FINAL ACTIONS Planning Commission Meeting of August 8, 2017	
August 9, 2017	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order.** • Meeting called to order at 6:00 p.m., by Chair, Mr. Keller. Commissioners Keller, Firehock, Lafferty, Riley, More, Dotson, Spain and Palmer (UVA Rep) were present. • Others present were Tim Padalino, Bill Fritz, Sharon Taylor, Andrew Gast-Bray, Mark Graham and John Blair.	
2. **Other Matters Not on the Agenda from the Public.** • There was none.	
3. **Public Hearing Items.** **SP-2017-00009 UVA Indoor Golf Practice Facility - Amendment** MAGISTERIAL DISTRICT: Samuel Miller PROPOSAL: Amend SP2015-19 to construct a 2 story, up to 14,000 sq. ft. building addition, use three existing smaller structures and provide associated parking and infrastructure for an indoor/outdoor golf practice facility for use by University of Virginia golf teams, Birdwood members, and Boar's Head Resort guests. The proposed location of this facility is approximately 400 feet to the west of the previously approved location and is adjacent to the existing Birdwood Golf Course. TAX MAP/PARCEL(S): 07500-00-00-06300 LOCATION: 480 Birdwood Dr., Charlottesville, VA 22903 PROPOSAL: PETITION: Swim, golf, tennis, or similar athletic facilities under Section 13.2.2.4 of the zoning ordinance. No new dwellings proposed on this 544-acre parcel. ZONING: R1 Residential, which allows residential use by right (1 unit per acre). OVERLAY DISTRICT(S): ENTRANCE CORRIDOR, AIRPORT IMPACT AREA, and STEEP SLOPES – MANAGED and – PRESERVED. COMPREHENSIVE PLAN: Institutional use which allows for schools, libraries, parks, major utilities, hospitals, universities, colleges, ancillary facilities, and undeveloped publicly owned property; and Parks and Green Systems which allows for parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas,	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined. Staff: Action Letter – Recommend Approval as noted in the actions.

	natural areas, and preservation of stream buffers, floodplains, and steep slopes adjacent to rivers and streams in Neighborhood 6 of the Southern and Western Urban Neighborhoods. (Tim Padalino) • **RECOMMEND APPROVAL** of SP-2017-009, UVA Indoor Golf Practice Facility Amendment by a vote of 7:0 for Option C parking as shown in presentation with the conditions in the staff report, as amended, adding condition 7 as shown in Attachment 1.	
	Recessed at 7:37 p.m. and meeting reconvened at 7:41 p.m.	
4.	Work Session ZTA-2017-00005 Personal Wireless Regulations Work Session to discuss possible Zoning Text Amendment to address §15.2-2316.3 and §15.2-2316.4 of the Code of Virginia. These sections limit the County's ability to regulate small cell facilities. (Bill Fritz) After staff's presentation and discussion the Planning Commission reached unanimous consensus leaning towards b. that staff bring back a zoning text amendment that would make small cell facilities a by right use in every zoning district subject to it complying with the provisions in the State Code; and there be the simplest possible, least time consuming and least costly review but some kind of review in the EC District. In addition, it should be removed within a reasonable period of time and define a reasonable period of time if they are no longer up and being used; move forward with EC regulations that might qualify as concealment elements and explore historic district regulations. No formal action was taken.	**Next Steps**: Staff: Work with County Attorney's Office and ARB on the zoning text amendment to bring back to Planning Commission.
5.	**Committee Reports** The following committee reports were given: **Commissioner Spain** reported: • Places29 CAC met and discussed NIFY distributions and chose Baker Butler Elementary School to improve ball fields, add running track and improve connectivity to Forest Lakes.	
6.	**Old Business.** **Andrew Gast-Bray**: • Joint Board/PC work session on results of second charrette for Phase 2 Rio 29 work next week, August 15.	Staff: Provide updated meeting schedule.

	• **APPROVED**, by a vote of 7:0, the proposed Change in 2017 PC Public meeting schedule. (Change November 7 (Election Day) Public Hearing meeting date to October 31, 2017.	
7.	**New Business.** **Mark Graham**: **a. Hydraulic/29 Overview** **b. HYDRAULIC/29 open house August 16, 2017, 6:00 p.m., Holiday Inn** **Tim Keller**: • The next meeting will be held on Tuesday, August 15, 2017 at 6:00 p.m.	Staff**:**
9.	Adjourn to August 15, 2017 Joint Meeting with Board of Supervisors at 6:00 p.m., Room 241, Second Floor, COB McIntire. • The meeting was adjourned at 8:24 p.m.	

/sct

Attachment 1 – SP-2017-2017- 009 UVA Indoor Golf Practice Facility – Amendment – Planning Commission Recommendation

SP-2017-2017- 009 UVA Indoor Golf Practice Facility – Planning Commission Recommendation

The Planning Commission recommend approval of the SP amendment as requested/proposed using parking Option C as proposed by the applicant, with following amended conditions:

1. Development shall be in general accord with the draft conceptual plan titled "Option C" as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Option C Plan, development and use shall reflect the following major elements as shown on the plan:
    a. Building location, orientation, and mass
    b. Parking lot location
    c. Installation of new landscaping for screening purposes

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

2. Design and development of the parking lot area shall be subject to the following elements, as determined by the Planning Director or his designee:
    a. Parking lot layout and grading which place the parking lot location and elevation within the "bowl" created by the existing topographic variation
    b. Implementation of earthen berms which are compatible with existing topographic variation and which further reduce the visibility of the parking lot and parked cars
    c. Approved planting plan and planting schedule which, at minimum, include:
        i. New landscaping materials planted in naturalistic or informal arrangements which are consistent and compatible with the existing landscape in terms of character, density, and species
        ii. A meadow or similar grass landscape along Golf Course Drive
        iii. The use of native plant materials
    d. Conservation checklist (as described in Zoning Ordinance 32.7.9.4.b.2) to ensure the successful preservation of existing trees, including the treatment of all ash trees (species *Fraxinus*) that are to be preserved for protection against the emerald ash borer (*Agrilus planipennis*).

3. Ingress and egress along Birdwood Drive shall be restricted, to the satisfaction of the Zoning Administrator, to only those residences served by Birdwood Drive and shall not be used as an access to the indoor golf practice facility.

4. Any new construction at the existing golf course facility and site other than the site improvements shown on the Illustrative Site Plan, except for minor changes (such as additional practice tees, modifications of greens and other changes that do not require a site plan), shall require an amended special use permit.

5. The owner shall continue to implement an Integrated Pest Management/Nutrient Management Plan to reduce adverse water quality impacts.

6. Prior to any issuance of any grading permit (WPO plan approval), a landscape plan and corresponding conservation checklist shall be approved. The approved plan shall be part of, and incorporated into, the WPO plan submittal.

7. A certified arborist required to sign off on any plans preserving trees as part of the new parking lot design.