



County of Albemarle
Community Development Department - Planning

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September 16, 2026

Katherine Gilman
The Barns Special Events
Garth Road
Charlottesville, VA

Re: SP-2025-00008 and SE-2026-00027 The Barns Special Events /Exceptions (TMP: 04300-00-00-022E0; 04300-00-00-022F0)

Dear Ms. Gilman,

At its meeting on August 25, 2026, the Albemarle County Planning Commission recommended approval of SP-2026-00008 by a vote of 5:1 (Commissioners Moore against; Commissioner Carrazana absent), for the reasons stated in the staff report and with the following amendments conditions listed below, #2 to 8 events with no more than 60 attendees; and remove #4 and to not allow amplified music:

1. General Accord with Conceptual Plan. Development and use authorized by SP-2025-00008 must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with Concept Plan dated November 25, 2025, last revised June 30, 2026, entitled, "The Barns: Special Use Permit Plans" prepared by Woolley Engineering, formwork, and Nelson Byrd Woltz.

To be in general accord with the Concept Plan, development and use must reflect the following major elements as shown on the Plan:

- a. Location of proposed building envelopes;
- b. Location of site entrance;
- c. Location of proposed permanent and overflow parking envelopes; and
- d. Location of proposed landscape screening.

Minor modifications that do not conflict with these elements may be approved to ensure compliance with the Zoning Ordinance.

2. Event and Occupancy Limit. The total number of special events per calendar year is limited to 24. The total number of attendees at a single event must not exceed one hundred fifty (150).
3. Landscaping. Prior to commencing the use, landscape screening must be installed as illustrated in the Concept Plan and must comply with the standards listed in *County Code* § 18-32.7.9.7.
4. Outdoor Amplified Music. Prior to commencing the use, a zoning clearance for sound from outdoor amplified music must be obtained to verify that the sound amplification equipment will comply with the applicable standards of *County Code* § 18-4.18. Sound from outdoor amplified music is regulated as follows:

- a. Maximum Sound Levels: Outdoor amplified music must comply with the applicable maximum sound levels established in *County Code* § 18-4.18.04.
- b. Prohibited Hours: Outdoor amplified music is prohibited between 10:00 p.m. and 7:00 a.m. the following morning.

Should you have any questions regarding the action, please contact me.

Sincerely,
Jered Tate
Senior Planner I
Planning Division

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