

**RESOLUTION TO APPROVE SP202400024
SPRING HILL FARM**

WHEREAS, upon consideration of the staff report prepared for SP202400024 Spring Hill Farm, the recommendation of the Planning Commission and the information presented at the public hearing, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-10.1 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 zoning district, with the applicable provisions of Albemarle County Code § 18-5, 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 SP202400024 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 _____ to _____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Andrews	_____	_____
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Mr. Pruitt	_____	_____

SP202400024 Spring Hill Farm - 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 trailsMinor 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.
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.

