



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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November 17, 2017

Ashley Davies, Williams Mullen  
321 E. Main St., Ste. 400  
Charlottesville, Va. 22902

**RE: SP201700023 Birdwood-Boars Head Temporary Connector Road**

Dear Ms. Davies,

The Albemarle County Planning Commission, at its meeting on October 31, 2017, by a vote of 6:0, recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation is subject to the following conditions:

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.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Tim Padalino  
Senior Planner  
Planning Division