

TEXT AMENDMENT

11-0813

RZ12-01

Text Amendment related to Sidewalk Cafes

Brad Townsend stated that this is a proposed text amendment to allow for sidewalk cafes throughout the city of Roswell where there is a request for the restaurant adjacent to a publicly owned sidewalk to put chairs in the sidewalk café establishment. The staff was initially going to include...the current ordinance includes the Canton Street area from Norcross Street down to Magnolia Blvd. There has been a request to put a sidewalk café down on Park Avenue next to the square. That is the only other location which has publicly owned sidewalks right adjacent to the buildings. So, allowing it throughout Roswell, it is still going to be those two locations in which the city of Roswell controls the public sidewalk and where they are going to allow for this location of the sidewalk café.

Staff would recommend approval of the text amendment.

Cheryl Greenway asked if there were any questions for the city.

Bryan Chamberlain asked generally speaking how have the sidewalk café arrangements worked out in the historic district. Brad Townsend stated that the thinks they have some successes and he thinks they have some patrons as well as establishments that like to push the limits where the city continually has to have its code enforcement gentlemen wire the chairs creeping, wire the chains down. The barrier actually is utilized for two specific instances. It delineates where they are allowed to put chairs as well as to have a liquor license one is required to have an established barrier location. That allows them to serve liquor in those locations. Townsend thinks it has been from his perspective, a great success to the Canton Street area. He thinks they will see more as some of the changes happen on the Canton Street location. He thinks there will be some desire to see if this atmosphere of these types of establishments be replicated to other locations of the city as they look to redevelopment in certain areas. They want to be able to say replicate this in some manner or some form.

Bryan Chamberlain thanked Brad Townsend. Cheryl Greenway asked if there were any further questions for the city.

Cheryl Greenway stated that she has a question. Brad Townsend talks about the restrictions that go in place if one has a liquor license. But what if it is some type of restaurant that does not have a liquor license? Does the Commission need to include anything in here regarding that they need to put up chains to follow their lines? So if there is no liquor license they don't have to put up any chains, they can just put up the tables and chairs out there.

 **DRAFT**

Brad Townsend stated that was a good question. He stated that Cheryl Greenway stumped him. That is something that Townsend will have to look into because the request for down on the square, for Park Avenue was for a gluten-free restaurant which wouldn't be serving in his mind liquor. So they wouldn't need the chains to distinguish. The site plan that the staff saw had three tables with like six chairs or seven or eight chairs. He thinks they would want to limit it to a particular plan so it wouldn't creep. The desire is to make sure it is confined to a particular area so it is not impinging on the sidewalk of another establishment right next to it. That is something that Townsend will look into. He does not have an answer for Greenway.

Greenway stated that was just her concern that it could creep into the neighbor's area. She asked if there were any other questions for the city. Hearing none she called for a motion.

Motion

Harvey Smith made a motion that RZ12-01 the text amendment to the Roswell Zoning Ordinance which will allow for restaurants in the city to have sidewalk cafes be approved.

Joe Piontek seconded the motion.

Cheryl Greenway called the question. The motion was approved unanimously.

TEXT AMENDMENT

11-0785

RZ12-02

Text Amendment to allow Farmers' Market in commercial zoning districts

Cheryl Greenway stated that this is a text amendment to consider an amendment to the zoning ordinance for the use of the Farmer's Market.

Brad Townsend stated that this is a proposed text amendment to include, as an accessory use definitions that would have a Farmer's Market. There has been a specific request in a couple of the city of Roswell's current retail establishments to use their parking lots in some manner for a Farmer's Market. The staff has drafted this in a manor that those are temporary in use. That they have an on-site manager, that the actual items that are sold fall into a Farmer's Market or an accessory produced farmer like honey or bread or something like that. That they are not established like a flea market, they would not include guns and knives and art work and things of that nature. The uses would be permitted in the C-1 districts as well as the MPMUD and the HR districts. The staff has established some minimal criteria for this.

 **DRAFT**