



Staff Report

Expanded Conditional Use Case#ECU2014-9-2

Attachments: Application, Property Information Sheet, Zoning Map, Aerial Map, Photos

Zoning Board Public Hearing: Thursday Oct 2, 2014
City Council: Introduction - 10/7/2014 Final – 10/21/2014

CITY COUNCIL AGENDA REQUEST: (Ordinance)

Approval of Expanded Conditional Use request by Gnarly Barley Brewing (occupant) & Westbrook Hammond, LLC (owner) to allow retail sales in conjunction with the permitted use of a bottling plant in I-L Light Industrial District located at 1709 Corbin Rd. (ECU2014-9-2) recommended to approve with conditions by Zoning Commission

COUNCIL DISTRICT: 3-Bobby Martin

SITE INFORMATION:

Location (Address): 1709 Corbin Rd.

Site Description: This is the 2nd building from to the west of Natchez St. (next to Bates Casket Company). This is a large warehouse operating as Gnarly Barley Brewing Company fronting on Corbin Rd. This building is being leased by Gnarly Barley. The parking is gravel and very limited with backing into the street, which has been existing for many years.

Existing Zoning: RS-11.A

Proposed Zoning: RM-3

Existing Land Use: Single Family Residential

Future Land Use Map: Low Density Residential

ADJACENT LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use/Zoning</u>
North:	Single Family Residential/RS-11.A
South:	Undeveloped Land/RS-11.A
East:	Undeveloped Land/RS-11.A (across Natchez St. ROW)
West:	Undeveloped Land/RS-11.A & C-H

ADDITIONAL INFORMATION:

PUBLIC HEARING:

For: Cari & Zack Caramonta (owners of Gnarley Barley)

Against: None

REZONING FINDINGS:

- 1) Will this diminish the value of the surrounding properties? Yes _____ No X
- 2) Will this alter the essential character of the neighborhood? Yes _____ No X
- 3) Will granting this request be detrimental to the public welfare? Yes _____ No X
 - a. Light & Air? Yes _____ No X
 - b. Traffic congestion or hazard? Yes _____ No X
 - c. Overburden existing drainage or utilities? Yes _____ No X
 - d. Emissions of odors, fumes, gasses, dust, smoke? Yes _____ No X
 - e. Noise & Vibrations? Yes _____ No X

ZONING COMMISSION RESULTS:

Motion: Sam McClugage to recommend approval with the condition this approval is with the understanding that such use is a personal right that expires upon a change in occupancy of the property being Gnarly Barley Brewing Company.

For: Jimmy Meyer, William Travis, Stanley Young

Against: None

Absent: Ralph Ross

ORDINANCE TO READ:

WHEREAS, on October 2, 2014 the Zoning Commission held a public hearing on Case#ECU2014-9-2 request for Expanded Conditional Use by Gnarly Barley Brewing Company (occupant) & Westbrook Hammond, LLC (owner) to allow retail sales in conjunction with the permitted use of a bottling plant in I-L Light Industrial District located at 1709 Corbin Rd; and

WHEREAS, the Zoning Commission recommended approval of this Expanded Conditional Use request with the condition that this approval is with the understanding that such use is a personal right that expires upon a change in occupancy of the property being Gnarly Barley Brewing Company.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the Expanded Conditional Use request to allow retail sales in conjunction with the permitted use of a bottling plant in I-L Light Industrial District located at 1709 Corbin Rd. with the condition that this approval is with the understanding that such use is a personal right that expires upon a change in occupancy of the property being Gnarly Barley Brewing Company.

From: Josh Taylor, City Planner_____



HOME BREWS ABOUT EVENTS VISIT SHOP CONTACT

ABOUT GNARLY BARLEY



CARI AND ZAC CARAMONTA

Originating from the home of Zac and Cari Caramonta, Gnarly Barley Brewing got its start in a crowded garage, amongst the presence of two fat cats and a halfpipe. After being exposed to great craft beer, Zac began homebrewing, first, as an investigation into the brewing process, then with the objective to create beer equally as exceptional as the beers that had inspired him in the first place. Not long after, their garage took a form similar to a science lab, and brewing became an addiction.

Gnarly Barley's homebrewed beer debuted at the New Orleans on Tap beer festival with the Korova Milk Porter and the Hoppopotamus IPA. Gaining positive feedback through local beer festivals and finding many comrades in the local brewing community, Zac and Cari sought to open a microbrewery, giving Zac a better excuse to indulge in his obsession.

Established in 2011, Gnarly Barley Brewing is located in a 10,500 square foot facility in Hammond, Louisiana and consists of a two-vessel 30bbl Brewhouse, one hot and one cold liquor tank, four fermentation vessels, one bright beer tank and a whole lot of passion for craft beer.



ABOUT ZAC

Co-founder/Brewer

Zac is an avid skateboarder and a craftsman at heart. Not willing to waste away his free time, Zac taught himself how to build and brew, not only to bring his passions closer to home, but to share with his friends and family. When his garage could no longer contain



ABOUT CARI

Co-founder/Creative Director

Cari has always had a penchant for craft in its many forms. Before she developed a soft spot for craft beer, she was constructing objects to suit her life, whether it was a customizing her wardrobe, furniture, or visual displays for her job as a fashion merchandiser.

his ambitions, he quit his day job and established Gnarly Barley Brewing with his wife, Cari.

Zac is a member of the Mystic Krew of Brew homebrewers club in Covington, LA. He is also a founding member of the YOURS foundation, an organization that helps bring skateparks to local communities.

Having the same DIY mindset as her husband Zac, she found brewing just as rewarding. Cari is also a member of the Mystic Krew of Brew homebrewers club in Covington and a Cicerone Certified Beer Server. She works with Zac on recipes, brewing, marketing and her favorite part, tasting.

SITE MAP

- HOME
- BREWS
- ABOUT
- EVENTS
- VISIT
- SHOP
- CONTACT

1709 CORBIN ROAD, HAMMOND, LA 70403

INFO@GNARLYBEER.COM

Our focus at **Gnarly Barley** is to provide a truly original experience by blurring the lines of traditional beer styles.

SUBSCRIBE TO OUR MAILING LIST

Subscribe

Contents are © 2014 Gnarly Barley Brewing Company

FOLLOW US





APPLICATION FOR REZONING, CONDITIONAL USE, OR INITIAL ZONING
CITY OF HAMMOND

219 E. ROBERT ST, HAMMOND, LA 70401 / PHONE: (985) 277-5649 - FAX: (985) 277-5638

FILING DATE: 9/3/14

PERMIT# ECU 2014-9-2

The next Zoning Commission Meeting will be held on October 2nd, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to the Planning Department according to the deadline schedule.

This Application for: REZONING CONDITIONAL USE EXPANDED --OR-- RESTRICTED
 INITIAL ZONING/ANNEXATION

RE ZONING FEE: Single Lot \$120.00 Block or Area \$250.00 (Fees are not refundable based on decisions)
Fifty percent (50%) of fee is refundable if application is withdrawn before first newspaper notice is filed.

PARCEL# OHMO 000000451
SITE ADDRESS: 1709 Corbin Rd Hammond, VA 70403
STREET # & STREET NAME
Legal Description or Survey _____
PROPERTY OWNER NAME: WESTBROOK HAMMOND, LLC
First Name MI Last Name
Owner Address: 2901 RIDGE LAKE DR #213 METAIRIE
Street Name Street Number City State Zip
Telephone (504) 906-6215 or Cell # ()

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Cari C Caramonta
First Name MI Last Name
COMPANY NAME: Gnarly Bartley Brewing Owner Other
Applicant Mailing Address: 1709 Corbin Rd Hammond LA 70403
Street Name Street Number City State Zip
Applicant Telephone: (985) 264-9179 or Cell # (985) 264-9179

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I-L
RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC
REQUESTED ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I-L
RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC
REASON FOR REZONING: ECU
SPOT ZONING NOTE: Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses and not for the purpose or effect or furthering the comprehensive zoning plan. Spot zoning is discouraged in Hammond

I/We being the legal owner(s) request zoning of my property from a I-L District to a MX-N District. I/We fully understand and agree to abide by the zoning restrictions for a MX-N District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

If there is more than one owner or a corporation is the owner of the property, each owner or authorized agent of the corporation must sign. If conditional zoning, submit in writing an explanation for this request on separate sheet. If you are applying for an area or block zoning furnish a map of area or block and a petition signed by at least 50% of the property owners in the area (including their addresses).

ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X [Signature] 8/28/14
APPLICANT SIGNATURE DATE
X [Signature] 9/2/14
OWNER(S) SIGNATURE DATE
X _____
CITY PLANNER DATE

AMOUNT PAID \$ _____ FOR FEES OR USE
CHECK# 2058 CASH DATE PAID 9/3/14

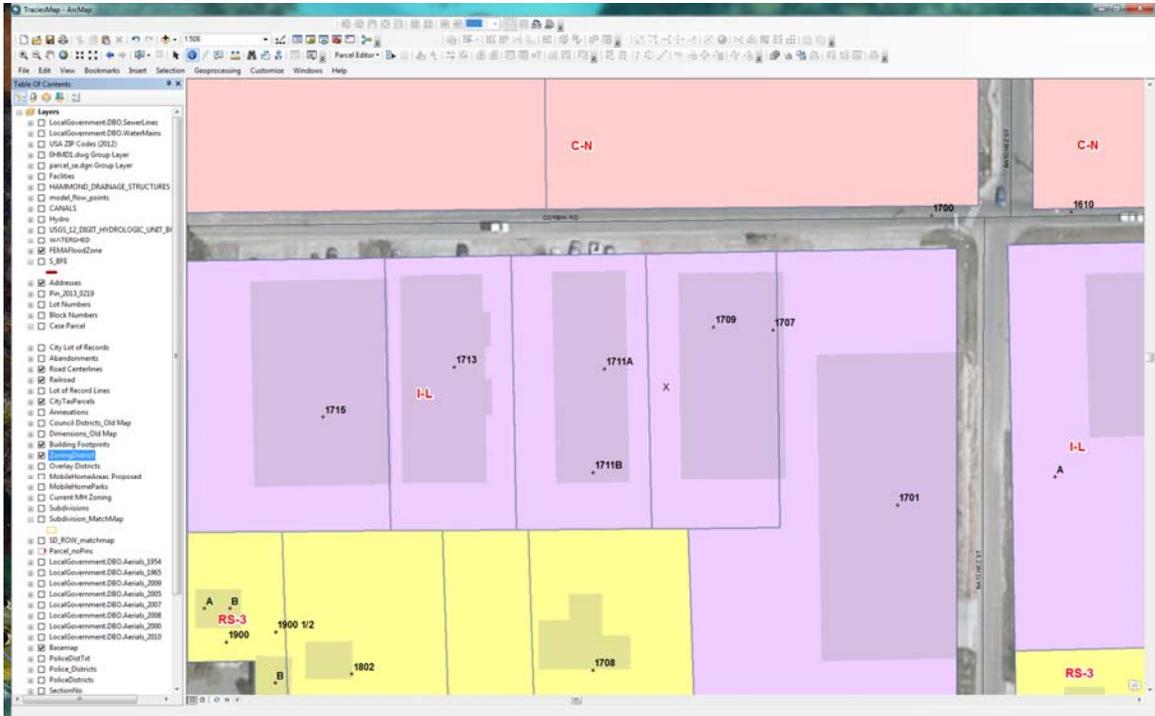
Header Attached
ORIGINALS NEEDED

PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	ECU	<input type="checkbox"/>	Date:	9/9/2014
<input type="checkbox"/>	Permit/Case #	ECU2014-9-1			
<input type="checkbox"/>	Parcel #	0HMD000000451			
<input type="checkbox"/>	Address	1709 Corbin Rd			
<input type="checkbox"/>	Owner	Westbrook Hammond LLC			
<input type="checkbox"/>	Assessment #	6066313			
<input type="checkbox"/>	Zoning	I-L			
<input type="checkbox"/>	Overlay District	NONE			
<input type="checkbox"/>	Flood Zone	X			
<input type="checkbox"/>	Flood Way	NONE			
<input type="checkbox"/>	Holds/Taxes	NONE/NONE			
<input type="checkbox"/>	Bldg Tax Value		(x 10% Res/15% Cml)	50% =	

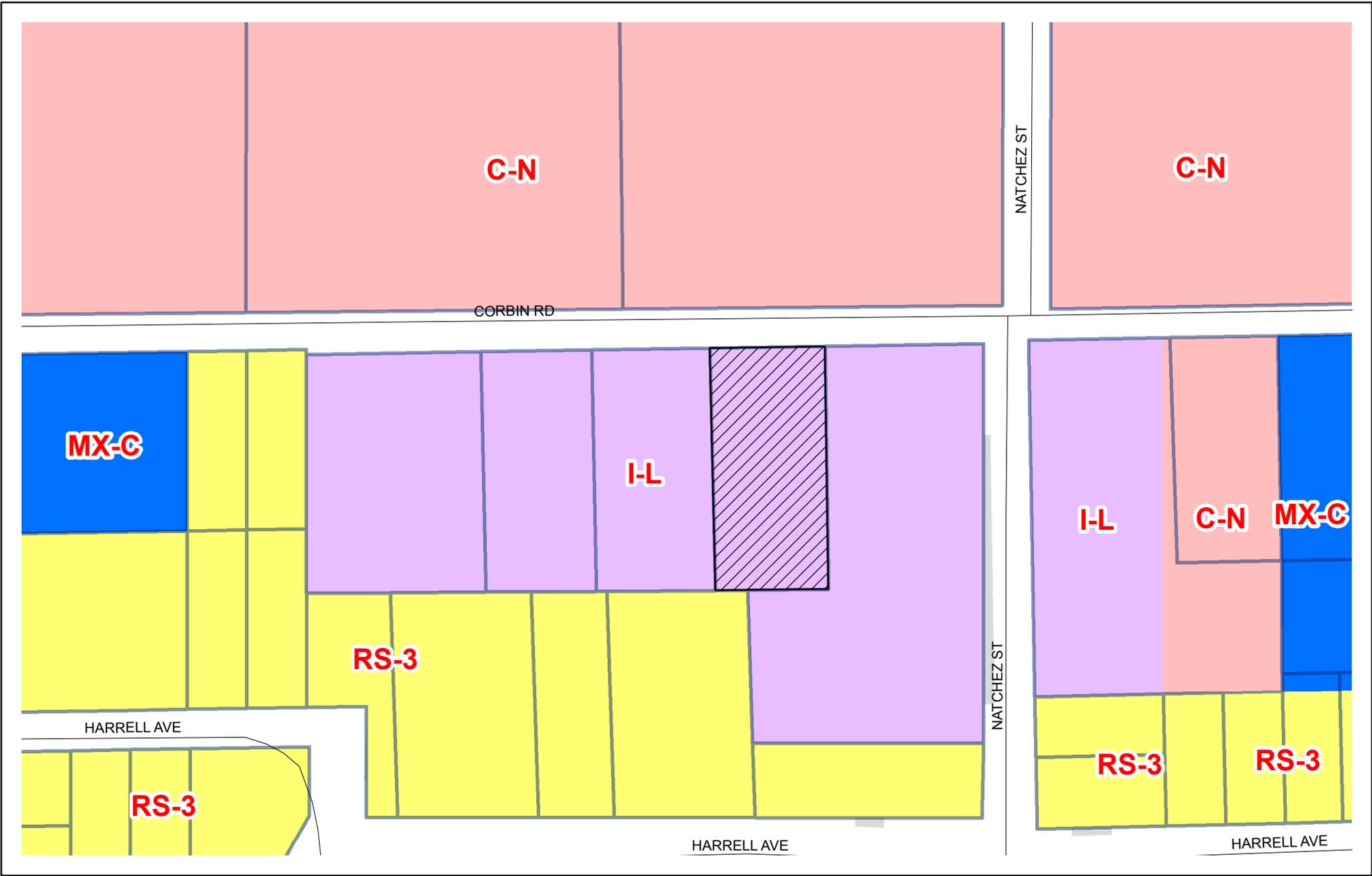
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen
Print



Preparer Initials _____

Reviewer Initials _____

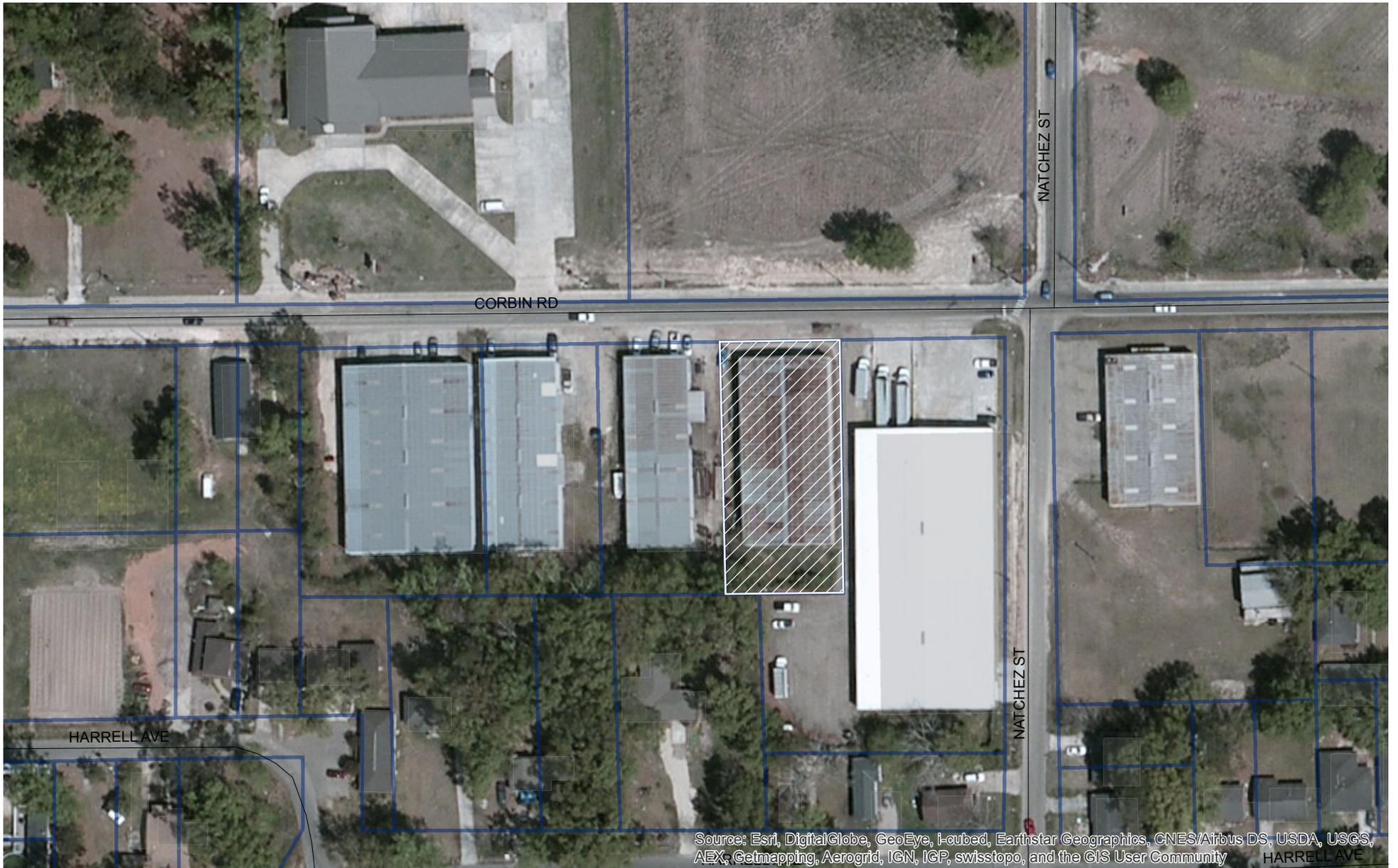


1709 Corbin Rd.

ECU2014-9-2

Legend

 Case Parcel



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



1709 Corbin Rd.

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Legend

 Case Parcel