

**SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
MAY 8, 2014
6:00 p.m.**

**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 PRESENT:

**RODNEY JOYNER, DIRECTOR OF CONSTRUCTION AND DEVELOPMENT
LISA DUNAGAN-DIORIO, ADMINISTRATIVE ASSISTANT**

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

1. **Bradley Singleton**, etals were 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. 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.

The adjoining property owners were notified by regular mail.

Mr. Singleton came forward to represent and explain his request. He explained that in an existing structure he wanted to make small batch beer with natural ingredients, want to package this on site and distribute to bars and markets in Sumner County. He reported that he had met all the Planning Commission requirements, as well as, the State and Federal regulations.

Chairman McKee opened the floor for the public hearing.

Shawn Moss came forward to ask questions and to state his concerns that he has for the request. He stated he had purchased the property next to the subject property to build his retirement home. They bought this property for serenity, to be away from the hustle and bustle of the city and did not want a business disturbance next door. I am concerned that in the future this business will be overdeveloped from what Mr. Singleton had promised.

Mr. Rainey explained to Mr. Moss that this is not a rezoning and would not run with the land. He also pointed out that he (Mr. Singleton) would have to come back every two years for a continuation for this conditional use (if granted) and at this time if any adjoining property owners had any complaints they could report these to this board at this time.

Mr. Joyner pointed out the applicant does meet the requirements of the Sumner County Zoning Resolution.

Mr. Rainey asked Mr. Singleton what he would do with the Malt that was left after the brewing process.

Mr. Singleton stated the malt becomes grain after you pour the liquid off and there are several farmers in the area that want to feed it to their cattle.

Mr. Rainey asked if there was any odor to this process.

Mr. Singleton stated this process smells like oatmeal and there is very little waste.

There was discussion.

Mr. Rainey stated that Mr. Singleton has been very patient which was what this body had asked him to do while the County worked thru this process (which it did). Mr. Rainey stated that there should be no signage, no visitors, no traffic (this road will not handle traffic). **With this being said Mr. Rainey made a motion for approval, with the following conditions: no signage, there should be only 2 employees (1 other than himself) and this conditional use approval is for the customary two (2) years, seconded by Mr. Dickerson. Motion passed.**

**4 Ayes: Rainey, Dickerson, Webster, and Ragland
1 Abstention: McKee**

2. Nickie Brown was requesting a continuation of a conditional use permit granted on March 13, 2008, to operate a portable and site sawmill service. Subject property is located at **120 Hardison Way**, Cottontown, Tn., is on Tax Map 101, Parcel 9.02, contains 1.76 acres and is zoned Agricultural. The adjoining property owners were notified by regular mail.

Mr. Brown came forward to explain and represent this request.

Chairman McKee opened the floor for the public hearing and there was no one present to speak for or against.

There was discussion.

Motion for approval for two more years by Mr. Rainey, seconded by Ms. Webster. Motion passed unanimously.

Mr. Joyner read # 4 of the special conditions for review pertaining to Breweries and Wineries: Breweries and Wineries shall be limited to 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.

Mr. Joyner just wanted to point out to this body that a sign would be permitted at the brewery if so requested.

Mr. Rainey pointed out we did not approve a sign for the proposed brewery. If Mr. Singleton decides to put up a sign he will have to come back before this body for permission.

Meeting Adjourned at 6:15 p.m.