

BOARD MATTER

Jointly with Supervisors Cook, Herrity, Storck, Smith Request Zoning Staff Prepare Ordinance Amendment Adding Food and Beverage Processing and Production as By-Right Use in the I-3 and I-4 Districts

January 12, 2015

In December, Tim McLaughlin, owner of Caboose Brewing in the Town of Vienna, contacted my office about his desire to open a craft beer and cider processing facility on Dorr Avenue in Merrifield. This facility would be used to transfer beer from kegs produced at his brewery in the Town of Vienna into cans, as well as age and package cider, also brewed in Vienna.

The location is ideal, as it is next to his distributor, allowing beverages brewed in Vienna to be hand delivered to his Dorr Avenue location saving significant time and cost to his business. However, the I-4 zoning of the parcel only permits food and beverage production with a Special Exception; food and beverage production is already a by-right use in the I-5 and I-6 Districts.

As this Board knows, the craft beverage industry in Virginia is booming. Sales of Virginia-produced wine and beer continue to grow, and sales of Virginia-produced cider grew 200% since last year. The McAuliffe Administration has a stated goal of making Virginia a leader in the craft brewing industry. Over the past two years, Virginia has seen the opening of the largest commercial hops processor on the East Coast, the locating of California-based brewing giant Stone's East Coast operation in

Richmond, and most recently the opening of a craft malting operation in Loudoun County.

In support of Goal 1 of the Strategic Plan to Facilitate Economic Success – to further diversify our economy – Fairfax County should encourage facilities such as the one Mr. McLaughlin hopes to open.

Therefore, I move that the Board of Supervisors ask Zoning Administration to research and prepare a Zoning Ordinance Amendment adding food and beverage manufacturing, production and processing establishments to the uses permitted by-right in the I-3 and I-4 Zoning Districts subject to possible use limitations for addressing the ancillary uses often found in association with these craft brewing operations such as tasting rooms and on-site retail sales.