

# CITY OF CHIPLEY

## STAFF REPORT

**SUBJECT:** Request for a Variance and Amended Development Order– 684 7<sup>th</sup> Street – Wolfpack Alliance, LLC

### MEETING DATE

Tuesday, June 11, 2024

### PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

### SUMMARY

A variance is needed to allow alcoholic beverages sales for the property located at 684 7<sup>th</sup> Street, Parcel ID: 00-1430-0000. The amended development order will reflect the correct type of development as an entertainment establishment. This property is located in the Historic Commercial District with an overlay of the Corridor Development District and Entertainment District.

Chapter 4, Alcoholic Beverages, Article II.-Establishments, Sec. 4-29 Location restricted; proximity to churches, public parks, residential dwellings, and schools; distance locations for bottle clubs, private clubs, and entertainment establishments; restrictions for established businesses. (3) *Distance locations for bottle clubs, private clubs, and entertainment establishments.* It is unlawful for any licensed alcoholic beverage bottle club, private club, or entertainment establishment to operate, barter, sell, give away, exchange or otherwise dispose of in the nature of a gift or exchange alcoholic and intoxicating liquors for consumption on the premises where sold, bartered, exchanged, given away or disposed of within 1,000 feet of any church, public park, residence or school. The distance shall be determined by measuring a radius from the main public entrance of the place or establishment. If any portion of a parcel of land in use as a church, public park, residence or school facility lies within such radius, then the church, public park, residence or school shall be deemed to be within such distance. This provision shall not apply to brewpubs, micro-breweries, micro-distilleries, micro-wineries or event venues.

Granting of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the surrounding area. The variance granted is the minimum that will make possible the reasonable use of the new development as an entertainment establishment.

### RECOMMENDATION

City Staff recommends approval of the variance and amended development order to promote the growth and success of the downtown area with offering additional entertainment to our community.

### ATTACHMENTS

1. Variance Request Packet
2. Affidavit of Mailing
3. Entertainment District Ordinance

The Planning & Zoning Commission voted 2 ayes and 1 naye, with one abstaining from voting.