

**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>March 20, 2019                        |
| <b>SUBJECT/PROPOSAL/REQUEST:</b><br>Public Hearing to review and act on 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, Falkenstein, 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 February 12, 2019, the Planning Commission (PC) conducted a public hearing to review and make recommendations on proposed amendments to the Southern and Western Urban Neighborhoods Master Plan (S+W Master Plan). The staff report and attachments from the February 12 PC public hearing are provided as Attachments (Attach.) A through F. Attach. G and H are the minutes and action memo from the February 12 public hearing.

Recommended amendments to the existing S+W Master Plan (Attach. D) 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. E, and shown with "clean" formatting in Attach. F) relate to the University of Virginia (UVA) Foundation's proposed project to rehabilitate and reuse 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. B) This CPA was initiated through a Resolution of Intent adopted by the PC. (Attach. C)

**DISCUSSION:**

The proposed CPA language has previously been reviewed by the PC and Board of Supervisors (BOS) at work sessions conducted on November 13, 2018 and January 16, 2019, respectively. Please note that this CPA, if adopted, would amend the S+W Master Plan so as to formally identify the proposed reuse of the Birdwood Mansion as an appropriate land use. All other detailed project-specific reviews of potential impacts related to the proposed "Birdwood Mansion and Grounds" project, as well as possible measures to mitigate reasonably anticipated potential impacts, should and will occur separately during the ongoing review process for the UVA Foundation's zoning map amendment application (ZMA201800014, which is currently under review – deferred).

**RECOMMENDATIONS:**

As noted above, the PC conducted a public hearing on February 12, 2019 and voted to recommend approval, by a vote of 6:0, to the Board of Supervisors adoption of the proposed CPA language. Staff recommends that the Board follow the PC's recommendation and adopt the CPA Resolution (Attach. I).

**ATTACHMENTS:**

Attach. A – Staff Report for 2/12/2019 PC Public Hearing  
Attach. A1 – Maps of Birdwood Property  
Attach. A2 – PACC-endorsed Birdwood Area B Study (7/17/2018)  
Attach. A3 – PC Resolution of Intent (4/10/2018)  
Attach. A4 – Excerpts from Adopted S+W Master Plan (Amended 9/23/2015)  
Attach. A5 – Proposed S+W Master Plan CPA Language – Track Changes Format  
Attach. A6 – Proposed S+W Master Plan CPA Language – Clean Format  
Attach. B – Minutes from PC Public Hearing (2/12/2019)  
Attach. C – Action Memo from PC Public Hearing (2/12/2019)  
Attach. D – CPA Resolution