

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 29, 2018

TO: CHAIRWOMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, PLANNING AND ZONING

SUBJECT: DOCKET ITEM #4
SUP #2018-0092 – 317 HOOFFS RUN DRIVE

This memorandum provides report amendments pertaining to the review of SUP #2018-0092 which is a request to operate a wine manufacturing business with an accessory tasting room. Staff proposes revisions for consistency with a previous zoning determination regarding requirements to ensure the accessory nature of the applicant's proposed tasting room. The SUP report states on page four in the Proposal section and in Condition #9 that the presence of chairs would indicate a restaurant use; however, further research reveals that a zoning determination letter from July 2, 2018 defined the characteristics of an accessory tasting room to a beverage production use as being *subordinate in area, extent and purpose to the principal use*. Further, the addition of food service, not chairs, to an accessory tasting room would constitute a restaurant use, requiring administrative SUP or docketed SUP approval.

Therefore, staff recommends that the Proposal section on page four reads as follows:

The applicant also proposes an accessory tasting room, exclusively for on-premises sales and tastings. The accessory tasting room would not include on-premises food sales and preparation ~~or chairs~~, as these characteristics would signify a restaurant use.

The recommended condition #9 on page seven would also be amended as follows:

9. The applicant shall apply for special use permit approval for a restaurant use if on-premises food sales and preparation ~~and/or chairs~~ are added to the accessory tasting room. (P&Z)

Staff continues to recommend approval of SUP #2018-0092 with the amendments proposed in this memorandum.