

RESOLUTION OF INTENT

WHEREAS, the Albemarle County Zoning Ordinance authorizes farm wineries, farm breweries, and farm distilleries (hereinafter, "FWBDs") to hold various events and activities related to the FWBD and, in doing so, the regulations strike a balance between fostering the economic success of these agricultural enterprises and minimizing any impacts on other properties within their neighborhoods; and

WHEREAS, although State law promotes FWBDs as agricultural enterprises that are permitted as agricultural uses, the State's alcoholic beverage control laws require little or no agriculture on-site in order to obtain an alcoholic beverage control license for such an enterprise; and

WHEREAS, concerns have been expressed about the individual and cumulative impacts resulting from the activities and events at FWBDs, and about FWBD licensees who may use the privileges of their license in order to engage in activities and events at the licensed site even though there is little or no agriculture on the site where the activities and events are held; and

WHEREAS, conducting such activities and events on lands designated Rural Area in the Comprehensive Plan and on lands zoned Rural Areas where there is little or no connection to agriculture is contrary to the policies in the Rural Area section of the Comprehensive Plan and the purposes of the Rural Areas zoning district; and

WHEREAS, in order to address these concerns, it is desired to conduct a new study of the relationship between activities and events at FWBDs, their agricultural nature, whether the activities and events are usual and customary as agricultural activities and events, whether and under what circumstances the activities and events are creating adverse impacts on other properties, and the economic impact of any such regulations that may be considered to address these concerns; and

WHEREAS, if the study so warrants, it is desired to consider amending the zoning regulations by strengthening the requisite relationship between agriculture and the activities and events at FWBDs, reasonably addressing any adverse impacts by performance standards or other means identified in the study in order to protect the public health, safety or general welfare, and to address any other issue identified in the study deemed to be necessary and appropriate.

NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare, and good zoning practices, the Albemarle County Board of Supervisors hereby adopts a resolution of intent to amend Albemarle County Code §§ 18-3.1, 18-5.1.25, 18-5.1.57, 18-5.1.59, 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.

* * * * *

I, Ella W. Jordan, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of ____ to ____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

Aye Nay

Ms. Dill	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randoph	_____	_____
Mr. Sheffield	_____	_____