



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

Phone (434) 296-5832

Fax (434) 972-4126

June 22, 2018

Williams Mullen C/O Valerie Long
321 E. Main Street, Suite 400
Charlottesville, Va 22902

RE: SP201800001 Keswick Hall and Golf Club

Dear Ms. Long,

The Albemarle County Planning Commission, at its meeting on May 22, 2018, by a vote of 6:0 recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation is subject to the following 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 title "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 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, Albemarle County Fire Rescue Department, and the Albemarle County Board of Supervisors 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 aforementioned 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 “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 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 within twenty-four (24) months from the date of Board of Supervisors approval, it shall be deemed abandoned and the permitted terminated. The term “commenced” means “construction of any structure necessary to the use of the permit”.

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,

Megan Nedostup, AICP
Principal Planner
Planning Division