

COUNTY OF ALBEMARLE

EXECUTIVE SUMMARY

<p>AGENDA TITLE: SP202000013 Wavertree Hall Special Events</p> <p>SUBJECT/PROPOSAL/REQUEST: Agricultural-Forestal Districts Advisory Committee review of a special use permit for special events adjacent to the Batesville and Yellow Mountain Districts. Requested special events would be held outdoors and within existing structures up to 18 times per year, with 14 events per year limited to 150 attendees, and 4 events per year limited to 350 attendees. Requires special exception for exceeding 150-attendee limit set in 18-5.1.43(e)(1). Outdoor amplified sound to end by 10 p.m. Events to end by 12 p.m.</p> <p>STAFF CONTACT: Scott Clark</p>	<p>AGENDA DATE: February 1, 2021</p> <p>ATTACHMENTS: Yes</p>
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BACKGROUND:

The subject property (Tax Map 70 Parcel 39) is a 145.33-acre parcel located on Plank Road, adjacent to the Yellow Mountain and Batesville Agricultural/Forestal Districts (see Attachment A). The subject property is under a conservation easement held by the Virginia Outdoors Foundation. The adjacent District properties are parcels 70-37K and 71-64A (Yellow Mountain) and parcels 70-40A and 71-24C (Batesville).

The special use permit application requests special events up to 18 times per year, with 14 events limited to 150 attendees and 4 events limited to 350 attendees (see Attachment B). Special events use, which do not require a primary agricultural use on the property, require a special use permit approval from the Board of Supervisors.

COMMITTEE REVIEW GUIDELINES:

Section 3-202(D) of the Albemarle County Code reads as follows:

D. Consideration of district in taking certain actions. The county shall consider the existence of a district and the purposes of this chapter and Chapter 43 of Title 15.2 of the Virginia Code in its comprehensive plan, ordinances, land use planning decisions, administrative decisions and procedures affecting parcels of land adjacent to the district.

The County's practice has been to consult with the Committee on any special use permit requests located on land adjacent to an existing District.

Those purposes of the Agricultural-Forestal Districts chapter of the County Code are listed in Section 3-100, "Purpose and Intent":

The purpose and intent of this chapter are as follows:

A. It is the policy of county to conserve and protect, and to encourage the development and improvement of, its agricultural and forestal lands for the production of food and other agricultural or forestal products. It is also the policy of the county to conserve and protect agricultural and forestal lands as valued natural and ecological resources which provide essential open spaces for clean airsheds, watershed protection, wildlife habitat, and for aesthetic purposes.

B. It is the purpose and intent of this chapter to provide means by which agricultural and forestal lands of either statewide or local significance may be protected and enhanced as a viable segment of state and local economies, and as important economic and environmental resources.

The Committee's role is to assist the Board of Supervisors by commenting on any possible impacts to the Batesville and Yellow Mountain Districts from the proposed use. The Committee's review should directly address District impacts. Other aspects of the review, such as the impacts of amplified sound, the visibility of the facility, impacts on the Greenwood-Afton Historic District, etc., will be addressed in staff's report to the Planning Commission and Board of Supervisors.

The Committee's recommendation will be included in staff's reports to the Planning Commission and Board of Supervisors when public hearings are held for this item.

DISCUSSION:

Section 3-101 of the County Code further explains the County policies that the Districts should promote. Staff will address this proposal's impacts on each policy below:

A. Production of food and other agricultural and forestal products. It is the policy of the State and the County to conserve and protect and to encourage the development and improvement of the Commonwealth's agricultural and forestal lands for the production of food and other agricultural and forestal products.

The impacts typically created by event uses usually involve increased traffic and undesirable noise for nearby residents. Unlike industrial and commercial uses that can create chemical or water-quality impacts, an event center would not directly impede the Districts' ability to produce food or forestall products.

B. Provide essential open spaces. It is also the policy of the State and the County to conserve and protect agricultural and forestal lands as valued natural and ecological resources which provide essential open spaces for clean air sheds, watershed protection, wildlife habitat, as well as for aesthetic purposes.

The proposal would use existing roads and structures on the property and would not require landcover changes other than driveway improvements. Open spaces within the District would not be impacted.

C. Strong agricultural and forestal economy. It is the policy of the County to support a strong agricultural and forestal economy.

Increases in traffic on the narrow roads of the Batesville area could theoretically impede farm-related traffic near the proposed event center. However, as these events would only occur on 18 days out of each year, the impacts would be infrequent.

D. Protect and preserve natural resources and retain continuous and unfragmented land. It is the policy of the County to protect and preserve natural resources, which include mountains, hills, valleys, rivers, streams, groundwater, and retain continuous and unfragmented land for agriculture, forestry, biodiversity, and natural resource protection.

The subject parcel is already protected from fragmentation by a conservation easement, and the proposed uses would not intrude between District properties. No significant vegetation changes that would impact landscape connectivity are proposed.

RECOMMENDATION:

Physical impacts of the proposed use will be limited to the parcel adjacent to the District and would not impact agricultural resources on land in the District. Traffic impacts could impede farm uses, but they would be infrequent.

Therefore staff recommends that the Committee advise the Board and the Planning Commission that the proposed use does not conflict with the purposes of the Districts.

ATTACHMENTS:

Attach A – Location Map (see below)

Attach B – [Special Use Permit Plan](#)

Attachment A

