

<b>REQUEST</b>	Text amendment to Sections 2.201, Table 9.101, 9.1003, and 9.1103 of the Zoning Ordinance
<b>SUMMARY OF PETITION</b>	The petition proposes to: 1) add a new definition for a brewery; and 2) modify prescribed conditions for breweries in the U-I, I-1, and I-2 zoning districts.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. This petition is consistent with adopted policies.
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
<b>COMMUNITY MEETING</b>	Meeting is not required.

**PLANNING STAFF REVIEW**

• **Background**

- Manufacturing of alcoholic beverages is currently permitted in the I-1 and I-2 zoning districts.
- In the I-1 zoning district, the size of the establishment is limited to 5,500 square feet.
- In the I-1 zoning district, the use is allowed with the following prescribed conditions:
  - Primary vehicular access 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 feet from any abutting residentially used or zoned property.
- In the I-2 zoning district, the use is allowed with the two prescribed conditions above, plus the following additional condition:
  - All structures and buildings shall be located a minimum distance of 300 feet from any abutting residentially used or zoned property.

• **Proposed Request Details**

The text amendment contains the following provisions:

- Adds a new definition for “breweries” which is “an establishment that manufactures beer”.
- Clarifies that breweries are allowed in the U-I, I-1, and I-2 zoning districts, with revised prescribed conditions:
  - Urban Industrial (U-I) and Light Industrial (I-1) zoning districts:
    - Maximum size: 60,000 square feet.
    - Primary vehicular access 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 feet 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.
  - Heavy Industrial (I-2) zoning district:
    - Breweries up to 60,000 square feet:
      - Maximum F.A.R of .80.
      - Outdoor storage of goods and materials used in assembly, fabrication or processing is permitted, but shall not exceed 25 percent of the floor area of all buildings on a lot.

- Breweries greater than 60,000 square feet:
    - Maximum F.A.R of 1.0.
    - All structures and buildings shall be located a minimum of 300 feet 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.
  - Primary vehicular access 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 feet 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**
    - The petition is consistent with adopted policy.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
  - **Charlotte Department of Neighborhood & Business Services:** No comments received.
  - **Transportation:** No comments received.
    - **Vehicle Trip Generation:** Not applicable.
    - **Connectivity:** Not applicable.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** Not applicable.
  - **Charlotte-Mecklenburg Storm Water Services:** No comments received.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

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

**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Mecklenburg County Parks and Recreation Review

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