

RESOLUTION OF INTENT

WHEREAS, the Albemarle County Zoning Ordinance authorizes farm wineries and farm breweries to hold various events and activities related to the farm winery and farm brewery; and

WHEREAS, effective July 1, 2015, Virginia Code §§ 15.2-2288.3:2 will require localities to permit and regulate limited distilleries (to be referred to as “farm distilleries” in the Zoning Ordinance) in material respects the same way that farm wineries and farm breweries are permitted and regulated, and the Planning Commission previously adopted a resolution of intent to amend the Zoning Ordinance to implement Virginia Code § 15.2-2288.3:2; and

WHEREAS, the cumulative impacts generated by farm wineries, farm breweries, and farm distilleries, including traffic on rural roads, parking, and water consumption, particularly when the events or activities are held on small parcels in the agricultural zoning districts, should be further studied; and

WHEREAS, it is desired to amend the Albemarle County Zoning Ordinance if such study identifies any substantial impacts on the health, safety, or general welfare of the public arising from traffic, parking, water consumption, or any other identified adverse impacts.

NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare and good zoning practices, the Planning Commission hereby adopts a resolution of intent to amend Albemarle County Code §§ 18-3.1, 18-5.1.25, 18-5.1.57, and any other appropriate sections of the Albemarle County Zoning Ordinance to achieve the purposes described herein; and

BE IT FURTHER RESOLVED THAT the Planning Commission shall hold a public hearing on the zoning text amendment proposed by this resolution of intent, and make its recommendation to the Board of Supervisors, at the earliest possible date.