

KESWICK TIMELINE OF EVENTS

January 17, 1978	SP-1978-076 - Special Use Permit – TMP 80-8pt, 8Zpt, 9 - Approved to allow an inn which may include as accessory uses swimming pools and tennis courts, both of which may be open to the public without regard to whether users are patrons of the dining facilities or guest rooms in the inn itself in accordance with Section 2-1-25(21) of the Zoning Ordinance.
September 4, 1985	SP-1985-053 - Special Use Permit – TMP 80-8, 8Z, 31, 60A, 61, 62, 70 and TMP 94-42 - Approved to allow the subdivision of 37 single family residential lots. Total acreage of site is 284.11 acres zoned RA. Per Section 10.5.2
September 4, 1985	SP-1985-054 - Special Use Permit – TMP 80-8 and 8Z - Approved to allow expansion for 6 guest rooms in two existing cottages and 36 guest suites in a new structure adjacent to clubhouse on 24.395ac. Expansion of existing use.
March 19, 1986	SP-1986-002 - Special Use Permit – TMP 80-8, 8Z, 9 - Approved to amend SP-1985-054 to permit 6 guest rooms approved for two existing cottages to be located in Keswick Clubhouse addition/conference center and this addition to be connected to the main clubhouse.
March 19, 1986	SP-1986-003 - Special Use Permit – TMP 80-8, 8Z, 61, 60A, 62, 70, and 31 - Approved to allow for construction of golf course and road in the floodplain.
March 19, 1986	SP-1986-004 - Special Use Permit – TMP 80-8, 8Z, 9 – Approved to allow for subdivision of clubhouse tract into two parcels consisting of 15.200 acres and 5.000 acres.
June 17, 1992	SP-1992-021 – Special Use Permit – TMP 80-8, 8Z, 9, 60A, 61, 62, 70 and TMP 94-42A - Approved to amend previous special use permits (SP85-53, SP86-02, and SP86-04) in order to allow the connector road between Rt. 731 (Country Club Drive) and Rt. 616 to be a private road rather than a public road.
January 13, 1993	SP-1992-057 – Special Use Permit - TMP 80-8 (east), 8F, and 109 - Approved to allow two floodplain crossings of Carroll Creek for private road construction. Per Section 30.3
January 13, 1993	SP-1992-058 – Special Use Permit - TMP 80-8, 8C, 8F, 8D2, 8D3, 8D4, 8J, 8T, 8Z (part), 21A, 27, 29, 31, 41, 41A, 43, 60, 60A, 61, 62, 69, 70, 70A, 96, 97, 100, 106, 109A, and TMP 94-42A - Approved to amend SP-85-53 to allow the subdivision of 280.2 acres which is comprised of 30 parcels of record, into 75 residential lots with an average size of 3.3 acres to be served by private roads.

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January 13, 1993	SP-1992-059 – Special Use Permit - TMP 80-8, 8C, 8D2, 8D3, 8D4, 8J, 8Z (part), 9, 9A, 29, 31, 41, 41A, 43, 60, 60A, 61, 62, 69, 70 and 70A - Approved to allow expansion of golf course within Keswick Country Club development from 18 to 27 holes. Per Section 10.2.2(4)				
November 19, 1993	CLE-1993-139 - Clearance for a Hotel and Restaurant on TMP 80-9				
May 18, 1994	SP-1994-007 – Special Use Permit - TMP 80-8Z – Amend SP92-59 to approve the expansion of club facilities to add a swimming pool, tennis courts and clubhouse on 149.846 acres zoned Rural Areas. Per Section 10.2.2(4)				
May 10, 1995	SP-1994-040 – Special Use Permit – TMP 80-8Z 9Apt – Approved to amend SP-94-07 to allow modification of club facilities and one additional parcel.				
June 28, 1995	SP-1995-012 – Special Use Permit – TMP 80-8, 8C, 8CI, 8D2, 8D3, 8D4, 85, 8Z, 21A, 27, 29, 31, 41, 41A, 43, 60, 60A, 61, 61A1, 62, 69, 70, 70A, 90, 93, 94, 95, 96, 97, 98, 100, 106, 109A & TMP 94-42A – Approved request for division of land as provided in Section 10.5 to allow 30 more lots than the total number permitted under Section 10.3.1 and Section 10.3.2 on approximately 535 acres.				
October 18, 2000	ZTA approved to add the following to the Zoning Ordinance under Section 10.2.2 (27) 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. (Amended 11-8-89; 10-18-00)				
April 18, 2001	<p>SP-2000-033 – Special Use Permit - TMP 80-8, 8Z, 9, 61, 62, 62A, 62B, 62C, 62D, 70A, 90, 95, 96, 97, 98, 100, 106, 109A -- Approved to expand club facilities to add a swimming pool, tennis courts and clubhouse on 149.846 acres zoned Rural Areas.</p> <p>RE: specific improvements: was reviewed with SDP2000-63 (preliminary). 75 total guest rooms/units to be added. Phase I: 28 rooms to be added as a wing to the existing hotel, plus pool/poolhouse. (on TMP80-9). Phase II (TMP 80-8Z) described below:</p> <p>A future, second phase would be submitted with 18 months, according to the applicant. The second phase would include 47 guest suites within twelve two-story cottages separated from the inn by Club Drive. In addition to the hotel and cottage rooms, a one story banqueting pavilion with basement, two administrative buildings, a gate house, and a one story day spa would be constructed with Phase II.</p> <table border="1" data-bbox="435 1747 1057 1906"> <tr> <th colspan="2">SP-2000-033 Room Count Estimate</th></tr> <tr> <td>Existing Inn (from SDP2001-94 parking schedule)</td><td>48 rooms</td></tr> </table>	SP-2000-033 Room Count Estimate		Existing Inn (from SDP2001-94 parking schedule)	48 rooms
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February 5, 2002	SDP-2001-094 - Final Site Plan approved for Phase 1 consistent with approved SP plan.											
January 6, 2005	SDP-2004-101 – Minor Amendment to above SDP to add two storage buildings 1 NW of spa/pool area and 1 S of existing Hall.											
February 4, 2009	<p>SP-2008-042 – Special Use Permit AMENDMENT of SP2000-33 to change phasing and allow spa facility to be open to the public..</p> <p>ADDED TO PHASE I: Larger spa facility (open to the public) with 13 treatment rooms (from Phase II); two tennis courts near existing tennis courts.</p> <p>ADDED TO PHASE II: 5 guest rooms from Phase I (split now 23 in Ph. I/52 in Ph. II).</p> <p>Lodging: The 28-room wing addition originally proposed in Phase I in SP2000-33 was replaced with 5 detached buildings with 4 guest rooms each, and one “Presidential Villa” with 3 guest rooms.</p> <p>Development must be in general accordance with the Train & Partners Architects + Mario di Valmarana plan. The new Phase I conflicts with the Phase II approved in SP2000-33, thus an amended SP with new plan will be required to build Phase II lodging per correspondence between Joan McDowell and Marilynn Gale.</p> <table><tr><td colspan="2">SP2008-42 Room Count Estimate</td></tr><tr><td>Existing Inn (from SDP2001-94 parking schedule)</td><td>48 rooms</td></tr><tr><td>Phase I (6 bldgs, 5 rooms moved to Phase II)</td><td>23 rooms</td></tr><tr><td>Phase II (cottages, 5 rooms added from Phase I)</td><td>52 rooms</td></tr><tr><td>TOTAL ROOMS</td><td>123 rooms</td></tr></table>		SP2008-42 Room Count Estimate		Existing Inn (from SDP2001-94 parking schedule)	48 rooms	Phase I (6 bldgs, 5 rooms moved to Phase II)	23 rooms	Phase II (cottages, 5 rooms added from Phase I)	52 rooms	TOTAL ROOMS	123 rooms
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May 25, 2010	SDP-2010-028 – Minor Amendment to add 2 new tennis courts approved in SP2008-42.											
December 2, 2011	SDP-2011-065 – Minor Amendment for spa/fitness addition approved in SP2008-42. (unbuilt as of 10-31-2017).											

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