

Caroline County Board of Supervisors Agenda Executive Summary

Meeting Date: September 10, 2019

Title: Public Hearing - TXT-11-2019; TXT-12-2019; TXT-13-2019
Proposed Text Amendments – Brewery, Limited and
Distillery, Limited

(Check Mark)

<input type="checkbox"/> Consent	<input type="checkbox"/> Closed Meeting
<input checked="" type="checkbox"/> Action	<input checked="" type="checkbox"/> Public Hearing
<input type="checkbox"/> No Action (Information Only)	<input type="checkbox"/> Ordinance
<input type="checkbox"/> Resolution	<input type="checkbox"/> PowerPoint Presentation

Summary: As part of an economic development initiative related to the Carmel Church Business Center, Planning staff is bringing forward three amendments regarding Breweries and Distilleries in the B-1 and M-1 zoning districts. The Board of Supervisors authorized an expedited public hearing process for these amendments at the August 13th meeting.

The attached amendments add a definition for Brewery, Limited & Distillery, Limited, and create a designation for both as a permitted use in the B-1 and M-1 zoning districts.

A brewery and a distillery are by-right uses in the Rural Preservation zoning districts and allowing the uses would be appropriate in the Business & Industrial districts as well.

The Planning Commission held a public hearing at the August 22nd meeting. There were no speakers. The Commission, on a 4-0 vote, forwards the amendments to the Board with a recommendation of approval.

Budget Impact: None

Action(s) requested of the Board of Supervisors: Conduct public hearing.

Presenter: Michael A. Finchum, Director, Planning & Community Development

PROPOSED TEXT AMENDMENTS REGARDING BREWERY & DISTILLERY:

TXT-11-2019: THAT ARTICLE II, DEFINITIONS, OF THE ZONING ORDINANCE OF CAROLINE COUNTY SHALL BE AMENDED TO ADD THE FOLLOWING:

BREWERY, LIMITED: A FACILITY THAT MANUFACTURES NO MORE THAN 15,000 BARRELS OF BEER PER CALENDAR YEAR, AND IS SUBJECT TO THE LICENSING REQUIREMENTS OF THE COMMONWEALTH OF VIRGINIA.

DISTILLERY, LIMITED: A FACILITY THAT MANUFACTURES NOT MORE THAN 36,000 GALLONS OF ALCOHOLIC BEVERAGES OTHER THAN WINE OR BEER PER CALENDAR YEAR, AND IS SUBJECT TO THE LICENSING REQUIREMENTS OF THE COMMONWEALTH OF VIRGINIA.

TXT-12-2019: AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF CAROLINE COUNTY BY AMENDING ARTICLE IX, SECTION 2, USES PERMITTED BY RIGHT, ADDING THE FOLLOWING AS A PERMITTED USE IN THE B-1 BUSINESS ZONING DISTRICT 1) **PARAGRAPH 30, BREWERY, LIMITED** AND; 2) **PARAGRAPH 31, DISTILLERY, LIMITED.**

TXT-13-2019: AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF CAROLINE COUNTY BY AMENDING ARTICLE X, SECTION 2, PERMITTED USES, BY ADDING THE FOLLOWING AS A PERMITTED USE IN THE M-1 BUSINESS ZONING DISTRICT 1) **PARAGRAPH 30, BREWERY, LIMITED** AND; 2) **PARAGRAPH 32, DISTILLERY, LIMITED.**