

Brierwood Club Special Use Standards

That the use will not materially endanger the public safety and health. The Brierwood Golf Club and restaurant have operated in the recent past without endangering public safety and health. The Applicant will obtain liability insurance policies and implement standard amenity safety precautions through staff training and quality assurance programs. Reasonable safety protocols as dictated by insurers and management staff will be established by the Applicant in order to address potential health and safety concerns.

That the use will not substantially injure the value of adjoining or abutting property. In reopening the golf course and restaurant along with enhancing the neighborhood's recreational amenities, the value of adjoining property owners will be enhanced. A golf course, restaurant and recreational amenities improves the desirability of the neighborhood and provides dining and recreational opportunities to the public and the neighborhood residents.

That the use will be in harmony with the area in which it is to be located. The Brierwood golf course was one of the original golf courses in Brunswick County. The neighborhood's connection to the golf course and restaurant has existed over the past several decades. The neighborhood was developed as a golf course community and the reopening of the course and restaurant along with recreational amenities provides for natural harmony within the neighborhood.

That the use will be in general conformity with the Land Use Plan, Thoroughfare Plan or other plans officially adopted by the Board of Alderman. As addressed in the prior responses, the Brierwood community was developed as a golf course community. Reopening the facilities will be in conformity with the existing Town Land Use Plan.

That the use will have adequate facilities to provide ingress and egress designed to minimize traffic congestion on public street and also have adequate utilities, access roads, drainage, sanitation or other necessary infrastructure. The Brierwood neighborhood roads will not be negatively impacted by the golf course and restaurant reopening. Traffic volume will naturally increase as the public and neighborhood residents frequent the facilities during peak golfing and dining time frames. This increased volume will not be a burden on the ingress and egress on neighborhood roads due to the facility's central location and the existing roads in and out of the neighborhood. As a result of the golf course and restaurants' previous existence, infrastructure, drainage and sanitation services have been addressed and are in place to handle the property's use as a golf course and restaurant.

That the use meets all required conditions and specifications established by the Board of Alderman. The applicant along with Professional Engineer Elizabeth Nelson have worked with the Town and Staff to address all conditions and specifications in the facilities reopening process. The Applicant and Ms. Nelson are committed to cooperating with all Town requirements to allow for the successful reintroduction of the golf course and restaurant to the neighborhood and surrounding community.