

**RESOLUTION TO APPROVE SP-2025-00008
THE BARNS SPECIAL EVENTS SPECIAL USE PERMIT**

WHEREAS, upon consideration of the staff report prepared for SP-2025-00008 The Barns Special Events, the recommendation of the Planning Commission and the information presented at the public hearings, any comments received, and all of the relevant factors in *Albemarle County Code* §§ 18-5.1.43 and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the Rural Areas zoning district, with the applicable provisions of *Albemarle County Code* § 18-5.1.43, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP-2025-00008 The Barns Special Events Special Use Permit, subject to the conditions attached hereto.

* * *

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	_____	_____

SP-2025-00008 The Barns Special Events Special Use Permit - Conditions

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 June 2026, entitled “The Barns Special Use Permit Plans” and the Conceptual Site Plan identified as Sheet Number L1.00, dated 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.