



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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**To:** Albemarle County Board of Supervisors  
**From:** Lea Brumfield/Rebecca Ragsdale  
**Date:** December 12, 2018  
**Re:** **Special Exception associated with** Zoning Clearance #CLE201800220  
Decipher Brewing – 1740 Broadway Street  
**TMP:** 07700-00-00-040K0  
**Magisterial District:** Scottsville  
**School Districts:** Monticello HS, Walton MS, Cale ES  
**Zoning District:** Light Industry

A special exception request has been submitted by Burton Ventures, LLC, the owner of Decipher Brewing, associated with a zoning clearance application to open a brewery at 1740 Broadway Street. The owner of the property, VAS of Virginia Inc, has also signed the special exception application pursuant to County Code § 18-33.44.

County Code § 18-26.2(a) allows uses within industrial districts by right, by special use permit, and by special exception as provided in the chapter. The applicant has requested a special exception to allow subordinate retail sales use for his proposed new brewery operation, which is permitted by right, to exceed 25% of the gross floor area of the primary industrial use.

Staff analysis of the requests is provided as Attachment A.

**RECOMMENDATION:** Staff recommends that the Board adopt the attached Resolution (Attachment D) approving the special exception, subject to the condition attached thereto.

**ATTACHMENTS:**

- A. Staff Analysis
- B. Applicant's request and plans
- C. Location Map
- D. Resolution