

**COUNTY OF ALBEMARLE**  
**TRANSMITTAL TO THE BOARD OF SUPERVISORS**  
**SUMMARY OF PLANNING COMMISSION ACTION**

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| <b>AGENDA TITLE:</b><br>CPA2018000006 "Birdwood Mansion and Grounds"                                                                                                                                                                                                                                                                                                                                                    | <b>AGENDA DATE:</b><br>January 16, 2019         |
| <b>SUBJECT/PROPOSAL/REQUEST:</b><br>Work Session to discuss proposed amendments to portions of the Southern and Western Urban Neighborhoods Master Plan, including the "Future Land Use" section and "Other Areas of Importance" subsection. Proposed amendments follow the completion of the Birdwood Area B Study, which was formally endorsed by the Planning and Coordination Council (PACC) on September 20, 2018. | <b>STAFF CONTACT(S):</b><br>Gast-Bray, Padalino |
| <b>SCHOOL DISTRICTS:</b><br>Murray (Elementary); Henley (Middle); and Western Albemarle (High)                                                                                                                                                                                                                                                                                                                          | <b>PRESENTER(S):</b><br>Tim Padalino            |

**BACKGROUND:**

At its meeting on November 13, 2018, the Planning Commission (PC) conducted a work session to review and discuss proposed amendments to the Southern and Western Urban Neighborhoods Master Plan (S+W Master Plan). Attachments (Attach.) A and B are the staff report and action memo from the November 13 PC work session.

Proposed amendments to the existing S+W Master Plan (Attach. C) would include modifications to the "Future Land Use: Other Areas of Importance" section as well as minor updates to the "Existing Land Uses: Institutional" section. These proposed amendments (shown with "Track Changes" in Attach. D, and shown with "clean" formatting in Attach. E) relate to the University of Virginia Foundation's proposed rehabilitation and reuse of the historic Birdwood Mansion and Grounds. This proposed project, and other elements of the Foundation's Birdwood Master Plan, were formally endorsed by the Planning and Coordination Council (PACC) on September 20, 2018 as the "Birdwood Area B Study." (Attach. F)

This Comprehensive Plan Amendment was initiated through a Resolution of Intent adopted by the PC. (Attach. G)

**DISCUSSION:**

When designing this CPA review process, staff determined it was important for both the PC and the BOS to be engaged through formal work sessions prior to conducting any public hearings with either body. This work session provides the Board that opportunity to review and discuss details of the proposed amendments. Specifically, representatives of the University of Virginia Foundation will attend the work session to discuss the proposed plans for the Birdwood Mansion and Grounds, as well as any other element(s) of the PACC-endorsed Birdwood Area B Study; and County staff will be present to review and discuss the existing language in the S+W Master Plan, as well as the proposed amendments to it.

**RECOMMENDATIONS:**

Staff recommends that the Board engage staff and representatives of the University of Virginia Foundation, and provide initial feedback on the proposed S+W Master Plan amendments including any requests or suggestions to modify the proposed amendments. Public hearings have been tentatively scheduled for February 19 (PC) and March 13 (BOS).

**ATTACHMENTS:**

Attach.A – Staff Report for 11/13/2018 PC Work Session  
Attach.B – Action Memo for 11/13/2018 PC Work Session  
Attach.C – Excerpts from Adopted S+W Master Plan (Amended 9/23/2015)  
Attach.D – Draft CPA Language to S+W Master Plan – "Track Changes" Format  
Attach.E – Draft CPA Language to S+W Master Plan – "Clean" Format  
Attach.F – PACC-endorsed Birdwood Area B Study (7/17/2018)  
Attach.G - PC Resolution of Intent (4/10/2018)