Zoning Submittal Booklet

Boone Golf Club – Boone, NC



OVERVIEW

Boone Golf Club is a privately owned, semi-private golf club consisting of a high-quality, 18-hole golf course with clubhouse and maintenance facilities. It comprises an area of approximately 153 acres within the Town limits. Recently the majority of stockholders of the club have decided they would like to sell the property and wish to maximize the value of their investment. Because of the extremely valuable location and attributes of the property, it's much more valuable as a housing development than it is as a golf course operation. However, the local community feels very strongly that this site should remain as

a key area recreational facility. The owners of the club are not only aware of this issue but as multi-generational residents of Boone themselves, they are sympathetic to the feelings of the community. The owners feel that the direction they have taken, if approved, will satisfy their need to maximize their value and preserve a community asset. This document is intended to provide information to the Town of Boone planning staff and Town Council members regarding the owner's request for rezoning of the site known as Boone Golf Club. The following documents are included in this report:

- General site information and rezoning explanation
- Aerial view of existing golf course
- Proposed site plan showing new development
- Larger scale plans of each development site
- Descriptions of the attributes of each site
- List of golf course changes related to development of the parcels
- Possible items for additional operations revenue
- Conclusions

General Information & Rezoning Request

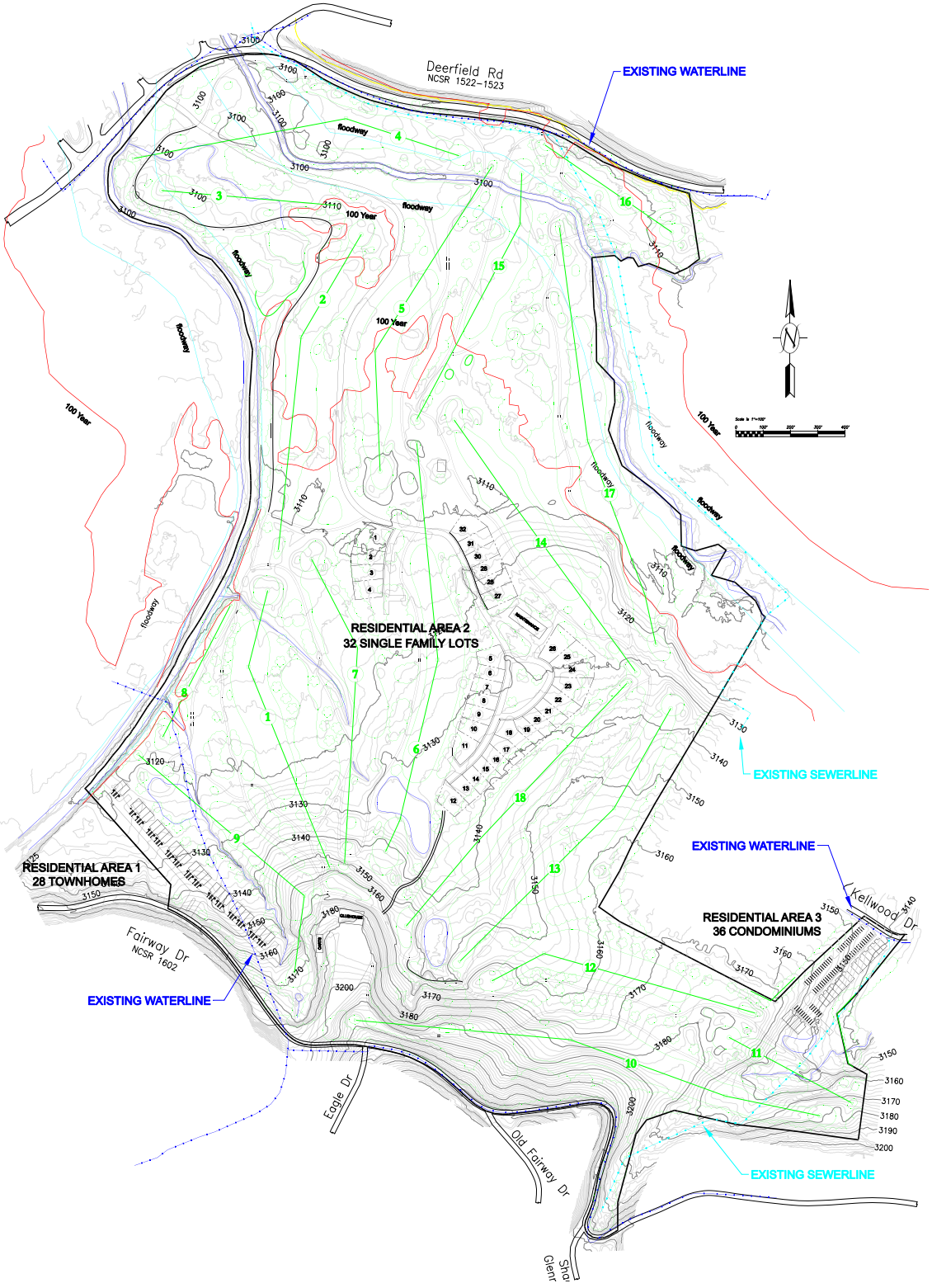
As stated in the overview, the owners of the property being considered for sale ask that the Town of Boone approve their request for rezoning as being in the best interests of all parties. After many months of discussion with experts in the area of development and golf operations, as well as extensive master planning efforts, a plan has emerged that retains the full 18-hole golf course while creating 3 possible locations that would make valuable development sites. The plan has very few community impacts and many benefits.

In a strict sense, this is not an actual rezoning as much as it is a modification of the existing zoning. The UDO for the town does not have a single, suitable zoning category for a project like what is being proposed. After several meetings with staff members of the Planning & Zoning Board we feel the most appropriate direction is to maintain the existing R/A designation and place Conditional Use restrictions on the development parcels. This will allow construction of condominium, townhouse and single-family homes while preserving the golf course use. In addition to the 3 proposed development sites, the clubhouse area will also be included to allow for renovation and expansion of the clubhouse and additional uses.

Aerial View of Boone Golf Club – Proposed Housing Parcel Locations



Existing Features Plan with new Development Sites



Site Plan of Proposed Revision of Boone Golf Club



SITE #1: EXISTING HOLE #9 FAIRWAY



Site #1: Existing hole #9 Fairway

The first site selected for a Cluster Housing overlay is where existing hole #9 fairway is located. Existing hole #9 is a very short, uphill par 4 with a putting surface that cannot be seen from the fairway. A small stream starts in front of the green and runs down the entire left side of the hole. Fairway Drive, the access road to the golf club, is on the right side and would provide access to the development area. There is a wide area of open space between the creek and hole #1 which would allow the 9th fairway to move to the left side of the creek, opening the old 9th fairway for development. Instead of a blind uphill approach to the green, moving the fairway to the left would make the approach be nearly a level or downhill shot.

This site would be easy to develop by creating an entrance from Fairway Drive and running an access road parallel to it that would serve the housing. Utilities are available from existing water, sewer and power on the site. All units in this +/-4.5-acre site would have a direct golf course view with mountains in the background and the stream running in front. For purposes of this zoning request, we have chosen a high-end townhouse product that would have unit sizes vary from 2,400 to 3,200 square feet with an average size of 2,800 square feet. These units would be contained in 5 buildings of 4 units per building and a sixth building of 2 units for a total of 22 townhouse units.

The proposed site plan for the development of Site #1 for luxury townhouses is shown above. Please note that all 22 proposed units have direct frontage on the golf course and all are within easy walking distance to the clubhouse. Each unit will have a garage at the main floor entry level, an upper loft level and a walk-out lower level that could offer personal golf cart storage space. All units in this site will have large decks that overlook the golf course. Trees located on the edges of the property will be preserved as well as the trees along the creek. Minimum buffers of thirty feet on each side of streams will be provided.

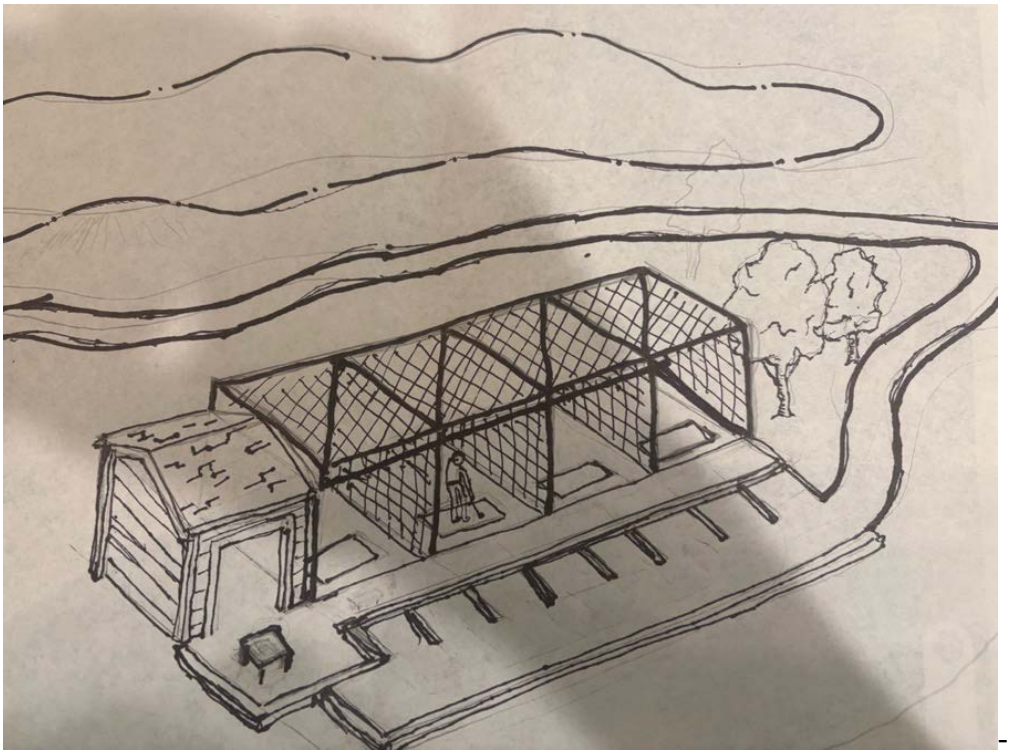


Site #2: Existing Practice Range Parcel

The second Cluster Housing overlay site is where the existing practice/range is located. The existing practice range is very limited both in the ability to accommodate more than 8 – 10 players at a time and in the area for hitting. Even with 50' high netting around the end of the range, many of the younger and better players can carry the fence. With the golf maintenance area and #14 fairway at the end of the range this is a dangerous situation. There is a possibility to create a site adjacent to the golf course between holes #1 and #9 that would serve as a "warm-up" and teaching facility. A sketch plan of this concept is attached.

Replacing the practice range with a new warm-up area would make the existing range area available for development. As on site #1, utilities are available, and all homes would face the golf course. The entire site is bordered by holes #6, 14 & 18 and has a thick stand of large trees on all sides, visually separating the golf from the housing. For golf maintenance purposes, access would be provided by the existing maintenance service road entering from Deerfield Road. A new road from the clubhouse site is being considered. This site is also about 4.5 acres. Our proposed use of Site #2 is to develop 32 "Cottage Lots" of about 50' x 100' each. The units would average 2,500 square feet each and all units face directly on the golf course.

Sketch plan of warm-up facility



Site #2: Existing Practice Range Parcel



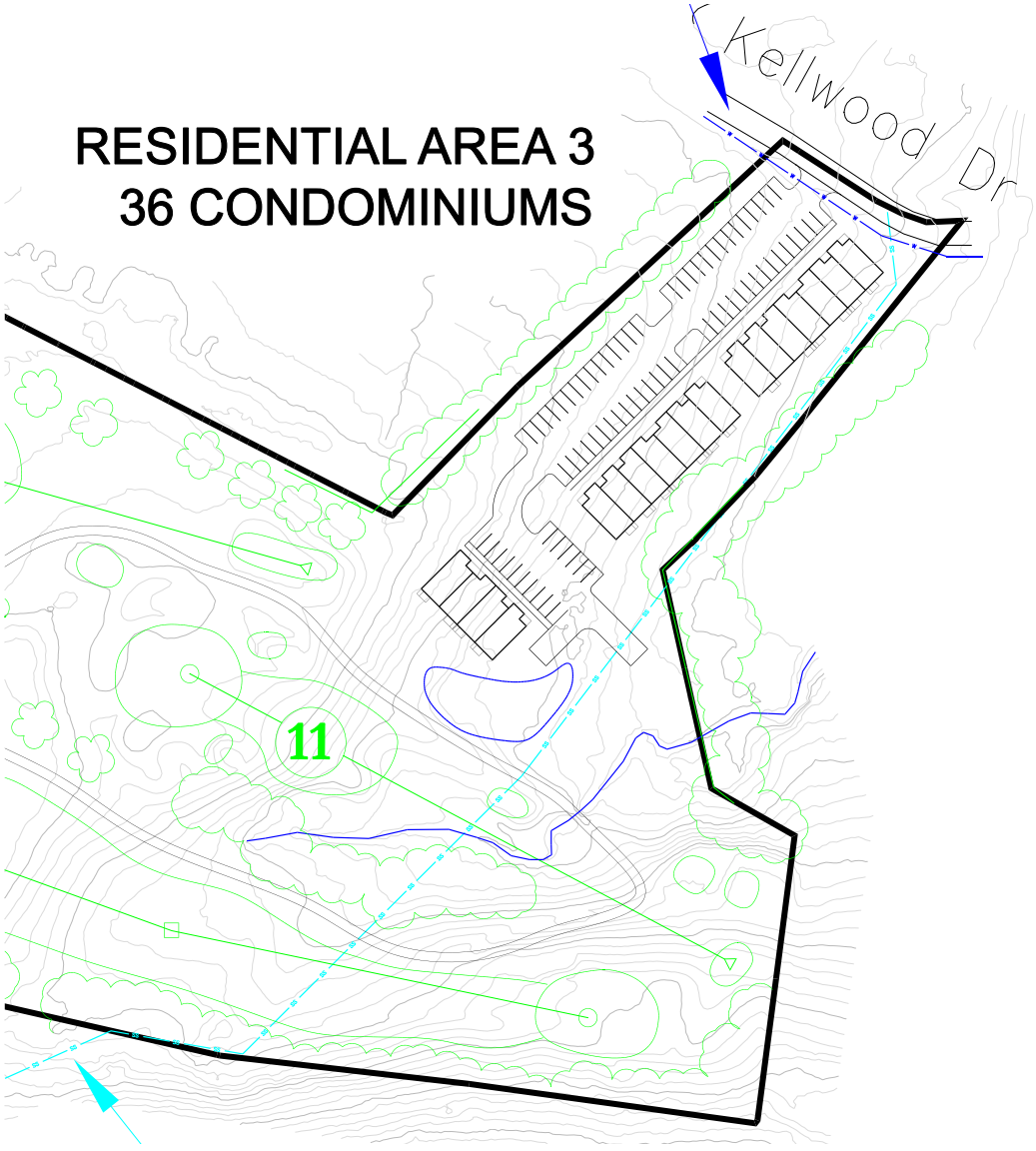




Concept Images of Cottage Units

- Kellwood Drive

Boone Golf Club owns a site of just over two acres on the east side of the course that is adjacent to the 11th hole. Utilities are available from surrounding developed sites and the property borders Kellwood Drive for access. This site would be an ideal location for workforce housing which has a huge unmet demand in Boone. Our proposed use is to create 2 building pads that will each contain 14 condominium units and a third building of 8 units of stacked flats with an average of 1,500 square feet each. The entire north and south property boundaries have almost opaque edges of tall hedge plantings, screening visibility of development. The 3rd building of 8 units will face the golf course.



Required Golf Course Changes

To create the three sites for development within the existing golf course as outlined above, revisions must be made to the golf course. Below are listed items that will need to be changed to accommodate the new sites.

Development Site #1 – Hole #9 fairway

The scope of work to create this site involves changes to holes #9, #8 and #1

- Build new tees on holes #1 & #9
- Grade and move fairway of #9 from the south to the north side of the existing stream
- Excavate new water quality pond near #9 tees
- Relocate #8 green closer to the South Fork River and closer to the tees
- Do necessary selective clearing, shaping, drainage, irrigation and seeding of new holes.

Development Site #2 – Practice Range Area

The scope of work to create this site involves changes to hole #14

- Shift #14 fairway to the north so the landing area is 25 – 30 yards to the north. Stripping, finishing and seeding of new fairway area
- Make necessary adjustments to irrigation and drainage
- Replant native grass area between #14 & #17 fairways as necessary
- Screen golf maintenance center with fencing & landscaping
- Build new access road from clubhouse

Development Site #3 – Kellwood Drive

- There are no changes needed to the golf course to develop this site. The land is vacant and cleared of trees except for the property edges and these will mostly be preserved.

General Golf Course changes

- Design, engineering, permitting, construction supervision
- Build new “warm-up” area
- Rebuild putting green

POSSIBLE ITEMS FOR ADDITIONAL OPERATIONAL REVENUE

Even with positive cash flow as demonstrated by the past operations, there are several additional possibilities for enhancing this revenue stream even more. Some of the possible areas of additional revenue are briefly discussed below. The area around the clubhouse will have to be included in the rezoning agreement to allow

- The revenue from food and beverage is extremely low for a facility like this. The existing food service facilities are limited in scope and the venue is outdated.
- The clubhouse is almost unchanged since it was opened in 1959. There is a lot of underutilized space that could be redesigned to provide revenue generating activities.
- With the potential addition of nearly 100 housing units within a 5 – 10 minute walk, there may be an opportunity for expanded food and beverage service.
- The possibility of creating a lodge of 8 – 12 guest rooms could help make club operations more viable.
- Snow tubing and sledding as wintertime activities are possible with little investment required. A suitable area for tubing is available near #10 tees to #12 green. The site has about 70 vertical feet of fall and water for snow making can be provided by the existing irrigation system. This could attract people to use the restaurant and bar facilities, especially in the winter months.
- Adding golf/gaming simulators to the clubhouse should be explored as an additional revenue option.
- If the proposed housing plan is developed, a more formal membership category may be created to give those members a more permanent status with more benefits but at a higher price.

The items above could add significant positive cash flow to the golf operation. Some of them may not fit into a new buyer's concept of operations but they are valid possibilities for examination. The proposed zoning amendment should anticipate these uses in the request.

CONCLUSIONS REGARDING BOONE GOLF CLUB REZONING

We have created documents that illustrate a possible scenario of development of the three sites as described above. While a buyer of the property may have different ideas for unit types, sizes and density, we believe the rezoning as proposed represents a reasonable set of development assumptions. Below are some of the features that support our opinion of the rezoning request:

- ***Competing demands are resolved*** – The sellers of the golf course have every right to expect the highest price for the asset they own. Meanwhile, the local population and visitors feel they have some entitlement to the course and that the property should remain forever as a public golf course of 18 holes. This rezoning request leaves the 18-hole course intact and still generates enough revenue to satisfy the stockholders.
- ***Traffic impacts should be minimal*** – The submitted zoning request calls for a total of 96 new housing units in 3 separate neighborhoods and with 3 different access points onto public streets. The parcels all have about 30 units in each area with no internal connection between the parcels. This means the traffic impacts can be evaluated individually for each neighbor.
- ***The cost of development is low*** – the existing terrain within the boundaries of BGC is gently rolling land with few steep slopes. The necessity for massive earthworks, large retaining walls and blasting will not be needed to develop these 3 sites. All utilities are already on the property with capacity to serve the proposed development. All 3 of the sites are located out of the flood plain and flood way, eliminating the need for expensive flood construction measures.
- ***There are no other locations like this anywhere in the region –*** development sites with golf course frontage, adjacent to a regional health care facility, a major university, shopping and entertainment all within 2 – 3 miles, do not exist.
- ***Market demand*** – Boone has a major shortage of housing that is not related to student accommodation or in private, gated communities. According to our conversations with Town of Boone planning staff and council members, housing for people who work in the area is simply not available, even in the county. Workers at the hospital, ASU and other local businesses are having to live in surrounding counties. If workers in Boone are forced to live 15 – 20 miles away, all travel to and from work requires travel by car, adding to local traffic congestion.
  much less of an issue than a complete rezoning and conforms to the desires of the Town of Boone to keep the course and create needed housing.

- ***Compliance with regulations*** – No changes to the golf course nor any development of the 3 sites will occur in the flood plain or floodway of the streams that flow through the site. This will alleviate the need for special permits and "no rise" standards. The required 30' vegetated buffers will be maintained for all streams that flow through the site and all requirements for erosion control during construction will be met. We feel confident that the water quality standards of the CA – IV can be met. At this time, we do not anticipate any requests for variances or exemptions of any Town of Boone ordinances.
- ***Other intangible but significant impacts –*** Development of a project of the magnitude being proposed is sizable for the Town and surrounding area. Construction of the project will generate new jobs and create spending within the community for building materials, temporary workers housing, food, fuel and other essential goods. Tax revenues will be generated from sales and property taxes. Boone & ASU will continue to have an 18-hole quality golf course as a source of public recreation which will help attract new residents.