



KING GEORGE COUNTY BOARD OF SUPERVISORS' AGENDA

Meeting Date: February 21, 2017
Item Number: **02-13**

Subject: Case Number 16-07-T04: Amendment Article 4, Section 4.14.1.a Supplementary Regulations to require that all event venue facilities have a minimum of 20 acres.

Recommended Action: The King George County Planning Commission recommends that the King George County Board of Supervisors:

1. Not adopt Case Number 16-07-T04: Amendment Article 4, Section 4.14.1.a, Supplementary Regulations to require that all event venues have a minimum of 20 acres.

Summary of Information: At its' November 15, 2016 meeting the King George County Board of Supervisors adopted Case Number 16-07-Z01 Amendments to the King George County Zoning Ordinance to amend Section 1.9, Definitions of Terms to include "Special Event Venue"; to Amend the Limit Agricultural (A-1), Rural Agricultural (A-2), Retail Commercial (C-1), and General Trade Commercial (C-2) to allow Special Event Venue by Special Exception Permit; and, to Amend Article 4, Supplementary Regulations to create Section 4.14, Standards for Special Event Venues. The purpose of the amendment is to create the use "Special Event Venue" and to provide for regulations regarding Special Event Venues.

At its December 13, 2017 meeting, the King George County Planning Commission held a public hearing on Case Number 16-07-T04. After the public hearing, the Commission discussed the Zoning Ordinance Text Amendment and voted for the following reasons to recommend that the King George County Board of Supervisors vote to not make the proposed change:

1. Commercial Zoning Districts are better suited for location of Event Venue on smaller acreages.
2. Event venues require Special Exception approval by the King George County Board of Supervisors on a case by case basis which affords the Board the opportunity to evaluate each application and its impacts on adjoining property.
3. Event venues located in Commercial Zoning Districts with associated parking and other required improvements can be located on less than twenty (20) acres without have impact on adjoining property
4. Event venues located in Commercial Zoning Districts are more likely to be indoor facilities vs outdoor facilities.
5. A number of example Event Venues such as Riverside Dinner Theater in Safford, Virginia, are located on less than 5 acres.

BOARD APPROVED
DATE 2-21-17

Within the text amendment is a provision that event venue facilities located within either the A-1 and/or A-2 zoning districts have a minimum area of 20 acres.

Upon adoption of the text amendment, the Board of Supervisors directed Staff to prepare and forward to the Planning Commission a text amendment which provides that all event venue facilities have a minimum area of 20 acres.

A complete draft Zoning Ordinance Text Amendment is attached.

Legal Review Complete N/A

Attachments Yes No



Case Number 16-07-T04
AN ORDINANCE AMENDING
To Amend Section 4.14, Standards for Special Event Venues
To require that all Event Venues have a minimum 20 acres
KING GEORGE COUNTY ZONING ORDINANCE

WHEREAS, the Board of Supervisors adopted a Comprehensive Plan on April 16, 2013 with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants; and

WHEREAS, zoning is intended to encourage localities to improve the public health, safety, convenience and welfare of its citizens and to plan for the future development of communities to the end that transportation systems be carefully planned; that new community centers be developed with adequate highway, utility, health, educational, and recreational facilities; that the need for mineral resources and the needs of agriculture, industry and business be recognized in future growth; that residential areas be provided with healthy surroundings for family life; that agricultural and forestall land be preserved; and that the growth of the community be consonant with the efficient and economical use of public funds; and

NOW THEREFORE, the Board of Supervisors, in order to promote the health, safety and general welfare of the citizens of King George County; amends the Zoning Ordinance of King George County To Amend Section 4.14, Standards for Special Event Venues to require that all Event Venues have a minimum 20 Acres, King George County Zoning Ordinance as follows:

DATE OF ADOPTION: February 21, 2017

VOTE: 5-0


Ms. Brabo: Aye

Mr. Brooks: Aye

Mr. Granger: Aye

Mr. Howard: Aye

Mr. Jenkins: Aye


A. Travis Quesenberry, P.E., County Administrator

2/23/17
Date

Section 4.14. Event venue.

Section 4.14.1. All event venues whether permitted as a use by exception or as an accessory or ancillary use to other permitted uses shall be subject to the following conditions:

- a. Minimum area requirement for the “Special Event Venue” ~~within the A-1 and A-2 Zoning Districts~~ is 20 acres.
- b. If the special event venue is an accessory or ancillary use there shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the venue, except during the actual event. Temporary tents, fencing, seating, catering arrangements or other requirements depending on the nature of the venue may be used during the event only and must be removed within twenty-four (24) hours after the event concludes, and the building or premises must be returned to its normal condition. Some events may require certain screening or buffering during the event.
- c. Off-street parking shall meet the following standards:
 1. Parking shall be setback a minimum of 50 feet from any public road.
 2. Grass parking areas shall be allowed where no more than twenty-four events are permitted in a calendar year. A calendar year runs from January through December.
 3. Grass parking area shall be maintained to grass height of no more than six (6) inches from grade.
 4. Grass parking areas shall be maintained in good condition with uniform grass coverage and free from rill or gully erosion.
 5. Travel lanes shall be sufficient width to accommodate emergency services vehicles.
 6. Entrance into the property from a Virginia State Maintained Road shall be designed, approved and constructed to meet Virginia Department of Transportation entrance standards.
 7. When event venue use exceeds conditions set-forth in Section 4.14.d.2, King George County Zoning Ordinance parking areas shall comply with Section 3.12, Off-Street, Parking Requirements, King George County Zoning Ordinance.
- d. Noise attenuation shall comply with the Noise Ordinance of King George County, Virginia (Section 10.8, King George County Code of Ordinances).
- e. Occupancy limitations for indoor and outdoor areas, restroom facility and handicap accessibility requirements shall conform to applicable codes and ordinances.
- f. If a special event venue includes the use of a boat or other nonpermanent or mobile type facility required provision of all applicable local codes, such as, but not limited to parking and restroom facilities shall be provided at the point of gathering or loading of patrons for the event.
- g. Signage shall comply with Section 3.12, Sign Regulations, King George County Zoning Ordinance. Any lighting associated with signage shall be lit in a “dark sky”-compliant manner, with fully-shielded fixtures and lens horizontal to the ground.
- h. All new exterior lighting shall be “dark sky”-compliant, with fully-shielded fixtures and lenses that are horizontal to the ground.