



City of Rockville

M E M O R A N D U M

August 25, 2017

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Planning Commission Comments on Zoning Text Amendment Application
TXT2018-00246, Mayor and Council, applicant

At its meeting on August 9, 2017 the Planning Commission reviewed and discussed Text Amendment Application TXT2018-00246. The Commission received a presentation from the Planning and Zoning Division staff on the proposed text amendment. One citizen also spoke, a business owner who operates a distillery just outside the city.

The proposed amendment would create definitions for two levels of alcoholic beverage production – full production and limited production. The uses are proposed to be inserted into the land use tables for the industrial and mixed-use zones, in some cases with conditions, and a parking requirement would be established.

The Commission is divided on this proposal and therefore does not provide a recommendation. The Commission instead wishes to convey their observations with the current draft and identify potential options to minimize the impact of these uses.

Commissioner Wood wants to deny the proposal outright, believing that alcoholic beverage production should not occur within the City. Commissioners Sherman and Hadley have a similar concern that these uses could result in substantial risks to the community.

Commissioners Tyner and Hadley believe the Mayor and Council should consider a non-proliferation of uses provision in order to reduce the potential impact of these uses. This could be similar to the current provision for pawn shops which cannot be closer than 500 feet from a residentially zone property or 1,500 feet from another pawnbroker. Commissioner Hadley also expressed concern about allowing full production in the I-L area along Lewis Drive in Twinbrook in such close proximity to the residential neighborhood.

Another option, which could be tied to non-proliferation, is to make the uses a special exception to provide additional location regulation and provide opportunity for more public comment.

Alternatively, make the use conditional in all cases, to meet a higher setback requirement from residential uses or zones.

Commissioner Hadley believes we need to be sensitive to allowing on-street parking. This would be of particular concern if the use was near a residential neighborhood.

Commissioner Sherman, as part of her concern about risks to the community, does not want these uses allowed within the planned developments where there may be residential impacts in these mixed use areas.

Commissioner Goodman did not object to the original recommendation, but also doesn't object to the proposed mitigations suggested by other Commissioners.

The Commission asks that the Mayor and Council take account of these issues as it further considers this proposed text amendment.