

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

ORDINANCE ENTITLED: Amendment to the Unified Development Ordinance

READING AND ADOPTION: MARCH 26, 2019

At the regular meeting of the Gwinnett County Board of Commissioners held in the Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Charlotte Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Ku, which carried 5-0 the Unified Development Ordinance of Gwinnett County, Title 1: Administration and Title 2: Land Use and Zoning are hereby amended.

WHEREAS, pursuant to Article IX, Section II, Paragraphs I, III and IV of the Georgia Constitution, the County is authorized to enact laws and exercise powers to regulate development for the benefit of the citizens of unincorporated Gwinnett County; and

WHEREAS, the establishment of microbreweries and the sale of craft beer is a growing industry locally and nationally; and


WHEREAS, brewpubs and microbreweries contribute jobs and entertainment to the community; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of Gwinnett County to adopt the recommended amendments to the Unified Development Ordinance to allow brewpubs and microbreweries in appropriate zoning districts.

NOW, THEREFORE, BE IT ORDAINED that the Unified Development Ordinance of Gwinnett County, Title 1: Administration and Title 2: Land Use and Zoning are hereby amended as set forth in **Exhibit A** which is attached hereto.

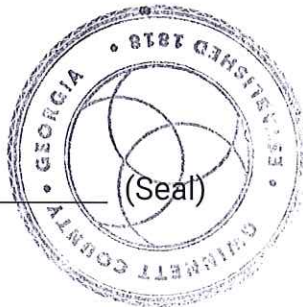
BE IT FURTHER RESOLVED that this Ordinance shall be effective upon its adoption, and that all ordinances, regulations or parts of the same in conflict with this Ordinance are hereby rescinded to the extent of said conflict.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: 
Charlotte J. Nash, Chairman

ATTEST:

By: 
Diane Kemp, County Clerk



APPROVED AS TO FORM:

By: 
Melanie F. Wilson
Senior Assistant County Attorney

Exhibit A

That Title 1, Section 110-40 General Definitions, is amended by inserting the following defined terms:

Alcoholic Beverage Plant/Distillery: An establishment in which beer, malt beverages, distilled spirits, or other alcoholic beverages are manufactured primarily for sale to wholesalers or distributors.

Brewpub: An eating establishment in which beer or malt beverages are manufactured or brewed, subject to state law barrel production limitations, for on-site consumption and retail sales directly to restaurant patrons.

Farm Winery: A winery which makes at least 40 percent of its annual production from agricultural produce grown in the state, and:

- (1) Is located on premises, a substantial portion of which is used for agricultural purposes, including the cultivation of grapes, berries, or fruits to be utilized in the manufacture or production of wine by the winery; or
- (2) Is owned and operated by persons who are engaged in the production of a substantial portion of the agricultural produce used in its annual production.

Microbrewery: A small scale establishment in which craft beer or malt beverages are manufactured or brewed. Microbreweries sell to the public through wholesalers or directly to the consumer through carry-out package and/or on-site tap-room or tasting room sales.

That Title 2, Section 230-100, Table 230.4 (Table of Permitted and Special Uses) is amended by deleting the existing entry of “Winery,” and alphabetically inserting the following new uses:

Table 230.4

Uses	Suppl. Reg.	RA-200	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Agricultural and Rural Recreational Uses										
Farm Winery		P								
Commercial and Retail Uses										
Brewpub			S	P	P	P	P	P	P	P
Industrial and Manufacturing Uses										
Microbrewery	Y			P	P	P	P	P	P	P

That Title 2, Section 230-130 Supplemental Use Standards, Subsection 230-130.3 is amended by alphabetically inserting the following Supplemental Regulation, and renumbering the remaining items as necessary:

Microbrewery.

Microbreweries shall be subject to the following standard.

1. In commercial and mixed-use zoning districts, such facilities shall not exceed a gross floor area of 30,000 square feet unless a Special Use Permit is granted by the Board of Commissioners.
2. Sale of beer or malt beverages in tap-rooms or tasting rooms, or as carry-out packages, shall be limited to those produced on-site.
3. Outdoor placement of grain silos shall be allowed, subject to the Director's review and approval of their appearance, signage, location and height.
4. If placed outdoors, containers for spent grain shall be sealed and located in a screened service/dumpster area.