

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
JANUARY 28, 2014  
5:00 P.M.**

**SUMNER COUNTY ADMINISTRATION BUILDING  
355 N. BELVEDERE DRIVE  
COMMISSION CHAMBERS  
GALLATIN, TN. 37066**

**MEMBERS PRESENT:**

**LUTHER BRATTON, CHAIRMAN  
JOE MATTHEWS, VICE-CHAIRMAN  
MIKE HONEYCUTT  
JIM WILLIAMS  
CHRIS HUGHES  
JERRY KIRBY  
TOM TUCKER  
BILLY GEMINDEN**

**MEMBERS ABSENT:**

**STAFF PRESENT:**

**RODNEY JOYNER, COUNTY PLANNER  
LISA DUNAGAN-DIORIO, ADMINISTRATIVE ASSISTANT  
RACHAEL IVIE, REGIONAL PLANNER-GNRC  
LEAH MAY DENNEN, COUNTY ATTORNEY  
ERIKA PORTER, LAW CLERK**

**MOTION FOR APPROVAL OF THE DECEMBER MINUTES BY MR. MATTHEWS, SECONDED BY MR. HUGHES.**

**1. Election of a Chairman and Vice-Chairman**

**Motion by Mr. Honeycutt, seconded by Mr. Williams to nominate Luther Bratton for Chairman. Motion passed unanimously.**

**Motion by Mr. Honeycutt, seconded by Mr. Kirby to nominate Billy Geminden for Vice-Chairman. Motion passed unanimously.**

**2. Discussion on regulations for wineries and breweries.**

**Mr. Joyner explained the amendment to the previously proposed amendment to the Sumner County Zoning Resolution as it relates to Agri-tourism: Article IX: Provisions Governing Agricultural Districts; Section 1.1 Agricultural Districts; Uses Permitted.**

The previous amendment was presented before the County Commission on November 18, 2013, and was deferred back to the Law Director and the Planning Commission for more information to be provided to the Commission. Mr. Joyner stated that they spent the last hour in the work study looking over the previously approved amendment by this body and discussed further amendments to this amendment. Upon recommendation by the Planning Commission, Staff decided to take away all the previously approved agri-tourism Uses Permitted on Appeal and only include Breweries and Wineries.

Mr. Joyner turned the meeting over to the Vice-Chairman Joe Matthews for discussion.

Mr. Matthews briefly discussed the amendment to the previously proposed amendment regarding Agri-Tourism that was discussed at the earlier work study.

Mr. Joyner read the amendment to Article IX: Provisions Governing Agricultural Districts; Section 1; 1.2 Agricultural Districts; Uses Permitted on Appeal with Site Plan Review; Sub-Section 1.2 (6) Uses as listed below:

Uses Permitted on Appeal (or Special Exception) with Site Plan Review;

\*Breweries

\*Wineries

Article XIII: Board of Zoning Appeals

\*Special Conditions for Review Pertaining to Breweries and Wineries:

The following Special Conditions shall be met prior to Approval of the above uses:

1. Breweries and Wineries shall be established only within structures (existing or new) that are architecturally compatible in character with other existing structures on the property or neighboring properties, and shall not exceed 2,500 square feet of usable floor area.
2. Breweries and Wineries must maintain current licenses and permits as required by local, state and federal agencies.
3. Breweries and Wineries shall be operated by the owner/resident of the property where no service or product shall be sold or offered for sale on the premise/property, and where production or services shall not be open to the public.
4. Breweries and Wineries shall be limited to only one (1) on premise sign which shall be no greater than eight (8) square feet in size, and shall be no closer than fifteen (15) feet from the right-of-way.
5. Breweries and Wineries shall be limited to one (1) parking space per employee and one (1) loading/unloading space.
6. Unless otherwise noted, all other provisions as set forth in the Sumner County Zoning Resolution and Subdivision Regulations for Agricultural Districts shall be adhered to.
7. Upon approval of a Use Permitted on Appeal by the Board of Zoning Appeals, a Site Plan shall be submitted to the Regional Planning Commission for Site plan approval based on its compliance to the Sumner County Zoning Resolution and Subdivision Regulations with the general nature of the request.

There was discussion

**Motion to approve this amendment as presented and forward to the County Commission for review/vote by Mr. Matthews, seconded by Mr. Hughes.  
Motion passed unanimously.**

**MEETING ADJOURNED AT 5:30 P.M.**