



Planning Board Meeting Agenda Item Submittal

Item To Be Considered: **Text Amendment to Section § 152.179 Table of Permitted/Special Uses and § 152.212 Use Standards to enable Food, Beverage & Craft Processing and Production with Retail Sales**

Board Meeting Date: **April 2, 2024**

Prepared By: **Andrea Correll, AICP – Town Planner**

Overview: The purpose of this text amendment is to enable food, beverage, and craft processing and production with retail sales in the B2HDO and MI zoning districts.

Processing and production shall be limited to less than 50% of the subject property in the B2HDO zoning district. Retail sales in the MI zoning district shall occupy no more than 50% of the total square footage devoted to the operation. This use standard is intended for a larger brewery with tap room. The attached use standards would enable breweries, wineries, and specialty foods such as chocolates.

The use is consistent with the descriptions found in Chapter 5 of the 2019 CAMA Land Use Plan Update.

Background Attachment(s):

1. Text Amendment Application
2. CAMA Land Use Plan References
3. Draft Ordinance
4. Comprehensive Plan Consistency Statement

Recommended Action: Motion to recommend approval of the Text Amendment to Section § 152.179 Table of Permitted/Special Uses and § 152.212 Use Standards to enable Food, Beverage & Craft Processing and Production with Retail Sales in the B2HDO and MI Zoning Districts with the comprehensive plan consistency statement to the Board of Commissioners.

Action: _____

