

**P15-16**  
**PENDING ZONING ORDINANCE TEXT AMENDMENT**

County Zoning Ordinance  
Distilleries

**CURRENT MEETING INFORMATION:**

Cumberland County Board of Commissioners, Monday, April 20, 2015 at 6:45 pm, Commissioners' Hearing Room, Room # 118 (Main Courthouse), 117 Dick Street, Fayetteville

**CASE HEADING:**

**P15-16.** REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY ZONING ORDINANCE, BY AMENDING ARTICLE II INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS, SECTION 203. DEFINITIONS OF SPECIFIC TERMS AND WORDS, INSERTING IN ALPHABETICAL ORDER THE TERM AND DEFINITION FOR "DISTILLERY, SMALL"; AMENDING ARTICLE IV PERMITTED, CONDITIONAL, AND SPECIAL USES, SECTION 403. USE MATRIX BY INSERTING IN ALPHABETICAL ORDER A NEW ROW ENTITLED "DISTILLERY, SMALL" IN THE LAND USE COLUMN AND ALLOWING THIS USE AS PERMITTED IN THE C(P) PLANNED COMMERCIAL ZONING DISTRICT COLUMN ON THIS SAME ROW AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE.

**ADDITIONAL INFORMATION:**

Complete text and application are attached.

On March 17, 2015 the County Joint Planning Board considered the proposed zoning ordinance text amendment for distilleries and voted unanimously to recommend approval.

**CONTACT INFORMATION:**

Patti Speicher at 910-678-7605, email: [pspeicher@co.cumberland.nc.us](mailto:pspeicher@co.cumberland.nc.us) or Johnny Scott at 910-678-7603, email: [jscott@co.cumberland.nc.us](mailto:jscott@co.cumberland.nc.us)

**P15-16**  
**County Zoning Ordinance**  
**Text Amendment**  
**(Distillery)**

**P15-16.** REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY ZONING ORDINANCE, BY AMENDING ARTICLE II INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS, SECTION 203. DEFINITIONS OF SPECIFIC TERMS AND WORDS, INSERTING IN ALPHABETICAL ORDER THE TERM AND DEFINITION FOR “DISTILLERY, SMALL”; AMENDING ARTICLE IV PERMITTED, CONDITIONAL, AND SPECIAL USES, SECTION 403. USE MATRIX BY INSERTING IN ALPHABETICAL ORDER A NEW ROW ENTITLED “DISTILLERY, SMALL” IN THE LAND USE COLUMN AND ALLOWING THIS USE AS PERMITTED IN THE C(P) PLANNED COMMERCIAL ZONING DISTRICT COLUMN ON THIS SAME ROW AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE.

**AMEND Article II Interpretations, Calculations, and Definitions, Section 203. Definitions of Specific Terms and Words, by INSERTING in alphabetical order the term DISTILLERY, SMALL with the definition as follows:**

**Distillery, small:** An independently owned distillery operating in a structure not exceeding 25,000 square feet in size that produces small batch, craft distilled spirits (not beer or wine) only for direct sale to the North Carolina Alcoholic Beverage Control Commission.

**Attachment 1**  
**P15-16 Distillery, Small**

**SECTION 403 USE MATRIX**

**CUMBERLAND COUNTY ZONING ORDINANCE**

**P = PERMITTED USE**

**S = SPECIAL USE (Sec. 1606 Board of Adjustment approval required)**

**Z = CONDITIONAL ZONING (Article V – County Commissioners approval required) (Amd. 04-11-18)**

**LAND USES**

**ZONING CLASSIFICATIONS**

	CD	A1	A1A	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)	
<b><u>DISTILLERY, small</u></b>																							P

DATE APPLICATION SECURED February 5, 2015  
DEADLINE DATE TO RETURN February 11, 2015  
THE \_\_\_\_\_ PLANNING BOARD MEETING  
DATE RETURNED TO PLANNING \_\_\_\_\_  
RECEIVED BY JLK  
Rec: 68969 \$100.00

**APPLICATION TO AMEND ZONING ORDINANCE TEXT  
CUMBERLAND COUNTY**

The attached application for a Zoning Ordinance text amendment must be filled out for all requests for an amendment.

The application must be submitted to the Planning Department at least twenty-three (23) days prior to the Planning Board meeting at which it is to be heard so that public notice may be made. A check for one hundred (\$100.00) dollars made payable to **CUMBERLAND COUNTY**, shall accompany the request. This charge is made to cover costs of public notice. Upon receipt of the application, the Planning Department will advertise a public hearing before the next meeting of the Planning Board at which time public hearing matters are considered.

The action of the Planning Board will be to make a recommendation to the County Commissioners concerning the request. The County Commissioners will then set a public hearing date at their next regular meeting. The public hearing will be held within three to four weeks at which time the Planning Director will report the action of the Planning Board and the County Commissioners will make a final decision. Any text amendments can not be made effective until after the public hearing is held before the County Commissioners.

**REQUEST TO AMEND ZONING ORDINANCE TEXT - CUMBERLAND COUNTY**

We hereby request that the following proposed amendment be considered by the Cumberland County Joint Planning Board and the Cumberland County Board of County Commissioners for inclusion with the Zoning Ordinance of Cumberland County, North Carolina:

Applicable Section of Ordinance proposed amendment to \_\_\_\_\_

Proposed Ordinance Amendment Text:

- Article II, Section 203, Definitions of specific terms and words
  - Article IV, Section 403, Use Matrix
  - Text Amendment adding distilleries as a permitted use in the CP district and updating definitions as applicable.
- Complete Amendment attached.

(Please attach additional pages if necessary.)

This the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

By: \_\_\_\_\_

A request for Small Craft Distilleries be allowed under the CP (Planned Commercial District) Of course being subject to detailed conditions on the zoning district.

**10191 Ramsey St  
Linden, NC**

**Definitions:**

**Distillery**

An establishment-primarily engaged in the production and distribution of liquor through distillation, and may include accessory uses such as a tasting room, retail, demonstration areas, or other uses incidental to the distilling business and open and accessible to the public.

**Small Craft Distillery**

An independently owned distillery not exceeding 25,000 square feet that produces small batch, craft distilled spirits-where the principal distiller defines the house style and oversees all aspects of production. CRAFT DISTILLED SPIRITS are the products of an independently-owned distillery where the product is physically distilled and bottled on site.

We are looking to open a location for High Tide Distilleries, LLC at **10191 Ramsey St Linden, NC.**

**Building Size and Requirements**

- 2,500 - 7,500 SF
- 2 restrooms

**Output and Requirements**

- 2,500 cases (Year 1)
- 30,000 750ml bottles
- One 120 gallon still
- Ten 55 gallon fermentation tanks
- 25,555 lbs of corn
- 10,890 lbs of malted wheat
- 594 lbs of yeast
- Fifty 20L Oak Barrels
- 1 bottling machine
- 1 labeling machine

Our main concern is going to be grain and product storage, but with the appropriate space this will not be an issue. We will not require the total amount of material all at once, and product storage will (hopefully) not be longer than a few weeks at a time. Material for distillation (corn, malted wheat) will likely come in 1/2 to 1 ton shipments, which can easily be loaded into a pick-up truck or van.

Seth Thompson on behalf of Hightide distillery  
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Coats, NC 27521

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