

Economic Development Authority

York County, Virginia

April 1, 2014

Donald E. Wiggins, Chairman
York County Board of Supervisors
P. O. Box 532
Yorktown, VA 23690

Dear Mr. Wiggins:

At the March 25, 2014 Economic Development Authority (EDA) meeting, the EDA voted unanimously to request that the Board of Supervisors sponsor a Zoning Text Amendment to facilitate the establishment of microbreweries and similar operations as permitted uses in General Business (GB) and Economic Opportunity (EO) zoning districts. Similar operations would include cideries and boutique distilleries.

The EDA is specifically requesting the establishment of a zoning category for microbreweries defined as a brewery that manufactures 15,000 barrels per year or less. This definition should also include a tasting room in the same building with production equipment without a restaurant or significant food requirement. This is consistent with the Code of Virginia 4.1-208 that allows breweries to have on and off premises retail sales of products they produce. Additionally, the EDA is requesting that categories be established for small distilleries and alcoholic cideries, with tasting rooms, in the same zoning districts. The EDA did not have a recommendation regarding Special Use Permits being required or not required for any of the proposed uses. The EDA decided to leave that analysis and recommendation to the planning staff. However, Special Use Permit requirements should be very carefully considered as they can be a significant impediment to business development. The EDA is very anxious to address this zoning deficiency as the Office of Economic Development has been approached by several entrepreneurs desiring to develop microbreweries, cideries and distilleries, with tasting rooms, in retail-oriented locations that are currently zoned EO and GB.

Your assistance in requesting staff to prepare the appropriate zoning text amendments for review and consideration and placing this on the Board's agenda for sponsorship would be greatly appreciated. Thank you very much for your

Mr. Donald E. Wiggins

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assistance with this proposal. If you have any questions regarding this matter please let me know.

Sincerely,

A handwritten signature in black ink that reads "R. Anderson Moberg". The signature is written in a cursive style with a long, thin vertical line extending downwards from the end of the name.

R. Anderson Moberg
Chairman

Copy James O. McReynolds

J. Mark Carter

James W. Noel, Jr.