



**CITY OF HENDERSONVILLE**  
**JANUARY 2022 ECONOMIC VITALITY TEAM**  
Downtown Program Office | 125 Fifth Avenue West, Suite 200 | Hendersonville NC  
28792



Tuesday, January 04, 2022 – 4:00 PM

---

## AGENDA

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

A. December 2021 Economic Vitality Team Minutes

**3. NEW BUSINESS**

A. Rezoning Request for Micro Distilleries - An update will be added into the agenda for the meeting.

**4. OTHER BUSINESS**

**5. ADJOURNMENT**

*The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.*



# CITY OF HENDERSONVILLE DOWNTOWN ECONOMIC VITALITY TEAM

Downtown Program Office | 125 Fifth Avenue West, Suite 200 | Hendersonville NC 28792



Tuesday, December 07, 2021 – 4:00 PM

## MINUTES

### 1. CALL TO ORDER

In Attendance: Ralph Miller (in person), Jerry Fitzgeralds (in person) Jared Bellmund (virtual)  
Caroline Gunther (Virtual)

### 2. APPROVAL OF AGENDA

### 3. APPROVAL OF MINUTES

#### 1. November 2021 Economic Vitality Minutes

Jared Bellmund made a motion to approve the minutes, Ralph seconded. All were in favor.

### 4. OLD BUSINESS

### 5. NEW BUSINESS

#### 1. Review scores from Pivot Grant Interviews

The week prior, 5 minute interviews were held for each applicant and were scored by the team. The team discussed some of the weighted points and adjusted the scores for some of the grantees. The following were awarded:

\$2500: Black Bear, Wag, Oklawaha, , Moe's,

\$1750: SAB, Poe House, Kingmakers

\$2350 Team ECCO

\$490 D9

\$1500 Emma's, Brandy Bar, Safelite, 2nd act

\$1000 Dish Girl

### 6. ADJOURNMENT

*The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an*

*accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.*

## Downtown Advisory Agenda Item - Distilleries

Hunt, Alexandra <ahunt@hvlnc.gov>

Tue 12/14/2021 12:19 PM

To: Carpenter, Jamie <jcarpenter@hvlnc.gov>

Cc: Manley, Matthew <mmanley@hvlnc.gov>

Hey Jamie - I am looking forward to discussing this item with the board tonight. Here is a little information to provide on the agenda or for some background (sorry this came so late)!

The Planning Staff is in receipt of a Zoning Text Amendment (ZTA) application. The applicant is requesting that Distilleries or "micro-distilleries" be added as an allowed use in zoning districts that currently allow microbreweries as either a permitted use or special use subject to the Supplementary Standards in Section 16 of the Zoning Ordinance. Staff is recommending that "micro-distilleries" be added to both the definition and supplementary standards for microbreweries. Microbreweries are a permitted use in PCD CZD, I-1, and PMD CZD zoning districts and a special use in C-1, C-2, CMU, GHMU and HMU. Staff is also recommending allowing microbreweries and micro-distilleries as a special use in the CHMU and Urban Village zoning districts.

### 1) Addition of "micro-distilleries" to current definition of "microbreweries" (in green)

The Zoning Ordinance currently defines "microbreweries" as the following:

"An establishment that engages in the production of malt beverages as defined in North Carolina General Statue 18B-101. Annual production shall be less than 25,000 barrels."

After some research into existing definitions of "micro-distilleries," it was determined that the production of spiritous liquors is typically measured in gallons and not barrels. There are 31 gallons in one barrel which makes our current definition of 25,000 barrels the equivalent of 775,000 gallons. Therefore, the proposed definition for microbreweries and micro-distilleries be the following:

"An establishment that engages in the production of malt beverages and spiritous liquors as defined in North Carolina General Statute 18B-101. Annual production shall be less than 775,000 gallons per calendar year."

### 2) Addition of "micro-distilleries" to the Supplementary Standards for "microbreweries" (in green)

Article 16 -Supplementary Standards Section 16-14-15 of the Zoning Ordinance provides for the following:

16-4-15 Microbreweries and Micro-distilleries.

a) Shall include one or more accessory uses such as a tasting room, tap room, restaurant, retail, demonstration area, education and training facility or other uses incidental to the brewery or distillery and open and accessible to the public.

b) Storage of materials used in the manufacturing, processing, and for distribution shall be located entirely within the building.

c) Shall be designed such that all newly constructed loading and unloading facilities are internal to the site,

in service alleys or at the back of the building.

d) The sides and rear yard or setback requirement shall be increased to 25 feet for the C-2 Secondary Business, C-3 Highway Business, GHMU Greenville Highway Mixed Use and HMU Highway Mixed Use Zoning District Classifications.

I hope this helps and please let me know if you need any further clarification!

Thank you!

Alex