



TOWN OF ASHLAND CITY

Board of Zoning and Appeals

February 03, 2025 5:30 PM

Agenda

Chairman: Michael Smith

Committee Members: Sandra Braden, Rick Johnson, Garrett Mayberry, Keith Sturges

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. BZA Minutes 11/04/2024

PUBLIC FORUM

2. ***Procedure for Speaking Before the Board***

- * Speakers must complete the information form and submit it to the transcriber prior to the public forum. Be prepared to speak when your name is called.
- * Each speaker will be allowed 4 minutes.
- * Speakers may comment on issues scheduled for consideration at the meeting or other appropriate concerns pertinent to the operation of the town.
- * Each speaker should state the following:
 - his/her name
 - whether they are an Ashland City resident and/or property owner
- * No person shall be allowed to make obscene, derogatory, or slanderous remarks while addressing the Council/Board. Persons doing so will be asked to stop speaking and will forfeit the remainder of their time.
- * All remarks shall be directed to the Council/Board as a body only.
- * No person shall be allowed to disrupt or interfere with the procedures.
- * Remarks shall end when the speaker's allotted time has. No time shall be shared with other speakers.
- * Questions from the council/board members may be asked for clarification as well as council/board members may have brief comments; however, no person shall be permitted to enter any discussion or debate either directly with or through any member of the Council/Board or anyone present at the meeting.
- * No one shall make open comments during the meeting.

NEW BUSINESS

3. Variance Request: Hangar 13

OTHER

ADJOURNMENT

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 615-792-6455, M-F 8:00 AM – 4:00 PM. The town will make reasonable accommodations for those persons.



TOWN OF ASHLAND CITY
Board of Zoning and Appeals
November 04, 2024 5:30 PM
Minutes

CALL TO ORDER

Chairman Smith called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT

Chairman Michael Smith
Committee Member Sandra Braden
Committee Member Richard Johnson
Committee Member Garrett Mayberry
Committee Member Keith Sturges

APPROVAL OF AGENDA

A motion was made by Committee Member Mayberry, Seconded by Committee Member Johnson, to approve the agenda. All approved by voice vote. **Motion Passes.**

APPROVAL OF MINUTES

1. 09.16.24 BZA Meeting Minutes

A motion was made by Committee Member Johnson, Seconded by Committee Member Mayberry, to approve the minutes. All approved by voice vote. **Motion Passes.**

PUBLIC FORUM

2. None.

NEW BUSINESS

3. Variance Request: Brookhollow Dr

Ms. Nubia Santos spoke on behalf of her properties located on Brookhollow Drive. Mr. Clark gave his recommendation to approve the variance request for the setbacks of 12 feet, but to deny the request for two dwellings on the same property. A motion was made by Committee Member Johnson, Seconded by Committee Member Mayberry, to approve the 12-foot variance request. Voting Yea: Chairman Smith, Committee Member Braden, Committee Member Johnson, Committee Member Mayberry, Committee Member Sturges. **Motion Passes.**

A motion was made by Committee Member Johnson, Seconded by Committee Member Mayberry, to deny the variance request of two dwellings on the same property. Voting Yea: Chairman Smith, Committee Member Braden, Committee Member Johnson, Committee Member Mayberry, Committee Member Sturges. **Motion to Deny Passes.**

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Johnson, Seconded by Committee Member Mayberry, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 5:50 p.m.

CHAIRMAN MICHAEL SMITH

SECRETARY ALICIA MARTIN CMFO



Town of Ashland City

Building & Codes Department

233 Tennessee Waltz Parkway Suite 103
Ashland City TN 37015
(615) 792-6455

Application for New or Reissued Change of Occupancy Permit

Property Owner	Name: <u>Will Johnston</u>	
	Phone #: <u>615-293-7032</u>	
	Email: <u>will.johnston@kingautoac.com</u>	
	Current Building Zoning Classification: <u>C-2</u>	
Applicant	Name: <u>Mike Hangge</u>	
	Business Address: <u>240 S. Main Street</u>	
	City/State: <u>Ashland City, TN</u>	Zip: <u>37015</u>
	Phone #: <u>629-900-5039</u>	Email: <u>mike@hangar13distillery.com</u>
Occupancy	Former Type Brewery	Former Name of Business Marrowbone Creek Brewing Company
	New Type Distillery	New Name of Business Hangar 13 Distillery
Business Description of Use: Hangar 13 Distillery produces and sells spirits, with a food truck and tasting room in Ashland City, TN.		Square Footage: 6000
MUST PROVIDE COPY OF FLOOR PLAN FOR UNIT AND BUILDING MUST PROVIDE COPIES OF COUNTY AND CITY BUSINESS LICENSE		
Is there any remodeling being completed? <input checked="" type="checkbox"/> Yes		
When do you expect to open for Business? <u>February 2025</u>		
<input type="checkbox"/> I certify that I am the business owner of authorized agent for the business owner, and I will comply with all conditions of occupancy per State and City Codes.		
<input checked="" type="checkbox"/> I certify that no Structural, Electrical, Plumbing, Mechanical, or Fire changes have been made to the building.		
Applicant		<u>11 JAN 2025</u> Date

Forms can be emailed to amartin@ashlandcitytn.gov.

The Fire Marshal requests that all equipment and furniture be in place prior to inspection. You can contact the Fire Marshal at 615-792-4531 for your Life Safety Walkthrough once permit is issued.



Town of Ashland City
Building & Codes Department
 233 Tennessee Waltz Parkway Suite 103
 Ashland City TN 37015
 (615) 792-6455

Application for Board of Zoning Appeals

Appellant: Mike Hangge - Rosies' Bomber Bites/Hangar 13 Distillery

Address: 240 S. Main Street, Ashland, City, TN 37015

Owner: Will Johnston

Address: 6030 Jocelyn Hollow Rd., Nashville, TN 37025

Location of Property: 240 S. Main Street, Ashland City, TN 37015

NOTE: Fill in Section 1, 2 or 3 as appropriate. Do not fill in more than one of these sections. This application is not acceptable unless all required statements have been made. Additional information should be supplied on separate sheets if the space provided is inadequate. A Justification Statement and supporting documentation is required for Variance and Special Exception applications.

Section 1: Appeal from decision of Building Inspector relating to the enforcement of the zoning ordinance or adopted code. Decision of the building inspector to be appealed:

Section 2: Application for a variance as provided by the zoning ordinance. The zoning provision from which a variance is requested: Mobile Food Vending Ordinance #503, Title 9, Chapter 10 of the Municipal Code (Ordinance/Resolution ID 543)

Peculiar or unusual conditions which justify the variance requested: To minimize fire hazards and environmental noise by connecting the food trailer to the building for power and behind the building.

****There is a \$50.00 fee for a request for a variance. Submit a Justification Statement and any supporting documentation to support the Variance.**

Section 3: Application for a use on Appeal (Special Exception) The zoning provision which allows a use on appeal to be considered: _____

The type, description, and size of the use to be considered: _____

****There is a \$50.00 fee for a Special Exception variance**



 Appellant

11 JAN 2025

 Date

Email completed application to: amartin@ashlandcitytn.gov

Justification Statement for Variance Request

Applicant: Mike Hangge, Owner of Hangar 13 Distillery and Rosie's Bomber Bites

Location: 240 S. Main St., Ashland City, TN

Purpose of Variance:

This variance request seeks approval to park and electrically connect Rosie's Bomber Bites, a food trailer, to Hangar 13 Distillery, reducing reliance on a generator and enhancing operational safety and community well-being.

Justification and Detailed Rationale:

1. **Enhanced Safety Measures:** Integrating the food trailer's power supply directly with the distillery's main building significantly mitigates fire hazards. Cooking operations close to alcohol storage pose a risk due to the volatile nature of spirits. By eliminating the need for a fuel-powered generator, which inherently carries the risk of spills and fumes, we substantially lower the risk of fire, creating a safer environment for both employees and visitors.
2. **Environmental and Community Impact:** The use of generators is associated with noise pollution and carbon emissions, which can disrupt the local main street ambiance and degrade air quality. By connecting the food trailer to the distillery's power infrastructure, we aim to minimize auditory disruption and reduce the carbon footprint of our operations. This change not only aligns with community standards regarding noise and environmental stewardship but also enhances the overall visitor experience by maintaining the tranquility of the area.
3. **Operational Efficiency:** Electrical hookup provides a reliable and consistent power source, ensuring seamless kitchen operations without the interruptions commonly associated with generator use. This reliability translates to improved service delivery, ensuring that Rosie's Bomber Bites can maintain high standards of food quality and customer service. Efficient operations are crucial for customer satisfaction and business success, reflecting positively on the community by supporting a thriving local business.
4. **Community Benefits and Economic Impact:** The proposed variance supports local economic development by enhancing the operational capabilities of a veteran-owned business, contributing to job creation and local commerce. Additionally, the improved operational setup allows Hangar 13 Distillery and Rosie's Bomber Bites to host community events and gatherings, further integrating the business within the community fabric and promoting Ashland City as a destination for quality craft spirits and cuisine.

The implementation of this variance will set a precedent for sustainable and community-friendly business practices, reinforcing the commitment of Ashland City to support innovative and responsible business operations. We respectfully urge the Board of Zoning Appeals to grant this variance, recognizing its benefits to both the business and the community at large, and affirming Ashland City's commitment to fostering a safe, environmentally sound, and economically vibrant community.