

**COUNTY OF ALBEMARLE
TRANSMITTAL TO BOARD OF SUPERVISORS**

<p>AGENDA TITLE: ZTA 2019-02 Agricultural Operations and Events Update (Phase I)</p> <p>SUBJECT/PROPOSAL/REQUEST: Amend the ordinance to align regulations for Agricultural Operations with those for events at Farm Wineries, Breweries, and Distilleries</p>	<p>AGENDA DATE: May 15, 2019</p> <p>STAFF CONTACTS: Amelia McCulley, Bart Svoboda, Rebecca Ragsdale, Lea Brumfield</p> <p>Presenter: Rebecca Ragsdale, Principal Planner</p>
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BACKGROUND: This zoning text amendment was initiated by the Board of Supervisors on January 9, 2019 for a two-phased approach to text amendments for agricultural operation activities and events. This Phase I text amendment incorporates the provisions for farm wineries, breweries, and distilleries (FWBD) adopted in January 2017 into zoning regulations for agricultural operation events. Phase II will include consideration of a) how to evaluate whether an agricultural operation is a primary use devoted to the bona fide production of crops, animals or fowl for the purpose of qualifying for events and b) what the meaning of “farm to table dinners” is relating to allowed events.

The Planning Commission discussed this text amendment in a work session on March 5, 2019, and held a public hearing on April 9, 2019. The staff report and minutes from the April 9 meeting are provided as Attachments A and B. The Commission voted 7-0 to recommend approval of ZTA 2019-02 as provided in Attachment C, and did not request any changes.

DISCUSSION: The proposed ordinance (Attachment D) includes the following changes to align regulations for agricultural operations with those for farm wineries, breweries, and distilleries:

- 1) Adds requirement that agricultural operations have a minimum of five (5) acres devoted to agricultural production in order to be eligible to have agricultural events on the property
- 2) Adds requirement for neighbor notification and point of contact when zoning clearances are required
- 3) Adds curfew for outdoor amplified music
- 4) Updates setbacks for agricultural event and activity structures

Attachment C provides a highlighted version of the ordinance the Commission approved on April 9.

Since the Commission April 9 meeting, staff identified several very minor changes that are now reflected in the final proposed ordinance in Attachment D. These changes are technical clarifications and are not significant and do not change the nature or impact of the amendment.

RECOMMENDATION:

Staff recommends that the Board adopt the attached proposed Ordinance (Attachment D).

ATTACHMENTS:

- A. Staff report for April 9, 2019 PC Public Hearing
- B. PC Minutes from April 9, 2019 PC Public Hearing
- C. Version of Ordinance PC approved April 9, 2019
- D. Final Proposed Ordinance dated May 2, 2019