

21SN0629 – Midlothian Magisterial District

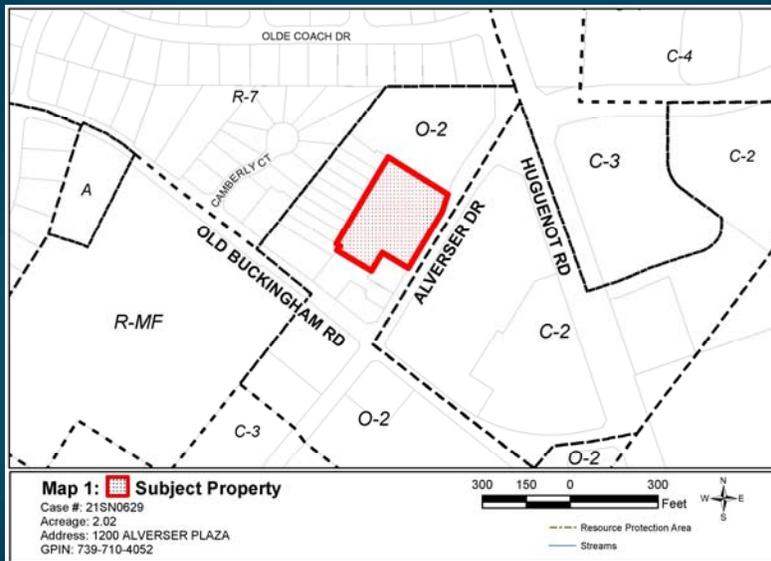


Alverser LLC

Conditional use to permit craft brewery, craft distillery, and craft winery uses in a Corporate Office (O-2) District. A meadery business is proposed.

Case 21SN0629, located in the Midlothian Magisterial District, the applicant, Alverser LLC, requests conditional use to permit a craft brewery, craft distillery, and craft winery uses in a Corporate Office (O-2) District. The applicant proposes to allow a meadery business to operate on the Property, where the production and sale of mead (an alcoholic beverage created by the fermentation of honey and water) is planned.

21SN0629 – Zoning Map



The Property is located along the west line of Alverser Drive, between Old Buckingham Road and Huguenot Road, known as 1200 Alverser Plaza. The Property contains 2.02 acres and is zoned Corporate Office (O-2).

21SN0629 – Aerial & Land Use Map



The Property is occupied by an existing commercial development with tenant spaces in a single building. The aerial shows the Property as well as the surrounding development, which is a mix of commercial and office uses.

The Comprehensive Plan designates the Property for Community Business, which suggests the Property is appropriate for commercial uses that serve community-wide trade areas.

21SN0629 – Conditions



1. Use Restrictions
2. Hours of Operation – Public Hours between 8 AM to 11 PM
3. Size Limitation – 3,000 Gross Square Feet

A meadery business, defined as a craft distillery use, is proposed. The business plans to locate within a portion of the existing commercial shopping center on the Property. The business will produce and sell mead, an alcoholic beverage created by the fermentation of honey and water. A craft distillery use is permitted with restrictions in the Corporate Office (O-2) District. The applicant's request does not meet all of the use restrictions for a craft distillery in a Corporate Office (O-2) District, therefore conditional use approval is required.

While a meadery is planned as the initial tenant, the applicant desires to permit a craft brewery, winery, or distillery use on the Property as part of this request. To help minimize any potential adverse impacts, the scopes of these uses are limited in Proffered Condition 1. These restrictions coincide with the use restrictions found in a Community Business (C-3) District. Restrictions on these uses would permit on-site production and consumption; limit the yearly volume of wine, beer or distilled beverages; and the number employees engaged in the operation. Proffered conditions will also limit the hours of operation (Proffered Condition 2) and the gross square footage of these uses to not exceed 3,000 square feet. (Proffered Condition 3)

21SN0629 – Recommendation



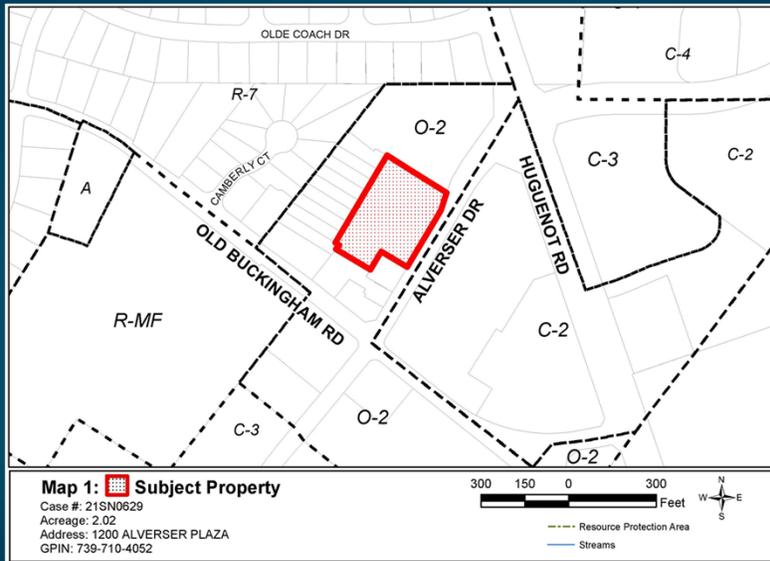
1. Staff recommendation – Approval.

Use is compatible with surrounding commercial uses

Conditions will maintain commercial character

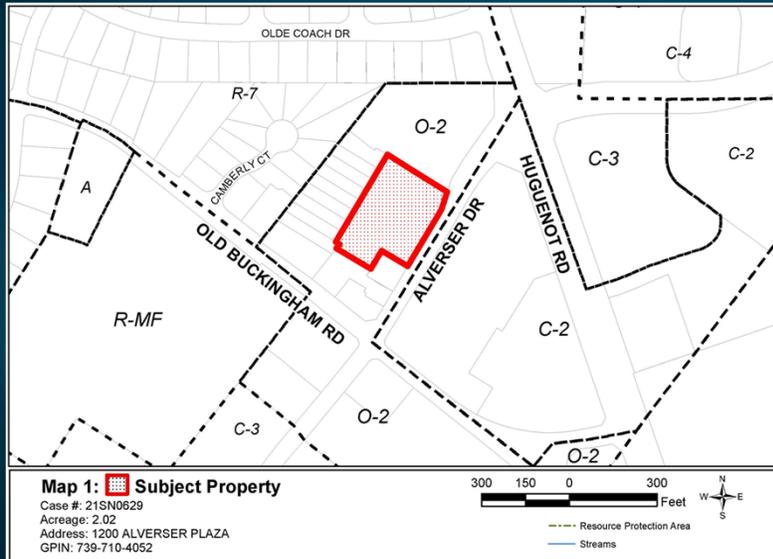
Staff recommends approval of the applicant's request. As proffered, these uses would be no more intense than uses currently permitted within the project and comply with the community business uses suggested by the Plan.

21SN0629 – Zoning Map



End of presentation.

21SN0629 – Overview



1. Permit a meadery businesses
2. Conditions ensure compatibility with surrounding development
3. Staff recommends approval

Overview Slide.