



ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Project Name: SP201800001 Keswick Hall and Golf Club	Staff: Megan Nedostup, Principal Planner
Planning Commission Public Hearing: May 22, 2018	Board of Supervisors Hearing: TBD
Owner(s): Historic Hotels of Albemarle LLC	Applicant(s): Valerie Long, Williams Mullen
Acreage: Approximately 174 acres across three parcels.	Rezone from: Not applicable Special Use Permit for: Non-Conforming Restaurants, taverns and Inns under Section 10.2.2 (27)(b) of the Zoning Ordinance.
TMP: 080000000008Z0; 0800000000060A0; 080000000000900	Location: 3733 Keswick Road (Attachment A)
School District: Elementary: Stone Robinson Middle: Burley High: Monticello	By-right use: RA Rural Areas- Agricultural, forestal and fishery uses; residential density (0.5 unit/acre in development lots); previously approved SP allows for up to 123 rooms.
Magisterial District: Rivanna	Proffers/Conditions: Yes
Requested # of Dwelling Units/Lots: not applicable	DA - RA - X
Proposal: 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. (Attachments D, E, F, and G)	Comp. Plan Designation: Rural Area- preserve and protect agricultural, forestall, open space, and natural, historic and scenic resources; residential (0.5 unit/acre in development lots)
Character of Property: The property has been developed as a combination of private club, residential estates, hotel and restaurant.	Use of Surrounding Properties: Mixture of residential and agricultural uses in the area
Factors Favorable: 1. The Inn expansion would allow for an existing facility that is a feature in the Rural Area to maintain its economic vitality and	Factors Unfavorable: 1. Even though the uses were previously approved, it has become clear that additional water and sewer capacity is needed, which is not in keeping with

<p>would promote and enhance tourism which is supported in the Economic Development Chapter of the Comprehensive Plan.</p> <ol style="list-style-type: none"> 2. The rearrangement of uses on the property is not problematic as a similar expansion request was approved under a prior legislative act. 3. The number of rooms will be reduced from 123 to 86. 4. With conditions, the restaurant and inn use, could stay within the previously approved parameters for central and sewer service. 	<p>recommendations for the Rural Area chapter of the Comprehensive Plan. The remedy will require expansion of the central water system which will require Board of Supervisors approval.</p> <ol style="list-style-type: none"> 2. The applicant wishes to remove an existing condition requiring improvements to the Route 22 and Route 744 intersection which has a history of crashes. Additional information was recently provided that has not been reviewed by staff due to the timing of the writing of the report. This issue is unresolved. 3. The commercial use does not promote the agricultural and forestal policies of the Comprehensive Plan. 4. The plan shows disturbance of critical slopes; however, a critical slopes waiver has not been requested to date for staff analysis and recommendation. 5. Minor changes to the concept plan need to be made.
<p>Recommendation: Due to the factors unfavorable, as well as unresolved issues regarding the condition for traffic improvements, staff is unable to recommend approval at this time.</p>	

STAFF CONTACT:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

Megan Nedostup, Principal Planner
May 22, 2018
TBD

PETITION:

PROJECT: SP201800001 Keswick Hall and Golf Club

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL(S): 080000000008Z0; 0800000000060A0; 08000000000900

LOCATION: 3733 Keswick Road

PROPOSAL: 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.

PETITION: Clubs and Lodges; Swim, Golf, Tennis or similar Athletic Facilities; Restaurants, Taverns and Inns under Section 10.2.2 of the zoning ordinance by special use permit on approximately 174 acres.

ZONING: RA Rural Areas-agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)

OVERLAY DISTRICT(S): Entrance Corridor, Flood Hazard

COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots)

POTENTIALLY IN MONTICELLO VIEWSHED: Yes

CHARACTER OF THE AREA:

The Keswick community is largely rural and comprises a mixture of residential, large estate, agricultural and forestal uses. See the vicinity map in Attachment A.

The Keswick development consists of large lot residences, a private golf club with tennis courts and a swimming pool, an inn with 48 rooms, and a restaurant. There are also a number of undeveloped lots within Keswick Estates, some owned by the owners of the Inn, and others owned by various property owners/residents. Different from other golf course communities, the development began with the Keswick lodging use to which golf amenities and residential uses were later added.

PLANNING AND ZONING HISTORY:

Keswick Hall has a long history which is included as Attachment C. A summary is as follows: Keswick Hall, built in 1910 as Villa Crawford became a hunt club and resort prior to 1948. Two other houses constructed around 1940 served as motel rooms. In 1978, a special use permit was requested and approved for the inn use which also included accessory uses as swimming pools and tennis courts. Over time, acreage was added, a golf course constructed, expansions were approved, and residential lots were platted near the Inn which make use of the the amenities at the Inn. A total of 124 residential lots have been approved as part of the Keswick development.. In addition, a total of 123 rooms was approved for Keswick along with a spa and other accessory uses. Both the residential lots and the Inn (including accessory uses) use a central water system and a central sewage disposal system which were approved by the Board of Supervisors in 1985. The most recent special use permit plan and conditions are provided as Attachment B.

DETAILS OF THE PROPOSAL:

The applicant is proposing to amend SP2008-42 to allow for the following changes:

- Reduce the maximum number of rooms from 123 built in two phases to 86 total in a single phase;
- Move the freestanding spa and fitness center including eight new treatment rooms which will be open to the public to a different location on the site;
- Replace an area shown for cottages with a new wing for rooms to the inn;
- Replace the existing Fossett's restaurant with lobby and conference space;
- Replace the existing Fossett's with the same number of seats (165) including a bar and outdoor seating in a new building adjacent to the clubhouse;
- Move the maintenance/laundry building to different location on the site;
- Realign the parking and circulation including a new service entry off Keswick Road near the energy plant; and
- Remove the requirement for traffic improvements at Route 22 and Route 744, which are currently required with the construction of the 75th room.

Attachment D contains the applicant's request. Attachment D provides the concept plan.

It should be noted that prior to the completion of staff review of the last submittal, the applicant requested a Planning Commission public hearing date be set. Normally, outstanding issues would be worked out prior to a public hearing; however, because of the applicant's requested hearing date, several issues remain unresolved. They are described further in this report.

COMMUNITY MEETING:

The community meeting was held February 27, 2018 at East Rivanna Fire Station. Approximately 30 members of the public, most of whom were Keswick Estate residents, attended the meeting. The attendees asked about impacts of the use and were mostly concerned about water impacts and the capacity of the existing water and sewage system. There was also discussion about traffic generation, specifically traffic through the Keswick Estates subdivision and gate operation for guests of the Inn and Club. There was a general support of the request as long as the water and sewage use of the Inn does not impact existing residents, existing lot owners who want to build on their lots, or future purchasers of currently vacant lots.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST

Section 33.8 of the Zoning Ordinance states that the Planning Commission and Board of Supervisors shall reasonably consider the following factors when reviewing and acting upon an application for a special use permit:

No substantial detriment.

As the previously approved and proposed structures would be located within the 174 acre property, no visual, parking, or noise impacts are anticipated. However, traffic and water use may have a negative impact on nearby and surrounding uses and are discussed later in this report.

Character of district unchanged. *The character of the district will not be changed by the proposed special use.*

Staff believes that the expansion of the Inn and its facilities would be on the interior of the site and would not affect the character of the community.

Harmony. *The proposed special use will be in harmony with the purpose and intent of this chapter.*

Section 18, Chapter 10 of the Zoning Ordinance outlines the purpose of Rural Areas zoning district as follows:

"This district (hereafter referred to as RA) is hereby created and may hereafter be established by amendment of the zoning map for the following purposes:

- Preservation of agricultural and forestal lands and activities;
- Water supply protection;
- Limited service delivery to the rural areas; and
- Conservation of natural, scenic, and historic resources. (Amended 11-8-89)"

The Keswick Club and Hall do not comply directly with most of these purposes, but are long existing, approved, uses in this Rural Areas District. Changing economic conditions for a facility such as this mean that changes to the existing inn may be necessary. The changes proposed by this special use permit will not further the inconsistencies of the Keswick Club and Hall with the Rural Areas District due to the relocation of the proposed improvements within the interior of the site.

...with the uses permitted by right in the district

Provided sufficient water is available for existing and future residents of houses on platted lots, the proposed changes should not affect the uses permitted by right in the surrounding Rural Area District.

...with the regulations provided in section 5 as applicable,

Section 5.0 contains no additional regulations applicable to this application.

...and with the public health, safety and general welfare.

Traffic

Although previously approved special use permits through 2008 allow for all but the relocation of the restaurant within a separate building on the property, the applicant has requested that the County eliminate an intersection improvement condition, which was placed on both the 2000 and 2008 special use permit approvals. Construction of the improvements under this condition were required to be made in a second phase, after completion of the 75th room.

Because staff needed to understand the impacts of the additional rooms, the last traffic study was done almost 18 years ago, and the intersection of Route 22 and Route 744 near Keswick has a history of crashes, staff requested and the applicant provided a traffic impact analysis (TIA) study. This study was reviewed by both the Virginia Department of Transportation (VDOT) and the County Transportation Planner (see Attachment H).

The study concludes that the improvements required with the 2008 special use permit, a right turn taper and left turn lane, are not warranted for the proposal for operational purposes. However, VDOT and the County's Transportation Planner disagree. Taking into account the crash data in their analysis, both VDOT and the Transportation Planner have recommended that a right turn taper and left turn lane be installed at the intersection of Route 22 and Route 744 for traffic safety purposes. It is noted that the intersection currently needs these improvements, as it is listed on VDOT's Potential for Safety Improvement top 100 list in the district and has a history of crashes. While the traffic study indicates that a small portion of traffic will be generated from the 38 additional rooms including 11 that trigger the improvement, the combination of added traffic at the intersection by the proposed use and the crash history is of concern to staff and VDOT.

The applicant has requested this condition be eliminated for reasons stated in Attachment I. They have stated in their response letter: the Inn is contributing a minimal amount of traffic in the location; the TIA concludes that the improvements are not warranted; Route 22 is a scenic by-way within the Southwest Mountains Rural Historic District; improvements would impact the bucolic character of the surroundings; among others.

After several discussions between the applicant and staff, staff was not able to agree with the applicant. One day prior to the completion and due date of this report, the applicant provided additional information which staff has been unable to review. Additionally, VDOT provided additional verbal information within the same time frame, which has not yet been assessed. Due to the short time frame for analysis, at present, staff cannot make a different conclusion than the improvements are needed after the 75th room. Staff recommends that the improvements should continue to be required as a condition of the special use permit. (Condition #2).

Water and Sewer

As a rule, public water and sewer is not provided in the Rural Area and an expectation exists that new uses should not create a need for either public water and sewer nor a central water or sewer system. This policy exists to help prevent the Rural Area from massive residential development and commercial development. There are exceptions to the rule concerning central water and sewer systems. In some cases, a central water or sewer system is necessary, such as with existing public schools in the Rural Area. As stated earlier in this report, in 1992, Keswick Estate received approval for a central water and sewer system sufficient to serve the existing requirements for both the 48-room inn and the 124 residential lots.

The issue of well capacity and a central sewerage system has been present throughout development of Keswick. With this special use permit, staff was concerned that the applicant establish the amount of water to be used for the Keswick Inn. For that reason, the applicant provided a report concerning water and sewer capacity, prepared by Timmons for Keswick Hall, dated December 1, 2017 and revised March 19, 2018. The result of that study was that the current system does not have sufficient capacity for both the Inn's proposed uses, and the residential units at buildout.

The supply of water from the existing approved wells would not be enough to supply both the expansion of the Inn, restaurant, ancillary services and the approved residential lots. Because approvals have been previously given that allow for both the residential and Inn use, two things are needed:

1. The inn must be limited to the existing permitted capacity, as expansion of the systems is not permitted under Section 10.2.2.27(b) of the Zoning Ordinance for this use.

Section 10.2.2.27(b) Restaurants and inns that are:

- b) Nonconforming uses, provided the restaurant or inn is served by existing water and sewerage systems having adequate capacity for both the existing and proposed uses and facilities without expansion of either system.*

Any expansion of the system must be for the residential uses only.

2. Before any certificates of occupancy are given for any new rooms in the Inn, there must be approval of plans by the Department of Health, Fire/Rescue, and the Board of Supervisors for installation of water systems for the Inn to address the concern of adequate capacity for the existing and unbuilt residential lots, and for fire protection.

Staff notes that a separate request will be needed to allow for expansion of the central system for the residential lots. The Board would consider that request at future date.

Consistency with the Comprehensive Plan.

Four Chapters of the Comprehensive Plan are relevant to this review. The first one is the Rural Area Chapter which speaks to lodging in the Rural Area as seen below:

Lodging

Another significant aspect of tourism is transient lodging in the Rural Area. In 2012, County staff estimated 230 rooms available for lodging in the Rural Area. This includes Keswick Hall (48 rooms), the Clifton Inn (17 rooms), Farmington (40 rooms), and approximately 125 rooms in homes as rental cottages, bed and breakfasts (B&Bs), and guestrooms. Generally, new hotels, motels, inns, and retreat centers are not considered to be appropriate in the Rural Area due to their water requirements, wastewater needs, and traffic impacts. However, more study is needed of smaller scale rural lodging activities that may provide needed tourist accommodations in the County. Rental homes and guest rooms are also present in the Development Areas.

Keswick Hall is an existing restaurant and inn within the Rural Areas. Under the Rural Area chapter of the Comprehensive Plan, a new hotel, inn or retreat center are not considered appropriate uses the Rural Areas due to water requirements, wastewater needs, and traffic impacts. However, it recognizes Keswick Hall as an existing use, and prior legislative acts have supported the continuation and expansion of the inn.

The Economic Development Chapter of the Comprehensive Plan addresses the importance of tourism, as seen below:

Strategy 1c: Promote tourism that helps preserve scenic, historic, and natural resources.

Tourism brings visitors to enjoy the County's scenic rural landscapes and also to spend money in the County. Rural Area businesses that showcase the County's rich and diverse rural, agrarian, and historical resources provide sustainable economic development opportunities. In so doing, these businesses also help preserve, protect, and in some cases restore the Rural Area characteristics that make Albemarle County a desirable destination. Tourism and agribusiness opportunities are discussed in more detail in the [Rural Area Chapter of this Plan](#). Recent State legislation has made large gatherings for commercial events possible at farm breweries and other bona fide agricultural operations. Events can help promote tourism and provide for enjoyment of scenic and natural resources; however, the County needs to ensure that the health, safety, and welfare of the residents of the Rural Area are protected when large events occur.

This Chapter also recommends uses that promote tourism that helps preserve scenic, historic, and natural resources.

Keswick Hall and its expansion will contribute to the economic development goals of the County, recognizing that impacts should be mitigated with the recommended conditions.

Additionally, the Natural Resources Chapter states that critical slopes should be protected in the Rural Area.

Strategy 5b: Continue to protect critical slopes in the Rural Area.

Critical slopes are areas with a slope of 25% or greater. Protecting these slopes improves soil retention, helps to retain forests, and enhances water quality. In the Rural Area especially, clearing, grading, building, cropping, and overgrazing of critical slopes can result in extensive erosion and landslides or sloughing of soil and rock; excessive stormwater runoff, increased siltation and sedimentation (which affects the health of aquatic ecosystems); loss of aesthetic resource; and, in the event of septic system failure, a greater travel distance for septic effluent (which affects both drinking-water quality and the health of aquatic ecosystems). Protection measures for critical slopes include: continuing to prohibit construction on critical slopes except where necessary to build or access the first dwelling on a parcel; providing education materials to the public about critical slope protection. Standards for designing public roads and building County projects are found in the [Appendix](#).

From the applicant's steep slope exhibit, some critical slopes will be impacted by the expansion (Attachment F). The applicant has not submitted a critical slopes waiver request to date, and therefore no analysis has been done by staff. However, the County Engineer believes, after a field visit, that the majority of the slopes that will be impacted are manmade. A request should be submitted prior to the Board of Supervisors public hearing and if staff finds that the request will have detrimental impacts, the request will be brought back to the Planning Commission for input and recommendation.

The Historic, Cultural, and Scenic Resources Chapter of the Comprehensive Plan contains this objective:

Objective 1: Continue to identify and recognize the value of buildings, structures, landscapes, sites, and districts that have historical, architectural, archaeological, or cultural significance.

The original house on the property, Villa Crawford, was built circa 1910 and is an unusual synthesis of Georgian revival and Italian Villa styles. The Virginia Department of Historic Resources (DHR) Evaluation Committee determined on 11-9-2017 that the Villa Crawford, the historic core of the hotel, is not eligible for individual listing on either the state (Virginia Landmarks Register) or federal (National Register of Historic Places) registers, however, it is a contributing resource to the Southwest Mountains Rural Historic District. The DHR report also identifies two historic structures on the grounds that were in good condition at the time of the last survey (9-6-2017). Both are single dwellings that were constructed circa 1940 and which served as motel rooms when the private residence was converted into a hunt club and resort after 1948. Today, they are identified as “administration buildings” located west of the hotel building along Club Drive.

Since the application for this special use permit was made, the applicant requested and received a demolition permit for the interior of Villa Crawford (as well as exterior windows, exterior doors, and the south portico). The scope of demolition included the removal of historic material that remained after the 1992 renovation as well as the removal of architectural elements dating to the 1992 renovation. However, it continues to be a contributing resource to the Southwest Mountains Rural Historic District. The Historic Preservation Planner has indicated that the proposed changes are not expected to create a negative impact to the historic district.

Staff believes that the use is consistent with the goals of the Comprehensive Plan as long as the impacts of traffic, water and sewer are addressed with the recommended conditions and that a critical slopes waiver is submitted and reviewed by staff prior to the Board of Supervisors public hearing date being set.

OTHER OUTSTANDING ISSUES

Regarding parking, staff has concerns that the detail being shown for parking may need to be adjusted during site plan due to the amount of parking required. In order to accomplish this, the conceptual plan should be revised to generalize the parking area so that future adjustments can be made, while ensuring that the landscape buffers along Keswick Road and Club Drive are maintained. Changes to the conceptual plan are also needed to show the entrance to the Maintenance and Laundry facility.

SUMMARY:

Staff has identified factors which are favorable and unfavorable to this proposal.

Factors favorable to this request include:

1. The Inn expansion would allow for an existing facility that is a feature in the Rural Area to maintain its economic vitality and would promote and enhance tourism which is supported in the Economic Development Chapter of the Comprehensive Plan.
2. The rearrangement of uses on the property is not problematic as a similar expansion request was approved under a prior legislative act.
3. The number of rooms will be reduced from 123 to 86.
4. With conditions, the restaurant and inn use, could stay within the previously approved parameters for central and sewer service.

Factors unfavorable to this request include:

1. Even though the uses were previously approved, it has become clear that additional water and sewer capacity is needed, which is not in keeping with recommendations for the Rural Area chapter of the Comprehensive Plan. The remedy will require expansion of the central water system which will require Board of Supervisors approval.
2. The applicant wishes to remove an existing condition requiring improvements to the Route 22 and Route 744 intersection which has a history of crashes. Additional information was recently provided that has not been reviewed by staff due to the timing of the writing of the report. This issue is unresolved.
3. The commercial use does not promote the agricultural and forestal policies of the Comprehensive Plan.
4. The plan shows disturbance of critical slopes; however, a critical slopes waiver has not been requested to date for staff analysis and recommendation.
5. Minor changes to the concept plan need to be made.

RECOMMENDED ACTION:

Staff cannot recommend approval of this special use permit SP201800001 Keswick Hall and Golf Club at this time due to the factors unfavorable to the request in particular, the lack of resolution concerning traffic impacts.

However, if the Planning Commission wishes to recommend approval, the following changes and conditions are recommended:

Changes:

1. A critical slopes waiver request is 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.
2. Minor changes to the concept plan are made so that the parking area is shown in generalized location(s) and the entrance for the Maintenance and Laundry Facility is shown.

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".

MOTIONS:

- A. Should the Planning Commission **choose to recommend denial** of this special use permit:
I move to recommend denial of SP201800001 Keswick Hall and Golf Club. State the reason(s) for recommending denial.
- B. Should the Planning Commission **choose to recommend approval** of this special use permit:
I move to recommend approval of SP201800001 Keswick Hall and Golf Club with the recommended changes and conditions outlined in the staff report.

ATTACHMENTS

- Attachment A- [Vicinity Map](#)
Attachment B- [SP2008-042 Action Letter and Concept Plan](#)
Attachment C- [History of Keswick](#)
Attachment D- [Applicant Narrative](#)
Attachment E- [Concept Plan dated March 2018](#)
Attachment F- [Steep Slopes and Preliminary Grading Plans dated March 2018](#)
Attachment G- [Illustrative Site Example Plan dated March 2018](#)
Attachment H- [VDOT and Transportation Planner comments](#)
Attachment I- [Applicant response to comment letter dated March 19, 2018](#)