



**PRINCE WILLIAM**  
COUNTY

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

Board Of County Supervisors  
Public Hearing

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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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**DRAFT**

- Overlay District area in Rural Area\*
- Overlay District area in Development Area
- Rural Area

\*Federal, State, County, and City owned properties removed from the AAOD in the Rural Area. Protected preservation areas like Leopolds Preserve have been removed.

**Legend:**

- Agricultural and Forestal District
- State Line
- County Boundary
- City or Town
- Interstate Highway
- US Highway Route
- VA State Route
- County Route (Major)
- Local Street
- Railroad
- River, Lake, Creek, etc.
- Manassas National Battlefield Park
- Marine Corps Base Quantico
- National Wildlife Refuge
- Prince William Forest Park
- Quantico National Cemetery

**Scale:**

1 in = 5,280 ft  
Scale in Feet

0 10 20 30 Miles  
Scale in Miles





## 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







## New Art Uses

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





## 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

# Agritourism and Arts Overlay District, #DPA2016-00007



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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.