

ATTACHMENT C.3

RESOLUTION OF INTENT

WHEREAS, the Albemarle County Zoning Ordinance authorizes restaurants and inns by special use permit in the Rural Areas zoning district if the restaurant or inn is within an historic landmark designated in the Albemarle County Comprehensive plan, the structure has been used as a restaurant, tavern, or inn, and the structure is restored as faithfully as possible to the architectural character of the period and is maintained consistent therewith; and

WHEREAS, the requirement that the historic structure be restored and maintained as faithfully as possible to the architectural character of the period prohibits changes to the exterior of historic structures used as restaurant or inn; and

WHEREAS, Objectives 1 and 2 of the Historic, Scenic, and Cultural Resources Chapter of the Comprehensive Plan establish policies of identifying and recognizing the value of historical structures and pursuing protection measures and incentives to preserve historical resources, respectively; and

WHEREAS, Strategy 2b of the Historic, Scenic, and Cultural Resources Chapter of the Comprehensive Plan is to continue to find ways to preserve historic structures and sites so that they are financially viable for property owners, and Strategy 1c of the Economic Development Chapter in the Albemarle County Comprehensive Plan is to promote tourism that helps preserve scenic, historic, and natural resources; and

WHEREAS, allowing expansions and modifications to historic structures in which restaurants and inns are operating as described herein could enhance the economic viability of the structures and help to improve tourism by preserving and protecting the County's historic, cultural, and scenic resources; and

WHEREAS, it may be desirable to amend the Zoning Ordinance to allow by special use permit the expansion or modification of the exteriors of historic structures in which restaurants and inns are operating as described herein, provided that the expansion does not affect the historic designation of the structure, and does not damage the integrity of the historic resource.

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 consider amending Albemarle County Code §§ 18-3.1, 18-5, 18-10, and any other appropriate sections of the 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.