



ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Project Name: SP202400001 Crozet Independence Day Celebration	Staff: Rebecca Ragsdale, Planning Manager
Planning Commission Hearing: March 11, 2025	Board of Supervisors Public Hearing:
Owner: King Family Vineyard	Applicant: Crozet Community Association
Acreage: 200 acres	Special Use Permit: Section 18-10.2.2 (42) for a temporary event sponsored by a non-profit
TMP: 05500-00-00-08000, 0550000000080A0, 0550000000080A1, 055000000008100, 0550000000034B0, 0550000000034A0, 055000000002300 Location: 6637,6640 Roseland Farm, 1006 Half Mile Branch Rd., 6568, 6750 Yonder Hill Farm, 6577 Jarman's Gap Road	By-right use: Rural Areas (RA). Allows agricultural, forestal, and fishery uses as well as residential uses (maximum density of 0.5 unit/acre in development lots). Up to six single family dwellings could be developed.
Magisterial District: White Hall	Conditions: Yes EC: No
Proposal: Community Independence Day (4 th of July) Celebration	Comp. Plan Designation: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/acre in development lots) in Rural Area 2 in the Comprehensive Plan.
Character of Property: Site of King Family Vineyards mostly cleared with vineyards, tasting room/event space, polo field, family residence	Use of Surrounding Properties: The surrounding properties are zoned Rural Areas with adjacent properties undeveloped; beyond the directly adjacent properties, nearby properties are developed with single-family residences.
Positive Aspects: 1. The use is consistent with the review criteria for special use permits contained in the Zoning Ordinance. 2. A preliminary event management plan has been prepared to address public safety.	Concerns: 1. Traffic impacts are anticipated on Half Mile Branch Road and adjacent roads, primarily at the close of the single-day event. However traffic will be controlled during the event to reduce back-ups.
Recommendation: Staff recommends approval with conditions.	

STAFF PERSON:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

Rebecca Ragsdale, Planning Manager
March 11, 2025
To be scheduled

PETITION:

PROJECT: SP202400001 Crozet Independence Day Celebration

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCEL(S): 05500-00-00-08000, 0550000000080A0, 0550000000080A1,
055000000008100, 0550000000034B0, 0550000000034A0, 055000000002300

LOCATION: King Family Vineyard-6637,6640 Roseland Farm, 1006 Half Mile Branch Rd., 6568,
6750 Yonder Hill Farm, 6577 Jarman's Gap Road

PROPOSAL: Community celebration, including fireworks, on a 200-acre property.

PETITION: Section 18-10.2.2.42, Temporary Event Sponsored by a Non-Profit (Ref. Section 5.1.27)

ZONING: RA, Rural Areas

COMPREHENSIVE PLAN: Rural Area

CHARACTER OF THE AREA

The primary parcel where the event would be held is 200 acres and is part of the larger 379-acre Roseland Farm properties which is home to King Family Vineyards. The site is zoned Rural Areas, is mostly cleared, and contains the winery tasting room and carriage house as well as a polo field, horse barn, vineyards and a residence. The site has an entrance on Half Mile Branch Road and a gravel drive leading back to the tasting room and polo field, along with a secondary entrance from Jarmans View Knoll.

Adjacent parcels to the east and south are mostly small and medium sized residential lots. Parcels to the north and west are mostly larger farms, open land, and forestry uses. The northeast corner of the parcel is adjacent to a residentially zoned portion of the Crozet Development Area (at the corner of Jarmans Gap Road and Half Mile Branch Road). Old Trail Golf course is east of the site across Half Mile Branch Road (Attachment 1).

PLANNING AND ZONING HISTORY

The property was zoned RA in 1980. King Family Vineyard was established in 1998. The property was put under conservation easement in 2000. The easement is held by Virginia Outdoors Foundation for open space. The site has been previously used for events and that special use permit history includes:

SP200600003 Pink Ribbon Polo – Special use permit to allow one polo match of up to 2,000 attendees per year to benefit American Cancer Society. Later amended with SP201000026 to remove condition that the special use permit had to be renewed.

SP201500008 King Family Polo- Special use permit for a farm winery event of up to 1,000 spectators at polo events on Sundays from end of May through second weekend in October.

CLE202400053 A Zoning Clearance was approved to allow the Independence Day celebration in 2024 for up to 2,000 attendees as a temporary event. No complaints were received from residents regarding the event.

DETAILS OF THE PROPOSAL

The Crozet Fourth of July celebrations have been an important community tradition for many years and are organized through the non-profit Crozet Community Association (CCA) in conjunction with the Crozet Board of Trade. Recently, it was determined that the celebration could no longer be held at the Crozet Claudius park because of the requirement for an area/radius needed for fireworks to be free of development. The Crozet community association has found a new location at King family

Vineyard where it was hosted in 2024. In order for the event to continue at that location, and grow to allow more attendees, a special use permit is needed. The event is typically held the Saturday closest to the 4th of July and includes a parade, music, and concludes with fireworks. A draft event management plan has been submitted for review and comment by public safety agencies. Event organizers have coordinated with VDOT, Albemarle County Police Department, Albemarle County Fire Rescue, Western Albemarle Rescue Squad, and the Crozet Volunteer Fire Department to ensure there are the minimum number of officers for traffic management, on-site emergency personnel, and certified crowd managers. The Fire Marshal will be on-site to inspect and monitor the fireworks display. Off-site to manage traffic on nearby roads, traffic management and flow is coordinated with ACPD and VDOT.

COMMUNITY MEETING

The required community meeting for the proposal was held at the Crozet Community Advisory Committee meeting on Monday, April 15, 2024, at 6 pm. The applicant shared details and answered questions regarding the proposal to members of the public who were present.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST:

Special Use Permits are evaluated under reasonable standards, based on zoning principles which include the proposal's compliance with the Comprehensive Plan. Any impacts caused by the proposal may be addressed through conditions which must be reasonably related and roughly proportional to the impacts.

Section 33.8(A) states that the Commission, in making its recommendation, shall consider the following factors:

No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.

Some traffic impacts are anticipated on Half Mile Branch Road, however traffic will be controlled during events to reduce back-ups and ensure that residents will maintain access to their property. Residents will be notified in advance of the event as well. Music and the fireworks display will generate sound that can be heard by adjacent residents. The special use permit will include a condition that addresses hours of the event, which will end before 10:30pm.

Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

The proposed event is larger than would normally be suitable for property in the Rural Area. Typically events of this size and frequency could generate impacts that would change the character of the Rural Area. However, staff believes that because this is a one-day event, and given the location of the property and the available infrastructure, that the proposed event is acceptable in this location with conditions addressing potential impacts beyond the requirement for an event management plan to address the day-of impacts.

The northeast corner of the subject parcel is adjacent to the Crozet Development Area. Event attendees access Half Mile Branch Road either from the south via Route 250 or I-64 (with a short drive on Hillsboro Lane or Yancey Mills Lane) or from the north from Jarmans Gap Road. Visitors must only travel a short distance on Rural Area roads to access the events and, as discussed above, Half Mile Branch Road has acceptably handled the event traffic from the polo matches in the past.

It is also not anticipated that the use will negatively impact farming, forestry or scenic/historic characteristics of the Rural Area. Virginia Outdoors Foundation (VOF) holds a conservation easement on the property for open space.

Harmony. Whether the proposed special use will be harmony with the purpose and intent of this chapter,

The Rural Areas zoning district was established to protect agricultural and forestry activities, water resources, and for conservation of natural, scenic, and historic resources.

The proposed use is in harmony with the RA and allows the winery to promote its agricultural products. The use will not interfere with agricultural uses on the property or negatively affect resources protected under the conservation easement.

with the uses permitted by right in the district,

The proposed use will not affect by-right Rural Areas uses on the property or nearby.

with the regulations provided in Section 5 as applicable,

The supplemental regulations that are applicable to the event are outlined below:

Sec. 5.1.27 Temporary events sponsored by local nonprofit organizations.

This provision is intended to regulate for purposes of public health, safety and welfare, major events such as agricultural expositions, concerts, craft fairs, and similar activities which generally: attract large numbers of patrons; may be disruptive of the area; and occasion the need for planning in regard to traffic control, emergency vehicular access, health concerns and the like. The provision is not intended to regulate such minor events as religious assembly use bazaars, yard sales, bake sales, car washes, picnics and the like which generally are not disruptive of the area and require only minimal logistical planning; nor is it intended to permit permanent amusement facilities. Each such event shall be sponsored by one or more not-for-profit organizations operating primarily in the county and/or the city of Charlottesville. No event shall extend for a period longer than that provided by the board of supervisors in the conditions of the special use permit. A separate special use permit shall be required for each event.

Special use permits may be issued by the board of supervisors pursuant to this section, upon finding:

- a. That the public roads serving the site are adequate to accommodate the traffic which would be expected to be generated by such event;
- b. That the character of such use will be in harmony with the public health, safety and welfare, and uses permitted by right in the district and will not be of substantial detriment to adjacent property in terms of smoke, dust, noise, hours of operation, artificial lighting or other specific identifiable conditions which may be deleterious to the existing uses of such property.

Except as the board of supervisors may expressly add or delete conditions in a particular case, each such permit shall be subject to the following conditions:

- a. A preliminary plan showing access, parking, vehicular and pedestrian circulation, and method of separation of the same shall be approved by the director of planning;
- b. Such organization shall have made adequate arrangements with the county sheriff, fire and rescue squads, and the local office of the Virginia Department of Health for the conduct of such event;

- c. Adequate arrangements have been made for the removal of trash and debris, reseeding and general restoration of the site following the event. The board of supervisors may establish and require the posting of a bond in an amount deemed by the zoning administrator to be sufficient for such purpose.

A preliminary plan and adequate arrangements have been made with regard to event set up on-site and traffic management to the event. This includes entrances and access points to support the expected number of attendees, parking, and emergency vehicle access. Event organizers have coordinated with VDOT, Albemarle County Police Department, Albemarle County Fire Rescue, Western Albemarle Rescue Squad, and the Crozet Volunteer Fire Department to ensure there are the minimum number of officers for traffic management, on-site emergency personnel, and certified crowd managers. The Fire Marshal will be on-site to inspect and monitor the fireworks display.

and with the public health, safety, and general welfare.

The event will be managed in accordance with an event management plan that will be reviewed and approved by all public safety agencies and VDOT. Final approval and any required revisions to the event management plan prior to each year's event is a special use permit condition.

Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

The Rural Area Chapter ([Chapter 7](#)) of the Comprehensive Plan designates the subject properties for Rural Area land uses. The intent of the Rural Area designation is to allow uses that preserve and protect agricultural, forestal, open space, and natural, historic, and scenic resources.

Overall, the applicant's proposal is not inconsistent with the Comprehensive Plan.

SUMMARY

Staff believes that this is an appropriate site for the event given its proximity to the Crozet Development Area, size of the parcel, and successful history of hosting larger events with no safety issues.

Positive Aspects:

1. The use is consistent with the review criteria for special use permits contained in the Zoning Ordinance.
2. A preliminary event management plan has been prepared to address public safety.

Concerns:

1. Traffic impacts are anticipated on Half Mile Branch Road and adjacent roads, primarily at the close of the single-day event. However traffic will be controlled during the event to reduce back-ups.

RECOMMENDATION:

Staff recommends approval with the following conditions:

1. The event must be held no more than once a year and be scheduled within ten days of July 4.
2. The event must end no later than 10:30p.m.
3. A Zoning Clearance must be approved prior to each event and must be submitted a minimum of 60 days in advance of the event date. The applicant must provide a final event plan satisfying the

criteria of Section 5.1.27 and is subject to approval by VDOT, Albemarle County Police, and Albemarle County Fire Rescue.

ATTACHMENTS:

1. Location Map
2. Application Materials