



Bradley County Commission
Johnny Mull, Chairman
WORK SESSION AGENDA
November 8, 2021, at 12:00p.m.
Bradley County Courthouse

1. Call to order
2. Pledge of Allegiance
3. Invocation
4. Report from County Mayor
5. Reports from Committees and/or Districts
6. Agenda Items
 - A. Resolution to rezone from Forestry/Agricultural/Residential (FAR) district to General Commercial (C-2) and Highway Commercial (C-3) property located at 5473 Waterlevel Highway and identified by tax map 059M group A parcels 017.00 and 017.02 (see pages 3-4) – Commissioner Mike Hughes
 - B. Master Utility Plan – Commissioner Dennis Epperson
 - C. Non-contiguous annexation policy (see pages 5-6) – Commissioner Charlotte Peak
7. Communication from the audience
8. Announcements
9. Adjourn

Next meeting: Voting Session –Monday, November 15, at 12:00p.m., Courthouse

Upcoming Events

*Counties Offices closed November 11, in observance of Veterans Day

*Veterans Day ceremony, November 11, 11:00a.m., Courthouse plaza

*Road Committee, November 15, 10:30a.m., Commission room

Rezoning Request

September 30, 2021










Prepared by the Bradley County Planning & Inspections Office



Legend

Zoning Districts

Zoning Classification

-  C-1
-  C-2
-  C-3
-  FAR
-  I-1
-  I-2
-  P-1
-  R-1
-  R-2

Applicant: Don and Valerie Willis

Address: 5473 Waterlevel Highway

Tax Map: 059M Group: A Parcels: 017.00 & 017.02

Commission District: 4

Present Zoning: FAR Forestry/Agricultural/Residential

Proposed Zoning: C-2 General Commercial & C-3 Highway Commercial

Current Use: Residential and Vacant Land

Proposed Use: Small Business

**The Bradley County Regional Planning Commission
has Recommended Approval of this Rezoning Request**





RESOLUTION _____

RESOLUTION TO REZONE FROM FAR FORESTRY/AGRICULTURAL/RESIDENTIAL TO C-2 GENERAL COMMERCIAL AND C-3 HIGHWAY COMMERCIAL PROPERTY LOCATED AT 5473 WATERLEVEL HIGHWAY AND IDENTIFIED BY TAX MAP: 059M GROUP: A PARCELS: 017.00 & 017.02

WHEREAS, Don and Valerie Willis petitioned the Bradley County Planning Commission to rezone from FAR Forestry/Agricultural/Residential to C-2 General Commercial & C-3 Highway Commercial property located at 5473 Waterlevel Highway and identified by Tax Map: 059M Group: A Parcels: 017.00 & 017.02 and said Planning Commission on October 21, 2021 recommended approval of the rezoning request;

WHEREAS, Don and Valerie Willis requested that the Bradley County Commission consider said petition and notice has been published in a newspaper in general circulation in Bradley County and that the County Commission will hold a public hearing on November 15, 2021 concerning the passage of this Resolution as required by law, and such hearing having been held.

NOW, THEREFORE BE IT RESOLVED by the county legislative body of Bradley County meeting in session at Bradley County, Tennessee, on the 15^h day of November, 2021 that the zoning map of Bradley County, Tennessee be amended to rezone from FAR Forestry/Agricultural/Residential to C-2 General Commercial and C-3 Highway Commercial property located at 5473 Waterlevel Highway and described in Deed Book: 1628 Page: 431, Bradley County Register of Deed's Office and identified by Tax Map: 059M Group: A Parcel: 017.00 and 017.02 as shown on the attached map.

This Resolution shall become effective upon adoption, the public welfare requiring it.

Adopted this 15th Day of November, 2021.

Johnny Mull, Chairman

Donna A. Simpson, County Clerk

RATIFIED OR VETO:

D. Gary Davis, County Mayor



RESOLUTION 2021-53
RESOLUTION ESTABLISHING POLICY FOR NON-CONTIGUOUS ANNEXATION
PETITIONS IN BRADLEY COUNTY, TENNESSEE

WHEREAS, Tennessee Code Annotated § 6-51-104 (d) allows for a municipality to annex by Resolution territory that does not adjoin the boundary of the municipality provided that the area is within the Urban Growth Boundary of the municipality; and

WHEREAS, Tennessee Code Annotated § 6-51-104 (d)(4) provides that the plan of services for said annexation be adopted under Tennessee Code Annotated § 6-51-102, and that the plan be prepared by the municipality in cooperation with the county in which the territory is located; and

WHEREAS, Tennessee Code Annotated § 6-51-104 (d)(4) further provides that the municipality and the county shall enter into an interlocal agreement pursuant to Tennessee Code Annotated § 5-1-113 to address emergency services for any interceding properties and to provide for maintenance of county roads and bridges comprising the primary route to the area annexed; and

WHEREAS, this herein established policy shall apply to any property to be annexed that is not contiguous to the existing City boundary but is within the City's Urban Growth Boundary; and

WHEREAS, the owner of the property has petitioned the City for annexation and desires to obtain city services necessary to support the proposed development of his property; and

WHEREAS, the City and the County desire to cooperate with one another and to address the issues contemplated by Tennessee Code Annotated § 6-51-104 (d)(4) which include the provision of emergency services for any interceding properties, if any, and to assign responsibility for the maintenance of county roads and bridges comprising the primary route between the current City boundary to the area to be annexed into the City; and


WHEREAS, the County desires to provide full transparency to neighboring property owners of the petition for annexation and the opportunity to opine.

NOW, THEREFORE, BE IT RESOLVED by the Bradley County Legislative Body meeting in regular session at Cleveland, Tennessee, on this 1st day of November, 2021, that it shall be the policy of Bradley County that all property owners petitioning for annexation through the statutory process set forth above, must post two (2) feet by one and a half (1 ½) feet signs in a visible location on the property along each public road bordering the property declaring the intent to request annexation within two (2) business days of petitioning.


BE IT FURTHER RESOLVED that prior to any approval of any interlocal agreements regarding annexation of non-contiguous property, the Bradley County Legislative Body shall hold public hearings at two consecutive work sessions to allow the public to express opposition or support of the requested annexation.

BE IT FURTHER RESOLVED that this Resolution shall take effect from and after its passage, the public welfare requiring.

ADOPTED this 1st day of November, 2021.

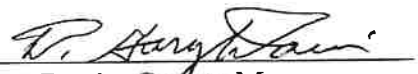


Johnny Mull, Chairman



Donna A. Simpson, County Clerk

RATIFY OR VETO:



D. Gary Davis, County Mayor