

**MEETING OF THE  
GREENSBORO PLANNING BOARD  
November 18, 2015**

The Greensboro Planning Board meeting was held on Wednesday, November 18, 2015 at 4:00 p.m. in the City Council Chamber, 2<sup>nd</sup> floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Steve Allen, Day Atkins, Richard Bryson, Celia Parker, John Martin, and Homer Wade. City staff present included Mike Kirkman, Steve Galanti, Sheila Stains-Ramp and Shayna Thiel. Also present was Jennifer Schneier, City Attorney's Office.

Chair Isaacson welcomed everyone to the meeting and explained the procedures of the Planning Board.

**1. MEETING MINUTES:**

Mr. Allen moved approval of the October 2015 meeting minutes as written, seconded by Mr. Bryson. The Board voted 7-0, in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Martin, Atkins, Parker and Wade. Nays: None.)

**2. PUBLIC HEARINGS:**

- a) LDO Text Amendment Recommendation on a Land Development Ordinance Text Amendment regarding Sections 30-1-3 Terms Beginning with 'C' to add Craft Distillery; 30-15-19 Terms Beginning with 'T' to amend/add Taproom/Tasting Room; Table 8-1 Permitted Uses to add Craft Distillery to specific uses under Industrial and Manufacturing Uses; and 30-8-9.1 Light Industrial Uses to add Craft Distillery and Distillery. **(RECOMMENDED)**

Nicole Smith, Planning Department, stated that the proposed ordinance amendment accomplishes three things: introduces a new principal use, the Craft Distillery, which by definition has an annual production cap of 15,000 gallons of spirits; amends the current definition of Taproom/Tasting room to accommodate a room ancillary to the production of spirits produced at a distillery, similar to the current operations of a micro-brewery; and allows the use to be permitted by right in Mixed Use and Commercial districts, including the Central Business district. Ms. Smith noted two minor corrections to the original amendment language provided to Planning Board and stated the copy provided at today's meeting includes these corrections. The first correction clarifies the consumption of spirits produced on-site and to accommodate the tasting that is permitted to occur after completion of a tour. The second correction clarifies that either a distillery or a craft distillery are permitted to have a taproom or tasting room. Ms. Smith then noted that craft distilleries must meet a variety of other regulations, enforced through the NC ABC Commission, as well as the federal ATF and Tax and Trade Bureau. The text of the proposed LDO amendment is the result of recent changes in NC Statutes effective October 1, 2015, and was requested following conversations with local entrepreneurs. Ms. Smith also noted that the proposed text was presented to representatives of both the Neighborhood Congress and TREBIC, and neither indicated any objections to the proposed language. Staff is requesting that the Planning Board make a recommendation to City Council for adoption of this text amendment.

Chair Isaacson asked if there was anyone wishing to speak on this matter.

Bill Norman, 1012 N. Eugene Street, stated that they are the family that requested the change. He stated that they would like to open a small scale distillery downtown and had a letter of support from Downtown Greensboro, Inc. which he submitted to the Board their review. Mr. Norman stated that they have talked to several other cities that now have distilleries in their Central Business Districts because of the tourism opportunities associated with this use. He added further that this use increases tourism downtown areas due to the requirements of the tour and tasting of not more than 1 ¼ ounces of alcohol. As such a person could not really hang out at the craft distillery and drink alcohol so patrons would naturally go to nearby businesses after visiting the distillery, particularly in downtown areas.

There being no other speakers in favor or opposition, the public hearing was closed.

Mr. Martin commented that this change would allow a new use that is a great addition to the downtown area and other commercial districts.

After a short discussion and questions by the Board members, Mr. Allen moved that the above text amendment be recommended to City Council as presented, seconded by Mr. Bryson. The Board voted 7-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Parker, Martin, Atkins and Wade. Nays: None.)