

Washington County Board of County Commissioners

April 22, 2024

Public Hearing Regarding Rezoning Requests

Each individual shall be given three (3) minutes to address the Board regarding Rezoning requests on the meeting's Agenda.

Public Hearing Regarding Text Amendment Request

Each individual shall be given three (3) minutes to address the Board regarding Text Amendment requests on the meeting's Agenda.

Rezoning Request

1. Hals Holdings – Double Springs Rd (Tax Map 9, Parcels 66.01, 66.02, 66.03 & 66.04), Fall Branch - A-1, General Agriculture District, to B-2, Retail Business District. **THE WASHINGTON COUNTY, REGIONAL PLANNING COMMISSION RECOMMENDS APPROVAL OF THE REQUEST (5-0).**
2. Mt Bethel Christian Church Parsonage / B & B Farms, GP – 102 Limestone Ruritan Rd (Tax Map 72, Parcel 15 & Tax Map 73, Parcel 62.02), Limestone - A-1, General Agriculture District, to B-2, Retail Business District. **THE WASHINGTON COUNTY REGIONAL PLANNING COMMISSION RECOMMENDATION APPROVAL OF THE REQUEST (4-1).**
3. John C. Emmett – 105 Adam and Corby Rd (Tax Map 73, Portions of Parcels 55.02 & 55.03), Limestone - A-1, General Agriculture District, to PRD-1, Planned Residential District. **THE WASHINGTON COUNTY REGIONAL PLANNING COMMISSION RECOMMENDS APPROVAL OF THE REQUEST (5-0).**
4. Two Marks Properties – 785 Herb Hodge Rd (Tax Map 23, Parcel 6.02), Johnson City - A-1, General Agriculture District, to A-3, Agriculture-Business District. **THE JOHNSON CITY REGIONAL PLANNING COMMISSION RECOMMENDS APPROVAL OF THE REQUEST (9-0).**

Text Amendment Request

Zoning Resolution Text Amendment Update – Venues
THE WASHINGTON COUNTY REGIONAL PLANNING COMMISSION RECOMMENDS APPROVAL (5-0). THE JOHNSON CITY REGIONAL PLANNING COMMISSION RECOMMENDS DENIAL (6-3). THE JONESBOROUGH REGIONAL PLANNING COMMISSION RECOMMENDS DENIAL (4-2).

Rezoning Request – A-1 to B-2
Double Springs Rd, Fall Branch, TN 37656
Tax Map 9, Parcels 66.01, 66.02, 66.03 & 66.04, 7th Civil District

Owner: Hals Holdings

Size: 4.885 acres

Current Land Use: Vacant

Proposed Land Use: Demo/Show Log Cabin with Sales Office Space

Current Zoning: A-1 General Agriculture

Requested Zoning: B-2, Retail Business

Surrounding Zoning	Surrounding Land Use
North: A-1, General Agriculture, and B-3 General Business	Double Springs Rd, single-family residential and an auto repair business
South: A-1, General Agriculture	I-81 and vacant land
East: A-1, General Agriculture	Double Springs Rd, vacant land, and agriculture
West: A-1, General Agriculture	Link Rd, agriculture, and single-family residences

Analysis: A rezoning request has been submitted for the property to accommodate a log homes sales business. The petitioner proposes to construct a model home to be used for viewing and sales. Water is available from the City of Kingsport and adequate for the proposed use; public sewer is not available.

Double Springs Rd is designated as a ‘collector’ street, carrying higher volumes of traffic than a local street, extending parallel to I-81 from the Fall Branch / SR93 interchange to the Tri-Cities Crossings (in Sullivan County) interchange.

This property is unique in its location being bordered by roads on all sides. It is relatively shallow for property abutting the interstate as well. The surrounding zoning is A-1, with the exception of one B-3 zoned parcel where an auto repair business is located.

A Site Plan will be required at the time of development.

Recommendation: Staff recommends approval of rezoning Tax Map 9 Parcels 62.01, 62.02, 62.03, and 62.04, from A-1 to B-2, as requested.

Rezoning – A-1 to B-2
Tax Map 9, Parcels 66.01, 66.02, 66.03 & 66.04 – Double Springs Rd

Washington County, Tennessee Zoning Office
APPLICATION FOR REZONING

REZONING FEE: \$455.00 (CHECK PAYABLE TO RICK STOREY, TRUSTEE)

PROPERTY OWNER & AGENT INFORMATION:

Owner Hals Holdings - Steve Cheser Phone 423-507-3115 Email Steve@trhcustomhomes.com

Address 112 Cold 7030 City Athens State TN Zip 37303

If Applicable:

Agent _____ Phone _____ Email _____

SITE INFORMATION

Address lots 1-4 Double Springs Rd

Civil District 7 Tax Map 009 Group _____ Parcel 066.01, 066.02, 066.03, 066.04 Lot Size 4.885

STAFF USE ONLY:

File # 24WC-00046

PLANNING REGION: Washington Co. Jonesborough Johnson City

Existing Zoning/Use A-1 Proposed Zoning/Use B-2

Adjoining Zoning Classification: North A-1/B³ South A-1 East A-1 West A-1

MEETING INFORMATION

I agree to attend all meetings that concern this request as follows:

Washington County Tennessee Regional Planning Commission: Date 3/5/24 Time 4:00 PM
(Historic Courthouse, Jonesborough)

Jonesborough Regional Planning Commission: Date _____ Time 6:00 PM
(Town Hall, Jonesborough)

Johnson City Regional Planning Commission: Date _____ Time 6:00 PM
(City Hall, Johnson City)

Washington County Commission: Date 3/25/24 Time 6:00 PM
(George P. Jaynes Justice Center, Courtroom 7, Jonesborough)

I understand that I must post a sign on the property 10 days prior to the meeting and I must maintain the sign on the subject parcel until after all meetings are concluded. Upon completion of all meetings, I will return the sign. Should the sign go missing, I will contact the Zoning Office immediately for a replacement.

Applicant Signature [Signature] Date _____

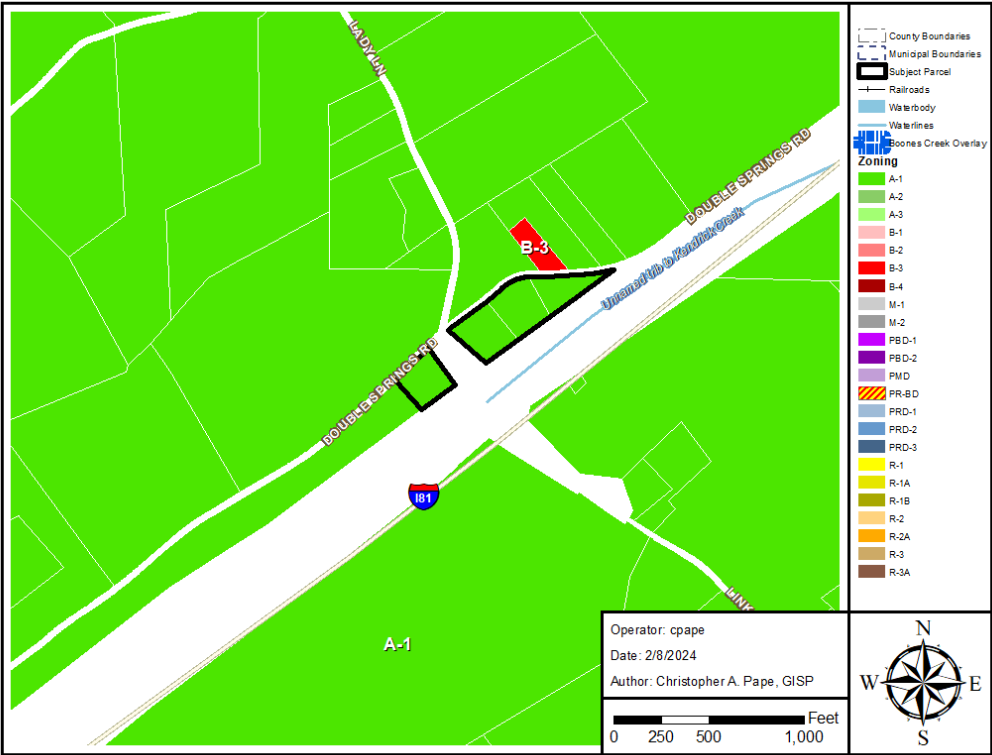
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STAFF USE ONLY:

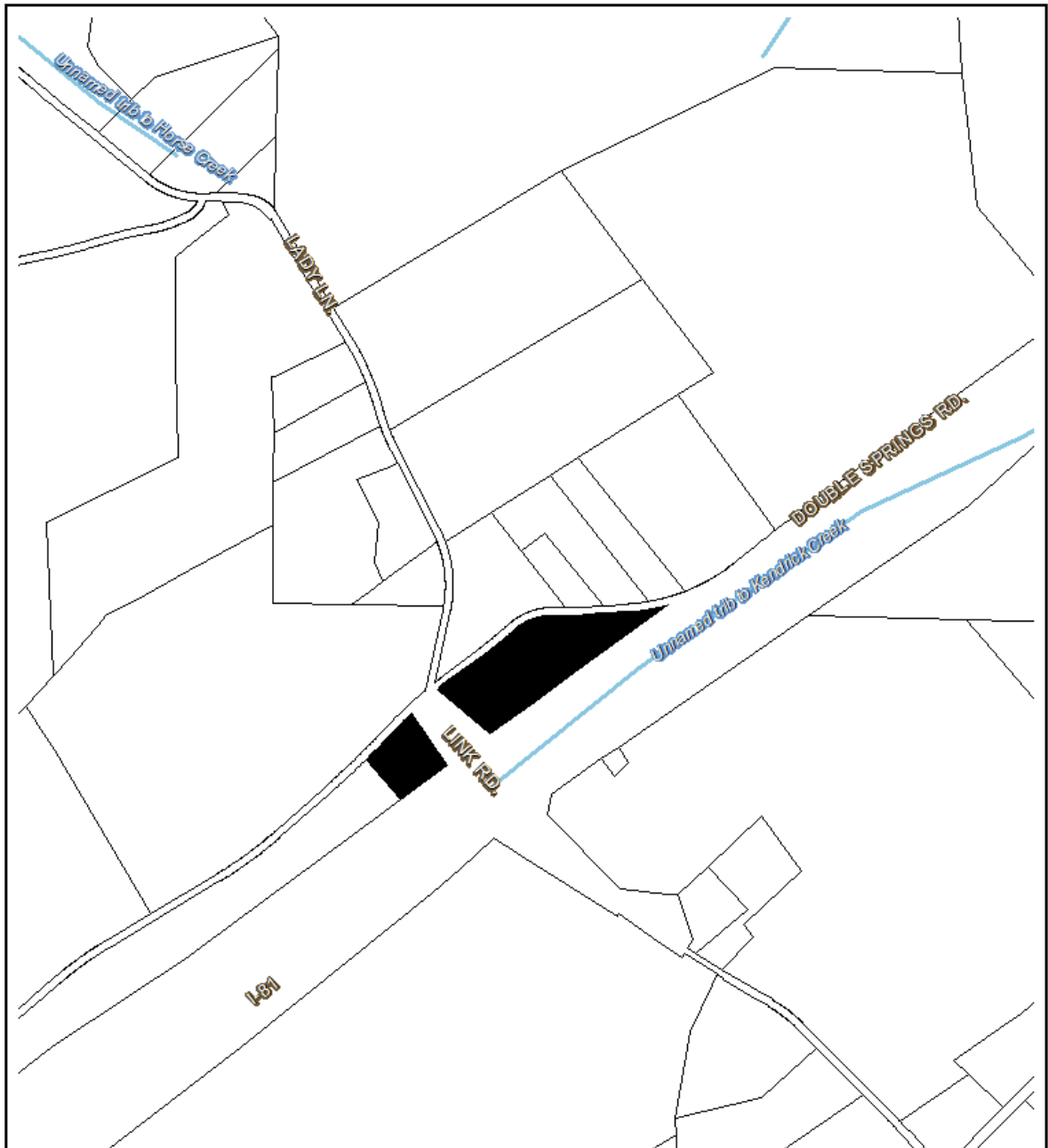
Received on 1/22/24 by [Signature]

Rezoning – A-1 to B-2

Tax Map 9, Parcels 66.01, 66.02, 66.03 & 66.04 – Double Springs Rd



**Rezoning – A-1 to B-2
Tax Map 9, Parcels 66.01, 66.02, 66.03 & 66.04 – Double Springs Rd**



Hals Holdings LLC Property, 7th Civil District,
Tax Map 009, Parcels 066.01, 066.02, 066.03 & 066.04

*Prepared by the Washington County, Tennessee Zoning Office.
This map is not for engineering purposes.*



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Projection: Lambert Conformal Conic
 Datum: North American 1983
 False Easting: 1,968,500.0000
 False Northing: 0.0000
 Central Meridian: -86.0000
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 Standard Parallel 2: 36.4167
 Latitude Of Origin: 34.3333
 Units: Foot US

Date Created: 2/8/2024 2:25:45 PM
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 Cartographer: Christopher Pape, GISP



- Subject Property
- Municipal Boundaries
- Tax Parcels
- County Boundaries

Rezoning Request – A-1 to B-2
102 Limestone Ruritan Rd, Limestone, TN 37681
Tax Map 72 Parcel 15 & Tax Map 73 Parcel 62.02, 18th Civil District

Owner: Mt Bethel Christian Church Parsonage / B & B Farms, GP

Agent: Chandler Hunt, P.E. – Berry Engineers

Size: 1.97 acres

Current Land Use: Parsonage & Vacant

Proposed Land Use: Commercial - Retail Sales (Dollar General Store)

Current Zoning: A-1 General Agriculture

Requested Zoning: B-2, Retail Business

Surrounding Zoning	Surrounding Land Use
North: A-1, General Agriculture	Highway 11E, and single-family residential
South: A-1, General Agriculture, R-1, Low Density Residential	Limestone Ruritan Rd, single-family residential and Limestone Ruritan
East: B-2, Retail Business	Vacant land, Post Office and single-family residential
West: B-1, Neighborhood Business	Limestone Ruritan Rd, Limestone Medical Center, and Vacant land

Analysis: The requested B-2 zoning district is in keeping with the zoning on an adjoining parcel. Additionally, having frontage along E. Andrew Johnson Hwy, a designated ‘arterial’ thoroughfare, promotes business development.

Public water is available to serve the property, but public sewer is not so a private sewerage disposal (septic) system will be necessary. The Petitioner intends to combine both parcels to accommodate the development of a Dollar General store. Stores and shops conducting retail business are permitted uses in the B-2 district, along with other businesses, such as but not limited to: offices; grocery stores; restaurants; professional services; and animal veterinary offices.

Prior to development of the property a Site Plan shall receive approval as set forth in Section 512 of the Zoning Resolution.

Recommendation: Staff recommends approval of the rezoning of Tax Map 72 Parcel 15 and Tax Map 73 Parcel 62.02, from A-1 to B-2, as requested.

Rezoning – A-1 to B-2
Tax Map 72, Parcel 15 & Tax Map 73, Parcel 62.02– 102 Limestone Ruritan Rd

Washington County, Tennessee Zoning Office
APPLICATION FOR REZONING

REZONING FEE: \$455.00 (CHECK PAYABLE TO RICK STOREY, TRUSTEE)

PROPERTY OWNER & AGENT INFORMATION:

Owner Mt. Bethel Christian Church Parsonage/
B & B Farms GP Phone _____ Email _____
Address 361 Clear Springs Rd/
3404 Hwy 11E City Limestone State TN Zip 37681

If Applicable:

Agent Berry Engineers Phone 423-790-5880 Email chandler@berryengineers.com

SITE INFORMATION

Address 102 Limestone Ruritan Rd, Limestone, TN 37681
Civil District 18 Tax Map 072/
073 Group _____ Parcel 015.00/
062.02 Lot Size 1.20/
0.77

STAFF USE ONLY:

File # 24WC-00155

PLANNING REGION: Washington Co. Jonesborough Johnson City

Existing Zoning/Use A-1 Proposed Zoning/Use B-2

Adjoining Zoning Classification: North A-1 South A-1/B-2 East B-2 West B-1/A-1

MEETING INFORMATION

I agree to attend all meetings that concern this request as follows:

- Washington County Tennessee Regional Planning Commission: Date 4/2/24 Time 4:00 PM
(Historic Courthouse, Jonesborough)
- Jonesborough Regional Planning Commission: Date _____ Time 6:00 PM
(Town Hall, Jonesborough)
- Johnson City Regional Planning Commission: Date _____ Time 6:00 PM
(City Hall, Johnson City)
- Washington County Commission: Date 4/22/24 Time 6:00 PM
(George P. Jaynes Justice Center, Courtroom 7, Jonesborough)

I understand that I must post a sign on the property 10 days prior to the meeting and I must maintain the sign on the subject parcel until after all meetings are concluded. Upon completion of all meetings, I will return the sign. Should the sign go missing, I will contact the Zoning Office immediately for a replacement.

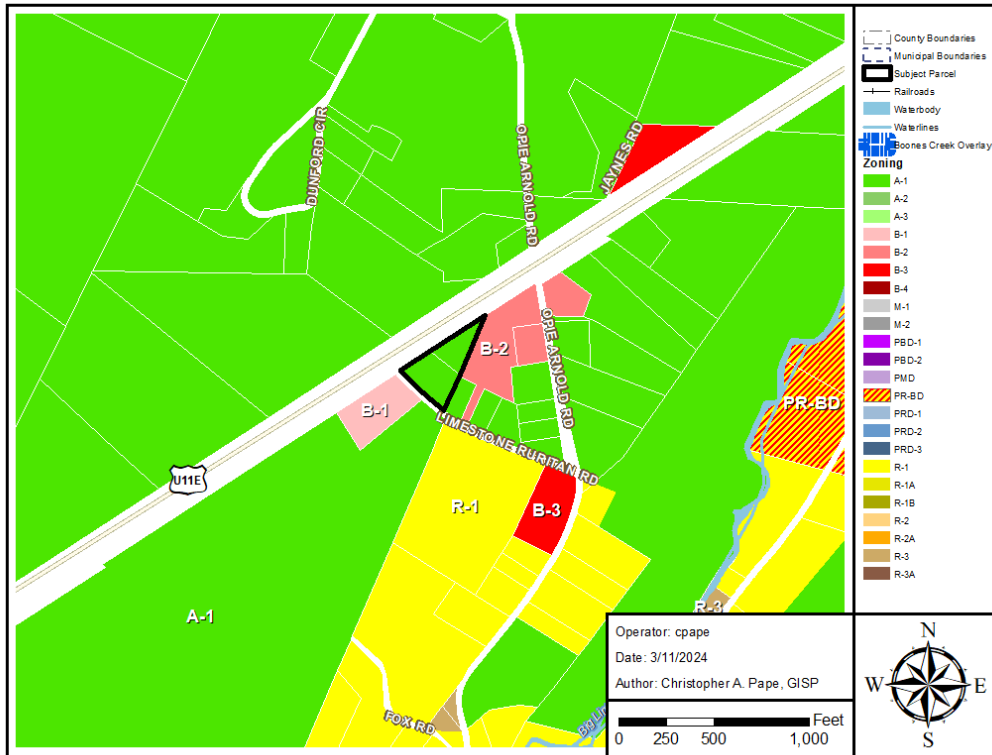
Applicant Signature Chandler Hunt Date 03/05/2024

STAFF USE ONLY:

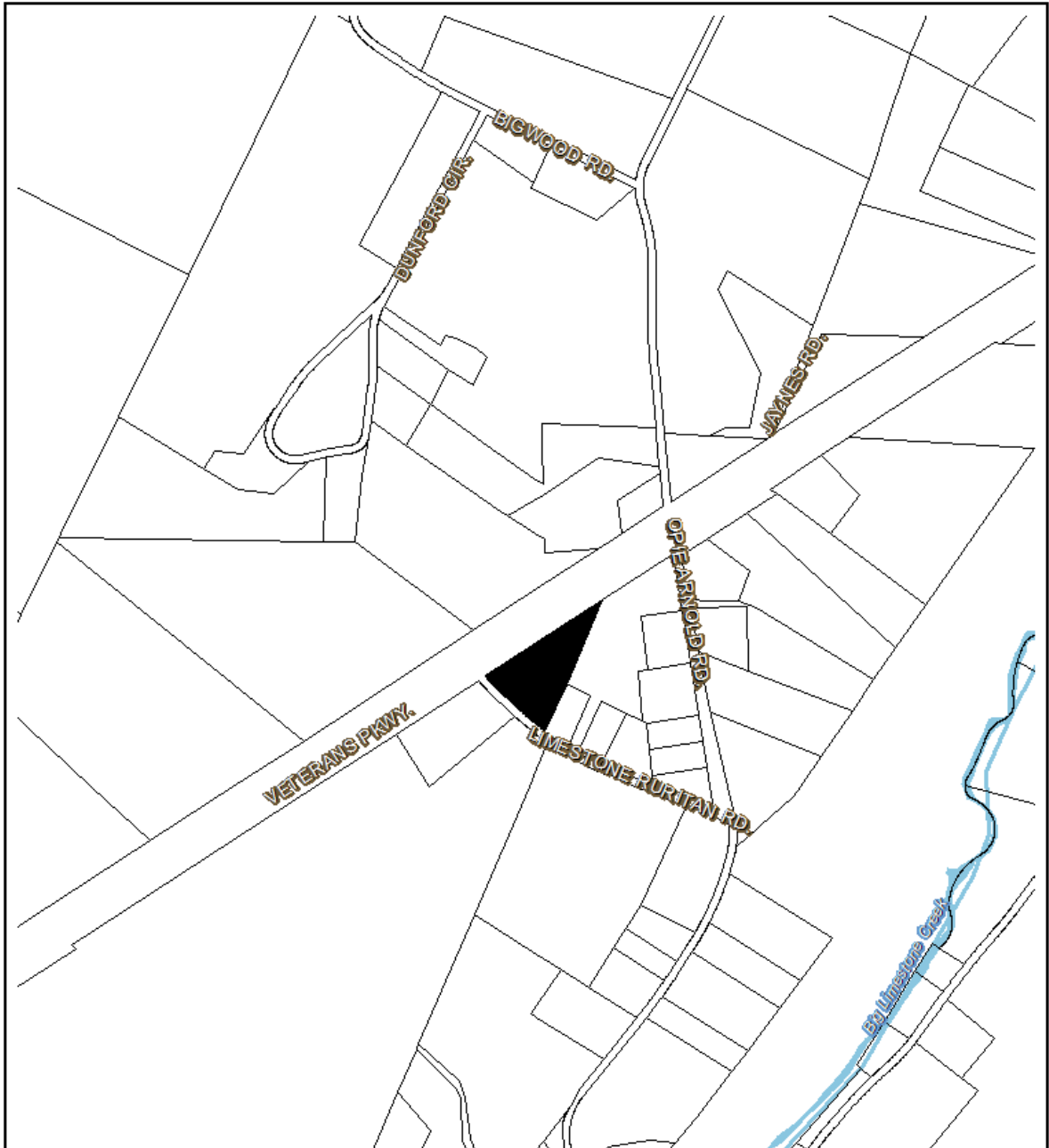
Received on 3/5/24 by _____

Rezoning – A-1 to B-2

Tax Map 72, Parcel 15 & Tax Map 73, Parcel 62.02– 102 Limestone Ruritan Rd



Rezoning – A-1 to B-2
Tax Map 72, Parcel 15 & Tax Map 73, Parcel 62.02– 102 Limestone Ruritan Rd



Mt. Bethel Christian Church/B&B Farms, GP Property,
 18th Civil District, Tax Maps 072 & 073,
 Parcels 015 & 062.02

*Prepared by the Washington County, Tennessee Zoning Office.
 This map is not for engineering purposes.*



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Projection: Lambert Conformal Conic
 Datum: North American 1983
 False Easting: 1,968,500.0000
 False Northing: 0.0000
 Central Meridian: -86.0000
 Standard Parallel 1: 35.2500
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 Cartographer: Christopher Pape, GISP



- Subject Property
- Municipal Boundaries
- Tax Parcels
- County Boundaries

**Rezoning Request – A-1 to PRD-1
105 Adam and Corby Rd, Limestone, TN 37681
Tax Map 73, Portions of Parcels 55.02 & 55.03, 18th Civil District**

Owner: John C. Emmett

Size: Approximately 21.5 acres

Current Land Use: Multi-family residential
Proposed Land Use: Multi-family residential

Current Zoning: A-1 General Agriculture
Requested Zoning: PRD-1, Planned Residential

Surrounding Zoning	Surrounding Land Use
North: B-4, Arterial Business, B-1, Neighborhood Business, B-3, General Business	Highway 11E, and Johnny’s Market
South: A-1, General Agriculture	Adams and Corby Rd and single-family residential
East: A-1, General Agriculture, PMD, Planned Manufacturing	Agriculture and J.D. Metals
West: B-4, Arterial Business, B-1, Neighborhood Business	Big Limestone Rd and Vacant land

Analysis: The request is to rezone Parcel 55.02 and the noncommercial portion of Parcel 55.03, which combined is approximately 21.5-ac in size. If rezoned, the PRD-1 district would permit a maximum of 2.4 dwelling units per acre (max. total approx. 50 units if area acreage is combined).

Presently there are 7 apartment units on Parcel 55.02, which are nonconforming but legal as they were constructed prior to zoning. There is a duplex on Parcel 55.03, which is allowable in the existing zoning. If rezoned to PRD-1, the Petitioner proposes to construct an additional 8 multi-family (apartment) units on the property. Public water is available but public sewer is not so the units will be served by private sewerage disposal (septic).

The properties have adequate road frontage on local streets, Adam and Corby Rd and Big Limestone Rd, and the requested planned residential zoning district is a good transition between the commercial zoning to the north of the properties and the agricultural zoning to the south.

Recommendation: Staff recommends approval of rezoning Tax Map 73 Parcels 55.02 and 55.03, from A-1 to PRD-1, as requested.

Rezoning – A-1 to PRD-1
Tax Map 72, Portions of Parcels 55.02 & 55.03– 105 Adam and Corby Rd

Washington County, Tennessee Zoning Office

APPLICATION FOR REZONING

REZONING FEE: \$455.00 (CHECK PAYABLE TO RICK STOREY, TRUSTEE)

PROPERTY OWNER & AGENT INFORMATION:

Owner John C. Emmett Phone 423 386 8000 Email johnny4smarket@aol.com

Address 105 Adams/Corby City DIMESTONE State TN Zip 37681

If Applicable:

Agent M/A Phone _____ Email _____

SITE INFORMATION

Address 105 Adams & Corby Road

Civil District 18 Tax Map 73 Group _____ Parcel 55.02 ^{Portion of 55.03} Lot Size 21.557 ac

STAFF USE ONLY:

File # 24 WCO = 00181

PLANNING REGION: Washington Co. Jonesborough Johnson City

Existing Zoning/Use A-1 Proposed Zoning/Use ~~A-1~~ PRD-1

Adjoining Zoning Classification: North B-4 South A-1 East A-1 West B-4

MEETING INFORMATION

I agree to attend all meetings that concern this request as follows:

Washington County Tennessee Regional Planning Commission: Date 4-2-24 Time 4:00 PM
(Historic Courthouse, Jonesborough)

Jonesborough Regional Planning Commission: Date _____ Time 6:00 PM
(Town Hall, Jonesborough)

Johnson City Regional Planning Commission: Date _____ Time 6:00 PM
(City Hall, Johnson City)

Washington County Commission: Date 4-22-24 Time 6:00 PM
(George P. Jaynes Justice Center, Courtroom 7, Jonesborough)

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Applicant Signature [Signature] (John Emmett) Date _____

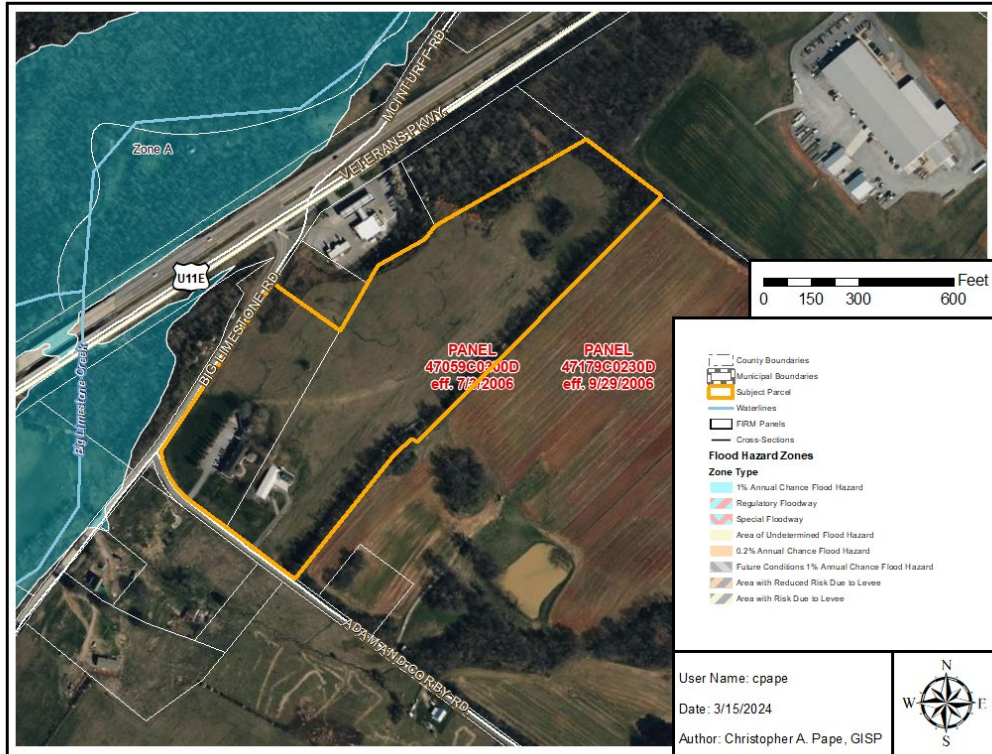
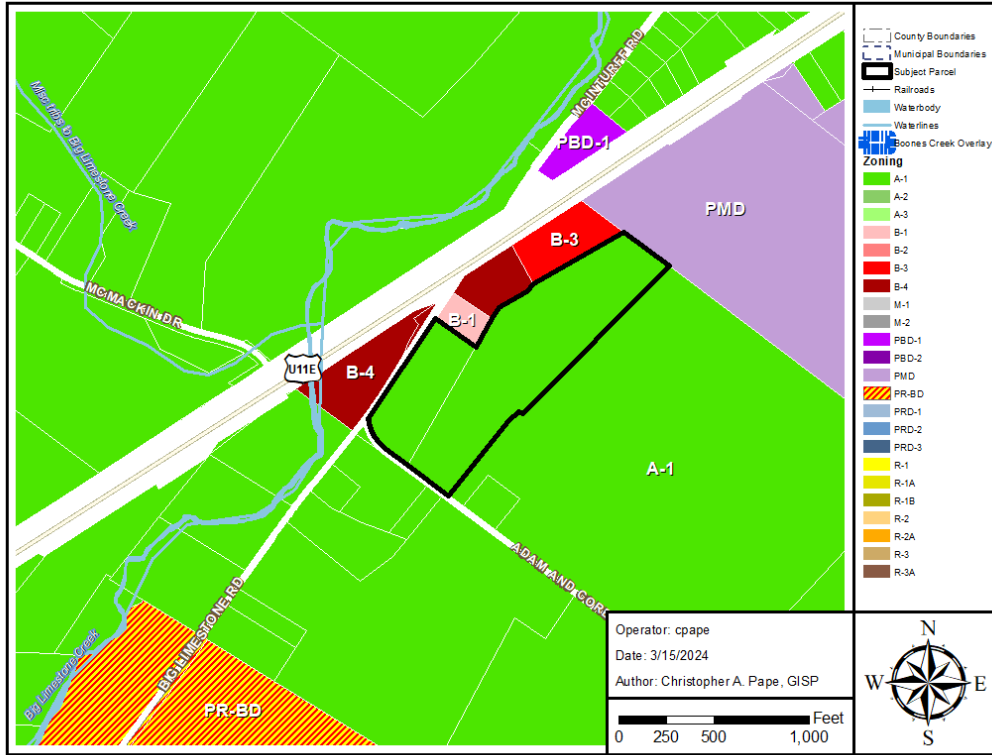
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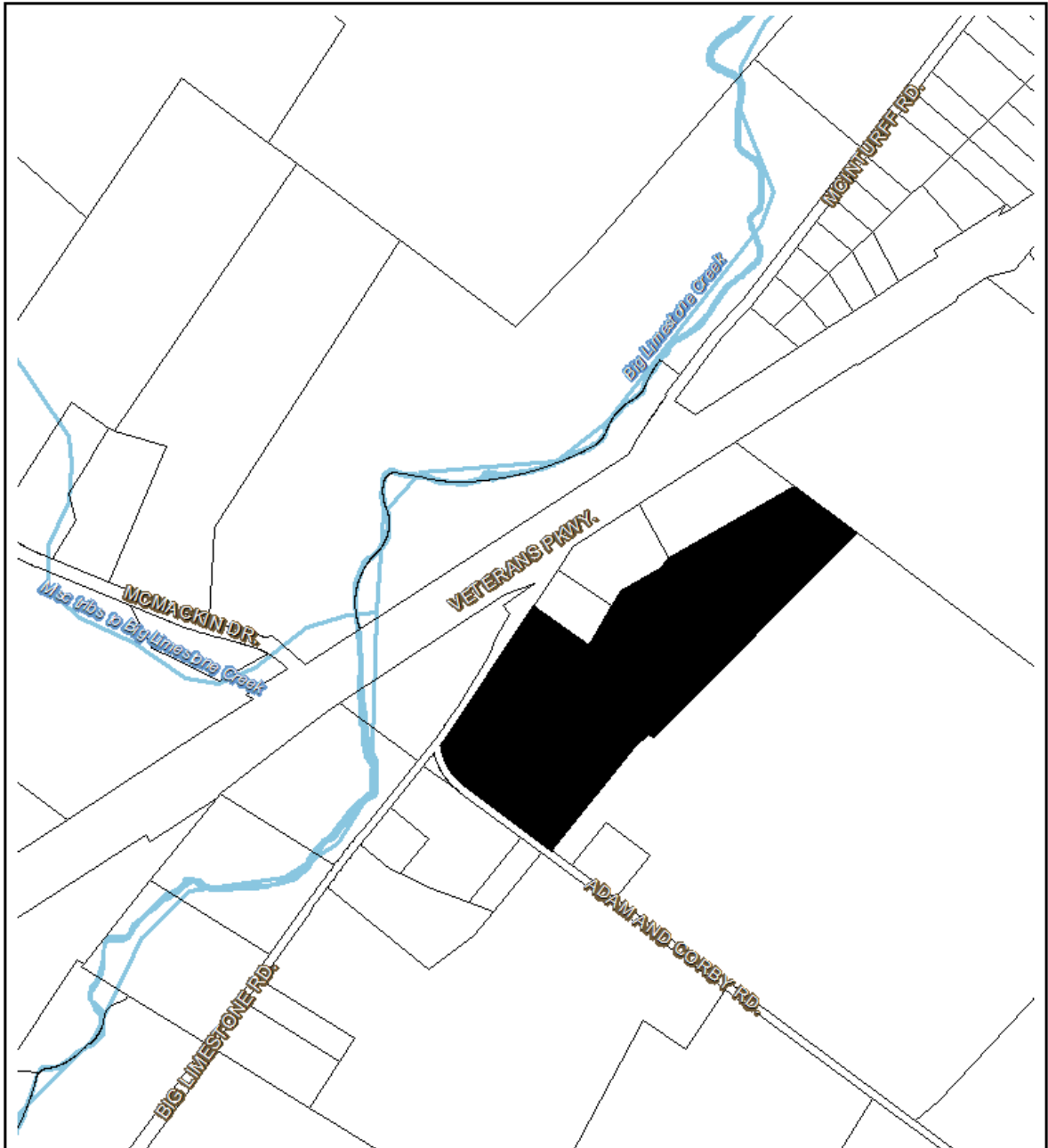
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Rezoning – A-1 to PRD-1

Tax Map 72, Portions of Parcels 55.02 & 55.03– 105 Adam and Corby Rd

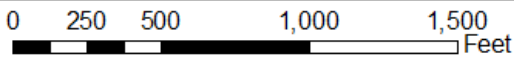


Rezoning – A-1 to PRD-1
Tax Map 72, Portions of Parcels 55.02 & 55.03– 105 Adam and Corby Rd



John C Emmett Property, 18th Civil District,
 Tax Map 073, Portions of Parcels 055.02 & 055.03

*Prepared by the Washington County, Tennessee Zoning Office.
 This map is not for engineering purposes.*



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Projection: Lambert Conformal Conic
 Datum: North American 1983
 False Easting: 1,968,500.0000
 False Northing: 0.0000
 Central Meridian: -86.0000
 Standard Parallel 1: 35.2500
 Standard Parallel 2: 36.4167
 Latitude Of Origin: 34.3333
 Units: Foot US

Date Created: 3/15/2024 8:37:07 AM
 Software Version: ArcGIS 10.8.1
 Cartographer: Christopher Pape, GISP



- Subject Property
- Municipal Boundaries
- Tax Parcels
- County Boundaries

Rezoning Request – A-1 to A-3
785 Herb Hodge Rd, Johnson City, TN 37601
Tax Map 23, Parcel 6.02, 10th Civil District

Owner: Two Marks Properties

Size: Approximately 9.8 acres

Current Land Use: Vacant (Previously campground)

Proposed Land Use: Campground

Current Zoning: A-1 General Agriculture

Requested Zoning: A-3, Agriculture-Business

Surrounding Zoning	Surrounding Land Use
North: A-1, General Agriculture	Herb Hodge Rd, Single-family residential and forest
South: A-1, General Agriculture	Watauga River
East: A-1, General Agriculture	Vacant Land
West: A-1, General Agriculture	Vacant land

Analysis: To be provided by City staff.

Recommendation: To be provided by City staff.

Rezoning – A-1 to A-3
Tax Map 23, Parcel 6.02 – 785 Herb Hodge Rd

Washington County, Tennessee Zoning Office

APPLICATION FOR REZONING

REZONING FEE: \$455.00 (CHECK PAYABLE TO RICK STOREY, TRUSTEE)

PROPERTY OWNER & AGENT INFORMATION:

Owner TWO MARKS PROPERTIES Phone 423-775-0211 Email mark@bonadio@outlook.com

Address 350 KARA WAY City DAYTON State TN Zip 37321

If Applicable:

Agent _____ Phone _____ Email _____

SITE INFORMATION

Address 785 HERB HODGE RD, JOHNSON CITY, TN

Civil District 10 Tax Map 023 Group _____ Parcel 006.02 Lot Size 9.8 AC

STAFF USE ONLY:

File # 24WC-00170

PLANNING REGION: Washington Co. Jonesborough Johnson City

Existing Zoning/Use A-1 Proposed Zoning/Use A-3

Adjoining Zoning Classification: North A-1 South A-1 East A-1 West A-1

MEETING INFORMATION

I agree to attend all meetings that concern this request as follows:

Washington County Tennessee Regional Planning Commission: Date _____ Time 4:00 PM
(Historic Courthouse, Jonesborough)

Jonesborough Regional Planning Commission: Date _____ Time 6:00 PM
(Town Hall, Jonesborough)

Johnson City Regional Planning Commission: Date 4-9-24 Time 6:00 PM
(City Hall, Johnson City)

Washington County Commission: Date 4-22-24 Time 6:00 PM
(George P. Jaynes Justice Center, Courtroom 7, Jonesborough)

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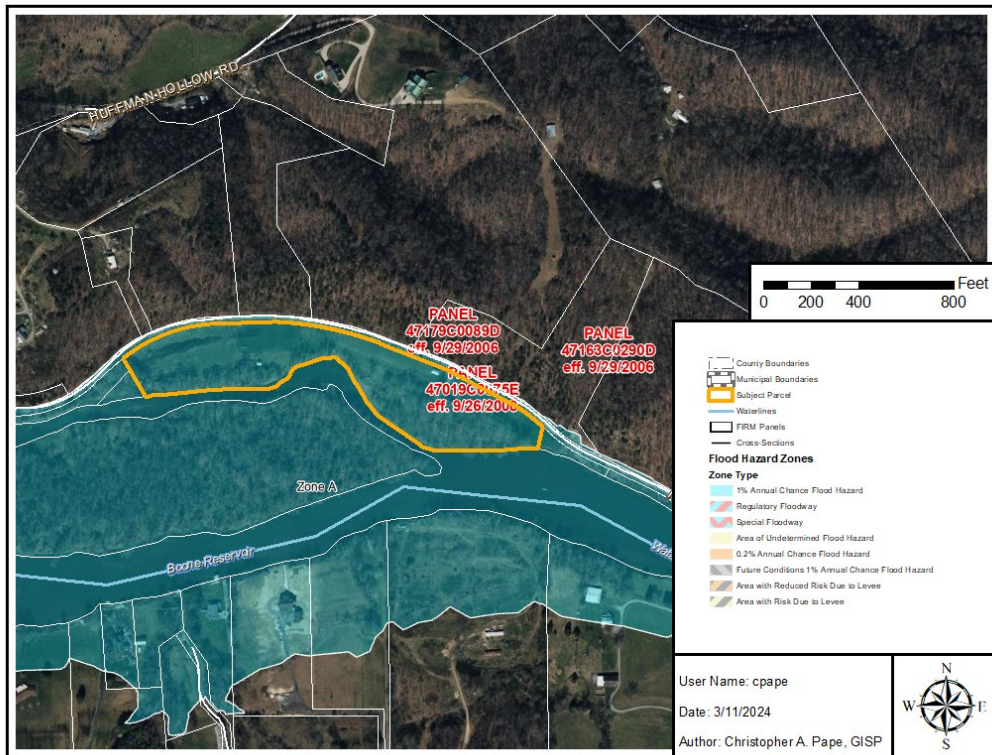
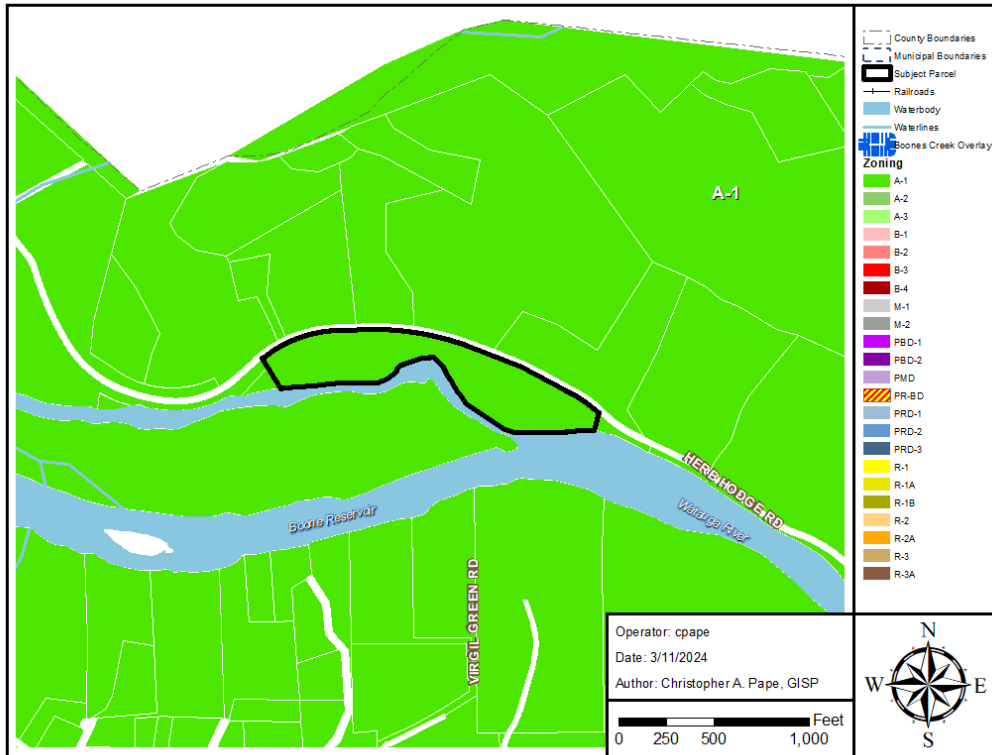
Applicant Signature Mark C. Bonadio Date 3/11/24

An Electronic Signature is a valid form of signature for this application. This application is not considered complete unless the required fees have been paid at the time of submission of the application.

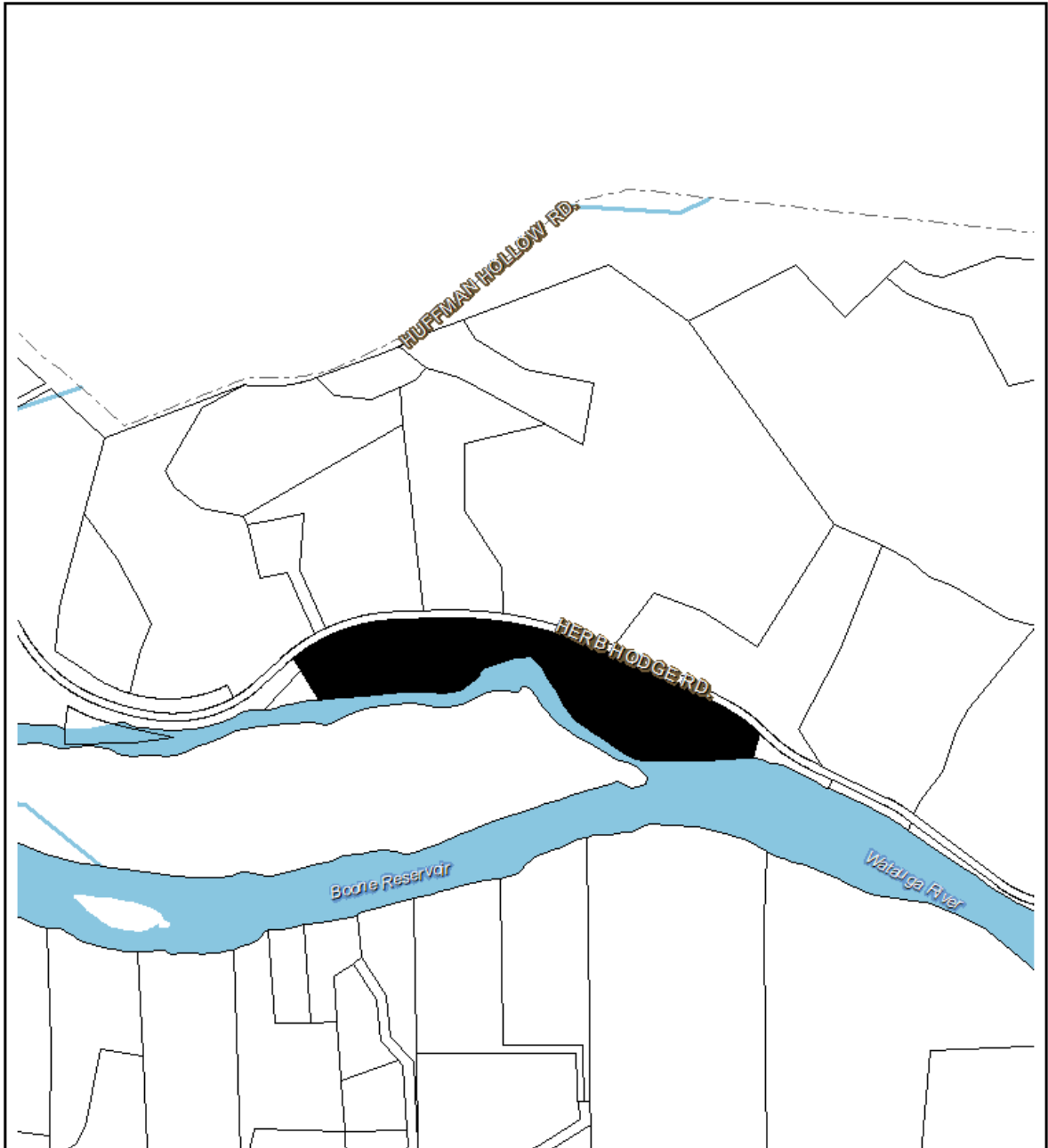
STAFF USE ONLY:

Received on 3-11-24 by [Signature]

Rezoning – A-1 to A-3 Tax Map 23, Parcel 6.02 – 785 Herb Hodge Rd



**Rezoning – A-1 to A-3
Tax Map 23, Parcel 6.02 – 785 Herb Hodge Rd**



Two Marks Properties Property, 10th Civil District,
Tax Map 023, Parcel 006.02

*Prepared by the Washington County, Tennessee Zoning Office.
This map is not for engineering purposes.*



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Projection: Lambert Conformal Conic
 Datum: North American 1983
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 Latitude Of Origin: 34.3333
 Units: Foot US

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 Cartographer: Christopher Pape, GISP



- Subject Property
- Municipal Boundaries
- Tax Parcels
- County Boundaries

Text Amendment Request

To: Members of the Washington County, Johnson City & Jonesborough Planning Commissions

From: Angie Charles, AICP, Planning Director

Date: 2/15/2024

Subject: Zoning Resolution Text Amendment – Event Venues

Staff is in receipt of a request from a property owner to have the ability to operate a venue on their property; however, the Washington County Zoning Resolution does not define or include requirements for event venues. While venues may be associated with an agritourism business, amendment to the Zoning Resolution is necessary in order for the use to otherwise be permitted.

To accommodate this use staff proposes amending the A-1 District provision for uses permitted upon review (*proposing: Section 601.3.1., Venues. Subject to the following standards:*) to allow for venues provided the meeting of minimum required standards. The rationale behind the standards is to allow consideration by the Board of Zoning Appeals to protect surrounding properties. Additionally, staff proposes amending the B-3 District to allow venues as a permitted use (*proposing: Section 613.1.14.*).

Also proposed is amendment to the Definitions section to include a new definition (*proposing: Article II, 395. Venue*).

Recommendation: Staff recommends amending the Zoning Resolution as attached.

Text Amendment Request

Article II (p.3)

395. Venue – When not associated with *agritourism* (as defined), an event venue is a place of public assembly used for commercial events. Event venues are subject to a use agreement between a private group or individual and the venue owner. The venue owner may or may not charge a fee for the use of the venue.

A-1 District (p.69)

601.3. Uses Permitted Upon Review:

601.3.1. Venues. Subject to the following standards:

1. They shall operate entirely within an enclosed accessory structure, separate from any residential dwelling space.
2. The owner/operator shall live on premise.
3. Events hosted shall be limited to seventy-five attendees maximum. The owner/operator shall keep a log book of attendees.
4. All events must conclude and vacate the premise by 10 p.m., local time on Friday and Saturday, and by 9 p.m. on other days.
5. No concert events shall take place.
6. Lot area: two and a half acres (2.5) minimum.
7. A site plan shall contain and be subject to the same requirements found in Section 512.B. All structures and associated improvements, including parking areas, shall meet the same setback requirements found in Section 601.2.
8. Venues shall be considered a low impact use for Appendix A landscaping requirements, and as a place of public assembly for Sec. 502 parking requirements.

B-3 District (p.93)

613.1.14. Venues.

Washington County Regional Planning Commission
Meeting Minutes
April 16, 2024

Members Present: Chair Sam Lindley, P.E.; Pat Wolfe; Roger Verran; Commissioner England; Commissioner Malone;

Members Absent: Commissioner Huffine (additional vacancy of one member)

Staff: Angie Charles, AICP, Planning Director; Christopher Pape, GISP, GIS Analyst;

Visitors: Chandler Hunt; Douglas Estes; Palma Bennett; John Emmett; Clara Pilkenton; Steve Chesser; Mark Zignanti; Michael Barkley; Mona Norton; Elma Hensley; David Hensley

Due to an error with noticing the April 2nd meeting date, a corrected notice was posted and the regular meeting was conducted on April 16th.

Chair Lindley called the meeting to order at 4:00 pm. Mr. Wolfe gave the Invocation and Chair Lindley lead the Pledge of Allegiance.

A motion was made by Mr. Verran to approve the agenda as presented, seconded by Mr. Wolfe. The motion carried unanimously (5-0) upon a voice vote. Chair Lindley asked for any disclosures of conflicts of interests. No conflicts were given. A motion was made by Mr. Wolfe to approve the March 5, 2024 minutes as presented, seconded by Commissioner Malone; the motion carried unanimously (5-0) upon a voice vote.

Chair Lindley then asked if there were any public comments related to agenda items. Seeing no one present to speak, Chair Lindley then opened the public hearing portion of the meeting. Hals Holdings Rezoning: Steve Chesser, petitioner, spoke in favor; no one spoke in opposition. Mt Bethel Christian Church Parsonage / B&B Farms Rezoning: Chandler Hunt, agent for the petitioner, along with Palma Bennet and Mona Norton, spoke in favor; John Emmett and Michael Barkley spoke in opposition. John C. Emmett Rezoning: John Emmett, petitioner, spoke in favor; no one spoke in opposition. Seeing no others present to speak, the Chair closed the public hearing.

Old Business pertaining to the Zoning Resolution Text Amendment for Venues was discussed. Motion by Mr. Wolfe to continue on to the Board of County Commissioners despite having a negative recommendation from the Johnson City Regional Planning Commission; seconded by Mr. Verran. The motion carried unanimously upon a voice vote (5-0).

The first item of new business was consideration of a rezoning request from Hals Holdings along Double Springs Rd, from A-1 to B-2. Commissioner Malone made a motion to recommend approval of the request to the Board of County Commissioners; seconded by Mr. Verran. The motion carried unanimously upon a voice vote (5-0).

The Commission considered a rezoning request for Mt Bethel Christian Church at 102 Limestone Ruritan Rd, from A-1 to B-2. Commissioner England made a motion to recommend approval of the request to the Board of County Commissioners; seconded by Mr. Verran. The motion carried upon a voice vote (4-1, Wolfe).

The Commission considered a rezoning request at 105 Adam and Corby Rd, from A-1 to PRD-1. Mr. Wolfe made a motion to recommend approval of the request to the Board of County Commissioners; seconded by Commissioner Malone. The motion carried unanimously upon a voice vote (5-0).

The Commission considered a site plan revision with a parking waiver request for Appalachian Producers Cooperative, 2782 Highway 11E, Telford. Mr. Verran made a motion to approve the site plan as presented with the parking waiver request; seconded by Mr. Wolfe. The motion carried unanimously upon a voice vote (5-0).

There being no further business, Commissioner England made a motion to adjourn the meeting, which was seconded by Commissioner Malone. The motion carried unanimously (5-0), and the meeting adjourned at 4:32 pm.

WASHINGTON COUNTY, TENNESSEE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 24-04-17

RESOLUTION AMENDING THE WASHINGTON COUNTY ZONING RESOLUTION RE: VENUES

WHEREAS, the Planning Director recommends the amendments shown in Exhibit A to the Washington County Zoning Resolution to include Venues; and

WHEREAS, the Washington County Regional Planning Commission recommended **APPROVAL** of this Amendment at its April 16, 2024 meeting; and

WHEREAS, the Johnson City Regional Planning Commission recommended **DENIAL** of this Amendment at its April 9, 2024 meeting; and

WHEREAS, the Jonesborough Regional Planning Commission recommended **DENIAL** of this Amendment at its April 16, 2024 meeting; and

WHEREAS, after public hearing, the Washington County Board of County Commissioners determined that this Amendment **DOES/DOES NOT** promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Washington County, Tennessee; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. The Washington County Zoning Resolution is amended as shown in Exhibit A.

SECTION 2. This Resolution shall take effect from and after the date on which it is approved by the County Mayor or as indicated by certification of the County Clerk, as hereinafter set forth.

Introduced by Commissioner:
Seconded by Commissioner:
Commissioners Voting FOR:
Commissioners Voting AGAINST:
Commissioners Abstaining:
Commissioners Absent:

ADOPTED BY THE COUNTY LEGISLATIVE BODY, in session duly assembled, on this the 22nd day of April, 2024.

CHERYL STOREY, County Clerk

GREG MATHERLY, Chair of the Board

REFERRED to County Mayor this the ____ day of _____ 2024.

CHERYL STOREY, County Clerk

APPROVED by County Mayor on this the ___ day of _____ 2024.

WILLIAM J. GRANDY, County Mayor

The County Mayor having declined to approve this Resolution, the same became effective on the __ day of _____ 2024, pursuant to Tennessee Code Annotated § 5-6-107(b)(5).

CHERYL STOREY, County Clerk

Approved as to form by the County Attorney this ____ day of _____ 2024.

ALLYSON L. WILKINSON, County Attorney