

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

AGENDA TITLE: ZMA201800014 Birdwood Mansion and Grounds	AGENDA DATE: July 17, 2019
SUBJECT/PROPOSAL/REQUEST: Rezone an approximately 15.2-acre portion of the 544-acre property from Residential R-1 which allows residential uses (1 dwelling unit/acre) to Highway Commercial (HC), with proffers, to allow for the renovation of the Birdwood Mansion, dependencies, and grounds for use as a special events venue that includes overnight lodging.	STAFF CONTACT(S): Benish, Nedostup, Padalino
SCHOOL DISTRICTS: Stone-Robinson Elementary; Burley MS; Monticello HS	PRESENTER(S): Tim Padalino

BACKGROUND:

At its regular meeting on June 4, 2019 the Planning Commission (PC) conducted a public hearing and voted 7:0 to recommend approval of ZMA201800014 as presented and as proffered, for the reasons stated in the staff report. The PC also voted 7:0 to recommend approval of Special Exceptions #1 through #4 for the reasons stated in the staff report. Attachments A, B, and C are the staff report, action memo, and meeting minutes from the June 4 PC meeting.

DISCUSSION:

The applicant has submitted a signed final proffer statement (Attachment D) after the PC public hearing.

RECOMMENDATIONS:

The Planning Commission and staff recommend that the Board adopt: 1) the attached Ordinance (Attachment E) to approve ZMA201800014; and 2) the attached Resolution (Attachment F) to approve the special exceptions.

ATTACHMENTS:

Att.A – Staff Report for 6/4/2019 PC Public Hearing

Att.A1 – Location Maps

Att.A2 – Survey of Proposed HC District

Att.A3 – Project Narrative Materials

Att.A4 – Concept Plan

Att.A5 – Draft Proffer Statement

Att.A6 – Staff Analysis of Neighborhood Model Principles

Att.A7 – Traffic Memo

Att.A8 – SP201700032 Resolution and Conditions of Approval

Att.A9 – Landscape Preservation Memo

Att.A10 – Birdwood Landscape Site Protection and Stewardship Strategies Plan

Att.A11 – Phase 1 Archaeological Survey

Att.A12 – Construction Monitoring Plan

Att.A13 – Sound Study

Att.A14 – (Current) Event Management Plan

Att.A15 – Special Exception Application

Att.A16 – Special Exception Exhibit Setback Requirements as Required by Ordinance

Att.B – Action Letter for 6/4/2019 PC Public Hearing

Att.C – Meeting Minutes from 6/4/2019 PC Public Hearing

Att.D – Proffer Statement

Att.E – Ordinance to Approve ZMA201800014

Att.F – Resolution to Approve Special Exceptions