



February 25, 2015

Roseland Farm, LLC
c/o David L. and Ellen C. King
996 Half Mile Branch
Crozet, VA 22932

Re: Virginia Outdoors Foundation Open-Space Easement (ALB-VOF-822)

Dear Mr. and Mrs. King,

On behalf of the Virginia Outdoors Foundation (VOF), I am contacting you regarding the open-space easement on Roseland Farm, LLC. We were recently contacted by Rachel Falkenstein, Senior Planner with the Albemarle County Department of Community Development, concerning the new Special Use Permit application (SP201500008) that was submitted to allow for up to 1,000 attendees at weekly polo matches hosted on the property.

Based upon review of the information provided by Ms. Falkenstein, VOF understands that:

- The polo matches are hosted one day a week on Sunday afternoons. The season extends from May through October for 20 to 21 weeks.
- The polo matches are held weather-permitting beginning at 1:00pm. Attendees will be limited to 1,000 spectators per week. Attendees will be present on the property from 12:00pm to 5:00pm.
- Polo matches are free of charge and the winery sells wine and water during events.
- Temporary parking occurs in fields marked weekly by cones and flagging. Spectators tailgate from their vehicles in the designated parking areas.
- Portable toilets are provided and the existing winery restroom facilities are available.
- There is no public address system or amplified music.

Article 8 on Page 6 of the Deed of Gift Conservation Easement states:

“ Industrial or commercial activities other than the following are prohibited: (A) agriculture (including, but not limited to, animal husbandry and viticulture), silviculture, or horticulture, (B) temporary or seasonal activities that do not permanently alter the physical appearance of the Property and are consistent with the conservation values protected by this Easement, (C) activities that can be and in fact are conducted within buildings and structures permitted on the Property under the terms of this Easement without material alteration to the external appearance thereof (such as, but not limited to, the operation of an office either within a dwelling or a non-residential outbuilding or appurtenance thereto, the operation of a country inn or bed and breakfast, and the operation of a horse farm,

which may include the raising, breeding, boarding, riding, purchase, and sale of horses), (D) mining by methods permitted under the terms of this easement, (E) a winery consistent with other wineries in the state of Virginia. Periodic food catering is allowed, but a full service restaurant with regularly scheduled hours of operation is prohibited. Regularly scheduled outdoor events by paid admission that include food service or music are not allowed.”

The easement allows for agricultural activities and operation of a horse farm. The weekly polo matches open to the public will be considered a temporary or seasonal activity that does not permanently alter the physical appearance of the property. From the previous polo matches that have occurred on the property, the events are temporary in nature and do not permanently alter the landscape. Based on the information provided, no permanent alterations are being made to accommodate these events. Although the polo matches are regularly scheduled outdoor events, they are free of charge and therefore are not by paid admission. The polo matches also do not include food service or amplified music. VOF has determined that the weekly polo matches and the plan to increase the allowed attendance to 1,000 spectators per week is consistent with the terms of the easement.

Please do not hesitate to contact me if you have any questions regarding the open-space easement or the information provided above concerning the proposed Special Use Permit. I am always available to provide assistance and can be reached in the Charlottesville office by phone at 434-293-7517 or by email at thibbitts@vofonline.org.

Sincerely,

A handwritten signature in blue ink that reads "Tracy Hibbitts".

Tracy Hibbitts
Stewardship Specialist

cc: Rachel Falkenstein, Albemarle County