CHARLOTTE.
CHARLOTTE-MECKLENBURG PLANNING

Rezoning Petition 2013-039

ZONING COMMITTEE RECOMMENDATION
March 20, 2013

REQUEST	Text amendment to Sections 2.201, Table 9.101, 9.1003, and 9.1103 of the Zoning Ordinance
SUMMARY OF PETITION	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.
PETITIONER **AGENT/REPRESENTATIVE**	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with adopted policies and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Labovitz).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

VOTE	Motion/Second:	Eschert/Allen
	Yeas:	Allen, Eschert, Johnson, Labovitz, Lathrop and Nealon
	Nays:	None
	Absent:	Walker
	Recused:	None

ZONING COMMITTEE DISCUSSION	Staff provided a summary of the text amendment, noting that the Citizen Advisory Group reached a consensus on the definition and the prescribed conditions. Chairman Johnson asked Commissioner Eschert, who was assigned to monitor this Citizen Advisory Group, to comment on the meetings. Commissioner Eschert stated that the meetings went well. The members and staff reached a consensus. He added that he liked the concept and the conditions for breweries, and supports the amendment. There were no further questions.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

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:
      - <u>Urban Industrial (U-I) and Light Industrial (I-1) zoning districts:</u>
        - 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.
      - <u>Heavy Industrial (I-2) zoning district:</u>
        - 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.

- **Staff Recommendation (Updated)**
  - Staff agrees with the recommendation of the Zoning Committee.

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.
- **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.

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.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Mecklenburg County Parks and Recreation Review

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