

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** December 06, 2022  
**Item Description:** Yuval Bartal as Agent for Andrea L. Allsbrook requests a **conditional use**, to allow for an event venue. Located at 1800 McCall Road, zoned **AR-1. Map# 391 Parcel# 3**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **conditional use**, to allow for an event venue, with conditions.

### Executive Summary/Background

- The criteria for private and public events venues as a conditional use in the AR-1 zoning district is described in Appendix C – Zoning Ordinance, Article V-Uses Permitted in Districts, Section 5.1.2.10 – Private and Public Events Venue
- This property currently operates as an events venue based on a conditional use granted April 17, 2018. The applicant is selling the property, so conditional use must be approved on behalf of the new owners to allow for the sale of the property as a continually operational events venue.
- The applicant wishes to continue operations of the property, initially, as an “as is” site. Future possible plans include the enclosure of an existing pole barn, and addition of more restrooms. The site will, however, remain largely unchanged.
- At the October 17, 2022 Planning Board meeting, this item was tabled to allow time for resident concerns, including noise and road dust to be addressed.
- County representatives inspected the entrance and recommend paving from the road edge to the right of way, and adding striping and a stop bar.
- At the November 21, 2022 Planning Board meeting, Brad Smith made a motion to **approve** the request for a **conditional use**, to allow for an event venue with Staff recommendations:
  1. Operation of the event venue will fully comply with Section 5.1.2.10 – Private and Public Events.
  2. An occupational tax certificate will be obtained, and kept in current and in good standing, for the duration of the conditional use.
  3. All Environmental Health Department requirements for food service and restrooms will be satisfied prior to active operation of the event venue.
  4. All future site development and/or construction plans shall be submitted to Development Services for review and permitting.
  5. All wetland impacts are to be permitted by USACE.
- And the following 6 conditions, as submitted by the applicant:
  - The fencing at the entrance shall be extended to provide screening for adjacent residences
  - Gravel will be added to the roadway for the purpose of reducing dust
  - Speed bumps will be added per the submitted site plan
  - The open event structure shall be enclosed, and a dedicated sound system installed
  - All tenants will be provided with contact information for operational and event management
  - A manager shall be present on site for all events
- The motion was seconded by Alan Zipperer and carried unanimously.

### Alternatives

1. **Approve** the request for a **conditional use**, to allow for an event venue, with the following conditions:
  1. Operation of the event venue will fully comply with Section 5.1.2.10 – Private and Public Events.

2. An occupational tax certificate will be obtained, and kept in current and in good standing, for the duration of the conditional use.
3. All Environmental Health Department requirements for food service and restrooms will be satisfied prior to active operation of the event venue.
4. All future site development and/or construction plans shall be submitted to Development Services for review and permitting.
5. All wetland impacts are to be permitted by USACE
6. The fencing at the entrance shall be extended to provide screening for adjacent residences
7. Gravel will be added to the roadway for the purpose of reducing dust
8. Speed bumps will be added per the submitted site plan
9. The open event structure shall be enclosed, and a dedicated sound system installed
10. All tenants will be provided with contact information for operational and event management
11. A manager shall be present on site for all events

**2. Deny** the request for a **conditional use**, to allow for an event venue

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment