



Bradley County Commission
Thomas Crye, Chairperson
WORK SESSION AGENDA
December 11, 2023, at 12:00p.m.
Bradley County Courthouse

1. Call to order
2. Invocation – Westwood Baptist Church Associate Pastor Wayne Finnell
3. Pledge of allegiance – Commissioner Bobby Goins
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) District property located at 5050 Waterlevel Highway E and identified by tax map 059 parcel 086.00 and tax map 059N group A parcel 02700 (see pages) – Commissioner Mike Hughes
 - B. Resolution to rezone from Forestry Agricultural Residential (FAR) District to High Density Residential (R-2) District property located at 1307 Old Alabama Road SW and identified by tax map 078 parcel 03903 (see pages) – Commissioner Mike Hughes
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 – Monday, December 18, at 12:00pm, Courthouse

Upcoming Events

*Board of Education, December 14, at 5:30p.m., Central Office

Rezoning Request



October 12, 2023
Prepared by Bradley County Planning



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: Tim Shaw

Address: 5050 Waterlevel Highway, Cleveland TN 37323

Tax Map: 059 08600 and 059N A 02700

Commission District: Four (4)

Present Zoning: Forestry Agricultural Residential (FAR)

Proposed Zoning: General Commercial District (C-2)

Current Use: Residential & Agricultural

Proposed Use: Professional Office with related storage facility

The Bradley County Regional Planning Commission has recommended approval of this rezoning request by a unanimous vote.



**RESOLUTION 2023-
RESOLUTION TO REZONE FROM FORESTRY AGRICULTURAL RESIDENTIAL (FAR)
DISTRICT TO GENERAL COMMERCIAL (C-2) DISTRICT PROPERTIES LOCATED AT 5050
WATERLEVEL HIGHWAY E AND IDENTIFIED BY TAX MAP 059 PARCEL 086.00 AND
TAX MAP 059N GROUP A PARCEL 02700**

WHEREAS, Tim Shaw petitioned the Bradley County Planning Commission to rezone from Forestry Agricultural Residential District (FAR) District to General Commercial (C-2) District properties located at 5050 Waterlevel Highway E, and identified by tax map 059 parcel 08600 and tax map 059N Group A Parcel 02700 and said Planning Commission on November 16, 2023, recommended approval of this rezoning request; and

WHEREAS, Tim Shaw 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 December 18, 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 18th day of December, 2023, that the zoning map of Bradley County, Tennessee, be amended to rezone from Forestry Agricultural Residential District (FAR) District to General Commercial (C-2) District properties located at 5050 Waterlevel Highway E, and identified by tax map 059 parcel 08600 and tax map 059N Group A Parcel 02700 as shown on the attached map.

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

ADOPTED this 18th day of December 2023.

Thomas Crye, Chairman

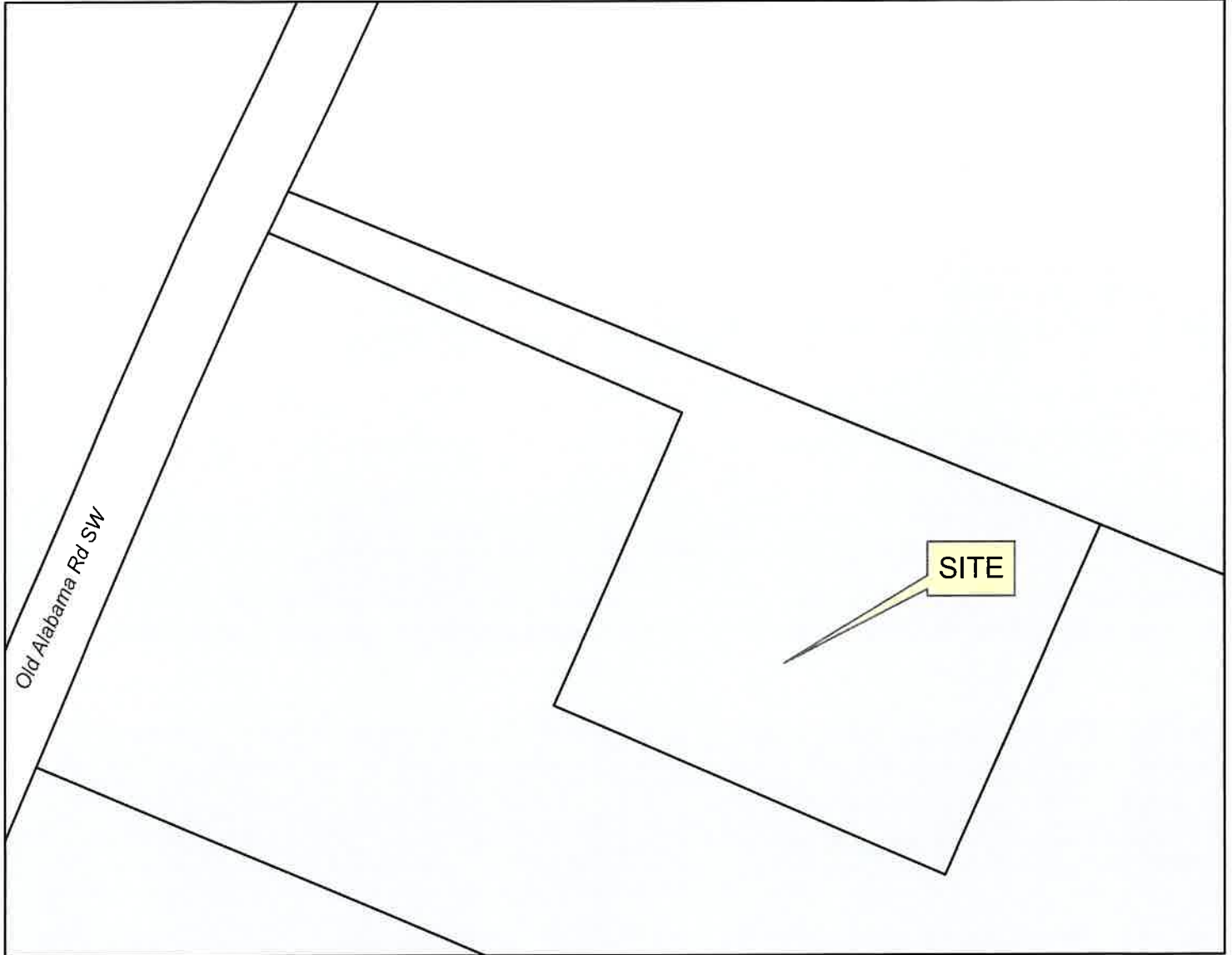
Donna A. Simpson, County Clerk

RATIFY/VETO:

D. Gary Davis, County Mayor

Rezoning Request

October 04, 2023
Prepared by Bradley County Planning



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: Nikolay Kuchmy

Address: 1307 Old Alabama Road SW, McDonald, TN 37353

Tax Map: 078 03903

Commission District: Six (6)

Present Zoning: Forestry Agricultural Residential (FAR)

Proposed Zoning: High Density Residential District (R-2)

Current Use: Residential

Proposed Use: Residential & Duplex

The Bradley County Regional Planning Commission has recommended denial of this rezoning request by a unanimous vote.



**RESOLUTION 2023-
RESOLUTION TO REZONE FROM FORESTRY AGRICULTURAL RESIDENTIAL (FAR)
DISTRICT TO HIGH DENSITY RESIDENTIAL (R-2) DISTRICT PROPERTY LOCATED AT
1307 OLD ALABAMA ROAD SW AND IDENTIFIED BY TAX MAP 078 PARCEL 03903**

WHEREAS, Nikolay Kuchmy petitioned the Bradley County Planning Commission to rezone from Forestry Agricultural Residential District (FAR) District to High Density Residential (R-2) District properties located at 1307 Old Alabama Road SW, and identified by tax map 078 parcel 03903 and said Planning Commission on November 16, 2023, recommended denial of this rezoning request; and

WHEREAS, Nikolay Kuchmy 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 December 18, 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 18th day of December, 2023, that the zoning map of Bradley County, Tennessee, be amended to rezone from Forestry Agricultural Residential District (FAR) District to High Density Residential (R-2) District properties located at 1307 Old Alabama Road SW, and identified by tax map 078 parcel 03903, as shown on the attached map.

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

ADOPTED this 18th day of December 2023.

Thomas Crye, Chairman

Donna A. Simpson, County Clerk

RATIFY/VETO:

D. Gary Davis, County Mayor