



COUNTY OF ALBEMARLE
Department of Community Development
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MEMORANDUM

TO: Tim Padalino, Senior Planner; Rachel Falkenstein, Senior Planner
FROM: Heather McMahon, Senior Planner
RE: **SP2017-9: Birdwood, Proposed Indoor Golf Facility**
DATE: July 7, 2017

On June 26, 2017, the Historic Preservation Committee (HPC) voted unanimously to forward the following comments and recommendations in regard to the application for an Amendment to Special Use Permit (SP2017-9) for the UVA Indoor Golf Facility at Birdwood to the Planning Commission for consideration:

1. The HPC is concerned that the proposed development will compromise the site's eligibility and current individual listing on the National Register of Historic Places and would like confirmation from the Virginia Department of Historic Resources (VDHR) that it does not.
2. The HPC would like the applicant to provide a detailed explanation of why the previously approved location for the facility was deemed undesirable.
3. The HPC believes the proposed parking area should be relegated outside of the historic core. Preferably, the proposed parking should be relocated adjacent to Golf Course Drive. Should the Planning Commission choose to accept the current location, then the applicant should implement a combination of sensitive site grading and screening through vegetation that will mitigate the parking's visual impact on the historic site.
4. The visual impacts of exterior lighting on the historic site shall be limited.
5. The applicant must exercise due diligence in undertaking thorough archaeological investigation of the entire area proposed for ground disturbance.

In addition, staff raises the following concerns:

1. The proposal inappropriately prioritizes the pastoral aesthetic of a 1984 private road over a cultural landscape whose period of significance dates from 1819 through 1953.
2. There is a discrepancy between the number of parking spaces requested in the memo (written narrative submitted with the application), which is 24, and the number of parking spaces illustrated on the conceptual site plan, which is 20.
3. The proposal (written narrative submitted with the application) indicates that the existing asphalt parking area north of the carriage house holds 12 vehicles and that the size of the UVA golf team fluctuates between 8 and 14 members annually. If additional parking is necessary which cannot be accommodated by the existing asphalt parking area, then that additional parking should be relegated outside of the historic core.