

**RESOLUTION TO APPROVE
SP 2017-17 GREENMONT HOPWORKS PROCESSING FACILITY**

WHEREAS, the Owners of Tax Map Parcel 12100-00-00-09200 filed an application to construct a hops-processing facility, including a 10,000-square foot structure, and the application is identified as Special Use Permit 2017-00017 Greenmont Hopworks Processing Facility (“SP 2017-17”); and

WHEREAS, on December 19, 2017, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2017-17 with conditions; and

WHEREAS, on January 10, 2018, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2017-17.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for SP 2017-17 and all of its attachments, the information presented at the public hearing, and the factors relevant to the use in Albemarle County Code § 18-10.2.2.23 and the factors relevant to a special use permit in Albemarle County Code § 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2017-17, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, 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	_____	_____
Mr. Gallaway	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____

SP-2017-00017 Greenmont Hopworks Processing Facility Conditions

1. Development and use shall be in general accord with the conceptual plan titled “Special Use Concept Plan for Greenmont Hopworks,” prepared by Shimp Engineering, and dated 11/22/2017 (hereafter “Conceptual Plan”), as determined by the Director of Planning and the Zoning Administrator. To be in accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, as shown on the Conceptual Plan:
 - All uses associated with the Special Use Permit are conducted within the boundary of the Conceptual Plan labeled “Limits of SP”
 - All trees located within the area of the Conceptual Plan labeled as “Wooded Area to Remain” shall remain undisturbed unless approval for removal is obtained from the Zoning Administrator.

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. The agricultural-processing operation shall be contained within a single structure whose footprint shall not exceed 10,000 square feet.
3. The agricultural-processing structure shall be located at least 500 feet from the Route 20 Entrance Corridor.
4. Agricultural processing activities shall be contained within the agricultural-processing structure between 7:00 p.m. and 7:00 a.m.
5. Refrigerated storage of agricultural goods shall only occur within the agricultural-processing structure.
6. All outdoor lighting shall be only full cut off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at all property lines to no greater than 0.3 foot candles shall be submitted to the Zoning Administrator or their designee for approval.
7. If the use, structure, or activity for which this special use permit is issued is not commenced by January 10, 2020, the permit shall be deemed abandoned and the authority granted thereunder shall thereupon terminate.