FINAL ACTIONS Planning Commission Meeting of October 31, 2017	
November 2, 2017	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order.** • Meeting called to order at 6:00 p.m., by Chair, Mr. Keller. Commissioner Keller, Firehock, Riley, Dotson, Spain, Lafferty and Palmer (UVA Rep) were present. Absent was Commissioner More. • Others present were J.T. Newberry, Elaine Echols, Tim Padalino, David Benish, Sharon Taylor, Andrew Gast-Bray and John Blair.	
2. **Other Matters Not on the Agenda from the Public.** • Neil Williamson, Free Enterprise Forum, urged the Commission to consider the impacts on neighbors from residential transient lodging.	
3. **Deferred Item.** **ZMA-2016-00023 Brown Toyota** MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 07800000001400, 078000000014E0 LOCATION: 1357 Richmond Dr. (Rt. 250), approximately .30 miles east of the Riverbend Drive PROPOSAL: Request to change the zoning designation of approximately 0.25 acres of steep slopes from a Preserved slope designation to a Managed slope designation, which would allow the preserved slopes to be disturbed. This area has been subject to prior grading activity. PETITION: Request for 0.25 acres from Steep Slope Overlay District (Preserved) which allows uses under Section 30.7.4 (b) to Steep Slopes Overlay District (Managed) which allows uses under Section 30.7.4 (a). No dwellings proposed. OVERLAY DISTRICT(S): Steep Slopes; Entrance Corridor PROFFERS: Yes COMPREHENSIVE PLAN: Commercial Mixed Use – retail, commercial services,	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 for ZMA-2016-23 as noted in the actions.

	office, hotel/motel/conference facilities, and wholesale uses; Urban Mixed Use – retail, commercial services, office, and a mix of residential types (6.01 – 34 units/acre); and, Greenspace – undeveloped areas in the Pantops Development Area. POTENTIALLY IN MONTICELLO VIEWSHED: Yes ***DEFERRED FROM OCTOBER 24, 2017 PLANNING COMMISSION MEETING*** (JT Newberry) **RECOMMENDED APPROVAL**, by a vote of 6:0 (More absent), of ZMA-2016-00023 as recommended by staff with proffers as noted in Attachment 1.	
4.	**Public Hearing Item.** **a. <u>SP-2017-00023 Birdwood-Boars Head Temporary Connector Road</u>** MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL(S): 07500-00-00-06300 LOCATION: 410 Birdwood Dr., Charlottesville, VA 22903 PROPOSAL: Amend SP2017-09 to create a temporary connector road between the Birdwood Golf Course and Boars Head Inn (TMPs 059D2-01-00-01500 and 07500-00-00-06300) from Golf Course Drive on the Birdwood property to Berwick Drive on the Boar's Head property. 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,	<u>Clerk</u>: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined. <u>Staff</u>: Action Letter – Recommend Approval as noted in the actions.

	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, 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,** by a vote of 6:0 (More Absent), of SP-2017-23 for "Birdwood – Boar's Head Temporary Connector Road" with the conditions outlined in the staff report as shown in Attachment 2.	
5.	**Regular Item.** **a. <u>2016 PC Annual Report</u>** Review and adopt Planning Commission Annual Report for 2016. (Elaine Echols) PRESENTED and RECEIVED comments from Commissioners. (written comments to be submitted to staff) **ADOPTED,** by a vote of 6:0 (More absent) of the 2016 PC Annual Report as shown in Attachment 3 with minor changes/suggestions to be made by staff after receipt of written minor changes from Commissioners.	**Next Steps**: <u>Staff</u>: Forward 2016 PC Annual Report to Board of Supervisors as noted in the action. The Commission's comments and suggestions to be taken in consideration for future discussion for next year's annual report.
6.	**Old Business.** • None	
7.	**New Business.** **<u>Tim Keller</u>**: • Discussed Expedited Review Process. • Straw poll with no objections on proposed joint Board of Supervisors/PC meeting on Rio 29 Phase 2 on Tuesday, January 30, 2018.	<u>Staff</u>**:** Schedule joint meeting with Board on Rio 29 Phase 2 on January 30, 2018.

• Ms. Firehock will be absent on November 14. • No Planning Commission meeting on Tuesday, November 7, 2017. • The next meeting will be held on Tuesday, November 14, 2017 at 6:00 p.m.	
8. Adjourn to November 14, 2017, 6:00 p.m., Lane Auditorium, Second Floor, COB McIntire. • The meeting adjourned at 7:50 p.m.	

/sct

Attachment 1 – ZMA-2016-23 Brown Toyota – Planning Commission Recommendation
Attachment 2 – SP-2017-23 Birdwood – Boars Head Temporary Connector Road – Planning Commission Recommendation
Attachment 3 – 2016 Planning Commission Annual Report

ATTACHMENT 1

ZMA-2016-023 Brown Toyota – Planning Commission Recommendation

The Planning Commission recommends approval of ZMA-2016-00023, Brown Toyota, to amend the Steep Slope Overlay District zoning map with the steep slopes shown in the Rezoning Plan and with associated proffers.

SP-2017-23 Birdwood Boars Head Temporary Connector Road – Planning Commission Recommendation

1. Development of the indoor golf facility shall be in general accord with the plan entitled "Illustrative Site Plan – Parking Option C" prepared by the University of Virginia Foundation dated August 21, 2017 and as modified by staff (hereafter "Illustrative Site Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in general accord, 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;
    d. Retention of trees shown for preservation; and
    e. Earthen berms adjacent to the new parking lot.

    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, as determined by the Zoning Administrator.
2. Design and development of the improvements shown on the Illustrative Site Plan for the indoor golf facility shall be subject to the following, as determined by the Planning Director or designee:
    a. Placement of the parking lot within the "bowl" created by the existing terrain in a way that minimizes grading of the slope to the north of the new parking lot, which is to be preserved for its screening effect;
    b. Construction of earthen berms adjacent to the parking lot which are compatible with existing topographic variation and which further reduce the visibility of the parking lot and parked cars from Golf Course Drive;
    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; and
        iii. The use of native plant materials; and
    d. Submittal of a conservation plan prepared by a certified arborist to preserve trees identified for preservation, including the treatment of all ash trees (species *Fraxinus*) that are to be preserved for protection against the emerald ash borer (*Agrilus planipennis*), to be used in conjunction with the conservation checklist described in Condition 6. If all reasonable alternatives for preservation have been explored, and such trees cannot be retained due to the health of the tree as determined by the certified arborist, removal may occur.
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 referenced in Condition #1 or on the Concept Plan referenced in Condition #7 or on the Preliminary Plan for Birdwood Golf Course approved with SP199600053, 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 land disturbing activity on the indoor golf facility site, the conservation plan and

checklist, the landscape plan, and the grading plan shall be approved by the County Engineer and the Director of Planning or their designees.

7. In addition to the preceding conditions, the following project-specific conditions apply to all development, improvements, and uses associated with SP201700023 ("Birdwood – Boar's Head Temporary Connector Road"):
    a. Development shall be in general accord with the plan entitled "Temporary Golf Course Connector Road – Exhibit A" prepared by Dewberry Engineers, Inc. received September 21, 2017 (hereafter "Concept Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Concept Plan, development and use shall reflect the following major elements as shown on the plan:
        i. connector road alignment between Golf Course Drive and Berwick Road;
        ii. gate (or similar physical barrier for access management); and
        iii. pedestrian infrastructure (including sidewalks, crosswalks, and exterior lights).
    b. Access to and use of the connector road is restricted and temporary; the road may only be used by vehicles between July 22, 2018 and August 11, 2018.
    c. The location(s) and material specification(s) for all access management features, including the gate (or similar physical barrier) and all associated signage (or other informational materials) must be reviewed and approved by Fire Rescue and by the County Engineer or his designee.
    d. A Maintenance of Traffic Plan (MOT Plan) must be reviewed and approved by VDOT.

ATTACHMENT 3

2016 Planning Commission Annual Report

Link to Proposed Annual Report (Staff to make changes from written comments from Commissioners as discussed at the meeting.)

http://www.albemarle.org/upload/images/Forms_Center/Departments/Community_Development/Forms/Comp_Plan_2013/Comp_Plan_Round_3/DRAFT_2016_PC_Annual_Report_dated_9.26.17.pdf