

**RESOLUTION TO APPROVE
SP 2018-01 KESWICK HALL AND GOLF CLUB**

WHEREAS, the Owner of Keswick Hall filed an application to amend a previously-approved special use permit (SP 200800042) for Tax Map Parcels 08000-00-00-008Z0, 08000-00-00-060A0, and 08000-00-00-00900 to relocate and expand the spa and fitness center, add a pool bar, expand the energy plant, add a new maintenance and laundry building, relocate the existing restaurant to a stand-alone building, and add a wing to the existing inn for 38 additional rooms, as well as make site changes to the parking and circulation, and the application is identified as Special Use Permit 2018-00001 Keswick Hall and Golf Club (“SP 2018-01”); and

WHEREAS, on May 22, 2018, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2018-01 with conditions recommended by staff, as well as three changes; and

WHEREAS, subsequent to the Planning Commission meeting, the Applicant submitted an updated Conceptual Plan dated June 11, 2018 that partially addressed the Planning Commission’s recommendation about changes to the Conceptual Plan, however, the updated Conceptual Plan contained additional changes that were not considered by the Planning Commission; and

WHEREAS, on July 11, 2018, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2018-01.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for SP 2018-01 and all of its attachments, the information presented at the public hearing, and the factors relevant to a special use permit in Albemarle County Code § 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2018-01, subject to the conditions attached hereto, including Condition #1, which references the Conceptual Plan dated March 2018 and the Narrative dated January 16, 2018, updated March 19, 2018.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of ____ to ____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Dill	_____	_____
Mr. Gallaway	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____

SP-2018-00001 Keswick Hall and Golf Club Conditions

1. Development and use shall be in general accord with the conceptual plan titled “Keswick Hall & Golf Club Special-Use Permit Plan” prepared by Hart Howerton and dated March 2018 (hereafter “Conceptual Plan”), and narrative titled “Keswick Hall and Golf Club Project Narrative” (hereafter “Narrative”), dated January 16, 2018, updated March 19, 2018, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, as shown on the Conceptual Plan and described in the Narrative:
 - a. *location of buildings and structures*
 - b. *location of parking areas*
 - c. *38 additional guest rooms for a total of 86 rooms*
 - d. *4 additional spa treatment rooms for a total of 8 treatment rooms*
 - e. *165 seat restaurant*
 - f. *10 seat Villa Crawford Bar*
 - g. *20 seat pool bar and restrooms*

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. Pursuant to road plans approved by the Virginia Department of Transportation (“VDOT”), the Owner shall construct a right turn taper and left turn lane at the intersection of Route 22 and Route 744. These improvements must be completed to the satisfaction of VDOT’s Charlottesville Residency Administrator prior to the issuance of the building permit for the additional Guest Wing, as shown on the Conceptual Plan.
3. The restaurant, tavern, and inn and accessory uses shall not consume water in excess of existing permitted capacity of the existing water system (76,000 gallons per day) and sewage system (60,000 gallons per day). If the central water or sewerage system must be expanded to meet existing or future demand for residential users, the applicant shall seek and obtain all necessary approvals for expanding the system from the Virginia Department of Health, the Virginia Department of Environmental Quality, and the Albemarle County Board of Supervisors. Any expansion of the central water or sewerage system to meet existing or future demand for residential uses shall be solely for the use of residential users.
4. The applicant shall seek and obtain all necessary approvals by the Virginia Department of Health and Albemarle County Fire Rescue Department for a water system improvement to support dedicated internal fire protection as described in the “Water and Wastewater Facilities Plan 2017 Update for Keswick Hall & Golf Club” prepared by Timmons Group dated December 1, 2017 and revised March 19, 2018 (hereinafter the “2017 Water/Wastewater Plan”) before a building permit for the proposed improvements described in Phase 1A of the 2017 Water/Wastewater Plan may be issued. No certificates of occupancy for the improvements in Phase 1A shall be issued prior to the completion of the aforementioned water system improvement.
5. The applicant shall seek and obtain all necessary approvals by the Albemarle County Board of Supervisors for a water system improvement to support expanded permitted capacity of the water distribution system as described in the 2017 Water/Wastewater Plan before any building permit for the proposed improvements described in Phase 1A of the aforementioned plan may be issued. No certificates of occupancy for the improvements in Phase 1A shall be issued prior to the approval of the Virginia Department of Health, the Virginia Department of Environmental Quality, Albemarle County Fire Rescue Department, and completion of the aforementioned water system improvement.

6. No unplatted property shall be subdivided and no approved subdivision plat shall be recorded unless the applicant demonstrates to the satisfaction of the Planning Director and County Engineer that the existing central water system permitted and approved by the Virginia Department of Health, or as such permit is amended or such subsequent permit approved by the Virginia Department of Health, Division of Water Supply Engineering and the Board of Supervisors, is available and adequate to serve all of said lots, as well as all existing improvements, associated uses, and platted lots, without compromising on-site and adjacent off-site well water supplies. Nothing herein shall guarantee approval of such amendment or permit. In making this demonstration, the application shall use test procedures approved by the Virginia Department of Health and the County Engineer.
7. Except for any restaurant and spa on the property open to the general public, Keswick Hall and its associated facilities shall be used only by the guests of the inn and their invitees, and members of the Keswick Country Club and their invitees.
8. In the event that the use, structure or activity for which this special use permit is issued is not commenced on or before July 11, 2020, it shall be deemed abandoned and the permit terminated. The term "commenced" means "construction of any structure necessary to the use of the permit".