



Zoning Committee

REQUEST

Text amendment to Section 2.201, 9.1003, 9.1103, 9.8503, 9.903, 9.1206, 10.811, 10.905, 12.544, and Table 9.101 of the Zoning Ordinance

PETITIONER

Lindsay Dorrier, III

**ZONING COMMITTEE
ACTION
VOTE**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Motion/Second: Nelson / Spencer

Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with *Centers, Corridors and Wedges Growth Framework* to broaden the economy to include emerging industries.

A Commission member noted that adding wineries to the same places breweries are allowed, with the same prescribed conditions, levels the playing field with the same legal basis as breweries.

There was no further discussion of this petition.

**ZONING COMMITTEE
STATEMENT OF
CONSISTENCY**

The Zoning Committee voted 7-0 (motion by McMillan Seconded by Spencer) to adopt the following statement of consistency:

The proposed text amendment for wineries is consistent with the *Centers, Corridors and Wedges Growth Framework*, based on the information from the staff analysis and the public hearing, and because:

- It broadens the economy to include emerging industries.

Therefore, this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- Wineries, as an emerging industry, should be permitted in the same zoning districts, with the identical prescribed conditions as breweries, since the uses are similar; and
- Wineries involve a less intense manufacturing process than breweries; and
- Wineries, like breweries, may also provide tasting rooms,

eating/drinking/ entertainment establishments (EDEE), rooms for special events, and tours of the facility, adding vibrancy to the City; and

- Wineries add to the urban fabric as a new pedestrian destination, and encourage the use of transit when located along rapid transit lines.

Planner

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