

To the Matthews Town Planning Board:

I would like to apologize for missing the last planning board meeting. All of my family lives overseas, and when an emergency situation arises I must leave swiftly.

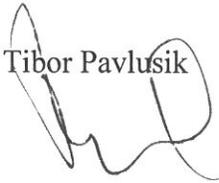
I have been researching craft distilling for some time now. It is a new industry that is expanding in locations large and small, urban and rural.

It appears that the town of Matthews is a perfect location to start a unique business, such as a small distillery. I believe succeeding in the future will provide not only employment but diversity and character for the local population.

Thank you for considering!

Best Regards,

Tibor Pavlusik

A handwritten signature in black ink, appearing to read 'Tibor Pavlusik', written over the printed name.

The manufacture of Alcohol is currently allowed in the Matthews Zoning Ordinance and reads as follows:

**153.062 Industrial Districts**

(B) *Permitted Uses*

(70) Alcohol and alcoholic beverage manufacturing (I-2 only).

The proposed change would move alcohol manufacturing from permitted uses to uses under prescribed conditions and add a definition for alcohol as follows:

**153.007 Definitions**

(Add) Alcohol and Alcohol Beverage - Distilled spirits or ethyl alcohol, including spirits of wine, whiskey, rum, brandy, gin and all other distilled spirits and mixtures of cordials, liquor, and premixed cocktails in closed containers for beverage use regardless of their dilution.

**153.062 Industrial Districts**

(C) *Uses under prescribed conditions*

(Add) (21) Alcohol and alcoholic beverage manufacturing (Delete) (I-2 only). (Add) (See Section 153.198).

In order to address the concerns that were raised during the Public Hearing I would like to make the following changes to my original proposal as follows:

(Add) 153.198 (Remove) Distill or manufacturing of alcohol and alcohol beverages (New) Alcohol and alcohol beverage manufacturing

A. (Remove)The distill or (Add) Manufacturing of alcohol (New) and alcohol beverage (Add) is allowed in the industrial districts provided that they meet the following requirements:

~~(1) If the operation is greater than 5000square feet its only allowed in I-2~~

(New) (1) Operations greater than 3000 square feet (I-2 only).

~~(2) Distill or manufacturing of alcohol in multi-tenant building must meet all NC fire code requirements~~

(New) (2) All manufacturing of alcohol and alcohol beverage shall have a minimum separation of 500 feet from a residential zoning.

(New) (3) No manufacturing of alcohol or alcohol beverage shall produce or create any noxious smells or odors.





232 Matthews Station Street  
Matthews, NC 28105  
704.847.4411

**ZONING APPLICATION FOR ORDINANCE TEXT CHANGE**

APPLICATION NUMBER 2013-599 DATE FILED 5-30-2013

PETITIONER'S NAME TIBOR PAVLUSIK

PETITIONER'S MAILING ADDRESS 4039 LAMINGTON RD, MATTHEWS, NC 28105

PETITIONER'S PHONE NUMBER/EMAIL ADDRESS 704-650-5784; TPAVLUSIK@CAROLINA.RR.COM

I request consideration of the following change in text of the Matthews Zoning Ordinance:

Requested text change is:

- a change in wording to existing Section(s)
- an addition to Section(s)
- a deletion of wording at existing Section(s)

Below is the text requested to be changed, added or deleted:

Existing Section \_\_\_\_\_ Proposed Section \_\_\_\_\_

ATTACHED, PLEASE FIND REQUESTED DOCS.

THANK YOU!

*(continue on additional page(s) as necessary)*

**Section 153.007 Definitions**

(New) Still: An apparatus used to distill or make alcoholic beverages or spirits that contain on average 20% or more alcohol by volume. Reflux and Pot stills are the most common used.

(New) Distill – The process of distilling or manufacturing of alcohol, spirits, or alcoholic beverages.

**Add to permitted uses for the following sections:**

(Change Existing Text) 153.062 Industrial Districts (P) (70) –(Add) Distill or manufacturing of alcohol and alcoholic beverage (Delete) ~~manufacturing. (I-2 only)~~ (Add) See Section 153.198

**Add to Special Requirements for Certain Uses**

(Add) 153.198 Distill or Manufacturing of alcohol or alcoholic beverages

- A. The distill or manufacturing of alcohol is allowed in the industrial districts provided that they meet the following requirements
  - (1) If the operation is greater than 5000 square feet it's only allowed in I-2
  - (2) Distill or manufacturing of alcohol in a multi-tenant building smust meet all NC Fire Code requirements.