



Bradley County Commission
Thomas Crye, Chairperson
WORK SESSION AGENDA
August 28, 2023, at 7:00p.m.
Bradley County Courthouse

1. Call to Order
2. Invocation
3. Pledge of Allegiance – Commissioner Denny Collins
4. Report from County Mayor
5. Reports from Committees and/or Districts
6. Agenda Items
 - A. Broadband update – Commissioner Tim Mason
 - B. Resolution to rezone from General Industrial (I-1) District to Forestry, Agricultural, and Residential (FAR) District property located at Lead Mine Valley Road SW and identified by tax map 065 parcel 057.04 (see pages 3-4) – Commissioner Mike Hughes
 - C. Resolution to rezone from General Industrial (I-1) District to Rural Residential (R-1) District property located at Lead Mine Valley Road SW and identified by tax map 065 parcel 057.08 and 057.09 (see pages 5-6) – Commissioner Mike Hughes
 - D. Resolution to rezone from Rural Commercial (C-1) District to Special Impact Industrial (I-2) District property located at 440 Old Powerline Road NE and identified by tax map 058B group H parcel 002.01 (see pages 7-8) – Commissioner Mike Hughes
 - E. Annexation by referendum (see pages 9-10) – Commissioner Louie Alford
 - F. Bellingham Drive (see page 11-12) – Commissioner Tim Mason

G. Wacker Boulevard (see page 11 and 13) – Commissioner Tim Mason

7. Communication from the audience (Chairperson will recognize and allow five minutes to anyone wishing to speak)
8. Announcements
9. Adjourn

Next meeting: Voting Session – **Tuesday**, September 5, at 7:00pm, Courthouse

Upcoming Events

*Market at the Mill, August 31, from 3:00p.m.-6:00p.m., Old Woolen Mill

*Art House Project Incubator grand opening, August 31, 5:30p.m.-7:30p.m., Old Woolen Mill

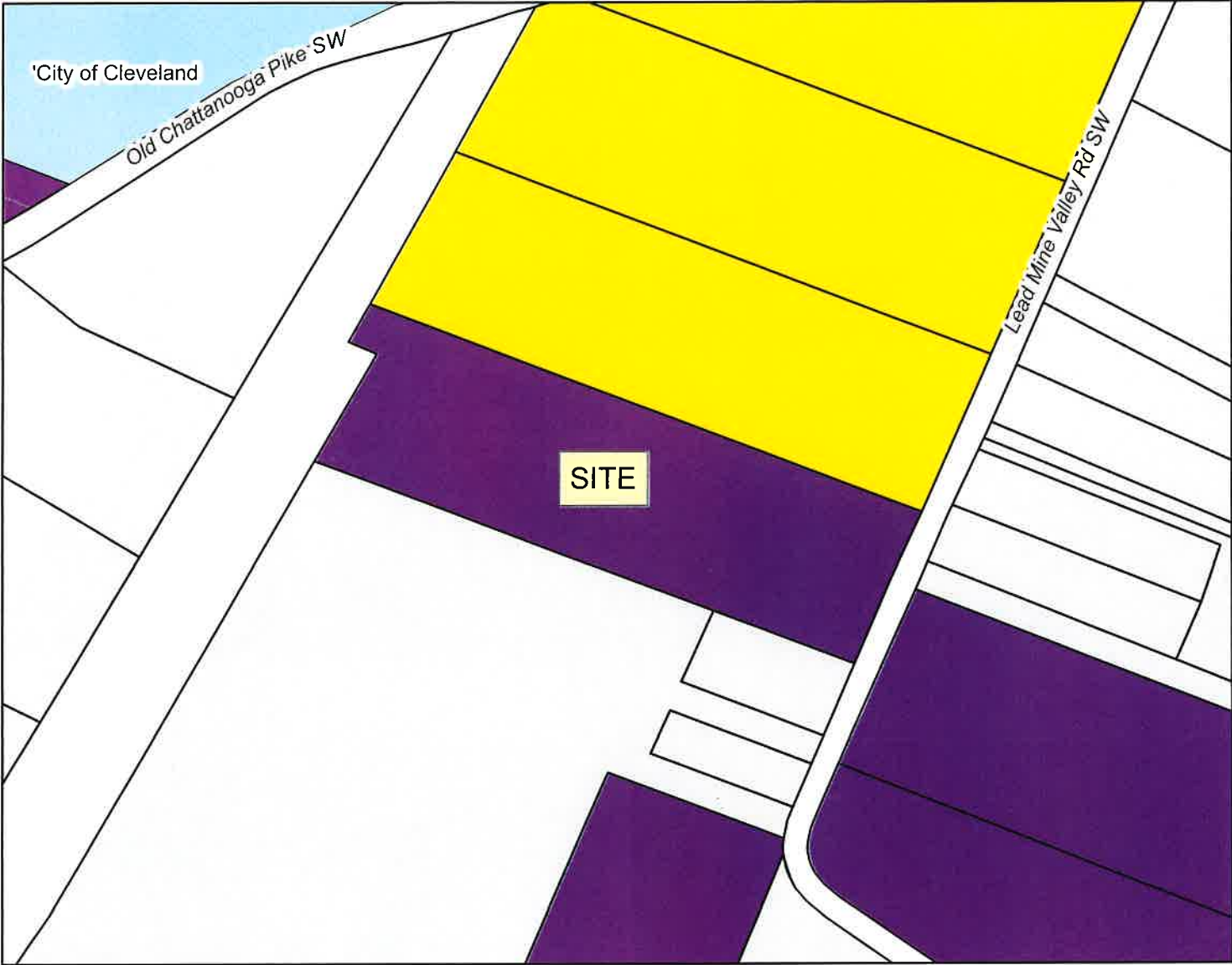
*County Offices closed in observance of Labor Day, September 4

*Finance Committee, September 5, at 11:30a.m., Courthouse

Rezoning Request

August 10, 2023

Prepared by the Bradley County Planning Office



Zoning

- C-1
- C-2
- C-3
- FAR
- I-1
- I-2
- P-1
- PUD
- R-1
- R-2
- R-3
- R-4

Resolution #: 2023 - _____

Applicant: Rachel Webb

Address: Lead Mine Valley Road SW, Cleveland, TN 37311

Tax Map: 006065 057.04 000

Commission District: Six (6)

Present Zoning: I-1

Proposed Zoning: FAR

Current Use: Agriculture

Proposed Use: Residential and Agriculture



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



RESOLUTION 2023-

RESOLUTION TO REZONE FROM GENERAL INDUSTRIAL (I-1) DISTRICT TO FORESTRY, AGRICULTURAL, AND RESIDENTIAL (FAR) DISTRICT PROPERTY LOCATED AT LEAD MINE VALLEY ROAD SW, AND IDENTIFIED BY TAX MAP 065 PARCEL 057.04

WHEREAS, Rachel Webb petitioned the Bradley County Planning Commission to rezone from General Industrial (I-1) District to Forestry, Agricultural, Residential (FAR) District property located at Lead Mine Valley Road SW, and identified by tax map 065 parcel 057.04 and said Planning Commission on July 20, 2023, recommended approval of the rezoning request; and

WHEREAS, Rachel Webb 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 September 5, 2023, 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 regular session at Bradley County, Tennessee, on this 5th day of September, 2023, that the zoning map of Bradley County, Tennessee, be amended to rezone from General Industrial (I-1) District to Forestry, Agricultural, Residential (FAR) District property located at Lead Mine Valley Road SW, and identified by tax map 065 parcel 057.04 as shown on the attached map.

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

ADOPTED this 5th day of September, 2023.

Thomas Crye, Chairman

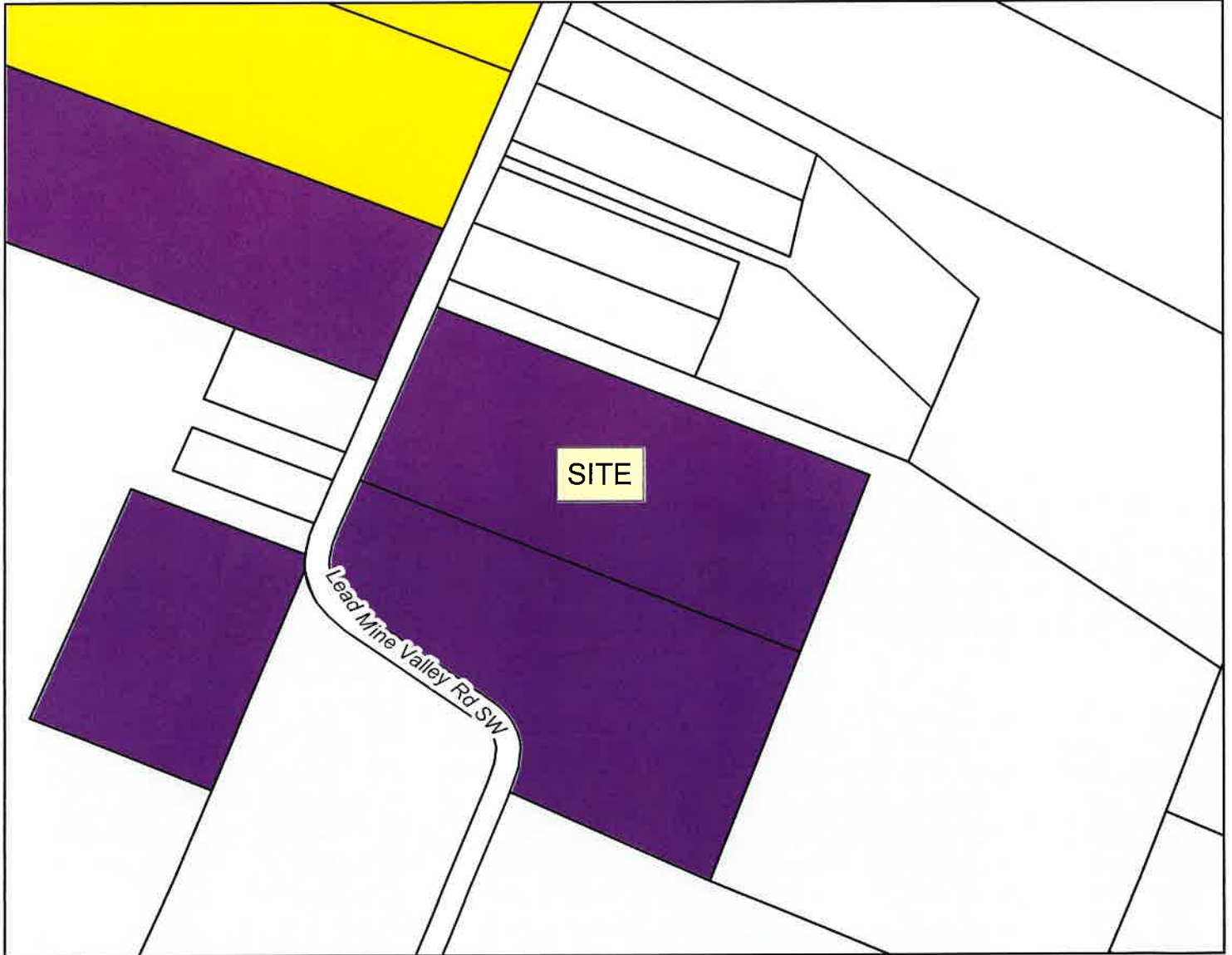
Donna A. Simpson, County Clerk

RATIFY/VETO:







D. Gary Davis, County Mayor

Rezoning Request

August 10, 2023
Prepared by the Bradley County Planning Office



Zoning

-  C-1
-  C-2
-  C-3
-  FAR
-  I-1
-  I-2
-  P-1
-  PUD
-  R-1
-  R-2
-  R-3
-  R-4

Resolution #: 2023 - _____

Applicant: Jeremy Newberry

Address: Lead Mine Valley Road SW

Tax Map: 065 057.08 & 057.09

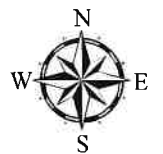
Commission District: Six (6)

Present Zoning: I-1

Proposed Zoning: R-1

Current Use: Agricultural

Proposed Use: Residential



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



**RESOLUTION 2023-
RESOLUTION TO REZONE FROM GENERAL INDUSTRIAL (I-1) DISTRICT TO RURAL
RESIDENTIAL (R-1) DISTRICT PROPERTY LOCATED AT LEAD MINE VALLEY ROAD SW,
AND IDENTIFIED BY TAX MAP 065 PARCEL 057.08 and 057.09**

WHEREAS, Jeremy Newberry petitioned the Bradley County Planning Commission to rezone from General Industrial (I-1) District to Rural Residential (R-1) District property located at Lead Mine Valley Road SW, and identified by tax map 065 parcel 057.08 and 057.09 and said Planning Commission on July 20, 2023, recommended approval of the rezoning request; and

WHEREAS, Jeremy Newberry 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 September 5, 2023, 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 regular session at Bradley County, Tennessee, on this 5th day of September, 2023, that the zoning map of Bradley County, Tennessee, be amended to rezone from General Industrial (I-1) District to Rural Residential (R-1) District property located at Lead Mine Valley Road SW, and identified by tax map 065 parcel 057.08 and 057.09 as shown on the attached map.

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

ADOPTED this 5th day of September, 2023.

Thomas Crye, Chairman

Donna A. Simpson, County Clerk

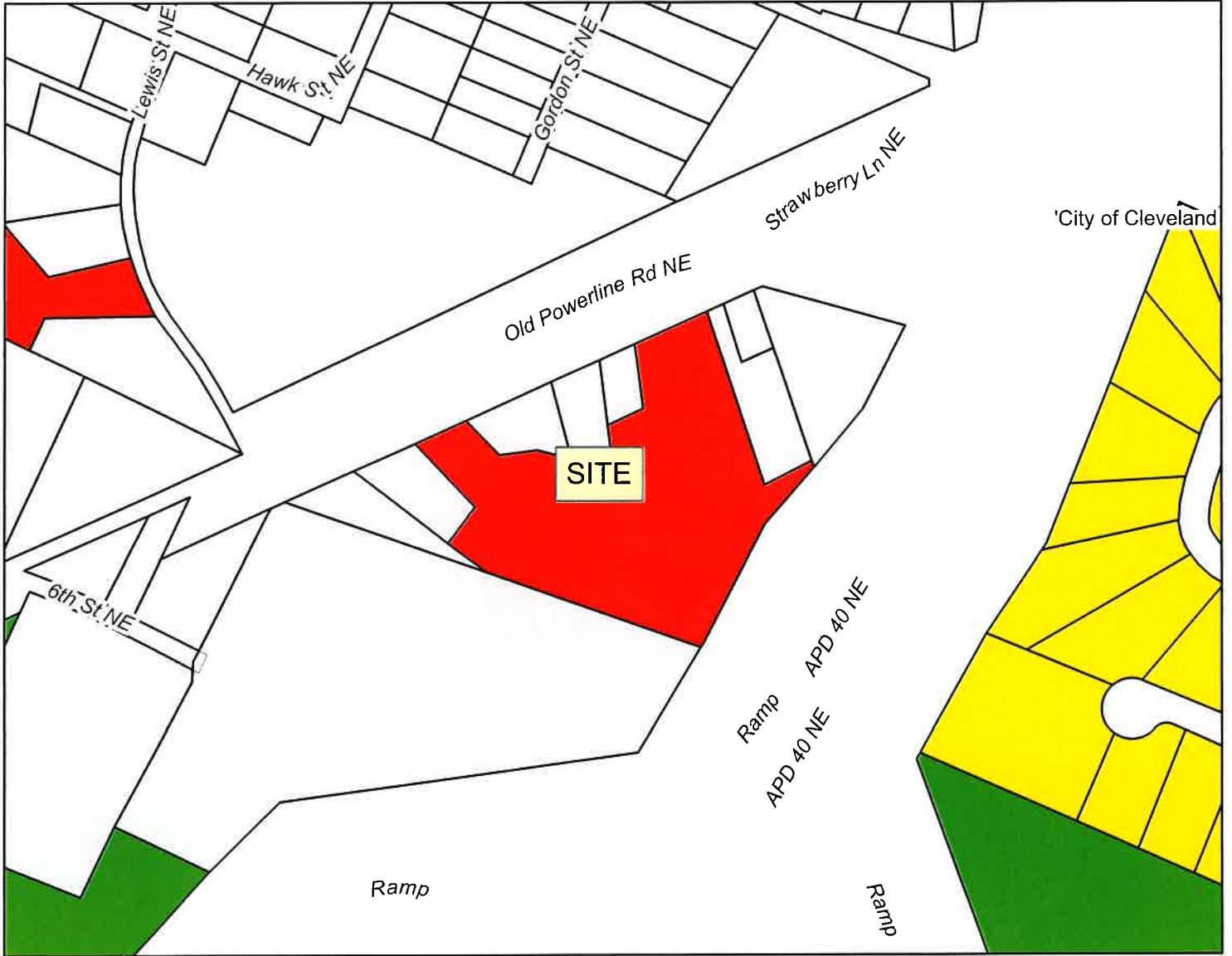
RATIFY/VETO:

D. Gary Davis, County Mayor

Rezoning Request

August 10, 2023

Prepared by the Bradley County Planning Office



Zoning

- C-1
- C-2
- C-3
- FAR
- I-1
- I-2
- P-1
- PUD
- R-1
- R-2
- R-3
- R-4

Resolution #: 2023 - _____

Applicant: Chasity Lawson & Teresa Vincent

Address: 440 Old Powerline Road NE, Cleveland, TN 37311

Tax Map: 058B H 002.01

Commission District: Six (6)

Present Zoning: C-2

Proposed Zoning: I-2

Current Use: Salvage Scrap Yard

Proposed Use: Salvage Scrap Yard



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



RESOLUTION 2023-

RESOLUTION TO REZONE FROM RURAL COMMERCIAL (C-1) DISTRICT TO SPECIAL IMPACT INDUSTRIAL (I-2) DISTRICT PROPERTY LOCATED AT 440 OLD POWERLINE ROAD NE, AND IDENTIFIED BY TAX MAP 058B GROUP H PARCEL 002.01

WHEREAS, Chastity Lawson (tenant) and Teresa Vincent (owner) petitioned the Bradley County Planning Commission to rezone from Rural Commercial (C-1) District to Special Impact Industrial (I-2) District property located at 440 Old Powerline Road NE, and identified by tax map 058B group H parcel 002.01 and said Planning Commission on July 20, 2023, recommended the denial of said rezoning request; and

WHEREAS, Chastity Lawson (tenant) and Teresa Vincent (owner) 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 September 5, 2023, 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 regular session at Bradley County, Tennessee, on this 5th day of September, 2023, that the zoning map of Bradley County, Tennessee, be amended to rezone from Rural Commercial (C-1) District to Special Impact Industrial (I-2) District property located at 440 Old Powerline Road NE, and identified by tax map 058B group H parcel 002.01 as shown on the attached map.

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

ADOPTED this 5th day of September, 2023.

Thomas Crye, Chairman

Donna A. Simpson, County Clerk

RATIFY/VETO:

D. Gary Davis, County Mayor



2021 Tennessee Code

Title 6 - Cities and Towns

Chapter 51 - Change of Municipal Boundaries

Part 1 - Annexation

§ 6-51-105. Referendum on Annexation

Universal Citation: TN Code § 6-51-105 (2021)

- a. At least thirty (30) days and not more than sixty (60) days after the last of such publications, the proposed annexation of territory shall be submitted by the county election commission in an election held on the request and at the expense of the proposing municipality, for approval or disapproval of the qualified voters who reside in or own property in the territory proposed for annexation; provided, that not more than two (2) persons are entitled to vote based upon ownership of an individual tract of property, regardless of the number of owners of such property.
- b. The legislative body of the municipality affected may also at its option submit the questions involved to a referendum of the people residing within the municipality.
- c. In the election or elections to be held, the questions submitted to the qualified voters shall be “For Annexation” and “Against Annexation.”
- d. The county election commission shall promptly certify the results of the election or elections to the municipality. Upon receiving the certification from the county

election commission, the municipality shall forward a copy of the certification to the county mayor in whose county the territory being annexed is located.

e. If a majority of all the qualified voters voting thereon in the territory proposed to be annexed, or in the event of two (2) elections as provided for in subsections (a) and (b), a majority of the voters voting thereon in the territory to be annexed and a majority of the voters voting thereon in the municipality approve the resolution, annexation as provided therein shall become effective thirty (30) days after the certification of the election or elections.

f. [Deleted by 2015 amendment.]

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Summary of Road Intakes

Bellingham Dr:

Bellingham Dr is an existing county road in the Bellingham subdivision off of Urbane Rd. The developer added 1090 ft to the existing road for more town houses. The county did inspections and testing throughout the road construction and the road meets the county standards. The Road Department is recommending that the road be taken in to the county road list.

Wacker Blvd:

Wacker Blvd was a state project done in Bradley County which received about \$100 million of state funds. The road was built under TDOT and according to their specs for an industrial road. After construction the road settled in a few spots making some dips in the road. The county tried to get TDOT to fix the dips in the road before taking it in as a county road, but TN had already deeded the land to the county and it's too late to get them fixed by the State. Despite the dips in the road, The Road Department is recommending that the road be taken in to the county road list since Wacker Blvd is already a public road owned by Bradley County.



Office of Road Superintendent
 Tom Collins
 752 Pleasant Grove Rd SW, McDonald, TN 37353
 Phone: 423-728-7006 Fax: 423-478-8899
 E-mail: tcollins@bradleycountyttn.gov

BRADLEY COUNTY, TN

REQUEST FOR ACCEPTANCE AND/OR APPROVAL OF THE FOLLOWING ROAD:

Bellingham Dr.

TAX MAP ID: 042D F 029.01

ROAD LOCATION: Cleveland

BEGINNING: Bellingham Dr

ENDING: Bellingham Dr

POSTED SPEED LIMIT: 25MPH

ROAD CONSTRUCTED OF: Asphalt

WIDTH OF PAVEMENT: 22ft

WIDTH OF RIGHT-OF-WAY: 50ft

LENGTH OF ROAD RIGHT-OF-WAY: 1090ft

LENGTH OF PAVEMENT: 1090ft

REVIEWED AND APPROVED BY:

To be signed in order as listed:
 1. County Engineer: Josh Barber

Date 8/24/23

2. Storm Water Inspector: _____ Date _____

3. Planning Commission: Jamie Bishop

Date 8/24/23

4. County Road Superintendent: Tom Collins

Date 8/24/23

5. Road Committee Chair: _____ Date _____

6. Bradley County Commission Chair: _____ Date _____

Date of Acceptance: _____

- Copies To:
- County Engineer
 - Storm Water Inspector
 - Planning Commission
 - County Road Superintendent
 - Road Committee Chairperson
 - County Commission Chairperson
 - County Clerk



Office of Road Superintendent
 Tom Collins
 752 Pleasant Grove Rd SW, McDonald, TN 37353
 Phone: 423-728-7006 Fax: 423-478-8899
 E-mail: tcollins@bradleycountytg.gov

BRADLEY COUNTY, TN

REQUEST FOR ACCEPTANCE AND/OR APPROVAL OF THE FOLLOWING ROAD:

Wacker Blvd

TAX MAP ID: 010 028.00

ROAD LOCATION: Charleston

BEGINNING: Lauderdale Memorial Hwy

ENDING: Old Lower River Rd

POSTED SPEED LIMIT: 45 MPH

ROAD CONSTRUCTED OF: Asphalt

WIDTH OF PAVEMENT: 40 ft

WIDTH OF RIGHT-OF-WAY: 80/105 ft

LENGTH OF ROAD RIGHT-OF-WAY: 1.73 mile

LENGTH OF PAVEMENT: 1.73 mile

REVIEWED AND APPROVED BY:

To be signed in order as listed:

1. County Engineer: Josh Decker Date 8/24/23
2. Storm Water Inspector: _____ Date _____
3. Planning Commission: Jessie Beckup Date 8/24/23
4. County Road Superintendent: Tom Collins Date 8/24/23
5. Road Committee Chair: _____ Date _____
6. Bradley County Commission Chair: _____ Date _____

Date of Acceptance: _____

- Copies To:
- County Engineer
 - Storm Water Inspector
 - Planning Commission
 - County Road Superintendent
 - Road Committee Chairperson
 - County Commission Chairperson
 - County Clerk