

Resolution Granting approval of CU-2019-00011 - Application by River Run Manor, LLC requesting a Conditional Use Permit for a wedding and event venue at 2421 River Road West on Tax Map Nos. 54-5-0-9-0 and 54-3-0-C-3

WHEREAS, River Run Manor, LLC filed an application requesting a Conditional Use Permit (CUP) for a wedding and event venue on Tax Map Nos. 54-5-0-9-0 and 54-3-0-C-3 located at 2421 River Road West in Election District 3; and

WHEREAS, the 61.302-acre subject property is zoned A-2 (Agricultural, Limited) and the proposed activity is permitted in the A-2 district with a CUP as set forth in County Zoning Ordinance Article 3 § 3(20); and

WHEREAS, the Comprehensive Plan designates this area as Rural Enhancement Area; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Planning Commission duly advertised and held a public hearing on this request on August 1, 2019 and recommended approval of the CUP pursuant to certain terms and conditions; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Board of Supervisors duly advertised and held public hearings on this application on September 3, 2019 and September 9, 2019.

NOW, THEREFORE, BE IT RESOLVED, this 9th day of September 2019, that, pursuant to Article 27 § 3 of the County Zoning Ordinance, the Board of Supervisors makes the following findings related to the CUP:

1. The Board is empowered pursuant to Article 27 § 3 of the Zoning Ordinance to grant this CUP by special exception and the granting of the special exception will not adversely affect the public interest.
2. The granting of the CUP by special exception is required by public necessity, convenience, general welfare, or good zoning practice.
3. In acting on this conditional use by special exception, the Board of Supervisors has considered each of the guidelines provided in Article 27 § 4(a) through (n) of the Zoning Ordinance.

BE IT FURTHER RESOLVED, that the Goochland County Board of Supervisors does hereby grant the CUP requested for Tax Map Nos. 54-5-0-9-0 and 54-3-0-C-3 located at 2421 River Road West in Election District 3 for a wedding and event venue, subject to the following conditions:

1. Use. A place of public assembly under Article 3 § 3(20) of the Zoning Ordinance may be operated on the Property to hold events such as weddings, rehearsal dinners, retirement parties, other social events, charitable events, and similar activities (CUP Activity), subject to these conditions.

2. Conceptual plan. Improvements for the CUP Activity shall generally conform to the conceptual plan attached as Exhibit A.
3. Plan of development (POD). The CUP Activity shall not begin until a POD is approved.
4. Parking. A minimum of 75 parking spaces serving the CUP Activity shall be provided and maintained. An overflow parking area is required and shall be designated on the POD.
5. Parking and paving waiver. Pursuant to Zoning Ordinance Article 21 § 18(9), the Board of Supervisors hereby waives the requirement that non-handicapped parking areas be paved; however, areas for handicapped parking must be paved.
6. Access road. Internal access to parking areas and facilities shall be constructed and maintained in a manner satisfactory to both Goochland Fire-Rescue and the Department of Community Development.
7. Sign related to use. One detached sign, not more than 32 sq. ft. in area, is permitted to be visible from Route 6 for the CUP Activity.
8. Lighting. Approval of a lighting plan shall be obtained prior to installing exterior lighting.
9. Limit on guests. A maximum of 299 guests may be present at any CUP Activity event.
10. Event limit. The CUP Activity is limited to 40 Primary Events per calendar year. A Primary Event is limited to 299 attendees. In addition to the Primary Event, up to two related accessory events, limited to 85 attendees per event, are permitted if the events occur over three consecutive days. Outdoor amplified music is not permitted for these accessory events.
11. Hours for events. CUP Activity may occur between the following time periods:
 - a. Sunday-Thursday: 8:00 a.m. to 10:00 p.m.
 - b. Friday and Saturday: 8:00 a.m. to 11:00 p.m.
12. Amplified sound. Subwoofers are prohibited. Amplified sound, including speech, music, or other noise, is prohibited outdoors, except as follows:
 - a. Wedding processions, ceremonies, and recessions may have amplified sound outdoors.
 - b. Of the 40 Primary Events each year, amplified sound is permitted outside, up to 6 times per calendar year, either (i) behind the house on or below the terrace, or (ii) if anywhere else on the Property, in a tent enclosed on all sides. Outdoor amplification is limited to a four-hour period and must end by 10:00 p.m.
 - c. All outdoor amplification devices shall be oriented toward the river and specifically directed away from all adjoining residential properties.
13. Uniformed security. At least one uniformed security officer must be present throughout any event (a) charging for admission, or (b) including music, alcohol, and more than 100 guests. The officer may be either an off-duty Goochland County deputy sheriff, or a security guard employed by a security company licensed in compliance with Virginia Code § 9.1-139.
14. Alcohol consumption. When alcohol is served at CUP Activity events, the property

owner(s) shall ensure that the appropriate license from the Virginia Department of Alcoholic Beverage Control is obtained and that all applicable laws and regulations are enforced.

15. Fireworks. Fireworks are prohibited.
16. Traffic Impact Analysis. After twelve (12) months of operation, the property owner shall submit a Traffic Impact Analysis (TIA) prepared by a qualified traffic engineer within ninety (90) days. The TIA shall analyze accidents and traffic counts along River Road West, aggregate daily trips generated by the Estate at River Run, and any other matters requested by the Virginia Department of Transportation or Goochland County. Recommendations resulting from the TIA shall not change the rural character of River Road West. Any improvements requested by the County as a result of the TIA shall be paid for by the property owner and implemented within six months.
17. Annual notice. Annually, a schedule of CUP Activity events, including, dates, times, and estimated attendance, shall be submitted to the Zoning Administrator, and the schedule shall be revised and updated monthly as events are added, removed, or revised.
18. Expiration. This CUP shall expire by the last day of September 2024. Any application for a renewal should be filed before the expiration date.
19. Transfer or lease. Prior to the transfer or long-term lease of the Property, the property owner(s) shall notify, in writing, (a) the community development department of the planned transfer or lease, and also (b) the new owner or lessee of this CUP and its conditions, with a copy to the community development department.
20. Holidays Excluded. CUP Activity shall not occur on Christmas Eve, Christmas, or Easter.
21. Firearms. Discharge of firearms is prohibited during any CUP Activity.