

**RESOLUTION TO APPROVE SE 2026-00017  
THE BARNS SPECIAL EVENTS**

**WHEREAS**, upon consideration of the staff reports prepared for SE2026-00017 The Barns Special Events and the attachments thereto, including staff’s supporting analysis, any comments received, and all relevant factors in *Albemarle County Code* §§ 18-5.43, 18.5.1.58 and 18-33.9, the Albemarle County Board of Supervisors hereby finds that modified regulation would serve the public health, safety, or welfare, or satisfy the purpose of the Zoning Ordinance to at least an equivalent degree as the specified requirements.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby approves the special exception for SE2026-00017 The Barns Special Events, to waive the requirements of *Albemarle County Code* § 18-5.43(d)(1)(i) as the proposed structure has not yet been constructed, and to modify the requirements of *Albemarle County Code* § 18-5.43(h)(3) to allow parking areas less than 125 feet from any abutting lot, subject to the conditions attached herein, for The Barns Special Events on parcels 04300-00-00-022E0 and 04300-00-00-022F0.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of \_\_\_\_\_ to \_\_\_\_\_, as recorded below, at a regular meeting held on November 4, 2026.

\_\_\_\_\_  
Clerk, Board of County Supervisors

|                     | <u>Aye</u> | <u>Nay</u> |
|---------------------|------------|------------|
| Mr. Gallaway        | _____      | _____      |
| Ms. Duncan          | _____      | _____      |
| Ms. LaPisto-Kirtley | _____      | _____      |
| Ms. Mallek          | _____      | _____      |
| Mr. Missel          | _____      | _____      |
| Mr. Pruitt          | _____      | _____      |

### **SE 2026-00017 The Barns Special Events--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 shown on the Conceptual Site Plan identified as Sheet Number L1.00, dated November 17, 2025, and last revised October 8, 2026, and must comply with the standards listed in *County Code* § 18-32.7.9.7.