

## 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 may be 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 chapter of the Comprehensive Plan and the purposes of the Rural Areas zoning district; and

**WHEREAS**, it may be desirable to consider amending the zoning regulations to strengthen the relationship between activities and events at FWBDs and their agricultural nature, clarify how and to what extent activities and events are usual and customary at FWBDs, and minimize the possible adverse impacts on other properties resulting from such activities and events, all in a manner consistent with State law.

**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

|               | <u>Aye</u> | <u>Nay</u> |
|---------------|------------|------------|
| Mr. Dill      | _____      | _____      |
| Ms. Mallek    | _____      | _____      |
| Ms. McKeel    | _____      | _____      |
| Ms. Palmer    | _____      | _____      |
| Mr. Randolph  | _____      | _____      |
| Mr. Sheffield | _____      | _____      |