

SUMNER COUNTY ZONING BOARD OF APPEALS

MINUTES

JULY 11, 2013

SUMNER COUNTY ADMINISTRATION BUILDING
COMMITTEE ROOM # 112
355 N. BELVEDERE DRIVE
GALLATIN, TN. 37066

MEMBERS PRESENT:

MARK MCKEE, JR. CHAIRMAN
BRUCE RAINEY, VICE-CHAIRMAN
SANDY WEBSTER
DON DICKERSON
MARSH RAGLAND

MEMBERS ABSENT:

STAFF:

RODNEY JOYNER, COUNTY PLANNER
LISA DUNAGAN-DIORIO, ADMINISTRATIVE ASSISTANT

MOTION FOR APPROVAL OF THE JUNE MINUTES BY MS. WEBSTER, SECONDED BY MR. DICKERSON. MOTION PASSED UNANIMOUSLY.

1. **James and Melissa Dorris** were requesting a conditional use permit to operate a wedding venue in an existing barn, a dust free parking variance and permission for one (1) un-illuminated sign 1' x 2'. This venue will be open on Fridays from 4:00 p.m. to 9:00 p.m. Saturdays 1:00 p.m. to 9:00 p.m. and Sundays 1:00 p.m. to 6 p.m., from March 1st thru October 31st, food caterers will be selected by the owner, no alcohol will be served, no entertainment will be provided, and there will not be any employees other than the owners. Subject property is located at 1160 Fuqua Lane, Gallatin, Tn., is on tax map 79, parcel 13, is zoned agricultural, and contains 9.960 acres.

This was a public hearing and was advertised in the Gallatin News Examiner on June 26, 2013. The adjoining property owners were notified by certified mail.

Mrs. Dorris came forward to represent and explain her request.

Chairman McKee opened the floor for the public hearing.

Tina Green wanted to know where this was located and a little more about the request.

Brad Singleton came forward to speak for this conditional use. The road is very narrow, and hopes that this does not cause any problems.

Chairman McKee closed the public hearing.

Mr. Rainey asked her how many guests she was anticipating.

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Mrs. Dorris replied her plan is to have approval of up to sixty (60) guests, but most of her wedding packages would be for around twenty five (25) guests.

Mr. Rainey stated suppose you had twenty-five (25) people at a wedding; this would mean thirteen (13) cars average with two people in a vehicle. He stated that he had driven the road this morning and this road is one car wide at best for most places. He stated he was really concerned for the safety of the people getting to and from the wedding, as well as. the people living in this area. Mr. Rainey asked Mrs. Dorris how she would handle the traffic.

Mrs. Dorris stated that the County is in the process of widening this road.

Mr. Rainey asked if she had given any thought to a contingency plan for the safety of your guests to get them in and out of your property.

Mr. Rainey stated that he had a problem voting in favor of this conditional use because of not knowing about the future widening of this road. Mr. Rainey stated that we need a more definite answer as to whether the County has any plans to widen the road in the future.

There was discussion about the width of the road.

Mr. Joyner stated that he has not received any calls in opposition to this request. There may be something as far as signage she could do, but this does not change the width of the road. This signage could make the public aware of the width of the road.

Motion to defer this for thirty (30) days to allow the requestor to get with the highway department and see what their plans are and come up with a plan for the safety such as signage or widening the road, seconded by Mr. Dickerson. Motion passed unanimously.

2. Bradley Singleton, etals was requesting a conditional use permit to establish a brewery in an existing 40' x 30' building. They plan to manufacture and package alcoholic beverages for sale to Sumner County retailers. The hours and days of operation will vary depending on rate of production. There will be zero noise or disturbance to nearby residents created from operation. No plans to expand beyond size of current structure at current location. There will be no commercial vehicles. They are also asking permission for two (2) employees and a dust free parking variance. This will not be open to the public. Subject property is located at 544 Bursby Branch Road, Gallatin, Tn., is on tax map 80, parcel 2.04, contains 9.49 acres, and is zoned agricultural.

This was a public hearing and was advertised in the Gallatin News Examiner on June 28, 2013. The adjoining property owners were notified by certified mail.

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Chairman McKee began the meeting by stating that he understood that the applicant must grow everything that goes into the process.

Mr. Rainey read aloud Article IX PROVISION GOVERNING AGRICULTURAL DISTRICTS 1.2 (1.2)1) Uses permitted on appeal of the Sumner County Zoning Resolution. He explained that what he just read does not include a small or large brewery that would fit into the uses this body is allowed to look at. We are bound by the Zoning Resolution and no where in this did it mention or discusses these breweries. He stated that he was not against this request at all and admires Mr. Singleton on what he is trying to do.

Mr. Rainey explained that he felt that we do not even have a right or basis to hold a public hearing.

Mr. Rainey stated that we will not have an updated Zoning Resolution in sixty days, so I would suggest to the applicant that we can either put it off for a long period of time or withdraw it temporarily, and bring it back once the update is complete. The fees are already paid and the only cost would be for his advertising the public notice.

Mr. Joyner stated that he could think about rezoning this property or he can wait until we make changes to the zoning resolution. We are in the process of overhauling the zoning resolution, but it will just be a matter to time.

Mr. Singleton stated that we do not want to be completely denied

Chairman McKee told Mr. Singleton that he needed to find out the State law on bringing in the barley for the process.

Motion by Mr. Rainey that we defer this request for up to six months or until the zoning resolution will permit us to act on this request, seconded by Mr. Dickerson. Motion passed unanimously.

Meeting Adjourned at 6:45 p.m.