Application for Special Use Permit

IMPORTANT: Your application will be considered **INCOMPLETE** until all of the required attachments listed on page 2 have been submitted with the appropriate signature on page 3. Also, please see the list on page 4 for the appropriate fee(s) related to your application.

PROJECT NAME: (how should we refer to this application?) Spring Hill Farm Subdivision

PROPOSAL/REQUEST: Subdivide 342.17 Residue of Spring Hill Farm property into 6 additional residential building lots

ZONING ORDINANCE SECTION(S):

EXISTING COMP PLAN LAND USE/DENSITY: Rural Area

LOCATION/ADDRESS OF PROPERTY FOR SPECIAL USE PERMIT:
Spring Lane/Loblolly Lane/Grassmere Road/Dick Woods Road, Ivy, VA

TAX MAP PARCEL(s): TMP 58-95E

ZONING DISTRICT: Samuel Miller

 # OF ACRES TO BE COVERED BY SPECIAL USE PERMIT (if a portion, it must be delineated on a plat):

Is this an amendment to an existing Special Use Permit? If Yes provide that SP Number. SP-22-68	☐ YES ☐ NO
Are you submitting a preliminary site plan with this application?	☑ YES ☐ NO

Contact Person (Who should we call/write concerning this project?): Kirk Hughes

Address 220 E. High Street City Charlottesville State VA Zip 22902

Daytime Phone (434) 960-6942 Fax # (___) E-mail kirk@khals.net

Owner of Record Blue Springs Land Corporation c/o Diane Edgerton Miller, President

Address P.O. Box 1285 City Charlottesville State VA Zip 22902

Daytime Phone (434) 825-6689 Fax # (___) E-mail dem@purpletiger.org

Applicant (Who is the Contact person representing?): Blue Springs Land Corproation c/o Diane Edgerton Miller, President

Address P.O, Box 1285 City Charlottesville State VA Zip 22902

Daytime Phone (___)(434) 825-6689 Fax # (___) E-mail dem@purpletiger.org

Does the owner of this property own (or have any ownership interest in) any abutting property? If yes, please list those tax map and parcel numbers:

FOR OFFICE USE ONLY SP # _____ **SIGN #** _____

Fee Amount $_____ Date Paid_____ By who?_____ Receipt #_____ Ck#_____ By:_____

ZONING ORDINANCE SECTION_____

Concurrent review of Site Development Plan? YES____ NO _____

County of Albemarle
Community Development Department
401 McIntire Road Charlottesville, VA 22902 Voice: (434) 296-5832 Fax: (434) 972-4126

REQUIRED ATTACHMENTS & OTHER INFORMATION TO BE PROVIDED for THE APPLICATION TO BE OFFICIALLY SUBMITTED & DEEMED COMPLETE

A completed application and all supplemental documents should be submitted via the Community Development Apply for page. If paper is the only option, then one copy of a completed application and all supplemental documents may be provided.

- ☐ **Application Signature Page**
- ☐ **One (1) completed & signed copy of the** Checklist for a Special Use Permit.
- ☐ **One (1) copy of the Pre-application Comment Form received from county staff**
- ☐ **One (1) copy of any special studies or documentation as specified in the Pre-application Comment Form.**
- ☐ **One (1) copy of a Conceptual Plan.**
- ☐ **One (1) copy of a written narrative**

The narrative must be laid out to identify each of the bulleted TITLES as follows:

- **PROJECT PROPOSAL**
  The project proposal, including
  - its public need or benefit;
  - how the special use will not be a substantial detriment to adjacent lots,
  - how the character of the zoning district will not be changed by the proposed special use, and
  - how the special use will be in harmony with the following;
    - the purpose and intent of the Zoning Ordinance,
    - the uses permitted by right in the zoning district,
    - the regulations provided in Section 5 of the Zoning Ordinance as applicable, and
    - the public health, safety and general welfare.

  (be as descriptive as possible, including details such as but not limited to the number of persons involved in the use, operating hours, and any unique features of the use)

- **CONSISTENCY WITH COMPREHENSIVE PLAN**
  The proposed project's consistency with the comprehensive plan, including the land use plan and the master plan for the applicable development area;

- **IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE**
  The proposed project's impacts on public facilities and public infrastructure.

- **IMPACTS ON ENVIRONMENTAL FEATURES**
  The proposed project's impacts on environmental features.

☐ **One (1) copy of the most recent recorded plat**, that shows the Deed Book/Page Number, of the parcel(s) composing the proposed project, or a boundary survey if a portion of one or more parcels compose the proposed project, both of which shall include a metes and bounds description of the boundaries.

☐ **Taxes, charges, fees, liens owed to the County of Albemarle**
As the owner/agent I certify that any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property, which are owed to the County of Albemarle and have been properly assessed against the subject property, **have been paid**.

APPLICATION SIGNATURE PAGE

If the person signing the application is someone other than the owner of record, then a signed copy of the **"CERTIFICATION THAT NOTICE OF THE APPLICATION HAS BEEN PROVIDED TO THE LANDOWNER"** form must be provided in addition to the signing the application below. (page 5)

Owner/Applicant Must Read and Sign

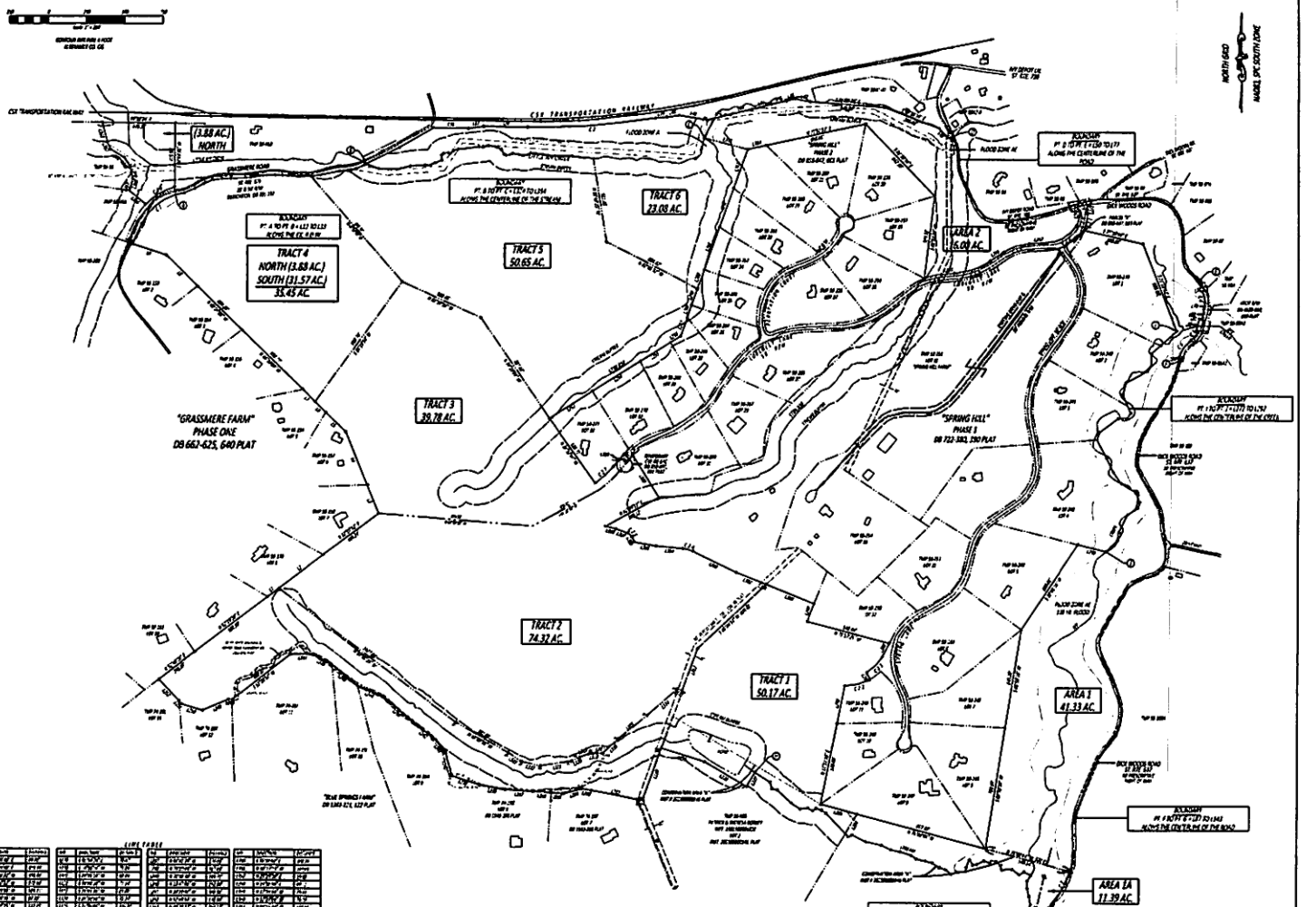
By signing this application, I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner of the subject parcel(s) listed in County Records. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge. By signing this application, I am consenting to written comments, letters and or notifications regarding this application being provided to me or my designated contact via fax and or email. This consent does not preclude such written communication from also being sent via first class mail.

Diane Edgerton Miller
Signature of Owner / Agent / Contract Purchaser

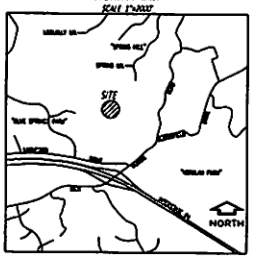
10/16/2024
Date

Diane Edgerton Miller, President
Print Name

434-825-6689
Daytime phone number of Signatory



VICINITY MAP
SCALE 1"=2000'



AREA SUMMARY

TRACT 1 = 50.17 AC.
TRACT 2 = 74.32 AC.
TRACT 3 = 39.78 AC.
TRACT 4 = 35.45 AC.
TRACT 5 = 50.65 AC.
TRACT 6 =23.08 AC.
AREA 1 = 41.33 AC.
AREA 1A = 11.39 AC.
AREA 2 = 16.00 AC.
SUM: 342.17 AC.
(NO RESIDUE)

TITLE SOURCE

TMP 58-95E
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333-152
DB 693-26 PLAT

ADDRESS: POST OFFICE BOX 1265
CHARLOTTESVILLE, VA 22902

NOTES

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES, COVENANTS, VARIANCES, AND EASEMENTS THAT MAY EXIST. ALL RECORDED EASEMENTS KNOWN TO THIS SURVEYOR ARE SHOWN HEREON.
2. BOUNDARY DATA SHOWN HEREON FOR TMP 58-95E IS BASED UPON A FIELD SURVEY IN DECEMBER 2020 THROUGH JULY 2024.
3. THE LAND USE REGULATIONS LISTED HEREIN ARE IMPOSED PURSUANT TO THE ALBEMARLE COUNTY ZONING ORDINANCES IN EFFECT ON THIS DATE AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT RESTRICTIVE COVENANTS AGREEING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH.
(A.) CURRENT ZONING: RA (RURAL AREAS).
(B.) BUILDING SETBACKS: FRONT - 75 FEET FROM INTERIOR PRIVATE STREETS, SIDE - 25 FEET, REAR - 35 FEET.
(C.) AS PER SECTION 18-10.3.1 OF THE ALBEMARLE COUNTY SUBDIVISION ORDINANCE, TRACTS 1 (MINUS 6), AREAS 1 AND 1A AND AREA 2 ARE EXEMPTED NO DIVISION RIGHTS.
(D.) TRACT 1 (MINUS 6) CONTAINS A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
(E.) PROPERTIES LIE WITHIN THE IVY CREEK WATER SUPPLY WATERSHED. THE STREAM BUFFER SHOWN HEREON SHALL BE MAINTAINED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
(F.) THE STREETS IN THIS SUBDIVISION MAY NOT MEET THE STANDARDS FOR ACCEPTANCE INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY OF ALBEMARLE.
(G.) PROPERTIES DO NOT LIE WITHIN AN AGRICULTURAL/FORESTAL DISTRICT.
(H.) PROPERTY IS SUBJECT TO REQUIREMENTS OF SP-83-62, SP-83-59, AND SP-13-02.
4. A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN ZONE A & AE (100 YEAR FLOOD PLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP DATED FEBRUARY 4, 2005 (COMMUNITY PANEL 5105C0303D).
5.) NEW HIKING TRAIL EASEMENT TO BE CREATED FROM GRASSMERE FARM, PHASE ONE EASEMENT THROUGH TRACT 3 AND AREA 2 ALONG AND NEAR THE CENTER OF THE 33' R.W.S.A. EASEMENT RECORDED IN DB 768-735 TO THE INTERSECTION OF THE CENTERLINE OF THE 30' WIDED EASEMENT, THENCE SOUTH ALONG THE SAID CENTERLINE TO LOBOLLY LANE, ROUTE TO BE DETERMINED. NEW HIKING TRAIL EASEMENT TO BE CREATED FROM SPRING LANE, THENCE SOUTH THROUGH AREA 1 TO THE COMMON LINE WITH AREA 1A, ROUTE TO BE DETERMINED.
6.) CONSERVATION AREA "A" RECORDED IN WDT 9 (RESIDENTIAL PLAT SHOWN HEREON. THE USE OF SUCH AREA IS LIMITED TO THE OWNERS OF TMP 58-95C, TMP 58-95D, AND BLUE SPRINGS LAND CORP.
7.) PARCEL "D" SHOWN IN DB 858-647, 663 PLAT IS OWNED BY SPRING LANE LOT OWNERS ASSOCIATION, INC.
8.) NO GRAVES, CEMETERIES OR OTHER OBJECTS OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE FOUND OR OBSERVED ALONG THE PERIMETER OF THE BOUNDARY SHOWN HEREON.
9.) SPRING LANE IS A PRIVATE STREET OWNED AND MAINTAINED BY SPRING LANE LOT OWNERS ASSOCIATION, INC.
10.) LOBLOLLY LANE AND PLANTATION COURT ARE PRIVATE STREETS OWNED AND MAINTAINED BY THE SPRING HILL PHASE II LOT OWNERS ASSOCIATION, INC.
12.) 41.33 ACRE AREA 1 TO BE COMBINED WITH AND BECOME A PART OF SPRING LANE TO BE OWNED AND MAINTAINED BY SPRING LANE LOT OWNERS ASSOCIATION, INC.
16.) 16.00 ACRE AREA 2 TO BE COMBINED WITH AND BECOME A PART OF LOBLOLLY LANE TO BE OWNED AND MAINTAINED BY SPRING HILL PHASE II LOT OWNERS ASSOCIATION, INC.
11.) 11.39 ACRE AREA 1A TO BE COMBINED WITH AND BECOME PART OF EITHER TMP 58-95C OR TMP 58-95D.
13.) LOBLOLLY LANE "TEMPORARY CUL DE SAC, RECORDED IN DB 858-647, 681 PLAT, TO BECOME PERMANENT CUL DE SAC AND ADDED TO LOBLOLLY LANE AND OWNED AND MAINTAINED BY SPRING HILL PHASE II LOT OWNERS ASSOCIATION, INC.

OWNER'S CONSENT

THE PLATTING OF TRACTS 1 (MINUS 6) AND AREA 1, 1A AND 2 BEING A PORTION OF TAX MAP 58, PARCEL 95E IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BLUE SPRINGS LAND CORPORATION

By: _____
DIANE EDGERTON MILLER, PRESIDENT
TAX MAP 58, PARCEL 95E

NOTARY PUBLIC
STATE OF _____
COMMONWEALTH OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20__.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

ALBEMARLE COUNTY APPROVAL

ALBEMARLE COUNTY BOARD OF SUPERVISORS
PO SECRETARY AGENT
DATE

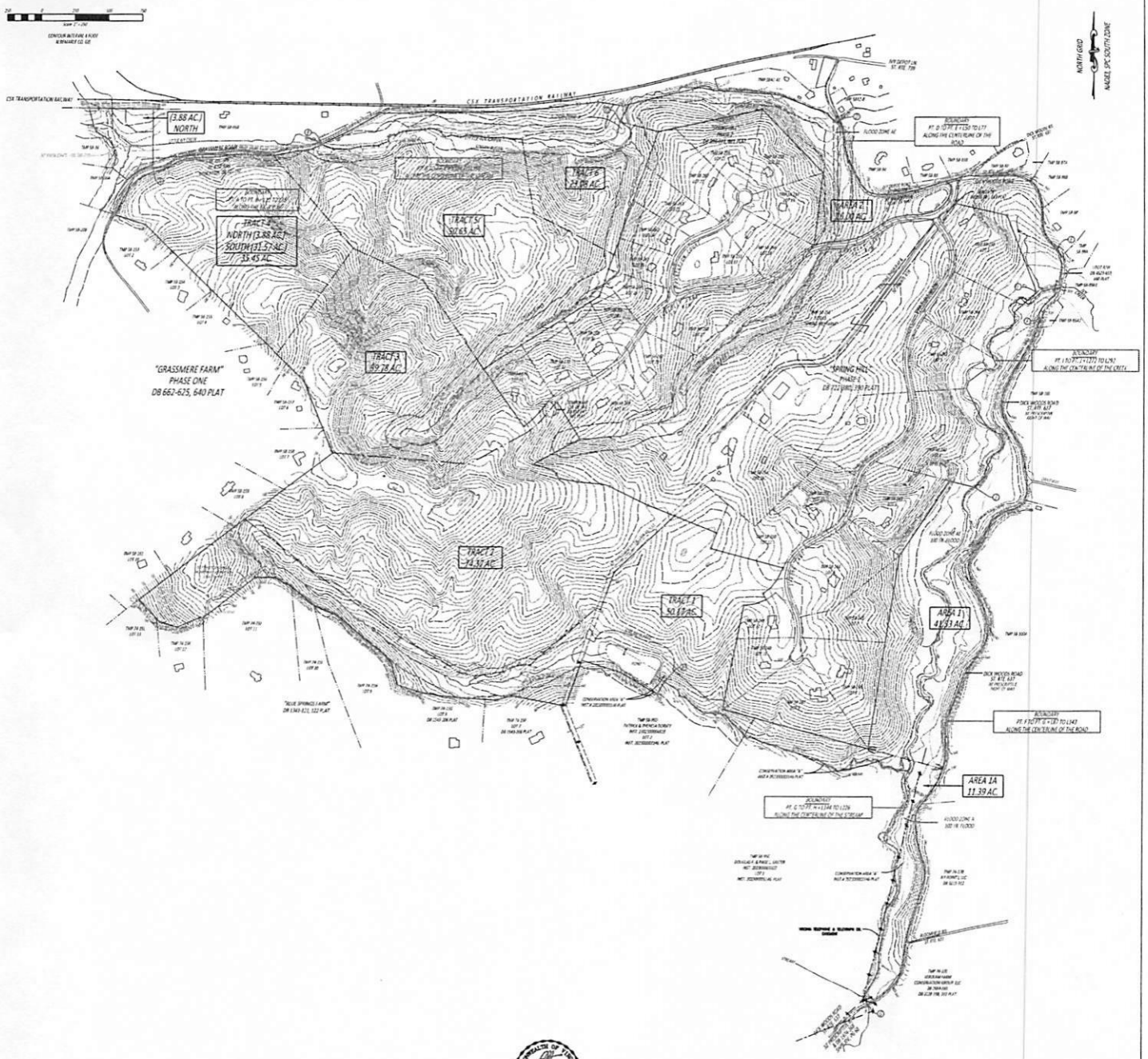
PRELIMINARY PLAT SHOWING
TRACT 1, TRACT 2, TRACT 3, TRACT 4, TRACT 5, TRACT 6, AREAS 1, 1A & 2
BEING A DIVISION OF
TAX MAP 58, PARCEL 95E
THE LANDS OF
BLUE SPRINGS LAND CORPORATION

LOCATED NEAR IVY
SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
OCTOBER 3, 2024

PREPARED FOR: BLUE SPRINGS LAND CORPORATION

KIRK HUGHES & ASSOCIATES
LAND SURVEYORS & PLANNERS
220 EAST HIGH STREET
CHARLOTTESVILLE, VA 22902
(434) 296-6942

SHEET 1 OF 2



COMMONWEALTH OF VIRGINIA
CHRISTOPHER K. "CHRIS" HUGHES
LIC. NO. 2406
10-3-2024
LAND SURVEYOR

TOPOGRAPHIC MAP

TRACT 1, TRACT 2, TRACT 3, TRACT 4, TRACT 5, TRACT 6, AREAS 1, 1A & 2

BEING A DIVISION OF

TAX MAP 58, PARCEL 95E

THE LANDS OF

BLUE SPRINGS LAND CORPORATION

LOCATED NEAR IVY

SAMUEL MILLER MAGISTERIAL DISTRICT

ALBEMARLE COUNTY, VIRGINIA

OCTOBER 3, 2024

PREPARED FOR: BLUE SPRINGS LAND CORPORATION

KIRK HUGHES & ASSOCIATES

LAND SURVEYORS & PLANNERS

220 EAST HIGH STREET

CHARLOTTESVILLE, VA 22902

(434) 296-6942

Spring Hill Farm Subdivision
Special Use Permit Amendment Application

Tract	Acres	
1	50.17	
2	74.32	
3	39.78	
4	35.45	
5	50.65	
6	23.08	
Total	273.45	273.45

Areas		
1	41.33	
1A	11.39	
2	16.00	
Total	68.72	68.72
Total		**342.17**

Spring Hill Farm Special Use Permit Amendment
Narrative Statement
October 16, 2024

Description of Project

Proposed Special Use Permit Amendment

The proposed Spring Hill Farm Special Use Permit Amendment would amend previously approved SP 81-1, SP 81-55 and SP 2022-00030 as shown on the Preliminary Plat dated October 3, 2024 submitted with this Application to subdivide the remaining 342.17+/- acre Spring Hill Farm residue[1] into six (6) additional residential building lots containing between 23.08 and 74.32 acres for a total of 273.45 acres, with an average lot size of 45.57 acres.

In addition, 41.33 acres shown on the Preliminary Plat as Area 1 is proposed to be transferred to the Spring Hill Phase I homeowners association for conservation/open space/recreation use, 16.00 acres shown as Area 2 is proposed to be transferred to the Spring Hill Phase II homeowners association for conservation/open space/recreation use, and 11.39 acres shown on the Preliminary Plat as Area 1A is proposed to be added to either Dick Woods Road Lot 1 or Lot 2 shown on the April 24, 2023 Lots 1&2 Plat for conservation/forestry/open space use.

There would be no remaining residue of the original Spring Hill Farm property.

The addition of the six (6) new building lots increases the total number of building lots subdivided from the original Spring Hill Farm property to forty-one (41).[2] The current proposal does not require review under Section 10.5.2.1 of the Albemarle County Zoning Ordinance

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[1] It is noted that the 342.17+/- total remaining Spring Hill Farm residue acreage shown on the October 3, 2024 Preliminary Plat submitted with this Special Use Permit Amendment Application varies slightly from the estimated 349.13+/- residue acreage shown on the April 24, 2023 Lots 1&2 Plat referenced below. The exact acreage of the Spring Hill Farm property will be determined upon completion of a full boundary survey of the property to be completed after the approval of this Special Use Permit Amendment and prior to submission of the final subdivision plat.

[2] For purposes of such calculation, the addition of approximately 10 acres from the original Spring Hill Farm property to Lot 11 of Blue Springs Farm to create an additional building lot is excluded in the calculation of the lots subdivided from the original Spring Hill Farm property.

because the forty-two (42) total number of lots allowable by right as to the original Spring Hill Farm property will not be exceeded.[3]

Background History

The Spring Hill Farm property was acquired by the current owner's predecessor Nettie Marie Jones (Diane Edgerton Miller's grandmother) in 1980. When acquired, the Spring Hill Farm property consisted of two parcels, containing 20+/- acres and 674+/- acres, for a total of 694 +/- acres.

On December 4, 1980, Albemarle County adopted amendments to its Zoning/Subdivision Ordinances which set forth a new rule for determining the number of parcels that properties with Rural Area zoning could be divided "by right". Such new rule applied to the Spring Hill Farm property. Under the rule, the original 694+/- acre Spring Hill Farm property could have been divided into forty-two (42) parcels, ten (10) of which could be have been a minimum of two (2) acres in size (comprising 20 acres), with the remaining balance of 674 acres being divided into thirty-two (32) lots of twenty-one (21) acres in size (comprising 672 acres), or 692 acres in total.

In 1981, Special Use Permits SP 81-1 and 81-55 relating to Spring Hill Farm property were approved by the Albemarle County Board of Supervisors. SP 81-1 created sixteen (16) residential building lots ranging from 2.367 to 10.795 acres in size designated as Spring Hill Subdivision Phase I. SP 81-55 created an additional seventeen (17) residential building lots ranging from 2.097 to 5.187 acres in size designated as Spring Hill Subdivision Phase II. The two 1981 Special Use Permits thus divided the original Spring Hill Farm property into 33 residential building lots containing approximately 160 acres, including the roads, with a 509+/- acre residue.

At the time, the use of the Special Use Permit process to subdivide the original Spring Hill Farm property was required due to the size of the parcels, not the number. The Spring Hill Farm Phase I and Phase II Subdivisions clustered 33 residential lots over approximately 160 acres, including the subdivision roads. Had the thirty-three (33) lots been divided "by-right" instead, they would have consumed at least 503 acres of the Spring Hill Farm property, excluding roads.

SP 81-1 and SP 81-55 both provided that any further subdivision of the Spring Hill Farm residue would require amendment to the existing Special Use Permits. The rationale for this condition was not articulated in either of the Special Use Permits, but appears to be procedural in nature- meaning that any subdivision of the residue acreage would have to take into consideration the previously approved Special Use Permit and be considered using the Special Use Permit process.

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[3] Previous Albemarle County Planning staff reports stated that the number of lots into which the original two Spring Hill Farm tracts could be divided into was forty-one (41). As per below, arithmetically the number was actually forty-two (42).

Approximately 24 acres of the original Spring Hill Farm property were later combined with the Tandem Farm/Blue Springs Farm Subdivision to the south. Of that 24 acres, only approximately 10 acres was used to create another lot–Lot 11 of Blue Springs Farm consisting of 21.059 acres in total. Approximately 43 additional acres from the original Spring Hill Farm property were combined with Lot 15 and other of the 33 Spring Hill Farm lots, leaving an approximate 442.42 +/- acre residue.

After the death of her grandmother Nettie Marie Jones in October 1991, Diane Edgerton Miller's Blue Springs Land Corporation acquired the Spring Hill Farm residue property.

SP 00-34 & SP 0038

On May 16, 2001, the Board of Supervisors approved SP 00-34 and SP 00-38 to amend the Spring Hill Farm Special Use Permits 81-1 and 81-55 to subdivide off the southern 102+/- acres of the Spring Hill Farm 442.42+/- acre residue into one (1) additional parcel. The entrance to the new 102+/- acre parcel was to be located at the intersection of Dick Woods Road and Bloomfield Road, requiring a Special Use Permit for construction of a bridge over Ivy Creek and the placement of fill in the 100 year flood plain. However, those Permits were abandoned due to the presence of a condition imposed by the Board of Supervisors limiting clearing on the new 102+/- acre parcel to two (2) acres, which impaired the marketing of such property. Such a limitation on clearing had not been placed on any of the other 33 lots subdivided from the original Spring Hill Farm property.

SP 02-67 & SP 02-68

In 2002, the Board of Supervisors approved SP 02-67 and SP 02-68 to amend the Spring Hill Farm Special Use Permits 81-1 and 81-55. SP 02-67 and SP 02-68 involved a similar plan to SP 00-34 and SP 0038 to subdivide the southern 104+/- acres of the Spring Hill Farm property from the 442.42+/- acre residue. The SP 02-67 and SP 00-68 plan again placed the entrance to the new parcel at the intersection of Dick Woods Road and Bloomfield Road, requiring the construction of a bridge over Ivy Creek and filling in the 100 year flood plain. Those Special Use Permits were abandoned due to the excessive cost of constructing the proposed bridge over Ivy Creek.

SP 2022-00030

SP 2022-0030 was approved by the Board of Supervisors on March 15 2023. SP 2022-00030 provided for the subdivision of the 442.42+/- acre Spring Hill Farm residue into two (2) residential building lots containing 64.52 acres (Lot 1) and 28.77 acres (Lot 2), leaving a 349.13+/- acre residue. The final subdivision plat was approved and signed by the Albemarle County on April 24, 2023 and was recorded in the Albemarle County Clerk's Office as Instrument #202300003146. A copy of the recorded Certificate of Plat and Lots 1&2 Plat is attached.

The entrance to the new Lots 1 and 2 is from Dick Woods Road to the south of the Dick Woods Road (State Route 637) highway bridge over Ivy Creek. The location of the entrance to Lots 1 and 2 south of the state highway bridge on Dick Woods Road eliminated the need to cross Ivy Creek. The driveway entrance to Lots 1 and 2 followed an old logging road and crossed a tributary stream to Ivy Creek above the flood plain elevation.

The addition of the two new building lots approved by SP 22-00030 increased the total number of building lots subdivided from the original Spring Hill Farm property to thirty-five (35), plus the residue of 349.31+/- acres. SP 2022-00030 did not require review under Section 10.5.2.1 of the Albemarle County Zoning Ordinance because the forty-two (42) total number of lots allowable by right as to the original Spring Hill Farm property was not exceeded.

SP 2022-00030 also set aside 36.72 acres of the southern portion of the Spring Hill Farm for permanent conservation, designated as Conservation Areas A and B on the Lots 1&2 Plat. Conservation Areas A and B were restricted to Forestal or Open Space use, with no buildings or other structures permitted to be built, except as necessary for stream crossings or the pond dam on Conservation Area A. Due to the topography, neither Conservation Area A nor B was suitable for Agricultural use.

PROPOSED SPECIAL USE PERMIT AMENDMENT
COMPLIANCE WITH ALBEMARLE COUNTY COMPREHENSIVE PLAN

The Albemarle County Comprehensive Plan designation for the Spring Hill Farm property is Rural Area. The following will address the matters to be considered by the Board of Supervisors in considering the approval of the proposed amendment to the Spring Hill 81-1, 81-55 and 2022-00030 Special Use Permits.

1. Effect of the proposed Special Use Permit Amendment on adjacent properties.

There are thirty-six (36) properties immediately adjacent to (abutting) the six (6) new lots, as follows:

Spring Hill Subdivision Phase I	5
Spring Hill Subdivision Phase II	10
Blue Springs Farm Subdivision	7
Grassmere Farm Subdivision	9
Grassmere Road	4
Dick Woods Road	1
Total	36

The adjacent properties are listed on the attached schedule.

Thirty (30) of the thirty-six (36) adjacent properties range in size from 2 to 10 acres, with an average lot size of 4.869 acres. Only three (3) of the adjoining properties exceed 21 acres in size. All of the six (6) new lots contain more than 21 acres.

2. **Effect of proposed Special Use Permit Amendment on the character of the district surrounding the property.**

The area surrounding Spring Hill Farm in Ivy consists mainly of residential lots varying from 2 to 15 acres in size, with a small number of larger properties. The proposed six additional residential building lots will all contain more than 21 acres, with the average lot size being 46.45 acres. As such, the size and use of the six (6) new residential building parcels are consistent with the other residential parcels in the area and therefore will not affect the character of the district surrounding the property.

3. **Harmony with the uses permitted by right in the district.**

The Albemarle County Zoning Ordinance allows detached single family dwellings on parcels with a minimum 21 acres in size by right in the Rural Area zoning district. Since all of the six (6) proposed residential building lots exceed 21 acres in size, the proposed use is in harmony with the uses permitted by right under the Zoning Ordinance.

4. **Harmony with the purpose and intent of the Zoning Ordinance.**

The Rural Area designation in the Zoning Ordinance allows "by-right" subdivision of property into parcels with a minimum size of 21 acres. All of the six (6) new subdivided lots exceed the 21 acre minimum size, and so are consistent with the standard set forth in the Zoning Ordinance. The currently forested areas of all of the new six (6) lots will be eligible to remain in forestal use because all contain at least 20 acres of forest in addition to acreage to be used for residential building purposes.

All of the six (6) new lots will be restricted from being further subdivided. The 57.33 acres to be transferred to the Spring Hill Subdivision homeowners associations will remain in conservation/open space, to be used for recreational purposes (hiking/walking trails) only.

The Zoning Ordinance gives high priority to the protection of the South Fork Rivanna River Reservoir watershed. Little Ivy Creek and Ivy Creek are major contributors to such Reservoir.

Ivy Creek flows a distance of 7,470+/- linear feet along the eastern boundary of the Spring Hill Farm property adjacent to Dick Woods Road. The proposed plan add further restricitions to the use of the property adjacent to Ivy Creek to supplement the protections provided by the Water Protection Ordinance.. Little Ivy Creek flows a distance of 6108+/- linear feet across the northern portion of the Spring Hill Farm property and the Little Ivy Creek tributary streams flow a distance of 6188 +/- linear feet across the new residential building lots. The proposed plan will also add further restrictions to the use

of the property adjacent to Little Ivy Creek and its tributaries to supplement the protections provided by the Albemarle County Water Protection Ordinance.

The placement of additional restrictions on the use of the property along the 19,766 linear feet or 3.74 miles adjacent to Ivy Creek, Little Ivy Creek and the Little Ivy Creek tributary streams under the proposed plan will make a significant contribution to the protection of the South Fork Rivanna River Reservoir.

5. Additional regulations provided in Section 5.0 of the Zoning Ordinance which apply to the proposed use.

None.

6. Promotion of the public heath, safety and general welfare of the community.

From a public health standpoint, the proposed use will impose strict stream protection buffers to supplement the Albemarle County Water Protection Ordinance along Ivy Creek, Little Ivy Creek and the two Little Ivy Creek tributary streams located on the Spring Hill Farm property. This will add significant protection to the water quality of the South Fork Rivanna River Reservoir.

From a public safety standpoint, the proposed use is consistent with the goal of encouraging vehicular traffic on existing major arterial roads as opposed to substandard or gravel rural roads. The proposed plan will add three additional residential lots to the paved Spring Hill Farm subdivision roads Spring Lane and Loblolly Lane which connect to Dick Woods Road (State Route 637) at the Spring Hill Farm property entrance, in close proximity to US Route 250 in Ivy. The plan will also add three residential lots to the paved state highway Grassmere Road, also in close proximity to US Route 250 in Ivy.

From a public welfare standpoint, the proposed use will involve construction of six (6) additional residences in an already heavily developed area of Albemarle County close to the town of Charlottesville. This will serve to reduce vehicular air pollution as compared to locating new residences at significantly farther distances. In addition, the proposed location of the new residences significantly set back from roads in forested areas will preserve the rural scenic character of the area as seen from Dick Woods Road and Grassmere Road.

IMPACTS ON PUBLIC FACILITIES AND PUBLIC INFRASTRUCTURE

All of the six (6) new residential lots will be served by private well and septic and therefore will have no impace on public water or public sewer facilities.

The six (6) new residential lots will primarily use US Route 250 for road access to the town of Charlottesville, which will add minimal additional use to such public road. In addition, due the relative closeness of lots in Ivy to the town of Charlottesville, the addition of the residences in Ivy as opposed to Crozet or points further west in Albemarle County will actually reduce the use of the public highways.

IMPACTS ON ENVIRONMENTAL FEATURES

The addition of six (6) new residential lots should not have measurable adverse effects on the environmental aspects of the Spring Hill Farm property. In fact, the strict protective measures which will be incorporated into the plan to protect Ivy Creek, Little Ivy Creek and the Little Ivy Creek tributaries located on the property will enhance the environment.

The Spring Hill Farm residue property is currently mostly in forestal use. The six (6) new residential lots are sufficiently large to allow each such lot to continue to qualify for land use taxation for forest use, and therefore can be expected to remain in the land use taxation program.

Spring Hill Farm Subdivision
Special Use Permit Amendment Application
Adjoining Properties

Spring Hill Phase I Subdivision

No.	Lot #	TMP	Acreage
1	9	58-247	6.928
2	10	58-248	3.379
3	11	58-249	2.367
4	12	58-250	4.198
5	15	58-253	56.001

Spring Hill Phase II Subdivision

	Lot #	TMP	Acreage
6	22	58-260	5.198
7	23	58-261	3.202
8	24	58-262	2.395
9	25	58-263	2.309
10	26	58-264	2.105
11	28	58-266	2.097
12	30	58-268	2.615
13	31	58-269	5.187
14	32	58-270	3.523
15	33	58-271	3.532

Blue Springs Farm Subdivision

	Lot #	TMP	Acreage
16	7	74-15F	17.859
17	8	74-15G	9.183
18	9	74-15H	13.486
19	10	74-15I	11.211
20	11	74-15J	21.059
21	12	74-15K	6.755
22	13	74-15L	6.730

Grassmere Farm Subdivision

	Lot #	TMP	Acreage
23	2	58-153	3.687
24	3	58-154	4.106
25	4	58-155	4.743
26	5	58-156	4.454
27	6	58-157	5.995
28	7	58-158	6.895
29	8	58-159	6.240
30	9	58-160	5.249
31	10	58-161	4.102

Grassmere Road

	Lot #	TMP	Acreage
32	NA	58-24B	4.100
33	NA	58-36	2.606
34	NA	58-36A	3.469
35	NA	58-95B	8.990

Dick Woods Road

	Lot #	TMP	Acreage
36	2	58-95D	28.770

Spring Hill Farm Subdivision
Special Use Permit Amendment Application
Adjoining Properties

Lots 2 to 10 acres in size

No.	Subdivision	Lot #	TMP	Acreage
1	Spring Hll Phase II	28	58-266	2.097
2	Spring Hll Phase II	26	58-264	2.105
3	Spring Hll Phase II	25	58-263	2.309
4	Spring Hll Phase I	11	58-249	2.367
5	Spring Hll Phase II	24	58-262	2.395
6	Grassmere Road	NA	58-36	2.606
7	Spring Hll Phase II	30	58-268	2.615
8	Spring Hll Phase II	23	58-261	3.202
9	Spring Hll Phase I	10	58-248	3.379
10	Grassmere Road	NA	58-36A	3.469
11	Spring Hll Phase II	32	58-270	3.523
12	Spring Hll Phase II	33	58-271	3.532
13	Grassmere Farm Subdivision	2	58-153	3.687
14	Grassmere Road	NA	58-24B	4.100
15	Grassmere Farm Subdivision	10	58-161	4.102
16	Grassmere Farm Subdivision	3	58-154	4.106
17	Spring Hll Phase I	12	58-250	4.198
18	Grassmere Farm Subdivision	5	58-156	4.454
19	Grassmere Farm Subdivision	4	58-155	4.743
20	Spring Hll Phase II	31	58-269	5.187
21	Spring Hll Phase II	22	58-260	5.198
22	Grassmere Farm Subdivision	9	58-160	5.249
23	Grassmere Farm Subdivision	6	58-157	5.995
24	Grassmere Farm Subdivision	8	58-159	6.240
25	Blue Springs Farm Subdivision	13	74-15L	6.730
26	Blue Springs Farm Subdivision	12	74-15K	6.755
27	Grassmere Farm Subdivision	7	58-158	6.895
28	Spring Hll Phase I	9	58-247	6.928
29	Grassmere Road	NA	58-95B	8.990
30	Blue Springs Farm Subdivision	8	74-15G	9.183
			Total	136.339
			Average	4.869

Lots greater than 10 acres in size

No.	Subdivision	Lot #	TMP	Acreage
31	Blue Springs Farm Subdivision	10	74-15I	11.211
32	Blue Springs Farm Subdivision	9	74-15H	13.486
33	Blue Springs Farm Subdivision	7	74-15F	17.859
34	Blue Springs Farm Subdivision	11	74-15J	21.059
35	Dick Woods Road	2	58-95D	28.770
36	Spring Hll Phase I	15	58-253	56.001
			Total	148.386
			Average	24.731

202300003146.001

RECORDED IN
ALBEMARLE COUNTY, VA
JON R. ZUG
CLERK OF CIRCUIT COURT
FILED Apr 24, 2023
AT 02:25 pm
BOOK
START PAGE
END PAGE
INST # 202300003146
TOTAL NUM PAGES 6

MEB

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A – COVER SHEET CONTENT

Instrument Date: 4/24/2023

Instrument Type: OTHER

Number of Parcels: 1 Number of Pages: 5

[ ] City [X] County ALBEMARLE
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

[ ] Grantor:

[ ] Grantee:

(Area Above Reserved For Deed Stamp Only)

Business/Name

1 X Grantor: BLUE SPRINGS LAND CORPORATION

Grantor:

1 X Grantee: BLUE SPRINGS LAND CORPORATION

Grantee:

Grantee Address

Name: BLUE SPRINGS LAND CORPORATION

Address: 2245 GARTH ROAD

City: CHARLOTTESVILLE State: VA Zip Code: 22901

Consideration: $0.00 Existing Debt: $0.00 Actual Value/Assumed: $0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: $0.00 Fair Market Value Increase: $0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: [ ] City [ ] County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 058-00-00-0095

Short Property Description: LOTS 1 AND 2

Current Property Address: DICK WOODS ROAD

City: CHARLOTTESVILLE State: VA Zip Code: 22902

Instrument Prepared By: ETHAN A. MILLER, ESQ. Recording Paid By: ETHAN A. MILLER, ESQ.

Recording Returned To: ETHAN A. MILLER, ESQ.

Address: P.O. BOX 1285

City: CHARLOTTESVILLE State: VA Zip Code: 22902



FORM CC-1570 (MASTER, PAGE ONE OF ONE) 10/19

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202300003146.002

CERTIFICATE

The attached plat made by Kirk Hughes & Associates dated June 14, 2022, last revised March 31, 2023, entitled "Subdivision Plat, Lots 1&2, Being a Division of Tax Map 58, Parcel 95, The Lands of Blue Springs Land Corporation, Located Near Ivy, Samuel Miller Magisterial District, Albemarle County, Virginia" is hereby recorded in the Clerk's Office of the Circuit Court of Albemarle County with the consent of the undersigned owner.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on the date shown in the notorial acknowledgment below.

BLUE SPRINGS LAND CORPORATION

By: Diane Edgerton Miller
DIANE EDGERTON MILLER, President

State of Virginia

~~City~~/County of Albemarle

The foregoing was acknowledged before me on this 24th day of April 2022, by Diane Edgerton Miller, President of Blue Springs Land Corporation.

Stephanie Randolph
Notary Public

STEPHANIE RANDOLPH
NOTARY PUBLIC
REG. #7716733
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES FEB. 28, 2025

My commission expires: Feb 28, 2025

Notary Number: 7716733

Notary Seal

RESOLUTION TO APPROVE
SP202200030 SPRING HILL FARM

WHEREAS, upon consideration of the staff reports prepared for SP 202200030 Spring Hill Farm and all of their attachments, including staff's supporting analysis, the information presented at the public hearings, any comments received, and all of the factors relevant to the special use permit in Albemarle County Code §§ 18-10.2.2(28) 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 Rural Areas zoning district, 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 SP 202200030 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 five to zero, as recorded below, at a meeting held on March 15, 2023.

Clerk, Board of County Supervisors

	Aye	Nay
Mr. Andrews	Y	___
Mr. Gallaway	___	Absent
Ms. LaPisto-Kirtley	Y	___
Ms. Mallek	Y	___
Ms. McKeel	Y	___
Ms. Price	Y	___

SP202200030 Spring Hill Farm Special Use Permit Conditions

1. Further division of the residue of Parcel 58-95 shall require amendment of this special use permit.
2. No further division of proposed Lot 1 and/or proposed Lot 2 is permitted.
3. Development of existing Parcel 58-95 (including proposed Lots 1 and 2) must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the Preliminary Subdivision Plat prepared by Kirk Hughes and Associates, last revised 1-06-23. To be in accord with the Preliminary Subdivision Plat, development must reflect the following major elements essential to its design:
    a. Location of proposed Lots 1 and 2
    b. Location of Conservation Areas
    c. Location of entrance and access to proposed Lots 1 and 2

    Minor modifications to the Plat that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
4. Only one dwelling unit is permitted on each new lot (proposed Lots 1 and 2).
5. Stream buffers must be established and maintained consistent with Sec. 17-601 of Chapter 17 of the Albemarle County (the "Water Protection Ordinance") along all streams located on Lots 1 and 2 and Conservation Areas A and B as shown on the Preliminary Subdivision Plat; provided, however, that any existing entrance driveway and stream crossing that is permitted under the Water Protection Ordinance may remain within the stream buffer. A tree planting plan within the stream buffers to protect the currently open (non-forested) areas adjacent to the streams must be approved by the Agent, in consultation with the County Engineer, prior to the final subdivision plat creating the two new Lots 1 and 2. Prior to Lot 1 or Lot 2 engaging in agriculture, a best management practices plan must be approved by the Agent, which may at a minimum include:
    - Fencing livestock out of streams;
    - Installing alternative watering systems for livestock;
    - Planting riparian buffers with native vegetation; and
    - Establishing nutrient management plans.
6. Land clearing for residential development (including 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) of existing Parcel 58-95 (including proposed Lots 1 and 2). For purposes of this condition, land clearing for the construction of agricultural buildings, such as barns for the storage of tractors and other agricultural equipment, is considered agricultural use and not residential development.

NOTES

1.) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES, COVENANTS, UTILITIES, AND EASEMENTS THAT MAY EXIST. ALL RECORDED EASEMENTS KNOWN TO THIS SURVEYOR ARE SHOWN HEREON.

2.) THIS PLAT AND THE CURRENT FIELD SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING" ADOPTED BY THE COMMONWEALTH OF VIRGINIA. BOUNDARY DATA SHOWN HEREON FOR TMP 58-95 IS BASED UPON A FIELD SURVEY IN DECEMBER 2010 AND A CURRENT FIELD SURVEY FOR LOTS 1 AND 2. NO GRAVES, CEMETERIES OR OTHER OBJECTS OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE FOUND OR OBSERVED ALONG THE PERIMETER OF THE BOUNDARY SHOWN HEREON.

3.) THE LAND USE REGULATIONS LISTED HEREIN ARE IMPOSED PURSUANT TO THE ALBEMARLE COUNTY ZONING ORDINANCES IN EFFECT ON THIS DATE AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH.

(A.) CURRENT ZONING: RA (RURAL AREAS).

(B.) BUILDING SETBACKS: FRONT - 25 FEET FROM INTERNAL PRIVATE STREETS, SIDE - 25 FEET, REAR - 35 FEET.

(C.) AS PER SECTION 18-10.3.1 OF THE ALBEMARLE COUNTY SUBDIVISION ORDINANCE, LOTS 1 AND 2 ARE ASSIGNED NO DIVISION RIGHTS. NO FURTHER DIVISION OF LOT 1 AND/OR 2 IS PERMITTED.

(D.) LOTS 1 AND 2 AND THE 349.13± AC. RESIDUE OF TMP 58-95 EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

(E.) THE PROPERTIES SHOWN ON THIS PLAT LIE WITHIN THE IVY CREEK WATER SUPPLY WATERSHED. THE STREAM BUFFERS SHOWN ON THIS PLAT SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE, (SEC. 17-601, CHAPTER 17.)

(F.) THE RESIDENTIAL STREET SHOWN HEREON MEETS THE SEC. 14-412.A.1 STANDARD FOR PRIVATE STREETS SERVING TWO (2) LOTS. THE RESIDENTIAL STREET IN THIS SUBDIVISION MAY NOT MEET THE STANDARDS FOR ACCEPTANCE INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY OF ALBEMARLE.

(G.) THE PROPERTIES SHOWN ON THIS PLAT DO NOT LIE WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.

(H.) LOTS 1 AND 2 ARE SUBJECT TO THE REQUIREMENTS OF ALBEMARLE COUNTY SPECIAL USE PERMIT SP202200030, A COPY IS ATTACHED HEREWITH. FURTHER DIVISION OF THE 349.13± AC. RESIDUE OF TMP 58-95 SHALL REQUIRE AMENDMENT OF SAID SP202200030.

4.) A PORTION OF THE PROPERTIES SHOWN HEREON LIES WITHIN ZONE AE (100 YEAR FLOOD PLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP DATED FEBRUARY 4, 2005 (COMMUNITY PANEL 51003C0265D).

5.) THE NON-EXCLUSIVE 30' JOINT PRIVATE ACCESS EASEMENT (FROM POINT "A" TO POINT "B" TO POINT "C") SHOWN ON SHEET 2 OF 2 SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF LOTS 1 AND 2 AND IS CENTERED ON THE EXISTING ROADS. THE 349.13± AC. RESIDUE OF TMP 58-95 SHALL NOT HAVE ACCESS TO THE SAID JOINT PRIVATE ACCESS EASEMENT.

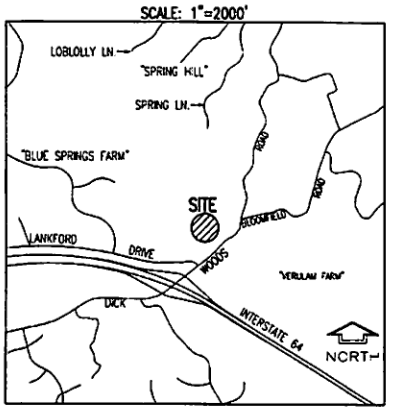
6.) PORTIONS OF THE BOUNDARY LINES OF LOTS 1 AND 2 FOLLOW THE CENTERLINE OF THE STREAM MEANDER FROM POINT "D" TO POINT "E" TO POINT "F". PRINCIPAL COURSES AND DISTANCE ARE SHOWN ON THIS PLAT.

7.) THE 349.13± AC. RESIDUE OF TMP 58-95 HAS ACCESS FROM DICK WOODS ROAD (RT. 637), IVY DEPOT ROAD (RT. 786), GRASSMERE ROAD (RT. 679), SPRING LANE, AND LOBLOLLY LANE.

8.) THE 14.94± AC. AREA SHOWN ON THE PLAT AS CONSERVATION AREA "A" SHALL BE RESTRICTED TO FORESTRY OR OPEN SPACE USE. NO BUILDINGS OR OTHER STRUCTURES SHALL BE BUILT IN CONSERVATION AREA "A"; PROVIDED, HOWEVER, THAT ANY STRUCTURES NECESSARY FOR THE POND DAM OR STREAM CROSSINGS SHALL BE PERMITTED.

9.) THE 21.78± AC. AREA SHOWN ON THE PLAT AS CONSERVATION AREA "B" SHALL BE RESTRICTED TO FORESTRY OR OPEN SPACE USE. NO BUILDINGS OR OTHER STRUCTURES SHALL BE BUILT IN CONSERVATION AREA "B"; PROVIDED, HOWEVER, THAT ANY STRUCTURES NECESSARY FOR STREAM CROSSINGS SHALL BE PERMITTED.

VICINITY MAP
SCALE: 1"=2000'



AREA TABULATION

TMP 58-95 (COUNTY GIS) = 442.42± AC.
LOT 1 = -64.52 AC.
LOT 2 = -28.77 AC.
RESIDUE = 349.13± AC.

LEGEND

DB = DEED BOOK
IRF = IRON ROD FOUND
● = IRON ROD SET
TMP = TAX MAP PARCEL
⊘ = UTILITY POLE
-x-=FENCE

OWNER'S CONSENT

THE PLATTING OF LOTS 1 AND 2 BEING A PORTION OF TAX MAP 58, PARCEL 95 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BLUE SPRINGS LAND CORPORATION

By: _____
DIANE EDGERTON MILLER, PRESIDENT
TAX MAP 58, PARCEL 95

NOTARY PUBLIC

STATE OF Virginia
COUNTY/CITY OF Albemarle
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF April, 2023.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: February 28, 2025

STEPHANIE RANDOLPH
NOTARY PUBLIC
REG. #7769725
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES FEB. 28, 2025

COMMONWEALTH OF VIRGINIA
G.V. "KIRK" HUGHES
LIC. NO. 1458
3/31/23
LAND SURVEYOR

TITLE SOURCE

TMP 58-95
BLUE SPRINGS LAND CORPORATION
"SPRING HILL FARM"
DB 1333-192
DB 693-26 PLAT

ADDRESS: POST OFFICE BOX 1285
CHARLOTTESVILLE, VA 22902

ALBEMARLE COUNTY APPROVAL
_____ 4/27/23
ALBEMARLE COUNTY BOARD OF SUPERVISORS
DESIGNATED AGENT
SUB202200122

SUBDIVISION PLAT

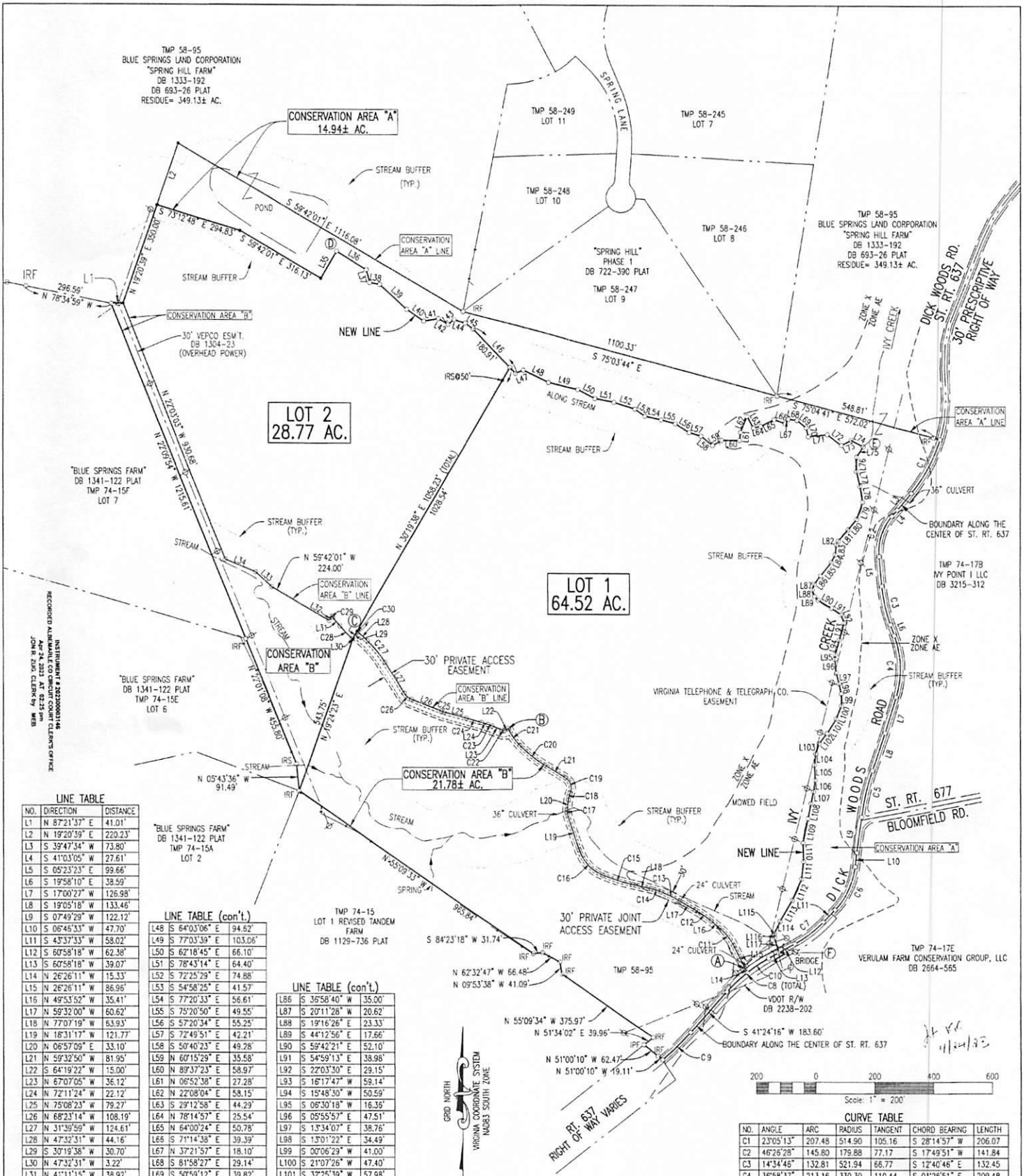
LOTS 1 & 2

BEING A DIVISION OF
TAX MAP 58, PARCEL 95
THE LANDS OF
BLUE SPRINGS LAND CORPORATION
LOCATED NEAR IVY
SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
JUNE 14, 2022, REV. 12-21-22, REV. 1-6-2023
REV. 3-31-2023 (COUNTY COMMENTS)

PREPARED FOR: BLUE SPRINGS LAND CORPORATION

KIRK HUGHES & ASSOCIATES
LAND SURVEYORS & PLANNERS
220 EAST HIGH STREET
CHARLOTTESVILLE, VA 22902
(434) 296-6942

C:\Surveys\2010\2010-046 Blue Springs\Subd\2010046-SUBD.dwg 4/18/2023 4:08:05 PM



INSTRUMENT # 202300003146
RECORDED ALBEMARLE CO CIRCUIT COURT CLERK'S OFFICE
Apr 24, 2023 AT 02:25 pm
JON R. ZUG, CLERK by MEB

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 87°21'37" E	41.01'
L2	N 19°20'39" E	220.23'
L3	S 39°47'34" W	73.80'
L4	S 41°03'05" W	27.61'
L5	S 05°23'23" E	99.66'
L6	S 19°58'10" E	38.59'
L7	S 17°00'27" W	126.98'
L8	S 19°05'18" W	133.46'
L9	S 07°49'29" W	122.12'
L10	S 06°46'33" W	47.70'
L11	S 43°37'33" W	58.02'
L12	S 60°58'18" W	62.38'
L13	S 60°58'18" W	39.07'
L14	N 26°26'11" W	15.33'
L15	N 26°26'11" W	86.96'
L16	N 49°53'52" W	35.41'
L17	N 59°32'00" W	60.62'
L18	N 77°07'19" W	63.93'
L19	N 18°31'17" W	121.77'
L20	N 06°57'09" E	33.10'
L21	N 59°32'50" W	81.95'
L22	S 64°19'22" W	15.00'
L23	N 67°07'05" W	36.12'
L24	N 72°11'24" W	22.12'
L25	N 75°08'23" W	79.27'
L26	N 68°23'14" W	108.19'
L27	N 31°39'59" W	124.61'
L28	N 47°32'31" W	44.16'
L29	S 30°19'38" W	30.70'
L30	N 47°32'31" W	3.22'
L31	N 41°11'15" W	38.92'
L32	S 30°17'59" W	16.70'
L33	N 47°55'55" W	73.55'
L34	N 67°32'22" W	109.98'
L35	N 30°17'59" E	105.06'
L36	S 58°24'08" E	117.44'
L37	S 15°10'29" E	45.13'
L38	S 80°12'58" E	35.58'
L39	S 47°25'33" E	123.19'
L40	S 55°12'02" E	69.90'
L41	N 80°16'36" E	50.29'
L42	S 59°54'24" E	38.25'
L43	N 52°36'57" E	25.82'
L44	S 73°07'48" E	39.33'
L45	S 54°38'59" E	33.99'
L46	S 43°41'13" E	208.27'
L47	N 68°21'15" E	28.08'

LINE TABLE (con't.)

L48	S 64°03'06" E	94.62'
L49	S 77°03'39" E	103.06'
L50	S 62°18'45" E	66.10'
L51	S 78°43'14" E	64.40'
L52	S 72°25'29" E	74.88'
L53	S 54°58'25" E	41.57'
L54	S 77°20'33" E	56.61'
L55	S 75°20'50" E	49.55'
L56	S 57°20'34" E	55.25'
L57	S 72°49'51" E	42.21'
L58	S 50°40'23" E	49.28'
L59	N 60°15'29" E	35.58'
L60	N 89°37'23" E	58.97'
L61	N 06°52'38" E	27.28'
L62	N 22°08'04" E	58.15'
L63	S 29°12'58" E	44.29'
L64	N 78°14'57" E	25.54'
L65	N 64°00'24" E	50.78'
L66	S 71°14'38" E	39.39'
L67	N 37°21'57" E	18.10'
L68	S 81°58'27" E	29.14'
L69	S 50°59'12" E	39.82'
L70	S 13°17'23" E	31.11'
L71	N 83°15'22" E	64.15'
L72	S 52°47'50" E	59.80'
L73	N 63°36'06" E	37.98'
L74	S 61°40'32" E	46.81'
L75	S 32°39'28" W	40.82'
L76	S 00°39'20" W	48.78'
L77	S 13°26'47" E	51.75'
L78	S 09°01'16" E	54.34'
L79	S 18°43'05" W	60.51'
L80	S 41°04'48" W	46.17'
L81	S 41°08'41" W	50.07'
L82	S 27°27'08" W	14.51'
L83	S 06°52'01" W	33.99'
L84	S 26°53'42" W	28.85'
L85	S 39°04'50" W	57.24'

LINE TABLE (con't.)

L86	S 36°58'40" W	35.00'
L87	S 20°11'28" W	20.62'
L88	S 19°16'26" E	23.33'
L89	S 44°12'56" E	17.66'
L90	S 59°42'21" E	52.10'
L91	S 54°59'13" E	38.98'
L92	S 22°03'30" E	29.15'
L93	S 16°17'47" W	59.14'
L94	S 15°48'30" W	50.59'
L95	S 06°30'18" W	16.36'
L96	S 05°55'57" E	47.51'
L97	S 13°34'07" E	38.76'
L98	S 13°01'22" E	34.49'
L99	S 00°06'29" W	41.00'
L100	S 21°07'26" W	47.40'
L101	S 32°25'39" W	57.98'
L102	S 39°23'51" W	42.64'
L103	S 17°47'32" W	36.21'
L104	S 07°39'10" W	38.08'
L105	S 02°53'10" E	52.10'
L106	S 07°54'42" W	38.68'
L107	S 12°56'51" W	41.37'
L108	S 11°28'07" W	51.72'
L109	S 11°38'47" W	83.86'
L110	S 01°34'07" E	62.69'
L111	S 05°40'20" W	60.35'
L112	S 23°02'25" W	76.29'
L113	S 29°47'54" W	82.26'
L114	S 24°41'29" W	44.06'
L115	S 11°07'15" W	5.51'
L116	S 07°34'16" E	10.53'
L117	S 14°37'47" E	52.64'

CURVE TABLE (con't.)

NO.	ANGLE	ARC	RADIUS	TANGENT	CHORD BEARING	LENGTH
C20	15°44'50"	107.19	390.00	53.93	N 51°40'25" W	106.85
C21	18°07'22"	70.22	222.00	35.41	N 34°44'19" W	69.93
C22	17°35'24"	7.68	25.00	3.87	N 75°54'47" W	7.65
C23	05°04'19"	15.93	180.00	7.97	N 69°39'15" W	15.93
C24	02°56'59"	53.54	1040.00	26.78	N 73°39'54" W	53.54
C25	08°45'09"	10.02	85.00	5.01	N 71°45'49" W	10.01
C26	36°43'15"	32.05	50.00	16.59	N 50°01'36" W	31.50
C27	15°52'33"	93.65	338.00	47.13	N 39°36'15" W	93.36
C28	06°21'17"	57.12	515.00	28.59	N 44°21'53" W	57.09
C29	04°07'23"	4.68	65.00	2.34	N 39°07'33" W	4.68
C30	00°22'52"	3.23	485.00	1.61	S 47°21'05" E	3.23

CURVE TABLE

NO.	ANGLE	ARC	RADIUS	TANGENT	CHORD BEARING	LENGTH
C1	23°05'13"	207.48	514.90	105.16	S 28°14'57" W	206.07
C2	46°26'28"	145.80	179.88	77.17	S 17°49'51" W	141.84
C3	14°34'46"	132.81	521.94	66.77	S 12°40'46" E	132.45
C4	36°58'37"	213.16	330.30	110.44	S 01°28'51" E	209.48
C5	11°15'49"	160.73	817.61	80.63	S 13°27'23" W	160.47
C6	36°51'00"	164.22	255.33	85.06	S 25°12'03" W	161.40
C7	17°20'45"	121.10	400.00	61.02	S 52°17'55" W	120.64
C8	19°34'02"	181.34	531.00	91.56	S 51°11'17" W	180.46
C9	07°49'53"	133.78	978.75	66.99	S 45°19'12" W	133.68
C10	06°36'45"	85.64	742.03	42.87	S 57°05'04" W	85.59
C11	23°27'41"	77.80	190.00	39.45	N 38°10'01" W	77.26
C12	09°38'09"	64.75	385.00	32.45	N 54°42'56" W	64.67
C13	09°01'20"	71.52	454.21	35.83	N 64°02'40" W	71.45
C14	08°33'04"	36.18	242.43	18.12	N 72°50'20" W	36.15
C15	09°11'13"	104.85	653.91	52.54	N 72°31'42" W	104.74
C16	49°24'48"	120.74	140.00	64.41	N 43°13'41" W	117.03
C17	25°26'26"	20.01	45.00	10.17	N 05°47'04" W	19.84
C18	18°12'08"	23.61	74.32	11.90	N 16°03'13" E	23.51
C19	84°42'07"	59.13	40.00	36.46	N 17°11'46" W	53.89

SHEET 2 OF 2

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County of Albemarle
Community Development Department - Planning

Rebecca Ragsdale
rragsdale@albemarle.org
Telephone: (434) 296-5832 ext.3226

March 22, 2023

Ethan Miller
Blue Springs Land Corporation
PO Box 1285
Charlottesville VA 22902
eamiller@ladeltafarms.com

RE: SP202200030 Spring Hill Farm Development Rights Action Letter

Dear Mr. Miller,

On March 15, 2023 the Board of Supervisors took action on the above noted Special Use Permit on Tax Map Parcel Number 05800-00-00-09500 in the Samuel Miller District.

The Special Use Permit was approved by the Board's adoption of the attached Resolution and Conditions.

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted as above, no uses on the property may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- **compliance with the approved SPECIAL USE PERMIT**
- **approval of a SUBDIVISION**

Should you have questions regarding the above-noted action, please contact me.

Sincerely,
Rebecca Ragsdale
Planning Manager

RESOLUTION TO APPROVE
SP202200030 SPRING HILL FARM

WHEREAS, upon consideration of the staff reports prepared for SP 202200030 Spring Hill Farm and all of their attachments, including staff's supporting analysis, the information presented at the public hearings, any comments received, and all of the factors relevant to the special use permit in Albemarle County Code §§ 18-10.2.2(28) 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 Rural Areas zoning district, 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 SP 202200030 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 five to zero, as recorded below, at a meeting held on March 15, 2023.

Clerk, Board of County Supervisors

	Aye	Nay
Mr. Andrews	Y	
Mr. Gallaway		Absent
Ms. LaPisto-Kirtley	Y	
Ms. Mallek	Y	
Ms. McKeel	Y	
Ms. Price	Y	

SP202200030 Spring Hill Farm Special Use Permit Conditions

1. Further division of the residue of Parcel 58-95 shall require amendment of this special use permit.
2. No further division of proposed Lot 1 and/or proposed Lot 2 is permitted.
3. Development of existing Parcel 58-95 (including proposed Lots 1 and 2) must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the Preliminary Subdivision Plat prepared by Kirk Hughes and Associates, last revised 1-06-23. To be in accord with the Preliminary Subdivision Plat, development must reflect the following major elements essential to its design:
    a. Location of proposed Lots 1 and 2
    b. Location of Conservation Areas
    c. Location of entrance and access to proposed Lots 1 and 2

    Minor modifications to the Plat that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
4. Only one dwelling unit is permitted on each new lot (proposed Lots 1 and 2).
5. Stream buffers must be established and maintained consistent with Sec. 17-601 of Chapter 17 of the Albemarle County (the "Water Protection Ordinance") along all streams located on Lots 1 and 2 and Conservation Areas A and B as shown on the Preliminary Subdivision Plat; provided, however, that any existing entrance driveway and stream crossing that is permitted under the Water Protection Ordinance may remain within the stream buffer. A tree planting plan within the stream buffers to protect the currently open (non-forested) areas adjacent to the streams must be approved by the Agent, in consultation with the County Engineer, prior to the final subdivision plat creating the two new Lots 1 and 2. Prior to Lot 1 or Lot 2 engaging in agriculture, a best management practices plan must be approved by the Agent, which may at a minimum include:
    - Fencing livestock out of streams;
    - Installing alternative watering systems for livestock;
    - Planting riparian buffers with native vegetation; and
    - Establishing nutrient management plans.
6. Land clearing for residential development (including 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) of existing Parcel 58-95 (including proposed Lots 1 and 2). For purposes of this condition, land clearing for the construction of agricultural buildings, such as barns for the storage of tractors and other agricultural equipment, is considered agricultural use and not residential development.