



# TOWN OF BRIGHTON

1270 Old Hwy 51 SOUTH \* POST OFFICE BOX 277 \* BRIGHTON, TENNESSEE 38011

## PLANNING COMMISSION MEETING

October 24, 2023

6:00 PM

### CALL TO ORDER

Chairman, John Pate, called the meeting to order at 6:01 pm.

### ROLL CALL

#### Present

Mayor Stephanie Chapman-Washam

Chairman, John Pate

Vice-Chairman, Aubrey Foreman

Secretary, Kinney Bridges

Brad Fowler

Alderman Eunice Foster

#### Absent

Jeremy Cates

**Others Attending:** City Planner, Will Radford; Town Clerk, Brandi Hunter

**Guests:** Jim Wyatt; 13 School St, Brighton TN; Darren Chaney; 797 Baskins Rd, Burlison TN

## APPROVAL OF MINUTES

Minutes Approval: Regular Meeting September 26, 2023.

**Mr. Fowler made a motion to approve the minutes as written. The motion was seconded by Vice-Chairman Foreman. All approved. Motion carried.**

Chairman Pate gave Mr. Will Radford the floor.

## OLD BUSINESS

None.

## NEW BUSINESS

Mr. Radford advised there are two ordinances that need positive recommendations from the Planning Commission. One being the rezoning request and the second being the text amendment regulations for distillery. Mr. Chaney will need these to move forward. Mr. Radford passed around his tablet to the Planning Commission to show the 1.5 acres including the two buildings that will be rezoned. Mr. Radford stated that the zoning ordinance making them industrial district is the best safeguard to protect the city. If 797-Distillery does not go through the M-1 district is a lighter industrial district which means the most that could go into this district would be a welding shop or something of that impact, if for some reason the distillery doesn't work out. Alderman Foster asked what kind of other business' would fall under the M-1 zoning as he would like to know what else could be opened up there. Mayor Chapman-Washam advised only the community center and the old elementary school building will be zoned as M-1 and because the town owns the buildings if the selling of the buildings falls through and another business wanted to buy those buildings it would still have to come back before the Planning Commission. Mr. Radford advised M-1 zoning allows wholesale trade uses such as motor vehicles, dry goods, apparels, retail trade, restaurants, repair services, etc. Chairman Pate questioned the board if everyone had a good understanding of what is being requested. Everyone agreed they understood what is being requested. Chairman Pate advised the planning commission needs either a positive or negative recommendation to Mr. Chaney for the rezoning request. We need a motion to rezone as stated or not.

**Vice-Chairman Foreman made a motion to rezone the area requested to a M-1 zone. Mr. Fowler seconded the motion.**

## Aye

**Mayor Chapman-Washam, Chairman Pate, Vice-Chairman Foreman, Mr. Fowler, Alderman Foster.**

## Nay

**Secretary Bridges.**

**Motion carried.**

Mr. Radford advised there would need to be a public hearing scheduled for the second reading for the approval of the approval of the rezoning. The second ordinance would be to amend the text to add distillery regulations to the M-1 district including adding the definitions needed. In the regulations Mr. Radford added site plan review. Mr. Chaney advised he would prefer to have the site plan approved prior to purchasing the property. He has a rough idea of the site plan of how the distillery will use the property as far as traffic coming in and out. What he does have to submit to the Federal Government a detailed drawing of the building where the still, mash room, alcohol storage and retail space are located inside the building. Per his insurance company he will need to have a chain link fence with razor wire on top so it would prohibit someone from climbing over. As well as a privacy fence between maintenance building and community center. Alderman Foster asked how will a distillery change the properties around it as far as values, taxes etc. Mr. Chaney advised he is planning to restore the building so it would no longer look condemned. It would be no different than if there was a retail store there. It would really depend on how someone views alcohol if they have strong religious beliefs about alcohol then that could persuade someone not to live near a distillery but as far as the building it will look the same with the exception of the fence. Alderman Foster advised he would like to know that it wouldn't bring certain elements in or the property value down. Mr. Chaney advised distilleries are not like a liquor store where there could be unsavory people visiting to purchase alcohol. The distillery will not have hours the same as a liquor store it will be more of people coming to tour. Alderman Foster asked Mr. Radford as far as making it an M-1 district will it make any difference to the properties around? Mr. Radford advised it will be a matter of opinion as far as taxes are concerned industry zoning has the highest rates so that would be an increase in property value. Vice-Chairman Foreman advised we are not going to be large scale it's going to be 8 employees. Mayor Chapman-Washam asked if the razor wire is a must have. Mr. Chaney advised the insurance company did advise to have it; however, he is not a big fan of it. Mr. Fowler asked if he could explore other options other than razor wire. Mr. Chaney advised he will explore those options. Chairman Pate advised there needs to be a recommendation from planning commission to recommend the adoption of text amendment to the Board of Alderman.

**Vice-Chairman Foreman made a motion to adopt the text amendment. Mr. Fowler seconded the motion.**

**Aye**

**Mayor Chapman-Washam, Chairman Pate, Vice-Chairman Foreman, Mr. Fowler, Alderman Foster**

**Nay**

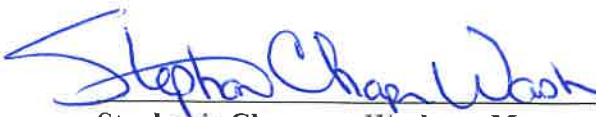
**Secretary Bridges**

**Motion Carried.**

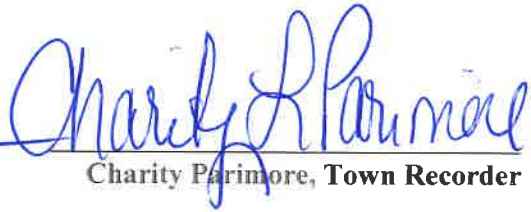
Mayor Chapman-Washam advised that a new Code Enforcement Officer, Mr. Mark Daugherty, has been hired and started on 10/23/23.

**ADJOURNMENT**

Chairman Pate made a motion to adjourn. Vice-Chairman Foreman seconded the motion. All approved. Motion carried. The meeting adjourned at 6:29 pm.



**Stephanie Chapman-Washam, Mayor**



**Charity Parimore, Town Recorder**