



# City of Smyrna

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## Issue Sheet

File Number: ORD2018-21

**Agenda Date:** 12/17/2018

**Version:** 1

**Status:** ATS Review

**In Control:** City Council

**File Type:** Ordinance

**Agenda Number:** D.

**WARD:** Citywide

**COMMITTEE:** Community Development

**\$ IMPACT:** N/A

**Agenda Title:**

**Public Hearing** - Ordinance 2018-21 for Code Amendments to Sections 402, 712, 714, 716 and 720 of the Zoning Ordinance are proposed to add definitions related to breweries and distilleries and to list breweries and distilleries as permitted uses within the General Commercial, Light Industrial, Central Business District and Mixed Use zoning districts - City of Smyrna

**ISSUE:** Community Development is proposing a code amendment to the City's Zoning Ordinance to identify the zoning districts where breweries, brewpubs and distilleries can be permitted. Code Amendments to Sections 402, 712, 714, 716 and 720 of the Zoning Ordinance are proposed to add definitions related to breweries and distilleries and to list breweries and distilleries as permitted uses within the General Commercial, Light Industrial, Central Business District and Mixed Use zoning districts.

**BACKGROUND:** Over the last year, the Community Development Department has met with numerous brewers looking to locate their breweries within the City of Smyrna. Community Development staff has worked with these brewers to identify potential business locations, as well as assist with the permitting and licensing process. The City's Zoning Ordinance is silent on breweries, brewpubs and distilleries and does not list the use as a permitted use under any zoning district in the city. Due to the number of requests to assist with the location of a brewery within the city limits, Community Development is proposing a code amendment to the Zoning Ordinance to identify the zoning districts where breweries, brewpubs and distilleries can be permitted.

The Planning and Zoning Board heard the proposed text amendment at the August 13, 2018 meeting and made a recommended for **approval** as presented by staff by a vote of 6-0.

**RECOMMENDATION/REQUESTED ACTION:** Community Development has researched the state law and surrounding municipalities to review how these governing authorities address breweries, brewpubs and distilleries within their jurisdictions. These municipalities included Cobb County, Duluth, Kennesaw and Marietta. The proposed code amendments below are consistent with state law and ordinances of surrounding

municipalities. With these proposed code amendments, the City of Smyrna will be competitive with other municipalities in attracting breweries and distilleries into the City. Therefore, Community Development recommends **approval** of the proposed code amendments.