

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 the public's health and safety. The Applicant will obtain liability insurance policies and implement standard golf course and restaurant 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 of the golf course and restaurant guests

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. The Applicant has retained local appraiser Mike Powell to provide valuations of adjoining parcels and the impact of reopening the golf course will have on property values.

That the use will be in harmony with the area in which it is to be located. The Brierwood golf course which opened in 1967 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 as envisioned by Dr. Ben Ward and his family, the original developers of the property. Reopening the golf course and restaurant will restore the natural compatibility of the neighborhood and the golf course and restaurant.

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. The Brierwood community was one of the earliest subdivisions to develop in the Town. As the town has grown and developed over time, the Town Land Use and Thoroughfare Plans have established developed development standards. The Applicant's submission for the Special Use Permit presents a plan of development that is consistent with and meets the Town's Land Use and Thoroughfare standards.

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 has worked with the Town and Staff to address conditions and specifications in the facilities reopening process. The Applicant is committed to cooperating with all Town requirements and conditions to allow for the successful reintroduction of the golf course and restaurant to the neighborhood and surrounding community.