



# Planning and Inspections Department

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P. O. Box 70, 308 E Stadium Drive, Eden NC 27289-0070/Telephone 336-623-2110/Fax 336-623-4057

## MEMO

**To:** Honorable Mayor and City Council  
**Thru:** Brad Corcoran, City Manager  
**From:** Kelly K. Stultz, AICP, Director  
**Subject:** **Zoning Case Z-14-08**  
**Date:** February 2, 2015

The City has received a zoning text amendment request from the Planning Board to amend Section 11.24(f) of the City of Eden Zoning Ordinance to allow micro-breweries as a permitted use in the Business-Central zoning district. Staff recommended that the text amendment be approved.

The Planning Board considered this request at their regular meeting on November 25, 2014 and recommended that the amendment be approved.

**PLANNING AND INSPECTIONS DEPARTMENT  
ZONING TEXT AMENDMENT REPORT  
October 23, 2014**

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**CASE NUMBER:** Z-14-08

**REQUESTED ACTION:** To amend Section 11.24(f) to allow micro-breweries as a permitted use in the Business Central district.

**APPLICANT:** Planning Board

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**EXISTING TEXT**

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**Section 11.24(f)(1)**

(None)

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**PROPOSED TEXT**

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**Section 11.24(f)(1)**

Micro-breweries

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**GENERAL INFORMATION**

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This request was submitted by the Planning Board.

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**STAFF ANALYSIS**

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This amendment was initiated by the Planning Board.

The popularity of micro-breweries has grown significantly in the past few years in North Carolina and around the country. Micro-breweries have had a positive impact on the economies in many North Carolina communities. Staff is of the opinion that a micro-brewery located in one of the downtown districts could have the same effect here by attracting customers into the downtown areas and possibly bringing in visitors from outside the community.

Therefore, staff recommends that micro-breweries be allowed as a permitted use in the Business Central districts.

Based upon the foregoing information, staff recommends in favor of the text amendment.

**STAFF RECOMMENDATION:** Approval of the text amendment.

AN ORDINANCE AMENDING THE ZONING  
ORDINANCE OF THE CITY OF EDEN

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BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after having fully complied with all legal requirements, including publication of notice of a public hearing and the holding of a public hearing relative thereto, Section 11.24(f) Business Central District of the Zoning Ordinance of the City of Eden is hereby amended by adding the following Permitted Use:

(1) **Permitted Uses**

Micro-breweries

APPROVED, ADOPTED AND EFFECTIVE, this 17th day of February, 2015.

CITY OF EDEN

BY: \_\_\_\_\_  
Wayne R. Tuggle, Sr., Mayor

ATTEST:

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Sheralene Thompson, CMC  
City Clerk