



# Board of Commissioners Meeting Agenda Item Submittal

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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 23, 2024**

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

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**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 and the Planning Board unanimously recommended approval at their April 2, 2024, regular meeting.

**Background Attachment(s):**

1. Text Amendment Application
2. Chapter 5 of the 2019 CAMA Land Use Plan including Traditional Town Center (TTC) and Employment/Light Industrial (ELI)
3. Comprehensive Plan Consistency Statement
4. Ordinance 2024- O7

**Recommended Action:**

1. Hold a public hearing
2. Motion to approved Ordinance 2024-O7 amending section §152.179 Table of Permitted/Special Uses and §152.212 Use Standards to enable Food, Beverage & Craft Processing and Production with Retail Sales.

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**Action:** \_\_\_\_\_  
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