

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

<p>AGENDA TITLE: SP202200030 Spring Hill Farm</p> <p>SUBJECT/PROPOSAL/REQUEST: Amend prior special use permit to authorize use of two existing development rights for creation of a 28-acre lot for one dwelling and a 64-acre lot for one dwelling from an existing 442.42-acre parcel. Currently, the existing parcel may not be further subdivided without a special use permit amendment.</p> <p>SCHOOL DISTRICT: Murray (Elementary), Henley (Middle), Western Albemarle (High)</p>	<p>AGENDA DATE: March 15, 2023</p> <p>STAFF CONTACT(S): Walker, Filardo, McDermott, Ragsdale</p> <p>PRESENTER (S): Rebecca Ragsdale, Planning Manager</p>
---	--

BACKGROUND:

At its meeting on January 24, 2023, the Albemarle County Planning Commission (PC) held a public hearing and voted (4:1) to recommend approval of SP202200030 Spring Hill Farm, to allow two development rights to be utilized, for the reasons stated in the staff report and with the revised conditions discussed at the PC public hearing.

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

DISCUSSION:

Upon further review with the applicant and other staff after the PC staff report was written, staff updated the proposed SP conditions, and presented them at the PC meeting. The Planning Commission discussed the need for careful conditions that maintain preservation of resources, including limits on land clearing and protection of streams. However, the Commission did not recommend any additional changes to the revised conditions presented by staff at the PC public hearing.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SP202200030, subject to the listed conditions.

ATTACHMENTS:

- A. January 24, 2023 Planning Commission Staff Report, amended February 28, 2023 to reflect minor corrections
 - 1. Location Map
 - 2. Applicant Narrative
 - 3. Proposed Lot Layout
- B. PC Action Letter
- C. PC Minutes
- D. Resolution to approve SP202200030