Location
11136 Monroe Rd. (Parcel Id 213-012-05)

Ownership/Applicant
Camps LLC/ Oaklore Distilling

Zoning
Existing: B-1(CD)  Proposed: B-1 (CD)

Use
Existing: Construction Company Office
  Proposed: Distillery

Request Summary
The applicant proposes to change the conditions of the existing zoning to allow a distillery (less than 3,000 gross square feet).
Site Summary

The property is developed and used as an construction company office.

The site is .5 Acres.

Located at the corner of Matthews Township Parkway and Monroe Rd., the property is surrounded by other businesses and shopping centers. There is a residential dwelling unit within 500 feet.

Previous Zoning Actions

In 2010 The Board changed the conditions of the zoning to allow a construction office. Previously the property was used as a landscaping company office.
PROPOSED SITE PLAN

- No proposed change in the footprint of the building.
- Adding 'distilling or manufacturing of alcohol and alcoholic beverage' as a permitted use.
- 10 parking spaces provided.
- Located in the Special Highway Overlay along Hwy 51- landscaping must remain.
1. Unless other UDO requirements apply, parking for any distillery or facility used for the manufacturing of alcohol and alcoholic beverages will be required as follows:

a. For any tasting area, patio, retail space, or other area open to the public as part of the facility’s routine business operations, one parking space shall be provided per 250 square feet of such area; and

b. For the remainder of the distillery or facility, one parking space shall be provided per 1.5 employees on the shift of greatest employment.

2. Prior to issuance of a building permit, a final parking plan shall be submitted to the Planning Director demonstrating compliance with all applicable UDO requirements. The Planning Director shall, pursuant to UDO § 155.202, approve, approve with conditions, or disapprove the proposed parking plan prior to the issuance of a building permit.

3. Landscaping shall be installed and maintained in accordance with the existing site plan, unless otherwise approved by the Planning Director pursuant to UDO § 155.202.
Land Use Plan

The Land Use Plan does not specifically make a recommendation for this site, but it does recommend the re-use of existing commercial buildings.

Consistency

The proposed change in zoning conditions is generally consistent with the land use plan.

COMMERCIAL LAND USE ACTION ITEMS

1. Prohibit strip-commercialization along NC-51.

2. Preserve mature trees along NC-51.
Planning Department

1. Need to know the area of the tasting area and patio in order to calculate additional parking requirements.

2. What will be the impact of fumes, noise and other environmental impacts be on the site?

3. How will waste generated from the business be handled?

4. Any dead landscaping shown on the existing plan must be replaced.

Police

No Concerns

Fire

No Concerns

Public Works

Parking spaces are undersized- possible to remove the parallel spaces to make room for maneuvering?

Parks and Rec

No Concerns