588.10	158.01	6.477175'	289.77
80	4°44'44"	588.10	158.01	6.477175'	289.77
90	4°44'44"	588.10	158.01	6.477175'	289.77
100	4°44'44"	588.10	158.01	6.477175'	289.77
110	4°44'44"	588.10	158.01	6.477175'	289.77
120	4°44'44"	588.10	158.01	6.477175'	289.77
130	4°44'44"	588.10	158.01	6.477175'	289.77
140	4°44'44"	588.10	158.01	6.477175'	289.77
150	4°44'44"	588.10	158.01	6.477175'	289.77
160	4°44'44"	588.10	158.01	6.477175'	289.77
170	4°44'44"	588.10	158.01	6.477175'	289.77
180	4°44'44"	588.10	158.01	6.477175'	289.77
190	4°44'44"	588.10	158.01	6.477175'	289.77
200	4°44'44"	588.10	158.01	6.477175'	289.77
210	4°44'44"	588.10	158.01	6.477175'	289.77
220	4°44'44"	588.10	158.01	6.477175'	289.77
230	4°44'44"	588.10	158.01	6.477175'	289.77
240	4°44'44"	588.10	158.01	6.477175'	289.77
250	4°44'44"	588.10	158.01	6.477175'	289.77
260	4°44'44"	588.10	158.01	6.477175'	289.77
270	4°44'44"	588.10	158.01	6.477175'	289.77
280	4°44'44"	588.10	158.01	6.477175'	289.77
290	4°44'44"	588.10	158.01	6.477175'	289.77
300	4°44'44"	588.10	158.01	6.477175'	289.77
310	4°44'44"	588.10	158.01	6.477175'	289.77
320	4°44'44"	588.10	158.01	6.477175'	289.77
330	4°44'44"	588.10	158.01	6.477175'	289.77
340	4°44'44"	588.10	158.01	6.477175'	289.77
350	4°44'44"	588.10	158.01	6.477175'	289.77
360	4°44'44"	588.10	158.01	6.477175'	289.77

# SP202400024 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.



# SP202400024 Staff Findings

## **Positive Aspects:**

1. The proposed lots are consistent with nearby lot patterns.
2. The conceptual plat proposes conservation areas to protect stream buffers and flood plain.

## **Concerns:**

1. Additional residential development is not consistent with the goals of the Comprehensive Plan.

# SP202400024 Conditions

1. Development of the parcel must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the concept plan titled “Preliminary Plat” prepared by Kirk Hughes & Associates, last revised 4-25-2025. To be in general accord with the Preliminary Plat, development must reflect the following major elements essential to its design:
  - a. Location of proposed Tracts
  - b. Location of Conservation Areas
  - c. Location of entrance and access to proposed Tracts
  - d. Location of proposed hiking trails

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

2. Only one dwelling unit is permitted on each new Tract.
3. Stream buffers must be established and maintained consistent with Albemarle County Code § 17-601 along all streams; provided, however, that any existing entrance driveway and stream crossing that is permitted under Albemarle County Code Chapter 17 (the “Water Protection Ordinance”) may remain within the stream buffer. The owner(s) must obtain approval by the Agent (in consultation with the County Engineer) of a tree planting plan within the stream buffers to protect the currently open (non-forested) areas adjacent to the streams, prior to the final subdivision plat creating any new Tracts.

# SP202400024 Conditions

4. Prior to engaging in agricultural use on any parcel subdivided after [SP approval date], the owner(s) must obtain County approval of a best management practices plan, which at a minimum must include:

- Fencing livestock out of streams;
- Installing alternative watering systems for livestock;
- Planting riparian buffers with native vegetation; and
- Establishing nutrient management plans.

5. Land clearing for residential development (including driveways, 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). For purposes of this condition, land clearing for the construction of farm buildings, such as barns for the storage of tractors and other agricultural equipment, is considered agricultural use and not residential development, but may require permitting under the Water Protection Ordinance.

6. Prior to any land disturbance for residential uses, the owner(s) must obtain approval of a grading plan and erosion and sediment control plan meeting the requirements of Water Protection Ordinance.

- a. This subdivision will create a common plan of development. All land disturbing activities to construct dwellings will require land disturbance permits in addition to building permits. Land disturbance includes residential development under Condition 5, including driveways, home sites, and drainfield sites.
- b. Driveway designs must be submitted with the building and land disturbance permit applications.

7. Any driveway, shared driveway, or private street must provide a turnaround area adequate for emergency vehicles, as determined by the Fire Marshal.

SP202400024

**Questions?**





# Motion for Special Use Permit: SP202400024

For a recommendation of approval:

*I move to adopt the resolution attached to the staff report as Attachment D to approve SP202400024.*

## **Sec. 17-601 - Management of stream buffer.**

Each stream buffer required to be retained or established pursuant to [section 17-600](#) shall be managed as provided herein:

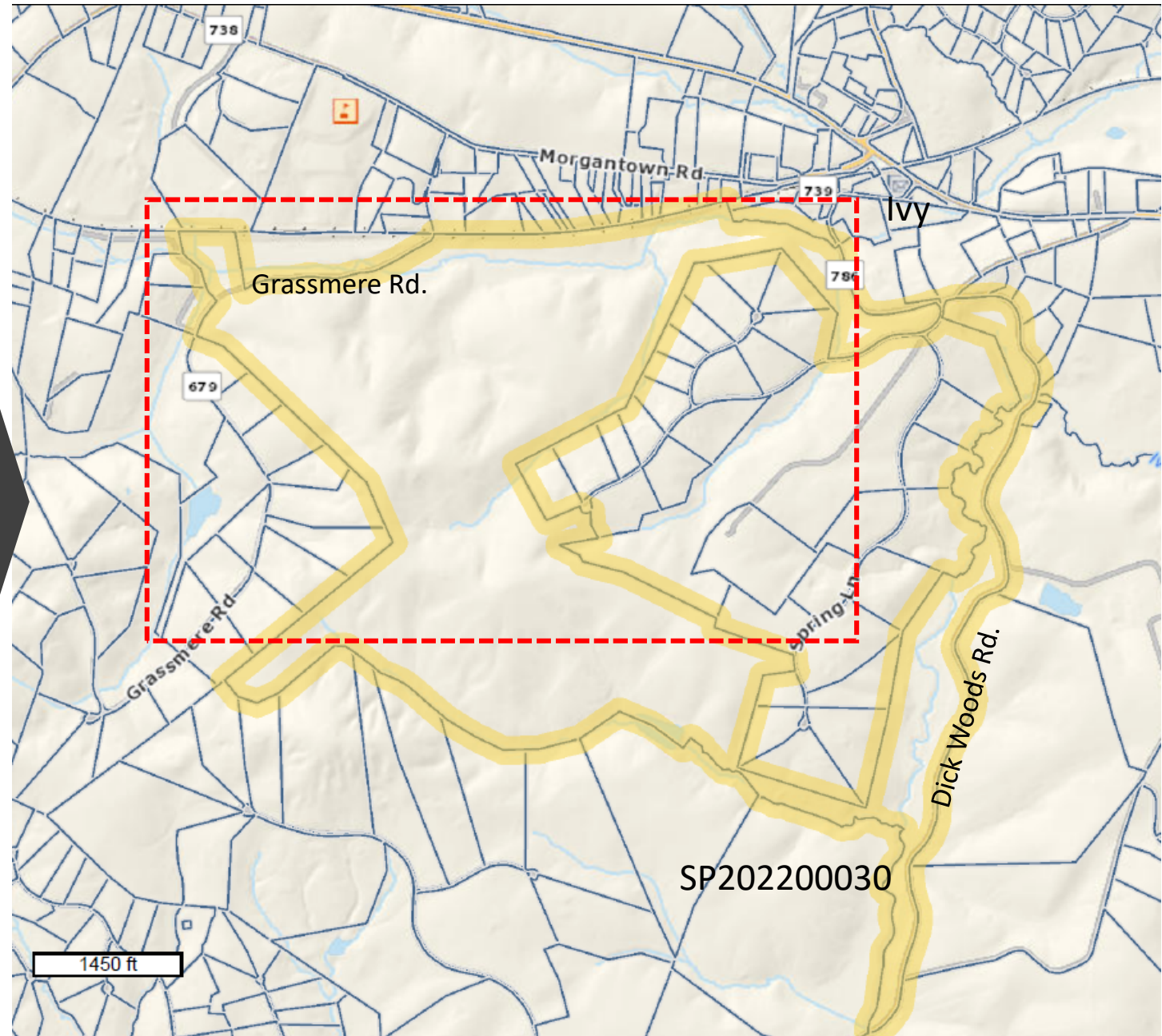
- A. *Target vegetative cover.* The preferred vegetative cover in a stream buffer shall be a native riparian forest with ground cover, shrub, and tree canopy layers.
- B. *Preservation of native vegetation.* When evaluating a development design under subsection (C), when native vegetation may be disturbed or removed under subsection (D) and sections [17-603](#) and [17-604](#), and when stream buffers are maintained under subsection (E), native vegetation shall be preserved to the fullest extent possible.
- C. *Incorporation into development design.* Each stream buffer shall be incorporated into the design of the development by keeping stream buffers in open or natural spaces, and out of residential lots or areas of active use, to the fullest extent possible.
- D. *Retaining native vegetation; disturbance or removal.* In order to maintain the runoff, erosion, nonpoint source pollution control, stream temperature, and ecological values of the stream buffer, no native vegetation within the stream buffer shall be disturbed or removed, regardless of the size of the area affected, except to maintain the stream buffer as provided in subsection (E), provided that native vegetation may be removed to construct, install, operate or maintain any improvement, or engage in any activity, authorized by sections [17-603](#) and [17-604](#).

# SP202400024 Proposed Lots

Acreage in Tracts could be reduced to 126 acres

Tract/Lot	Parcel Acreage	Conservation on Tracts	Access
Tract 1	50.17	22.49	Spring Lane
Tract 2	74.32	40.86	Loblolly Lane
Tract 3	39.78	15.07	Loblolly Lane
Tract 4	35.45	24.71	Grassmere Road
Tract 5	40.85	20.45	Shared driveway from Grassmere Road
Tract 6	23.2	6.65	Shared driveway from Grassmere Road
<b>TOTAL</b>	<b>263.77</b>	<b>130.23 of 263.77</b>	
Area 1A	11.39		Dick Woods Road
Area 1	41.33		Dick Woods Road
Area 2	25.68		Ivy Deport Road
<b>TOTAL</b>	<b>78.4</b>	<b>208.63 (130.23+78.4)</b>	

# Location

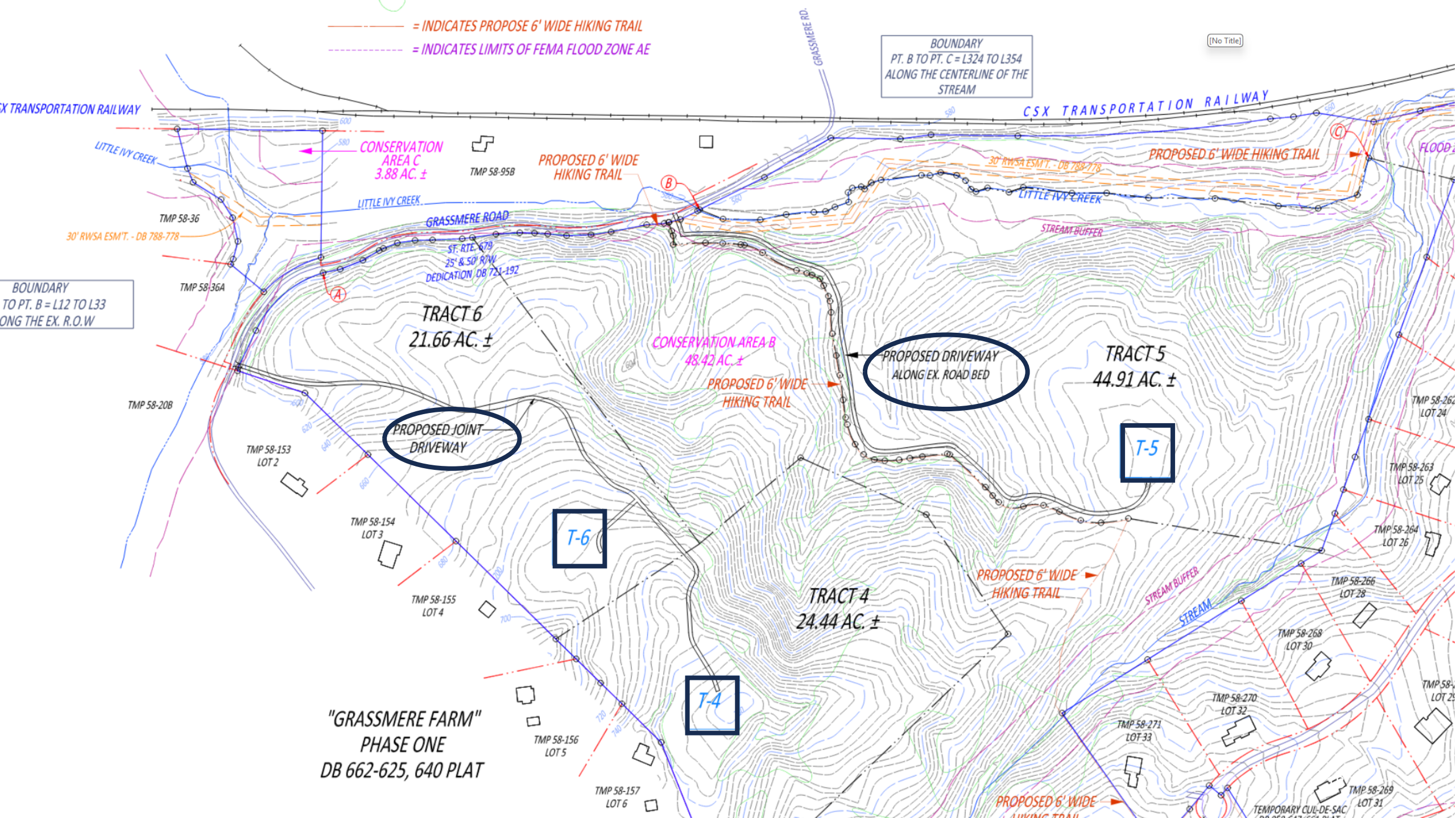




BOUNDARY  
PT. B TO PT. C = L324 TO L354  
ALONG THE CENTERLINE OF THE  
STREAM







— = INDICATES PROPOSE 6' WIDE HIKING TRAIL  
- - - = INDICATES LIMITS OF FEMA FLOOD ZONE AE

BOUNDARY  
PT. B TO PT. C = L324 TO L354  
ALONG THE CENTERLINE OF THE  
STREAM

[No Title]

CSX TRANSPORTATION RAILWAY

CSX TRANSPORTATION RAILWAY

CONSERVATION  
AREA C  
3.88 AC. ±

PROPOSED 6' WIDE  
HIKING TRAIL

PROPOSED 6' WIDE HIKING TRAIL

FLOOD

LITTLE IVY CREEK

LITTLE IVY CREEK

GRASSMERE ROAD

LITTLE IVY CREEK

STREAM BUFFER

30' RWSA ESM'T. - DB 788-778

TMP 58-36

TMP 58-36A

TMP 58-20B

TMP 58-153  
LOT 2

TMP 58-154  
LOT 3

TMP 58-155  
LOT 4

TMP 58-156  
LOT 5

TMP 58-157  
LOT 6

TRACT 6  
21.66 AC. ±

CONSERVATION AREA B  
48.42 AC. ±

PROPOSED 6' WIDE  
HIKING TRAIL

PROPOSED DRIVEWAY  
ALONG EX. ROAD BED

TRACT 5  
44.91 AC. ±

T-5

T-6

TRACT 4  
24.44 AC. ±

T-4

PROPOSED 6' WIDE  
HIKING TRAIL

STREAM BUFFER  
STREAM

"GRASSMERE FARM"  
PHASE ONE  
DB 662-625, 640 PLAT

TMP 58-262  
LOT 24

TMP 58-263  
LOT 25

TMP 58-264  
LOT 26

TMP 58-266  
LOT 28

TMP 58-268  
LOT 30

TMP 58-270  
LOT 32

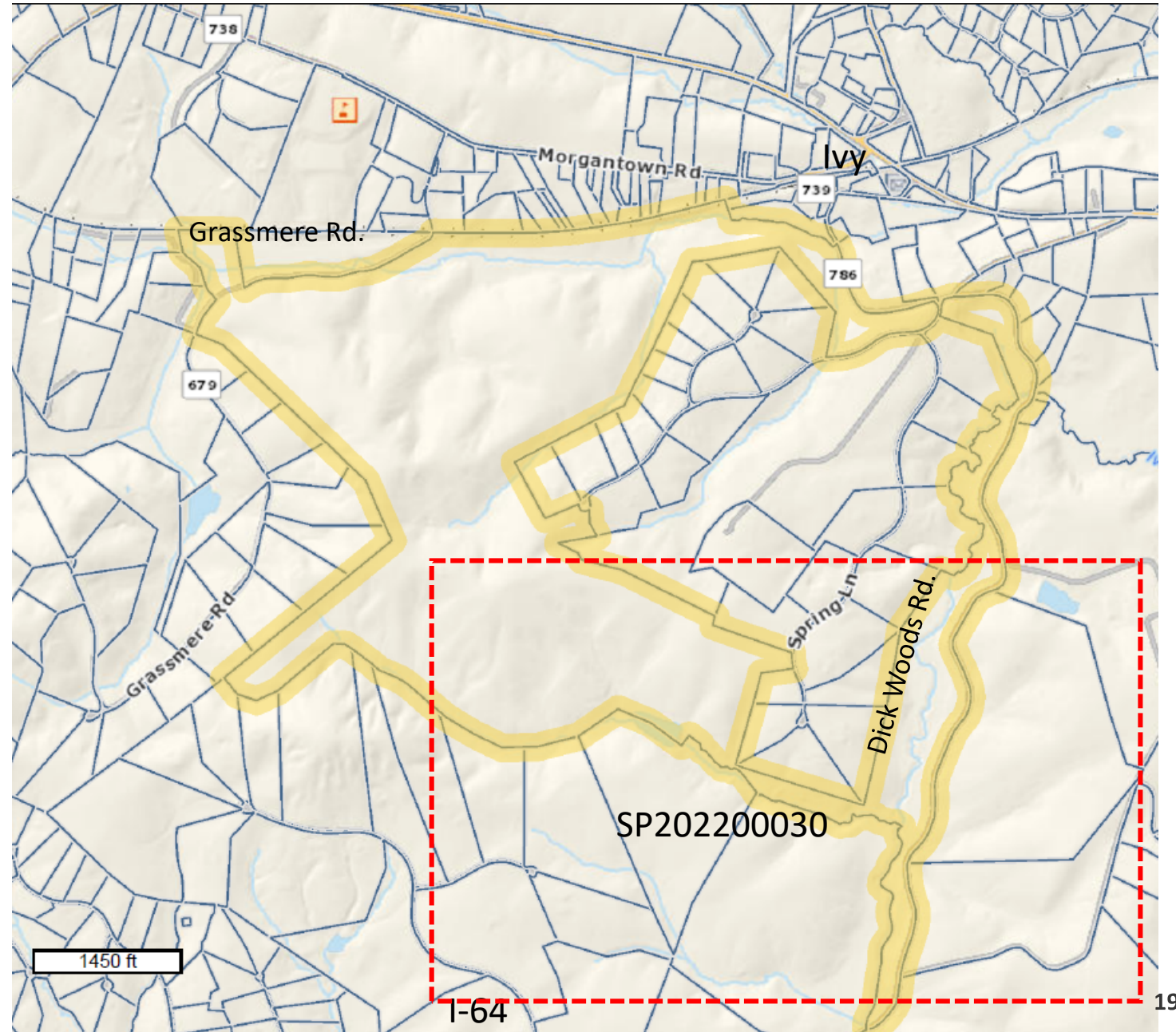
TMP 58-271  
LOT 33

TMP 58-269  
LOT 31

TEMPORARY CUL-DE-SAC



# Location







"GRASSMERE FARM"  
PHASE ONE  
DB 662-625, 640 PLAT

TRACT 4  
24.44 AC. ±

"SPRING HILL"  
PHASE 1  
DB 722-380, 390 PLAT

TRACT 3  
36.34 AC. ±

TRACT 2  
34.68 AC. ±

TRACT 1  
31.86 AC. ±

PROPOSED 6' WIDE  
HIKING TRAIL  
PROPOSED JOINT  
DRIVEWAY

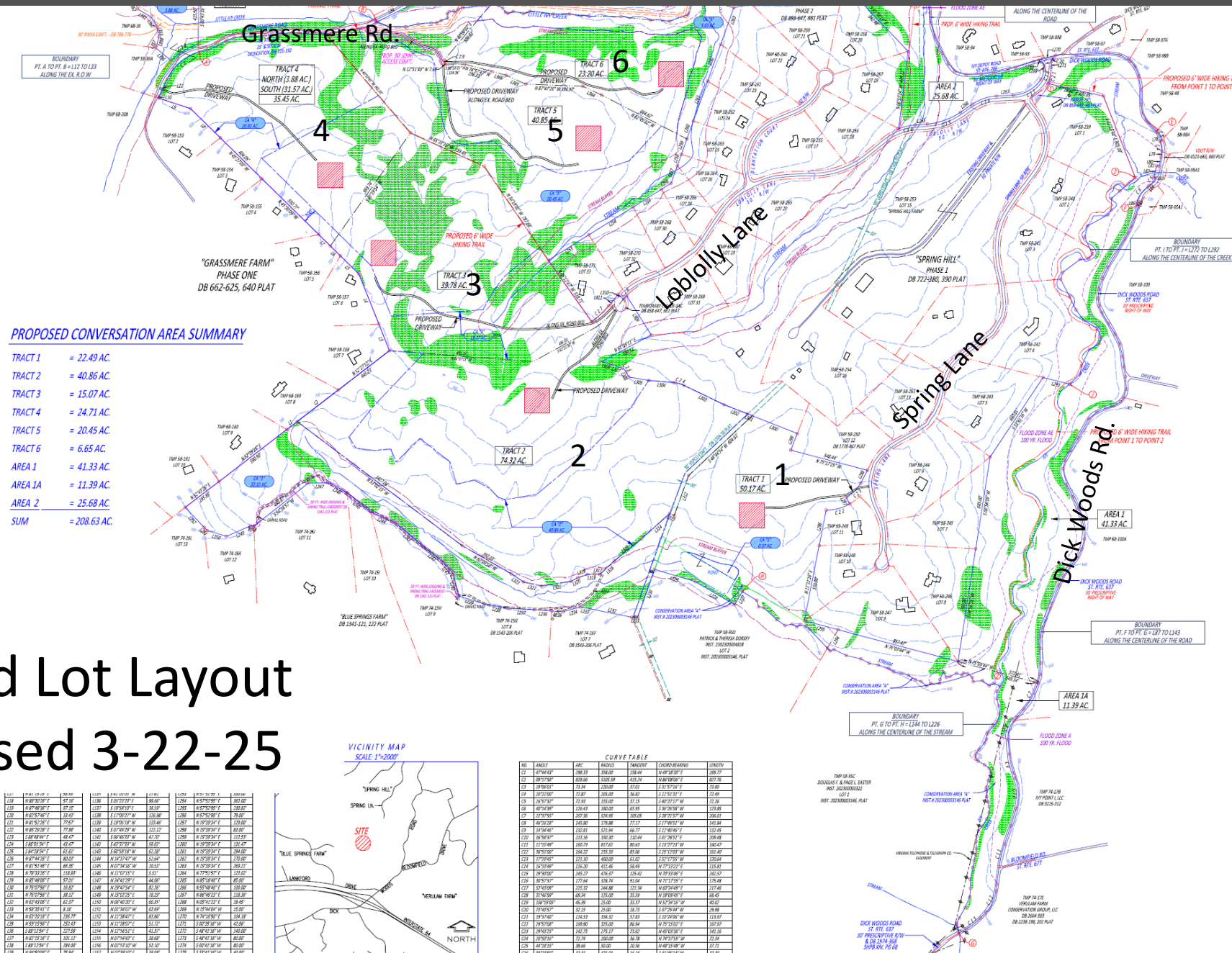
PROPOSED DRIVEWAY

	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
7	N 86°41'29" W	174.65'	L355	S 75°39'42" E	288.26'
8	N 79°59'04" W	167.68'	L356	N 50°17'15" W	140.66'
9	N 72°38'30" W	189.71'	L357	N 25°25'28" E	19.03'
0	N 13°47'06" W	152.80'	L358	N 14°55'46" E	60.11'
1	N 38°30'42" W	108.56'	L359	N 12°33'44" W	79.43'

AREA 1A  
11.39 AC. ±



# SP202400024 Lot Layout



# Proposed Lot Layout

## Last revised 3-22-25

# SP202400024

## Proposed Lots

### *Revised*

Spring Hill Subdivision  
 SP 24-00024  
 Revised Plan  
 04/25/25

#### Acreage

Tract No.	Submitted	Revised	Difference
1	50.17	31.86	
2	74.32	34.68	
3	39.78	36.34	
4	35.45	24.44	
5	40.85	44.91	
6	23.20	21.66	
=====			
Total	263.77	193.89	
Average	43.96	32.32	-11.65
		As %	-26.49%

#### Driveway length

Tract No.	Submitted	Revised	
1	806	806	
2	758	598	
3	1797	521	
4/6	1240	972	
5	2230	2230	
6/3	1566	739	
=====			
Total	8397	5866	-2532
Average	1400	978	
		As %	-30.15%