

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: The Barns Special Events SP-2025-00008, SE-2026-00017	AGENDA DATE: November 4, 2026
SUBJECT/PROPOSAL/REQUEST: Special Events (Section 5.1.43) at an agricultural operation; special exception for structures used for special events and parking setbacks	STAFF CONTACT(S): Wall, Svoboda, Barnes, McDermott, Ragsdale, Tate
SCHOOL DISTRICT: Ivy Elementary School, Henley Middle School, Western Albemarle High School	PRESENTER (S): Jered Tate, Senior Planner I

BACKGROUND:

A public hearing was held at the Planning Commission (PC) on August 25, 2026, on the above-noted applications. There were a number of speakers that voiced concerns, along with those in support. The PC voted to approve the request by a vote of 5:1 (Commissioner Moore dissented, Commissioner Carrazana absent) for reasons stated in the staff report with recommended revisions to conditions. The PC staff report, action memo, and minutes are attached (Attachments A, B, and C).

In their motion, the PC recommended two conditions be revised. That included a recommendation to revise Condition #2, which had limited events to no more than 24 per year, up to 150 attendees. The PC recommended a reduction to allow for only 8 events each year with no more than 60 attendees and a revision to Condition #4 to prohibit outdoor amplified music. However, they noted in their discussion that further analysis and consideration may be needed prior to the Board public hearing on final special use permit conditions.

During the public hearing, the following concerns were discussed:

1. Increased traffic along Garth Road
2. Noise generated by private gatherings on the property
3. The overall scale of the property
4. The combined total number of events permitted both by right and by the requested SP.

DISCUSSION:

Since the public hearing, the application narrative, conceptual plan, and special exception narrative have been updated for clarity. (Attachments D, E, F) The special exception related to parking lot surface materials is no longer proposed as it does not require a special exception and can be approved by staff. The narrative has been revised to address PC concerns, with the applicant proposing 24 events per year with a maximum of 75 people per event.

Staff believe the applicant's revision is appropriate, and the applicant has noted that the proposed buildings can accommodate up to 100 attendees indoors, which reduces impacts from noise on abutting property owners. However, the proposal by the applicant is not consistent with the revisions suggested by the PC. Staff believe a total of 24 special events per year, with a limit of 75 attendees is aligned with PC recommendations.. Staff believe that noise should be regulated consistently with other RA uses, and not prohibited, and has suggested a condition to mitigate noise concerns. Staff has recommended the following conditions:

1. General Accord with Conceptual Plans. 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 June 2026, entitled "The Barns" Special Use Permit Plans" and the Conceptual

Site Plan identified as Sheet Number L1.00, November 17, 2025, last revised October 8, 2026, entitled, "The Barns: Conceptual Site Plan", (together the "Concept Plans"), prepared by Woolley Engineering, formwork, and Nelson Byrd Woltz.

To be in general accord with the Concept Plans, 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 is limited to 75.
3. Landscaping. Prior to commencing the use, landscape screening must be installed as illustrated in the Concept Plans 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.

Additionally, the applicant has requested a special exception (SE-2026-00017) to allow a reduction in parking setbacks and to allow use of a structure for special events not in existence as of the adoption of *County Code* § 18-5.1.43. . Staff analysis of the requested waivers is included in the PC Staff Report. (Attachment A) Staff has no objection to the requested waivers with the following proposed conditions:

1. Establish Agricultural Use. The agricultural use(s) as described in the Concept Plan dated June 2026, entitled "The Barns: Special Use Permit Plans" prepared by Woolley Engineering, formwork, and Nelson Byrd Woltz, must be established on the property prior to commencement of any Special Event as permitted by SP-2025-00008.
2. Landscaping: Prior to commencing the use, landscape screening must be installed as illustrated in the Conceptual Site Plan identified as Sheet L1.00, dated November 17, 2025, last revised October 8, 2026, entitled, "The Barns: Conceptual Site Plan" and must comply with the standards listed in *County Code* § 18-32.7.9.7.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolutions (Attachment G and H) to approve SP-2025-00008 and SE-2026-00017 with the proposed conditions.

ATTACHMENTS:

- A. August 25, 2026 Planning Commission Staff Report
 - A1. Location Map
 - A2. Application Narrative dated May 22, 2026
 - A3. Concept Plan dated June 2026

A4. Supplemental Regulations in Section 5.1.43 and 5.1.58

A5. SE-2026-00017 Special Exception Narrative

B. Planning Commission Action Letter

C. Planning Commission Minutes

D. SP-2025-00008 – Application Narrative dated October 8, 2026

E. SP-2025-00008 – Conceptual Site Plan dated October 8, 2026

F. SE-2026-00017 – Special Exception Narrative dated October 8, 2026

G. Resolution to approve SP-2025-00008 The Barns Special Events

H. Resolution to approve SE-2026-00017 Special Exception Request