DATE: August 28, 2020

TO: Steve Ehlimann, County Executive
    Joann Leykam, Director of Administration

CC: John Watson, County Counselor
    Donna Vogt, County Council

FROM: Michael Hurlbert, Director of Community Development

RE: Item for September 14, 2020 County Council Meeting

The Community Development Department is submitting the following item for the September 14, 2020 County Council Agenda.

BILL FOR INTRODUCTION:

1) Planning and Zoning Commission recommends Approval:

**CONDITIONAL USE REQUEST - 1319 SCHLUERSBURG RD**

Application No: CUP20-07

Applicant / Property Owner: Boone Valley Golf Club, Incorporated

Property Zoning: A/FF, Agricultural District with Floodway Fringe Overlay District

Conditional Use Request: Amending CUP #496 to add a new golf training and lodging facility

Parcel Size: 417.40 acres

Location: On the west side of Moll Road west of the intersection of Moll Road and Schluersburg Road

Council District: 2

Account No.: A911000003
APPLICATION CUP20-07

CONDITIONAL USE REQUEST - 1319 SCHLUERSBURG RD

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CONTENTS:

➢ Synopsis
➢ Staff Recommendation
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Copy of Ordinance 97-76 Granting CUP #496
➢ Preliminary Concept Plan
➢ Architectural Rendering and Floor Plan
➢ Letters Received:
   ♦ None
➢ Planning and Zoning Commission minutes from the August 19, 2020 meeting
This communication summarizes the following application and bill to be introduced at the September 14, 2020 County Council meeting:

**CONDITIONAL USE REQUEST - 1319 SCHLUERSBURG RD**

- **Application No:** CUP20-07
- **Applicant / Property Owner:** Boone Valley Golf Club, Incorporated
- **Property Zoning:** A, Agricultural District with Floodway Fringe Overlay District
- **Conditional Use Request:** Amend CUP #496 to construct and operate a second private club (golf training and lodging facility)
- **Parcel Size:** 417.40 acres
- **Location:** West of Schluersburg Road and north of Moll Road, 3.5 miles north of Augusta
- **Council District:** 2
- **Account No.:** A911000003

In 1991, Boone Valley Golf Club began operating this nationally-recognized golf course as a permitted use in the A Agricultural District. The addition of overnight lodging for members and guests in 1997 required a Conditional Use Permit for a "Private Club", which use the County Council authorized with four conditions through Ordinance 97-76. The first condition of Ordinance 97-76 limits the conditional use to "...one private club facility only". Having operated the authorized private club facility in conformance with these conditions since the late 1990's, the applicant proposes to add a second private club facility. To do so, the applicants are requesting that the County Council amend the conditions of Ordinance 97-76.

The proposed 4,392-square foot facility will include a lounge, golf simulator, and five rooms for overnight lodging. The facility's relative isolation on the practice green will be designed to conform with life/safety and accessibility codes, including the installation of sprinklers and upgrading a golf cart path to allow for fire truck access.

In terms of land use impacts, the proposed private club facility will be virtually surrounded by 417 acres of dedicated open space and buffered by vegetation bordering Femme Osage Creek. Few negative land use impacts are anticipated for neighboring properties.

The Planning and Zoning Commission held a public hearing on this application at its August 19, 2020 meeting and received the following public input:

- **Speakers:** 1 Support, 0 Opposed, 0 Concerns
- **Letters on file:** 0 Support, 0 Opposed, 0 Concerns

Having conducted the public hearing, the Planning & Zoning Commission voted as follows:

- 7 Approval, 0 Denial, 0 Abstentions

**Recommendation:**

The Planning & Zoning Commission recommends that the County Council amend Ordinance 97-76 as provided in the attached draft ordinance. County staff concurs with this recommendation.

Sincerely,

Robert Myers, AICP
Director of Planning & Zoning

cc: Steve Ehleman, County Executive
    Joann Leykam, Director of Administration
    John Watson, County Counselor
STAFF RECOMMENDATION

To: County Planning & Zoning Commission

Prepared by: Mark Price Jr, AICP, CFM

Application No.: CUP20-07 (Amend CUP #496)

Date: August 11, 2020

BACKGROUND:

Owner: Boone Valley Golf Club, Incorporated

Applicant: Fendler & Associates, Inc. – Paul Fendler

Requested Action: A request to amend CUP #496 to add a new Golf Training and Lodging Facility.

Location: 1319 Schluesburg Road, On the west side of Moll Road, West of the intersection of Moll Road and Schluesburg Road.

Current Zoning: A, Agricultural District with FF/Floodway Fringe Overlay District

Current Land Use: 

Parcel Size: 417.40 acres

Adjacent Land Use and Zoning:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
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<tbody>
<tr>
<td>North</td>
<td>A, Agricultural District</td>
<td>Vacant Forest Land</td>
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<tr>
<td>South</td>
<td>A, Agricultural District with FF/Floodway Fringe Overlay District</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>A, Agricultural District with FF/Floodway Fringe Overlay District</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>A, Agricultural District</td>
<td>Vacant Forest Land</td>
</tr>
</tbody>
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2030 Master Plan: Parks and Open Space


Utility Service Areas: Water – Public Water Supply #2 Service Area
Sewer – Individual Wastewater Treatment Systems

The original Conditional Use Permit (CUP #496) was for a Private Club with transient lodging. The Unified Development Ordinance defines a private club as the following:

“A building or portion of a building intended to be used as a center of informal association for a selective membership not open to the general public. The building could be used by persons for recreational and eating purposes, but not for dwelling purposes other than managerial or transient lodging.”

The permitted-by-right use of a Golf Course was also constructed on site. The existing CUP was approved June 25, 1997 by ordinance 97-76. Under this CUP, one lodging facility was constructed and has been in use. The original CUP contained four conditions as stated below:

A. This conditional use permit is for the construction of one private club facility only.
B. Prior to construction of this building, a site plan must be furnished and approved by the St. Charles County Planning and Engineering Departments. If more than 20,000 square feet of area is to be disturbed, a sediment and erosion control plan will be required.
C. A permeability test report and layout of the lateral system for the septic field will be required by St. Charles County Building Department.
D. The proposed facility must be similar to the submitted architectural rendering and floor plan for the facility.

The applicant is requesting one (1) revision to the existing Conditional Use Permit #496. The request is to construct an additional building on the site which will house a golf training facility on the first floor and space for 4 transient lodging units on the second floor for club members and guests only.

The concept plan submitted shows the location of the additional building and shows how the building will be accessed. A fire access road that enters from Moll Road to the south will be constructed for emergency vehicle access and for all other access the existing golf cart paths will be used. The building will be serviced from the main club house via the existing golf cart path with an ADA accessible golf cart. The new structure will be located between the existing driving range and the number one tee box along the southern portion of the property.

CONDITIONAL USE ANALYSIS

Conditional Use permits are evaluated based on criteria established within the Unified Development Ordinance. The CUP criteria are as follows:

“Before authorizing the issuance of a conditional use permit, the County Council may impose such conditions as will, in the County Council's judgment, ensure that the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger public health, safety, or general welfare; that the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or to the esthetic and/or scenic values of the vicinity, nor substantially diminish and impair property values within the neighborhood; and that the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Substantial compliance with an approved concept plan shall be a condition of an approved conditional use permit.”

Staff has reviewed these criteria relative to the subject site and finds that the request for revision to CUP #496 will be in general conformance to the original request. The proposed location of this structure will help to reduce any impacts the structure may have. It will be near the vegetated buffer along Femme Osage Creek which is located to the south of the structure. It will be serviced by golf
cart and should not create any vehicle noise or other disturbances to the neighboring homes to the south. The lodging that is requested for this structure would be limited to members and guests of the club members and not open to the general public.

The County has no record of complaints about the existing lodging facility near the clubhouse.

**RECOMMENDATION:**

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend approval of the proposed one additional structure to the existing CUP.

1. This conditional use permit is for the construction of two private club facilities only with transient lodging.
2. Prior to construction of the private club lodging facility, a site plan must be submitted to and approved by St. Charles County. If more than 5,000 square feet of area is to be disturbed, a sediment and erosion control plan will be required.
3. A permeability test report and layout of the lateral system for the septic field will be required by St. Charles County.
4. The proposed facility shall substantially comply with the submitted concept plan, architectural rendering and floor plan for the facility attached hereto as EXHIBIT B, as determined by the Community Development Department Director.