

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

AGENDA TITLE: SP201700009 UVa Golf Indoor Practice Facility	AGENDA DATE: September 13, 2017
SUBJECT/PROPOSAL/REQUEST: Amend special use permit to construct indoor practice facility at a different location on same parcel	STAFF CONTACT(S): Echols, Padalino
SCHOOL DISTRICTS: Murray Elementary, Henley Middle, and Western Albemarle High	PRESENTER(S): Padalino

BACKGROUND:

At its meeting on July 25, 2017, the Planning Commission held a work session on SP201700009 to receive information from staff and the applicants, and to provide guidance to the applicants and staff regarding preservation of the historic site associated with the Special Use Permit. Attachments A and B are the staff report and minutes from this work session. On August 8, 2017 the Commission conducted a public hearing and voted 7:0 to recommend approval of SP201700009 with conditions. Attachments C, D, and E are the staff report, action memo, and minutes from the August 8, 2017 meeting. Supplemental materials provided by the applicant in conjunction with the August 8 meeting include: an email dated August 7 from Mr. Marc C. Wagner, Architectural Historian with the Virginia Department of Historic Resources (Attachment F1); and correspondence dated August 7 from Ms. Rachel Lloyd, Associate Principal with AECOM (Attachment F2).

DISCUSSION:

As indicated in the staff reports for July 25 and August 8, partway through the review process the applicant asked staff to consider additional changes to the existing special use permit conditions to allow for greater flexibility in future golf course design and reconstruction. To aid in staff's analysis, the applicant submitted a concept plan for the Birdwood Golf Course on August 1 that shows proposed changes and improvements. Despite its best efforts, staff was unable to complete the research, analysis, and discussion with the Zoning Administrator necessary to provide any recommended modifications to conditions by the time of the Commission's hearing on August 8. After discussion of this issue during the hearing, the Commission generally agreed that the applicants and staff could continue to work on limited modifications for the existing golf course prior to advertisement for the Board of Supervisors' public hearing. However, they advised that any substantive changes to the recommended conditions of approval should be brought back to them for review and public comment.

Since the August 8 PC hearing, staff has had extensive review and discussion with the applicants, the Zoning Administrator, and the County Attorney's office. Staff has concluded that the applicants' proposed future changes – addition of a 9-hole short course, and realignment or relocation of most of the existing 18 holes – could not be administratively approved, and therefore the applicants' request for more flexible SP conditions cannot be accommodated at this time. In addition, despite the Comprehensive Plan recommendation for a new vehicular connection between the Birdwood and Boar's Head properties, the Zoning Administrator has said that the resulting changes to the traffic circulation patterns for residential and commercial properties in this area would be significant enough to require a legislative review process prior to making the change. Staff has since advised the applicant that it is necessary and appropriate to address the proposed redesign and reconstruction of the existing Birdwood Golf Course through a separate, future special use permit amendment request.

Attachment G shows the Commission's recommended conditions, as reworded by the County Attorney to clearly reflect the expectations for site plan design and details and to accurately reference the existing plans and previous conditional approvals which govern development of the subject property. Attachment H is the Illustrative Site Plan for this application.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution to approve the special use permit amendment (Attachment I), subject to the conditions attached thereto.

ATTACHMENTS:

Attach.A – Staff Report for 7/25/2017 PC Work Session
Attach.B – Meeting Minutes from 7/25/2017 PC Work Session
Attach.C – Staff Report Update for 8/8/2017 PC Public Hearing
Attach.D – Action Memo from 8/8/2017 PC Public Hearing
Attach.E – Meeting Minutes from 8/8/2017 PC Public Hearing
Attach.F – Supplemental application materials from 8/8/2017 PC Public Hearing
Attach.G – Redline changes to PC's Recommended Conditions
Attach.H – Illustrative Site Plan: UVA Indoor Golf – Parking Option C
Attach.I – Resolution to Approve SP201500019