

REQUEST	Text amendment to Section 2.201, 9.1003, 9.1103, 9.8503, 9.903, 9.1206, 10.811, 10.905, 12.544, and Table 9.101 of the Zoning Ordinance
SUMMARY OF PETITION	The petition proposes to: <ol style="list-style-type: none"> 1) add a new definition for “wineries”; 2) adds “wineries” as a new use in the same urban and industrial zoning districts where breweries are currently permitted; and 3) adds the identical prescribed conditions for “wineries” as currently exists for breweries.
PETITIONER	Lindsay Dorrier, III
AGENT/REPRESENTATIVE	Russell Fergusson
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with <i>Centers, Corridors and Wedges Growth Framework</i> to broaden the economy to include emerging industries.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • Wineries, as an emerging industry, should be permitted in the same zoning districts, with the identical prescribed conditions as breweries, since the uses are similar. • Wineries involve a less intense manufacturing process than breweries. • Wineries, like breweries, may also provide tasting rooms, eating/drinking/entertainment establishments (EDEE), rooms for special events and tours of the facility, adding vibrancy to the City. • Wineries add to the urban fabric as a new pedestrian destination and encourage the use of transit, when located along rapid transit lines.
-----------------------------	---

PLANNING STAFF REVIEW

- **Background:**
 - Breweries were added as a new use in the Zoning Ordinance in 2013, and permitted in the following urban and industrial zoning districts: transit oriented development – residential (TOD-R); transit oriented development – mixed-use (TOD-M); transit oriented development – employment (TOD-E); mixed-use development (MUDD); uptown mixed-use development (UMUD); urban-industrial (U-I); light industrial (I-1); and general industrial (I-2) zoning districts. Breweries are also allowed in B-1, B-2, I-1 and I-1 with either a pedestrian overlay (PED) or transit supportive overlay (TS) district.
 - Breweries are also permitted in the following zoning districts: light industrial (I-1) and general industrial (I-2) zoning districts.
- **Proposed Request Details**
The text amendment contains the following provisions:
 - Adds a new definition for “winery”.
 - Adds “winery” as a new use permitted in the identical urban and industrial zoning districts that currently allow breweries.
 - Wineries have the same prescribed conditions as breweries.
 - In the urban districts, the following prescribed conditions include:
 - An eating/drinking/entertainment establishment (EDEE) must be located in the same building and off site-distribution is limited.
 - Clear glass windows and doors or active outdoor spaces are required where the building fronts a street or a rapid transit line.
 - Additional prescribed conditions for wineries located in the urban districts include:
 - Maximum size for the winery and the EDEE ranges from 15,000 square feet to 25,000

- square feet.
- Minimum size for the EDEE is 20 percent of the total square footage for the winery and the EDEE, or 1,500 square feet, whichever is less.
- Prescribed conditions for wineries located in the industrial (U-I, I-1, and I-2) zoning districts include:
 - Maximum size is 60,000 in the light industrial (I-1) and urban industrial (U-I) zoning districts.
 - Minimum separation distance of 300 feet from any outdoor equipment to residentially used/zoned property.
 - Maximum floor area ratio (FAR) ranges from .80 to 1.0.
- **Public Plans and Policies**
 - The *Centers Corridors and Wedges Growth Framework* provides policy guidance to protect established neighborhoods, broaden the economy to include emerging businesses, and create more vibrant and walkable places with a variety of activities.
- **TRANSPORTATION CONSIDERATIONS**
 - No comments received

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Housing and Neighborhood Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** Not applicable.
- **Engineering and Property Management:**
 - **Arborist:** No comments received.
 - **Erosion Control:** No comments received.
 - **Land Development:** No issues.
 - **Storm Water Services:** No comments received.
 - **Urban Forestry:** No comments received.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Department Comments
 - Charlotte Department of Housing and Neighborhood Services Review
 - Engineering and Property Management Review
 - Land Development Review

Planner: Sandra Montgomery (704) 336-5722