

SP202400001

Crozet Independence Day

Special Use Permit

Albemarle County
Board of Supervisors
May 7, 2025

Staff: Rebecca Ragsdale
Planning Manager



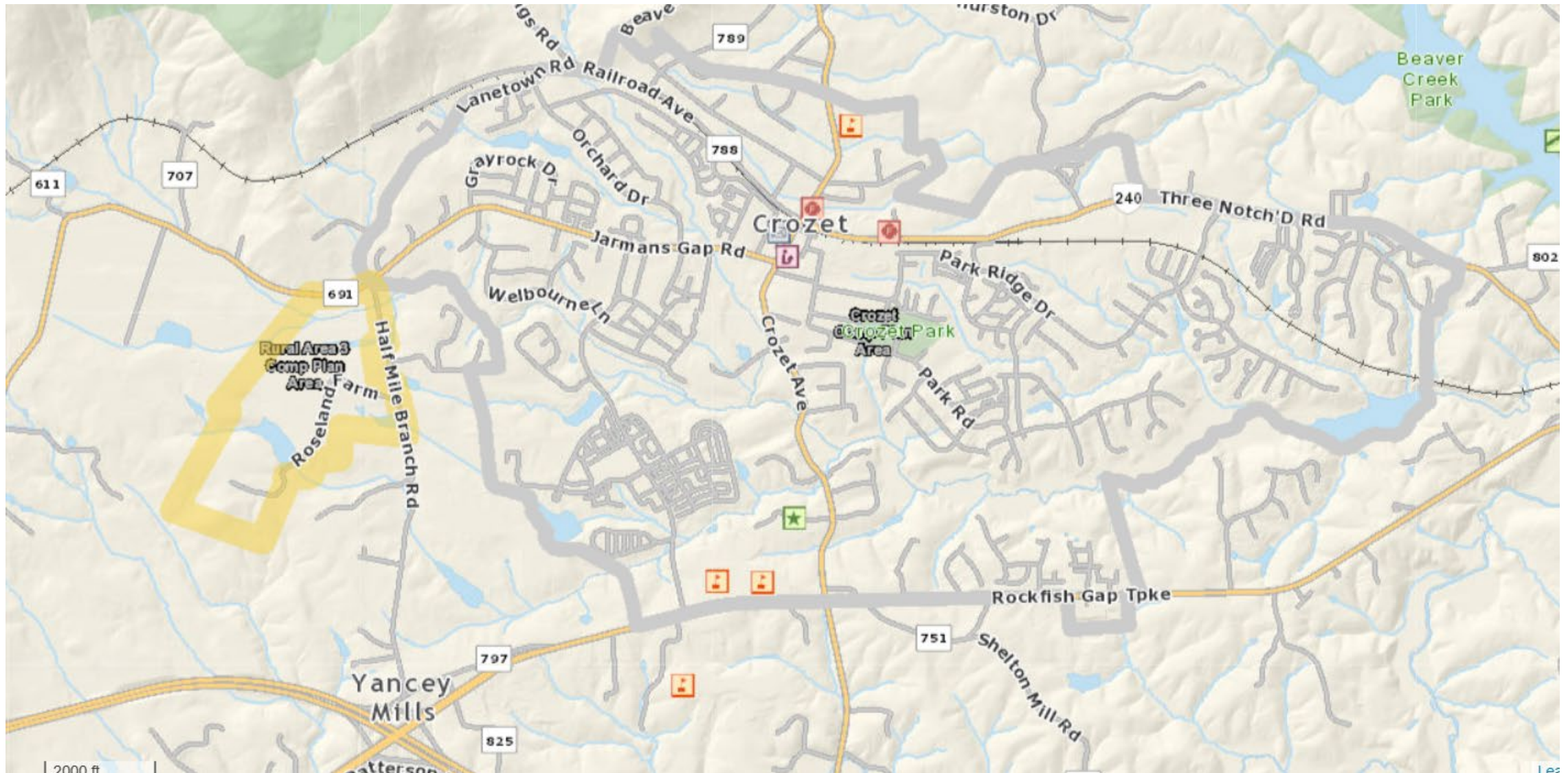
SP202400001 – Event Details



Event Overview

- **Temporary Event Hosted by Non-Profit**
- **Hours of event:** 6:00 PM – 10:30 PM
- **Location:** King Family Vineyards, 6550 Roseland Farm
- **Expected Attendance:** Estimated 4,500
- **Event Type:** Community Celebration with Live Music, Food, Beer & Wine and Fireworks
- Previous location at Crozet Park no longer has adequate area for fireworks launch

SP202400001- Location Map



SP202400001 - Site History

Primary use agriculture. King Family Vineyard was established in 1998.

The property was put under conservation easement in 2000.

The site has been previously used for events and that special use permit history includes:

Pink Ribbon Polo – One polo match of up to 2,000 as a temporary non-profit event attendees per year.

King Family Polo- Farm winery event of up to 1,000 spectators at polo events on Sundays from end of May through second weekend in October.

2024 Crozet Independence Day Celebration - A Zoning Clearance was approved to allow the Independence Day celebration in 2024 for up to 2,000.



SP202400001 - Event Set-up



Traffic Control-
Jarman's Gap, Half-
Mile Branch,
Hillsboro Lane, Route
250



Primary Event Set up

SP202400001-Special Use Permit Factors

Factors for Special Use Permit Consideration (Chapter 18 Section 33.40):

- 1. No substantial detriment.**
- 2. Character of the nearby area is unchanged.**
- 3. Harmony and no harm to public health, safety, and general welfare.**
- 4. Consistency with the Comprehensive Plan.**

SP202400001 - Section 5.1.27 Event Standards

Special use permits may be issued by the board of supervisors pursuant to this section, upon finding:

- a. That the public roads serving the site are adequate to accommodate the traffic which would be expected to be generated by such event;
- b. That the character of such use will be in harmony with the public health, safety and welfare, and uses permitted by right in the district and will not be of substantial detriment to adjacent property in terms of smoke, dust, noise, hours of operation, artificial lighting or other specific identifiable conditions which may be deleterious to the existing uses of such property.

Except as the board of supervisors may expressly add or delete conditions in a particular case, each such permit shall be subject to the following conditions:

- a. A preliminary plan showing access, parking, vehicular and pedestrian circulation, and method of separation of the same shall be approved by the director of planning;
- a. Such organization shall have made adequate arrangements with the county sheriff, fire and rescue squads, and the local office of the Virginia Department of Health for the conduct of such event;
- a. Adequate arrangements have been made for the removal of trash and debris, reseeding and general restoration of the site following the event. The board of supervisors may establish and require the posting of a bond in an amount deemed by the zoning administrator to be sufficient for such purpose.

SP202400001 – Special Use Permit Conditions

1. The event must be held both (a) no more than once annually and (b) within ten days of July 4.
2. The event must end no later than 10:30 p.m.
3. The owner(s) must apply for a zoning clearance at least 60 days before the event and must receive a zoning clearance prior to each event.
4. The owner(s) must provide a final event plan satisfying the criteria of Albemarle County Code § 18-5.1.27, which plan is subject to approval by VDOT, and the Albemarle County Police and Fire Rescue Departments.
5. The owner(s) must receive approval from the Director of Planning of a preliminary plan showing access, parking, vehicular and pedestrian circulation, and method of separation of these elements.
6. The organization must have made adequate arrangements with the County Sheriff, fire and rescue squads, and the local office of the Virginia Department of Health for the conduct of the event.
7. Adequate arrangements must be made for the removal of trash and debris, reseeding and general restoration of the site following the event. The Board of Supervisors may establish and require the posting of a bond in an amount deemed by the Zoning Administrator to be sufficient for such purpose.

SP202400001 – Staff Summary

Positive Aspects:

1. The use is consistent with the review criteria for special use permits contained in the Zoning Ordinance.
2. An event management plan has been prepared to address public safety. It has been reviewed and agreed upon by Albemarle County Fire Rescue, Police, both Crozet local volunteer stations, and VDOT.

Concerns:

1. Traffic impacts are anticipated on Half Mile Branch Road and adjacent roads, primarily at the close of the single-day event. However, traffic will be controlled during the event to reduce backups.

Questions?



SP202400001

Motion

To approve SP202400001:

I move to adopt the resolution attached to the staff report as Attachment D to approve SP202400001.