

<b>REQUEST</b>	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
<b>SUMMARY OF PETITION</b>	The petition proposes to: <ol style="list-style-type: none"> <li>1) add a new definition for “wineries”;</li> <li>2) adds “wineries” as a new use in the same urban and industrial zoning districts where breweries are currently permitted; and</li> <li>3) adds the identical prescribed conditions for “wineries” as currently exists for breweries.</li> </ol>
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Lindsay Dorrier, III Russell Fergusson
<b>COMMUNITY MEETING</b>	Meeting is not required.

<b>STAFF RECOMMENDATION</b>	<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"> <li>• 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.</li> <li>• Wineries involve a less intense manufacturing process than breweries.</li> <li>• 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.</li> <li>• Wineries add to the urban fabric as a new pedestrian destination and encourage the use of transit, when located along rapid transit lines.</li> </ul>
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## 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.
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- **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.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

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

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