

Note: The petitioner is requesting a decision the same night as the public hearing.

REQUEST	Text amendment to add the manufacturing of alcoholic beverages as a permitted use with prescribed conditions in the I-1 zoning district.
SUMMARY OF PETITION	This petition proposes to add the manufacturing of alcoholic beverages, up to 5,500 square feet in size, as a permitted use with prescribed conditions in the I-1 zoning district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with adopted policies and is reasonable and in the public interest.
Petitioner	Four Friends Brewing, LLC
Agent/Representative	Jonathan Fulcher
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
The text amendment contains the following provision:
 - Adds the manufacturing of alcoholic beverages as a permitted use in the I-1 zoning district with the following prescribed conditions:
 - The use shall not exceed 5,500 square feet in size.
 - Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.
 - Outdoor production, processing, or repair of equipment shall be located no closer than 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district.
 - **Public Plans and Policies**
 - This petition is consistent with adopted policies.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on text amendments.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
- **LUESA:** No issues.

- **Site Design:** There is no site plan associated with this text amendment.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- LUESA Review
- Storm Water Review

Planner: Sandra Montgomery (704) 336-5722