

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

AGENDA TITLE: SP201800001 Keswick Hall and Golf Club	AGENDA DATE: July 11, 2018
SUBJECT/PROPOSAL/REQUEST: Amend previously approved SP200800042 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 in a stand-alone building, and add a wing to the existing inn for 38 additional rooms (a total of 86 rooms). In addition, site changes to parking and circulation are proposed.	STAFF CONTACT(S): Elaine Echols, Megan Nedostup
SCHOOL DISTRICT: Monticello High School, Burley Middle School, Stone Robinson Elementary	PRESENTER (S): Megan Nedostup

BACKGROUND:

At its meeting on May 22, 2018, the Planning Commission voted to recommend approval of SP201800001 with the conditions and changes outlined in the staff report. The Commission's staff report, action letter, and minutes are attached (Attachments A, B, and C).

DISCUSSION:

The Planning Commission recommended approval with the changes listed below, followed by staff comment on how the changes were addressed by the applicant.

1. A critical slopes waiver request be submitted for review prior to the date being set for the Board of Supervisors public hearing so that staff can confirm that affected slopes are manmade.

Staff Comment: The waiver was submitted and reviewed, however minor changes and clarifications are needed before the Board can act on it. The special use permit request is not contingent on approval and therefore this will be brought to the Board at a later date.

2. Minor changes to the concept plan be made so that the parking area is shown in more generalized location(s) and the entrance for the Maintenance and Laundry Facility is shown.

Staff Comment: The applicant submitted a new concept plan that is different from the plan that the Planning Commission reviewed and on which it based its recommendation. While staff and the Planning Commission had requested that only the parking area(s) be shown with less specificity, the applicant changed the rest of the plan so that all of the buildings including existing buildings, are generalized as well. The applicant wishes to have maximum flexibility in the future, however these changes conflict with the recommended condition 1(a) that states as a major element "location of buildings and structures". Staff also has concerns about the future interpretation of this plan that could allow the existing buildings to be modified or even removed and rebuilt. The Villa Crawford, which is a part of the existing inn, while not considered historic, is considered a contributing resource in the Southwest Mountain Rural Historic District. Another concern is that the South Parking Area, Spa and Fitness, and Maintenance and Laundry areas extend to the property line without a buffer or setback from the adjacent residential properties. Typically when a commercial use is approved in the Rural Areas there is a condition that requires commercial setbacks, and in this case no condition was recommended to the Planning Commission because these areas shown on the previous plan did not extend all the way to the property line.

Two other items expected by the Commission were the new entrance onto Keswick Road (seen on the plan reviewed by the Commission) and the entrance for the Maintenance and Laundry Facility (requested to be shown on the plan). Neither of these items is provided on the applicant's proposed plan.

Since the Planning Commission meeting, the applicant has requested that Condition #4 be amended to remove Board approval of the fire protection plan. Fire Rescue staff believes that this change is appropriate. While this change has not been seen by the Planning Commission, staff has confirmed that Fire Rescue prefers administrative instead of Board approval. Therefore, the recommended conditions have been updated to remove Board approval.

As seen in the minutes from the May 22, 2018 meeting, the Planning Commission discussed the applicants' request that Condition #2 related to provision of turn lanes be removed. This condition, which was approved with prior SPs for Keswick, requires that turn lanes be provided at the intersection of Keswick Road and Route 22 before the 76th room of the inn is built. During review of the request, VDOT commented that the improvement was needed based upon the intersection's position on their list of potential intersection improvements, crash history at the intersection, and their belief that additional traffic will likely result in an increase in crashes. At the Commission meeting, the applicant argued that VDOT did not continue to believe this improvement was necessary at this time with the amount of traffic being added by the proposed use. However, due to safety concerns, the Commission ultimately recommended that Condition #2 remain.

Since the meeting, staff contacted VDOT for clarification and they have continued to state that this intersection is listed for potential intersection improvements due to safety concerns based on the crashes that have occurred. Going forward, the additional traffic generated by this development is not anticipated to significantly change that listing. While VDOT previously indicated in the prior SPs that the improvements should be required as part of the completed development, its current position is the improvements are justified without the proposed development and the proposed development provides a small increase to the overall traffic at the intersection.

Staff notes that, if the intersection improvements are not provided with this development, they will likely be needed at some point in the future. VDOT has stated that revenue sharing is probably the best currently available option for funding of those improvements. Revenue sharing will likely require the County to fund over half the cost of those future improvements with the remainder funded by the State through VDOT.

RECOMMENDATIONS:

Staff supports the Planning Commission's recommendation. If the Board wishes to approve the special use permit as recommended by the Planning Commission including the plan the Commission reviewed, staff recommends that the Board adopt the Resolution in Attachment E. However, if the Board wishes to approve the further revised plan which is different than that considered and recommended by the Planning Commission, staff recommends that the Board adopt the attached Resolution in Attachment F.

ATTACHMENTS:

- A – Planning Commission staff report
- B – Planning Commission action letter
- C – Planning Commission minutes
- D – Revised Concept Plan dated 6-11-18
- E – PC recommendation: Resolution to approve SP201800001
- F – Revised Plan: Resolution to approve SP201800001