FINAL ACTIONS Planning Commission Meeting of May 22, 2018	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order**. • Meeting called to order at 6:00 p.m. by Chair Keller. • PC members present were Ms. Spain, Ms. More, Chair Keller, Mr. Bivins, Vice-Chair Riley, Mr. Dotson and Mr. Palmer (UVA Rep). Absent was Ms. Firehock. • Staff members present were Rebecca Ragsdale, Kevin McDermott, Megan Nedostup, Rebecca Ragsdale, Amelia McCulley, Andrew Gast-Bray, Sharon Taylor and John Blair.	
2. **Other Matters Not on the Agenda from the Public** None	Clerk: No action required
3. **Consent Agenda** **Approval of Minutes:** March 20, 2018. **APPROVED,** by a vote of 6:0. (Firehock absent)	Clerk: Finalize minutes as noted in actions.
4a. **Public Hearing Items.** **SP-2018-00001 Keswick Hall and Golf Club** MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 08000000008Z0; 080000000060A0; 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.	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined. Staff: Action Letter – Recommend Approval for SP-2018-00001 as noted in the actions.

	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 **RECOMMEND APPROVAL,** by a vote of 6:0 (Firehock absent) of SP-2018-00001 with the conditions outlined in the staff report as shown in Attachment 1.	
	RECESSED at 7:22 p.m. and the meeting reconvened at 7:31 p.m.	
4b.	**Public Hearing** **ZTA-2018-00002 Commercial and Industrial Zoned Properties Not Served By Public Water** Public hearing on proposed ordinance for Commercial Office, Commercial 1, Highway Commercial and Light Industry zoning districts. The proposed ordinance removes language related to water consumption exceeding four hundred (400) gallons per site acre per day for uses not served by public water and states that all uses approved pursuant to those code sections before June 13, 2018 shall remain subject to existing special use permit conditions. The proposed ordinance establishes a list of uses by-right and by special use permit for a) uses not served by public water or an approved central water supply system and for b) uses served by public water or an approved central water supply system. (Rebecca Ragsdale) ***CONTINUED FROM THE MAY 8, 2018 PLANNING COMMISSION MEETING*** **APPROVED AMENDMENT**, by a vote of 4:2 (More, Keller no) (Firehock absent), to return to the motion for ZTA-2018-00002 the additional grandfathering provision for	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on June 13, 2018. Staff: Action Letter – Recommend Approval for ZTA-2018-00002 as noted in the actions.

	existing or vested structures provided they do not develop to a more intense use that triggers the need for a site plan. **RECOMMEND APPROVAL**, by a vote of 6:0 (Firehock absent), of ZTA-2018-00002 Commercial and Industrial Zoned Properties Not Served By Public Water, of the proposed ordinance provided in Attachment D, as amended, with the additional grandfathering provision for existing or vested structures provided they do not develop to a more intense use that triggers the need for a site plan; and with a further recommendation that if the Board of Supervisors adopts the zoning text amendment that the Board direct the Planning Commission to conduct a work session to discuss possible amendments of the Zoning Ordinance to further address specific uses not served by public water or a central water supply system and potential impacts to the Rural Area.	
	RECESSED at 9:36 p.m. and the meeting reconvened at 9:46 p.m.	
5.	**Committee Reports** • POSTPONED	Staff: • Schedule on next agenda.
6.	**Review of Board of Supervisors Meeting** – May 9, 2018 • POSTPONED	Staff: • Schedule on next agenda.
7.	**Old Business** • **ZTA-2017-00001 Residential Tourist Lodging** – List of companion issues (Rebecca Ragsdale) Discussion held on list of companion issues with input from the Planning Commission. The Planning Commission agreed with staff's draft memo on the companion issues and asked staff to forward to the Board of Supervisors for work session on June 13. • **Resolution of Intent – John Warner Entrance Corridor Status** Discussion on when resolution of intent to be placed on Board of Supervisors agenda.	Staff: • Forward comments to Board of Supervisors for June 13 Work Session. • Status of Resolution of Intent
8.	**New Business**	Staff:

	Mr. Keller announced: • There will be no Planning Commission meetings on Tuesday, May 29, 2018 and Tuesday, June 5, 2018. The next meeting will be on Tuesday, June 12, 2018 in Auditorium at 6:00 p.m. • Conflict on June 12 of Electoral Primary – Change meeting start time to 7:00 p.m.	• Schedule June 12, 2018 Planning Commission meeting time to start at 7:00 p.m. and advertise as such.
9.	**Items for follow-up** • None	
10.	Adjourn to June 12, 2018 Albemarle County Planning Commission meeting, **starting at 7:00 p.m.,** Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. • The meeting adjourned at 10:05 p.m.	

Attachment 1: SP-2018-00001 Keswick Hall and Golf Club – Planning Commission Recommendation

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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 permited terminated. The term "commenced" means "construction of any structure necessary to the use of the permit".