



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

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August 24, 2017

Chris Schooley
PO BOX 400218
Charlottesville VA 22904

RE: SP201700009 UVa Indoor Golf Practice Facility - Amendment

Dear Mr. Schooley,

The Albemarle County Planning Commission, at its meeting on August 8, 2017, by a vote of 7:0, recommended approval of the above noted petition making the recommendation to the Board of Supervisors.

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

1. Development shall be in general accord with the draft conceptual plan titled "Option C" as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Option C Plan, 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 purposesMinor modifications to the plan that do not otherwise conflict with the elements listed above may be made to ensure compliance with the Zoning Ordinance.
2. Design and development of the parking lot area shall be subject to the following elements, as determined by the Planning Director or his designee:
 - a. Parking lot layout and grading which place the parking lot location and elevation within the "bowl" created by the existing topographic variation
 - b. Implementation of earthen berms which are compatible with existing topographic variation and which further reduce the visibility of the parking lot and parked cars
 - 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
 - iii. The use of native plant materials
 - d. Conservation checklist (as described in Zoning Ordinance 32.7.9.4.b.2) to ensure the successful preservation of existing trees, including the treatment of all ash trees (species *Fraxinus*) that are to be preserved for protection against the emerald ash borer (*Agrilus planipennis*).
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, 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 issuance of any grading permit (WPO plan approval), a landscape plan and corresponding conservation checklist shall be approved. The approved plan shall be part of, and incorporated into, the WPO plan submittal.
7. A certified arborist required to sign off on any plans preserving trees as part of the new parking lot design.

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, AICP
Senior Planner
Planning Division