CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-15 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – DISCOUNT STORE, BREWERY & DISTILLERY

CITY COUNCIL: MAY 22, 2017

This item was heard at the May 19, 2017 Planning Commission meeting. No one from the public spoke for or against the request. The Planning Commission asked Staff re-examine the definition of 'Discount Store' to make it more specific. After discussion, the Planning Commission recommended to approve this item. Vote (6-0)

II. RECOMMENDATION:

Approve text amendments to the Unified Development Code for 'Discount Store', 'Brewery' and 'Distillery' definitions.

III. REPORT IN BRIEF:

Consideration of amendments to the Unified Development Code (UDC) Section 1.4 Definitions to add definitions for 'Discount Store', 'Brewery' and 'Distillery'. Text amendments are proposed within UDC Section 2.2 Permitted Use Districts and Regulations and UDC Appendix A: Alpharetta Downtown Code, Section 3.4 to identify 'Discount Store', 'Brewery' and 'Distillery' as permissible and conditional uses in the appropriate zoning districts.

Discount Store:
Staff proposes adding a definition for 'Discount Store' and to add the use as an allowable use in the LI (Light Industrial) zoning district. Currently, staff interprets a 'Discount Store' to be a 'Retail Establishment, Mixed Sales', which is a permitted use in the C-2 and LI zoning districts and a conditional use in the CUP, C-1 and PSC zoning districts. Staff proposes the following definition:

> "Discount Store. A retail store that sells new or used goods or products at prices lower than traditional retail outlets. Discount stores principally engage in offering a category of similar goods or a wide assortment of goods for sale to the general public."

Brewery & Distillery:
Staff proposes adding definitions for 'Brewery' and 'Distillery' and to add the uses as permissible in the LI district and as a conditional use in the CUP, O-I, C-1, C-2, PSC, MU, DT-C and DT-MU districts. Staff proposes the following definitions:

> "Brewery. A facility where malt beverages are manufactured or brewed."

> "Distillery. A facility where distilled spirits are manufactured (distilled, rectified or blended)."

These definitions were provided by the City Attorney and come directly from State law and the City's Alcohol Ordinance.

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits