



Bradley County Commission
Thomas Crye, Chairperson
WORK SESSION MINUTES
April 8, 2024, at noon
Bradley County Courthouse

Members present: Louie Alford, Daniel Beaty, Milan Blake, Denny Collins, Chairman Thomas Crye, Scott Gilbert, Bobby Goins, Mike Hughes, Tommy Ledford, Josh Rogers, Cindy Slater, Howard Thompson, and non-voting ex officio member D. Gary Davis

Members absent: Tim Mason, Vice Chairman Bill Winters

Chairman Thomas Crye called the meeting to order. Following the Invocation prayed by Central Church of Christ Pastor Ryan Ary, Commissioner Tommy Ledford led the Pledge of Allegiance.

REPORT FROM COUNTY MAYOR

County Mayor D. Gary Davis presented to the commission a resolution authorizing the Hiwassee Utilities Commission of Bradley and McMinn County to negotiate and purchase property located at 3939 Chatata Valley Road in Charleston, Tennessee, and further authorizing upon successful purchase of said property for Bradley County to be the titled owner of the property to be held in trust for Hiwassee Utilities Commission. Commissioner Milan Blake placed the resolution on the April 15, 2024, voting session agenda.

Mayor Davis presented to the commission a resolution authorizing the Bradley County Mayor to execute an amendment extending the interlocal agreement with the City of Charleston for property and records management services. Commissioner Mike Hughes placed the resolution on the April 15, 2024, voting session agenda.

REPORTS FROM COMMITTEES AND/OR DISTRICTS

7th District

Commissioner Josh Rogers had no report.

6th District

Commissioner Tommy Ledford requested prayers for the family of Commissioner Tim Mason.

Commissioner Ledford announced Relay For Life will be held downtown on April 20, 2024, and welcomed donations for his participation in the ice cream contest.

Commissioner Ledford reported the noise nuisance reported at the last meeting has improved somewhat.

Commissioner Ledford reported a solid crowd for the recent Hot Slaw and Art Y'all event.

5th District

Commissioner Cindy Slater provided commissioners with a hard copy of the letter previously placed on the April 15, 2024, voting session agenda supporting the Bradley County Schools grant application for the science wing/safe room.

Commissioner Slater reported the tour of Hopewell School provided commissioners with a better understanding of the needs of the school.

Commissioner Bobby Goins had no report.

4th District

Commissioner Howard Thompson had no report.

Commissioner Scott Gilbert reported the Juvenile Committee met last week in the newly renovated Juvenile Courtroom. Commissioner Gilbert applauded the work of the Juvenile Department for completing the work themselves for a fraction of the bid price.

Commissioner Gilbert shared with the commission the story of a Juvenile Program Participant that found accountability and support in the program.

3rd District

Commissioner Denny Collins had no report.

Commissioner Milan Blake announced the Finance Committee will hold budget hearings on April 11, 2024, at 1:00p.m. in the commission room.

2nd District

Commissioner Louie Alford placed on the April 15, 2024, voting session agenda a letter to our federal legislative delegation supporting the Bradley County Sheriff's Office request for funding from the COPS Technology and Equipment Program that would allow them to purchase rugged laptops with direct connectivity for patrol vehicles, replace general purpose laptops, and replace hot spots.

1st District

Commissioner Mike Hughes recognized Republic Services representative David Hollinshead who announced the cost of disposing of mattresses at the landfill effective May 1, 2024, will be twenty-five dollars (\$25.00) per mattress which is a price decrease. Hollinshead confirmed cash is accepted at the convenience center, but not at the scale house.

Commissioner Daniel Beaty had no report.

AGENDA ITEMS

Commissioner Mike Hughes placed on the April 15, 2024, voting session agenda a resolution to rezone from Rural Residential (R-1) District to Rural Commercial (C-1) District the property located between the 3700 block of Trewitt Road SE and the 2100 block of New Street SE and identified by tax map 074H Group C Parcel 003.00. Bradley County Planner Ron Wilson opined the request was denied by the Bradley County Regional Planning Commission (BCRPC) because it is not consistent with the Future Land Use Plan. Wilson noted the request checked all other boxes required for rezoning. Commissioner Hughes, a member of the BCRPC, noted the Future Land Use Plan is a resource adopted by the BCRPC but not the County Commission and is generally utilized by the BCRPC. Wilson confirmed there is no legal reason to not approve the rezoning request. Wilson confirmed the Future Land Use Plan is dated, but noted it is the only resource available to BCRPC. Commissioner Rogers referenced a March 21, 2024, email to the BCRPB including a map indicating areas adjacent to the property in question is surrounded by properties identified in the Future Land Use Plan for commercial development. Commissioner Collins referenced Bradley County Zoning Resolution Section 505 of Rural Commercial District says, "It is the intent of this district to establish areas of light commercial activity adjacent to or near residential areas." Commissioner Collins said it continues, "Areas of rural commercial will be compact and possibly adjacent to residential areas one of the uses permitted is Item J animal shelters." Commissioner Collins opined this is the context which he hopes the BCRPC would operate.

COMMUNICATION FROM THE AUDIENCE

Greg Thomas opposed the nullification of laws noting laws should be respected.

Director of Bradley County Schools Dr. Linda Cash offered solar eclipse glasses to the commissioners.

Barry Phillips requested the opportunity to present a video at the April 15, 2024, voting session evidencing the water issue at the proposed SPCA site. Planner Wilson confirmed the presence of water is not relevant to the consideration of rezoning. Commissioner Hughes opined water does not affect the decision of the BCRPC on whether or not to rezone property.

Cheryl Dunson, SPCA Board Member, urged the commission to rezone the property which would allow SPCA to construct a state of the art animal shelter facility. Dunson confirmed offers to meet with the neighboring property owners to discuss plans for the property were denied.

Ben Chandler requested rezoning of the property and noted the number of private individuals participating in the capital campaign to build the new facility.

Becky Samples urged commissioners to deny the request to rezone the property and opined it would be inappropriate to allow commercial zoning in the residential area. Samples also noted the negative impact the sirens of the nearby fire hall would have on the animals.

John Shehan, SPCA donor, explained their desire to provide a better animal shelter. Shehan requested rezoning for the property or consideration of the County to sell the SPCA current site to SPCA.

Mary Wooten voiced opposition to the requested rezoning and reported receiving threats for opposing it.

Chad Dean opined the commission has the responsibility to rezone if there are no legal reasons to deny the request.

Snookie McClure opined the construction of an animal shelter will negatively impact the value of her nearby property and conjectured recent vandalism to her property is a result of her opposition.

Charlotte Peak urged commissioners to approve the rezoning request. Peak opined the recent petition against rezoning is invalid due to the absence of addresses and printed names.

Ronnie Whaley opined the construction of an animal shelter will have a detrimental effect on his nearby property.

Dan Rawls voiced support for the requested rezoning and noted it meets all of the required criteria for rezoning.

Debbi Huttenhoff opposed the requested rezoning and requested the commission deny the request.

ANNOUNCEMENTS

*Next meeting – Voting Session, April 15, 2024, at noon, in the courthouse

*Ocoee Street Boutique ribbon cutting, April 10, at 4:00p.m., 263 North Ocoee Street

*Finance Committee, April 11, at 1:00p.m, in the courthouse

*Downtown Dine Around, April 11, 5:00p.m.-8:00p.m., Downtown

*Board of Education, April 11, at 5:00p.m., Central Office

There being no further business, the meeting adjourned at 1:45p.m.