



PRINCE WILLIAM
COUNTY

Agritourism and Arts Overlay District **#DPA2016-00007**

Board Of County Supervisors
Public Hearing

Alexander Stanley
Planning Office

Background

- April 2014 - General Assembly and the Governor of Virginia amended the code of Virginia regarding zoning authority to regulate various uses and activities associated with agricultural operations and limited breweries
- § 15.2-2288.6 states - No locality shall regulate following activities at an agricultural operation, unless there is a substantial impact on the health, safety, or general welfare of the public:
 - Agritourism
 - The sale of agricultural or silvicultural products
 - The preparation, processing, or sale of food products
 - Other activities or events that are usual and customary at Virginia agricultural operations

Process:

- May 2014 - BOCS initiated Zoning Text Amendment
- September 2015 – PC approved #PLN2014-00373, Mandated Zoning Changes, which included changes to agricultural related activities
- Upon further consideration, the Planning Office withdrew the agritourism section in order to consider the impacts of agritourism activities on the rural area.
- March 2018 - BOCS initiated review of the Rural Area Study with Zoning Text Amendments
- Agritourism and Arts Overlay District included in the public outreach process
- Three public meetings were held:
 - June 2019
 - July 2019
 - September 2019

Process:

- Two PC work sessions:
 - September 2019
 - October 2019
- Development and Ordinance Review Advisory Committee (DORAC)– June 26, 2020
- Planning Commission Work Session – July 15, 2020
- Planning Commission Work Session – September 16, 2020
- Board of County Supervisors Reauthorized the Zoning Text Amendment – December 15, 2020
- Planning Commission Public Hearing – January 13, 2020
- Board of County Supervisors Public Hearing - TBD

Overlay District Goals:

- Promote Agritourism and stimulate the local economy
- Provide additional uses for agricultural landowners in the rural area and large lots in the development area
- Establishes reasonable standards to protect the health, safety, and general welfare of the public.

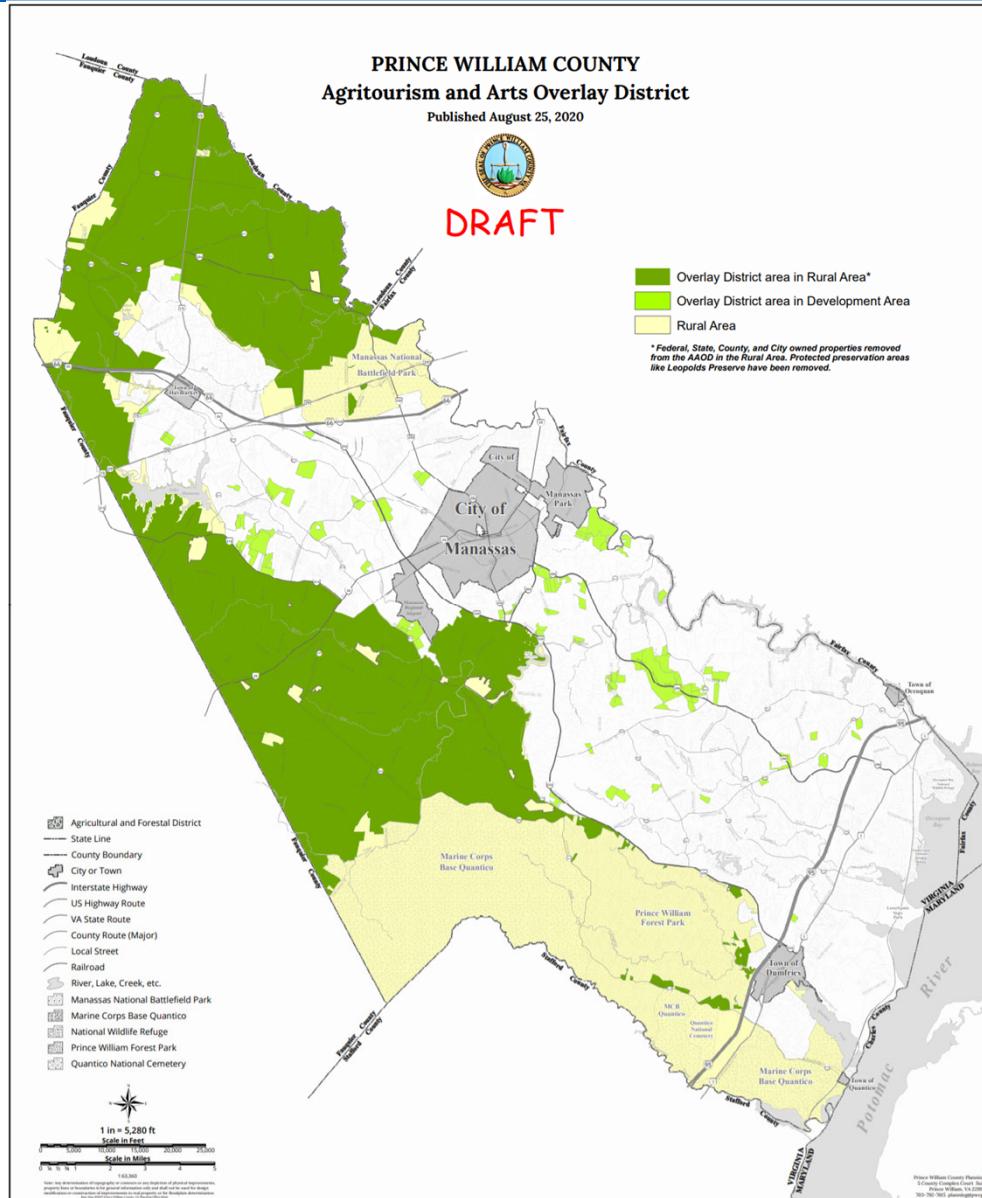


Eligible Properties:

- All properties in the Rural Area zoned A-1 with 2 or more Acres.
- All properties in the Development Area zoned A-1 with 20 Acres or more.



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New Agritourism Uses

- Retail area for selling goods and related products
- Weddings and events
- Instructional teaching related to on site agricultural uses
- Trail, Playgrounds, or equipment, such as slides, swings, climbing and bouncing apparatus
- Wagon, sleigh, and hayrides
- All Arts related uses



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New Art Uses

- Art studio, gallery, and/or classes
- Culinary classes
- Pottery/ceramics studio
- Jewelry-making
- Flower shop
- Bakery
- Photographic studio
- Etc...



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General Regulations

- Hours of operation
- Noise limits for outdoor amplified music
- Limited design standards for lighting and signage
- Additional performance standards for sea containers, special events venues, and arts related uses

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Planning Commission Recommendation: Recommends approval of Zoning Text Amendment, #DPA2016-00007, Agritourism and Arts Overlay District

Planning Office Recommendation: Staff recommends approval of Zoning Text Amendment, #DPA2016-00007, Agritourism and Arts Overlay District, for the following reasons:

- The overlay provides more flexibility in by-right uses.
- The overlay provides reasonable standards to protect the health, safety, and general welfare of the public.
- The district promotes agritourism and stimulating the local economy. It allows for arts and agritourism uses to occur in a more flexible policy environment through the overlay district.