

REZONING OVERVIEW

RESOLUTION #1 - To Consider the Waiver for the following zoning amendments (map or text).

[illegible]

PUBLIC NOTICE

Sullivan County Board of County Commissioners will hold a Public Hearing set for Thursday, January 21, 2021 at 6:00PM within the Commission Hall of the Sullivan County Historic Courthouse, located at 3411 Highway 126, Blountville, TN. The Public Hearing will consider the following rezoning request from landowner Mrs. Betty Eleas to rezone 1.2 acres of Tax Map 083, part of Parcel 160.00, located at 4623 Weaver Pike, Bluff City, from A-1/General Agricultural to PBD-3/Planned Business District for purposes of building a garage and storage building for Eleas Sign Company. The remaining large tract will remain A-1. This rezoning request will be considered for final amendment by the Commission at this meeting. The public is invited to attend and speak on this matter. All inquiries, questions or concerns can be shared prior to the public meeting by contacting the Planning Director at 423.279.2603 or by emailing her at planning@sullivancountyttn.gov. Due to the COVID pandemic, the public is encouraged to provide comment prior to the meeting via email or letter. All comments will be recorded and saved in the record.

PETITION TO SULLIVAN COUNTY FOR REZONING

A request for rezoning is made by the person named below, said request to go before the Sullivan County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners

Date Oct 7, 2020

Property Owner Betty Eleas

Address 201 Cardon Hollow Road, Bristol TN, 37620

Phone number 423.383.7106

Email Eleassgn4@aol.com

Property Identification

Tax Map 083

Group

Parcel 160.00

Zoning Map

Zoning District A-1

Proposed District ~~RDE-1~~

Civil District 3

Property Location 4623 Weaver Pike, Bluff City, TN 37618

Purpose of Rezoning For garage & storage building only no store front.

Meetings

Planning Commission:

Place Old Historic Courthouse, 3411 Hwy 126, Blountville TN

Date 12-15-2020

Time 6 PM

Approved _____

Denied _____

County Commission:

Place Historic Courthouse 2nd Floor Commission Chambers Blountville, TN

Date 01-21-2021

Time 6 00 PM

23 Yes, 1 Absent

Approved ☒

Denied _____

DEED RESTRICTIONS

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersigned, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Owner's Signature Betty S. Eleas

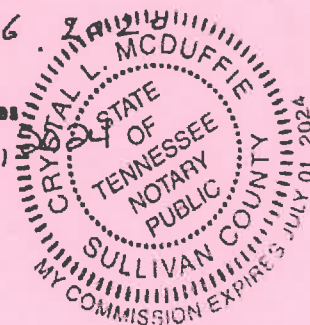
Date

10-16-2020

Notary Public Crystal McDuffie

My Commission Expires

July 1, 2024



Crystal Eleas

F. ZONING PLAN AMENDMENT: ZONING RESOLUTION TEXT OR MAP AMENDMENT

F1. REZONING REQUEST FROM A-1/GENERAL AGRICULTURAL TO PBD-3/PLANNED BUSINESS DISTRICT

FINDINGS OF FACT –

Property Owners:	Betty S. Eleas Trustee c/o Chris H. Eleas, son
Applicant:	Chris Eleas – sign owner of Eleas Sign Company
Representative:	same
Location:	4623 Weaver Pike, Bluff City
Civil district:	3rd
Parcel ID:	Tax Map 083, Part of Parcel 160.00
Surveyor:	Davies Land Surveying
Engineer:	n/a
PC1101 Growth Boundary:	Sullivan County Rural Area
Utility District:	South Bristol-Weaver Pike Utility
Public Sewer:	n/a (Bristol Public Sewer to adjacent site at the new Sullivan East Middle School)
Existing Zoning:	A-1
Surrounding Zoning:	A-1, PBD-3 across road
Proposed Zoning:	PBD-3
Purpose of Rezoning:	to develop a portion of the farm for the Sign Company
SC Long-Range Plan:	Low Density Residential
Property Assessor:	Residential, Single-Family 1952 house; 1990 house; and agricultural use
Public Oppositions:	Yes, Neighbor has called concerned about clean up efforts and site location

Staff Field Notes and General Comments:

- The owners are seeking rezoning of approximately 1.2 acres of the 34-acre residential tract in order to develop a dedicated business location for Eleas Sign Company.
- This site is across the street from Baker Construction and Excavating Services Business and adjacent to the new Sullivan East Middle School campus.
- Weaver Pike is also State Route 358 and considered a Collector Road per the Major Road Plan for Sullivan County.
- Up on the hill there is a 1952 home, a 1990 home and hay fields along with stockpile locations of Eleas Sign Trucks, Cranes, equipment, scrap yard and salvage/junk materials.
- According to the Business Tax Office, Eleas Crane & Repair Service began in 1998 but was closed in 2010.
- The owner used a Volunteer Parkway Address for the sign company in the beginning.
- The Business Tax Office records indicate the first business license on Weaver Pike began in November 2010.
- The Eleas Sign Company used the Volunteer Parkway Address of their bookkeeper until 2019 according to Workers Compensation Insurance Forms on file with permitting office. This was changed to Weaver Pike home address, which prompted the zoning inquiry.
- Staff has received complaints about the storage of scrap materials and heavy equipment on the land which are now visible from the county road.
- After studying the aerial imagery in GIS, it appears that the business has grown considerably.
- Should the rezoning be approved, a storage building will be necessary to store all heavy equipment, materials, supplies and office space to come into compliance with the codes of zoning and property maintenance.
- The owner has submitted a survey of the area to be dedicated to the sign company per the proposed rezoning request.

Meeting Notes at Planning Commission:

- Staff provided a background on how the business has grown over the years; however, it was not visible from the road until recently after the opening of the new middle school. Discussion followed.
- Chris Eleas, son of landowner Betty Eleas, stated that he had grown the business over the years. He began in 1998 working mostly fixing signs and lighting such as businesses, schools, and churches. After acquiring more equipment, he expanded the business to a full sign company. He runs the business with his son and two other employees. He thanked staff for contacting him on the situation as he knew he needed to move forward with cleaning up the salvage

materials on site and around his home. He stated this was the push he needed. If he is rezoned, he confirmed he would like to have a building to house all of his equipment and trucks to keep them in order as well as clean up the site. He explained that often times, a business will want a new sign and ask him to haul off the old sign. This is how he has accumulated so many scrap signs and materials. He stated he plans on scrapping the metal and donating the proceeds from the metal to the local Christian Radio Station.

- Mr. Hugh Gene Clevenger of Johnson City, spoke in favor of Mr. Eleas, stating that he has known him for over 20 year through the church. He stated that Chris Eleas is a man of his word and has always provided free service and repairs to the church.
- Linda Brittenham reiterated the need for of cleaning up the scrap material and old equipment. She stated that if it is rezoned, he will need to submit a comprehensive site plan for the business development and building. Mr. Eleas confirmed that he agreed and would continue to make progress in cleaning up.
- Mary Rouse commented to Mr. Eleas that it is great to have good neighbors.
- Calvin Clifton stated a PBD-3 zone was already established across the road and so this would be considered an extension of that zoning district.
- **On a motion by Mary Rouse and seconded by several others, the vote in forwarding a favorable request to the County Commission passed unanimously.**



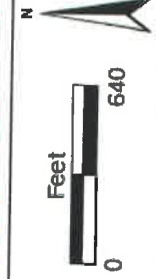
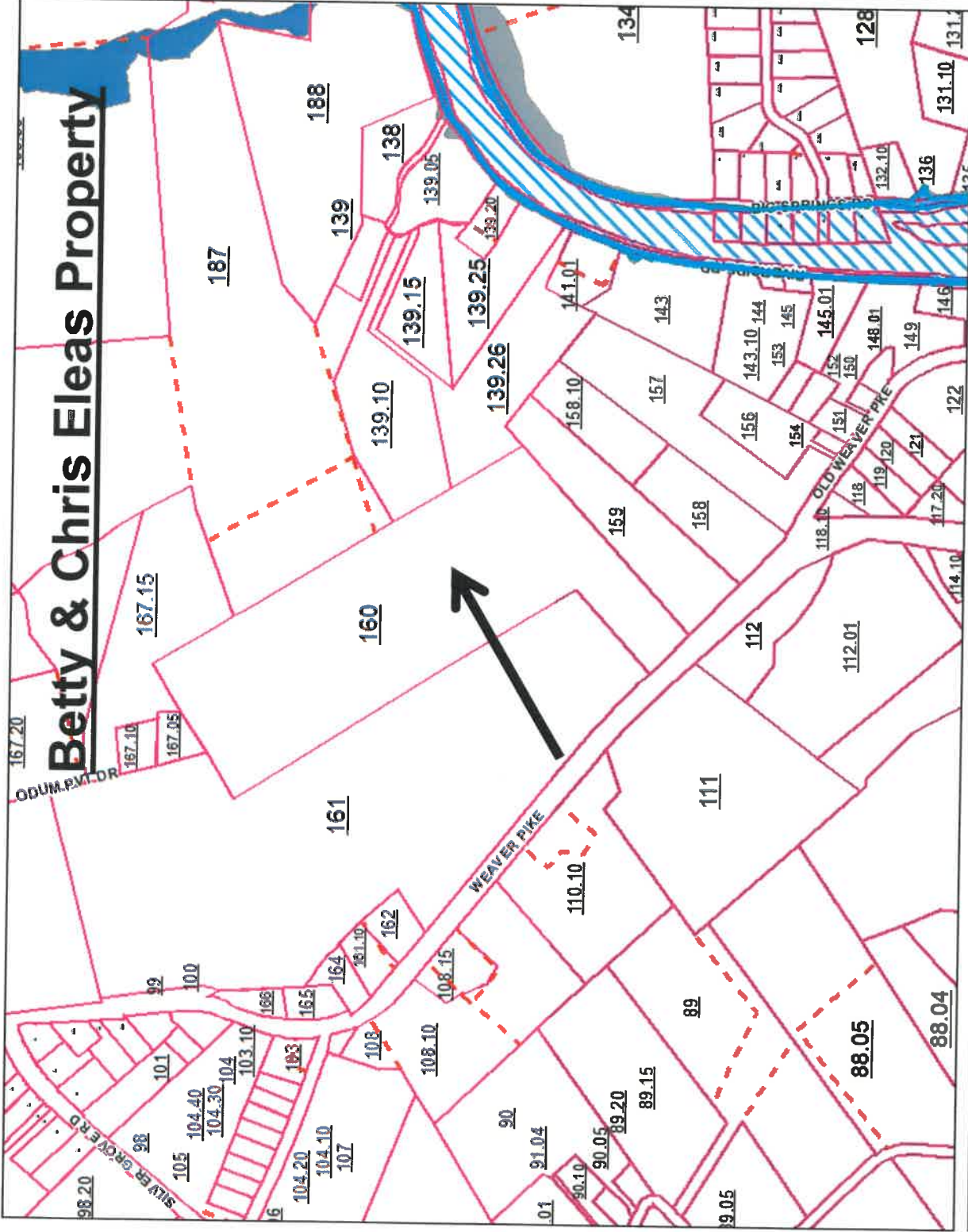
Address Data Source:
 Sullivan County: Sud Co 911
 Support: KPI GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

Notice:

Atlas map has no legal standing other than the measurement of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.

Lot Lines

Betty & Chris Eleas Property



Flood Zone, ZONE, SUBTY

- 02 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevation Determined
- Zone AE - Base Flood Elevation Determined
- Flood/Way Areas in Zone AE

Sullivan County, TN
 Planning and Codes Dept.

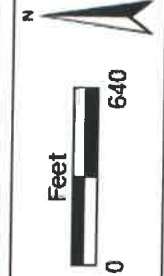
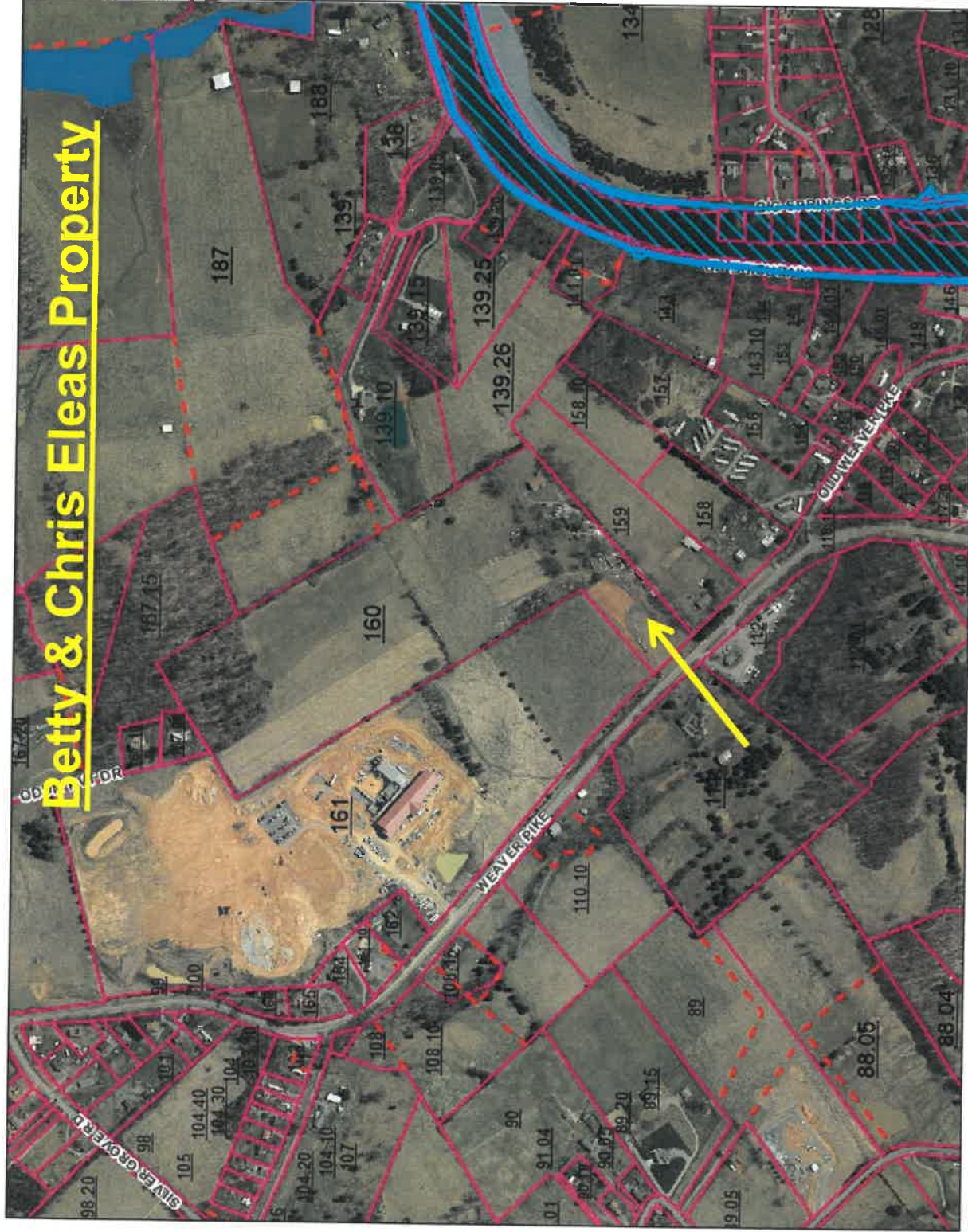
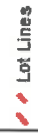


Address Data Source:

Sullivan County, Sul Co 911
Kingsport, Kot GIS
Johnson City, AC GIS
Bristol, Bristol 911

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Alexmap has no legal standing other than the assessment of the data. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.



Flood Zone, ZONE, SUBTY

- 02 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevation Determined
- Zone AE - Base Flood Elevation Determined
- FloodWay Areas in Zone AE



Sullivan County, TN
Planning and Codes Dept.



SULLIVAN COUNTY
Planning & Codes Department
3411 Highway 126, Suite 30
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

NOTICE OF REZONING REQUEST

Dear Property Owner:

Please be advised Betty & Chris Eleas have applied to Sullivan County to rezone property located on 4623 Weaver Pike from A-1 (General Agricultural/Estate Residential District) to PBD-3 (Planned Corridor Business District) for the purpose of a business.

Sullivan County Regional Planning Commission – 6:00 PM on December 15, 2020

County Commission – 6:00 PM on January 21, 2021

Both meetings are held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at 423-279-2603.

Regards,

Ambre M. Torbett, AICP
Director Planning & Codes

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Sullivan County, TN
Kingsport, TN
Johnson City, TN
Bristol, TN

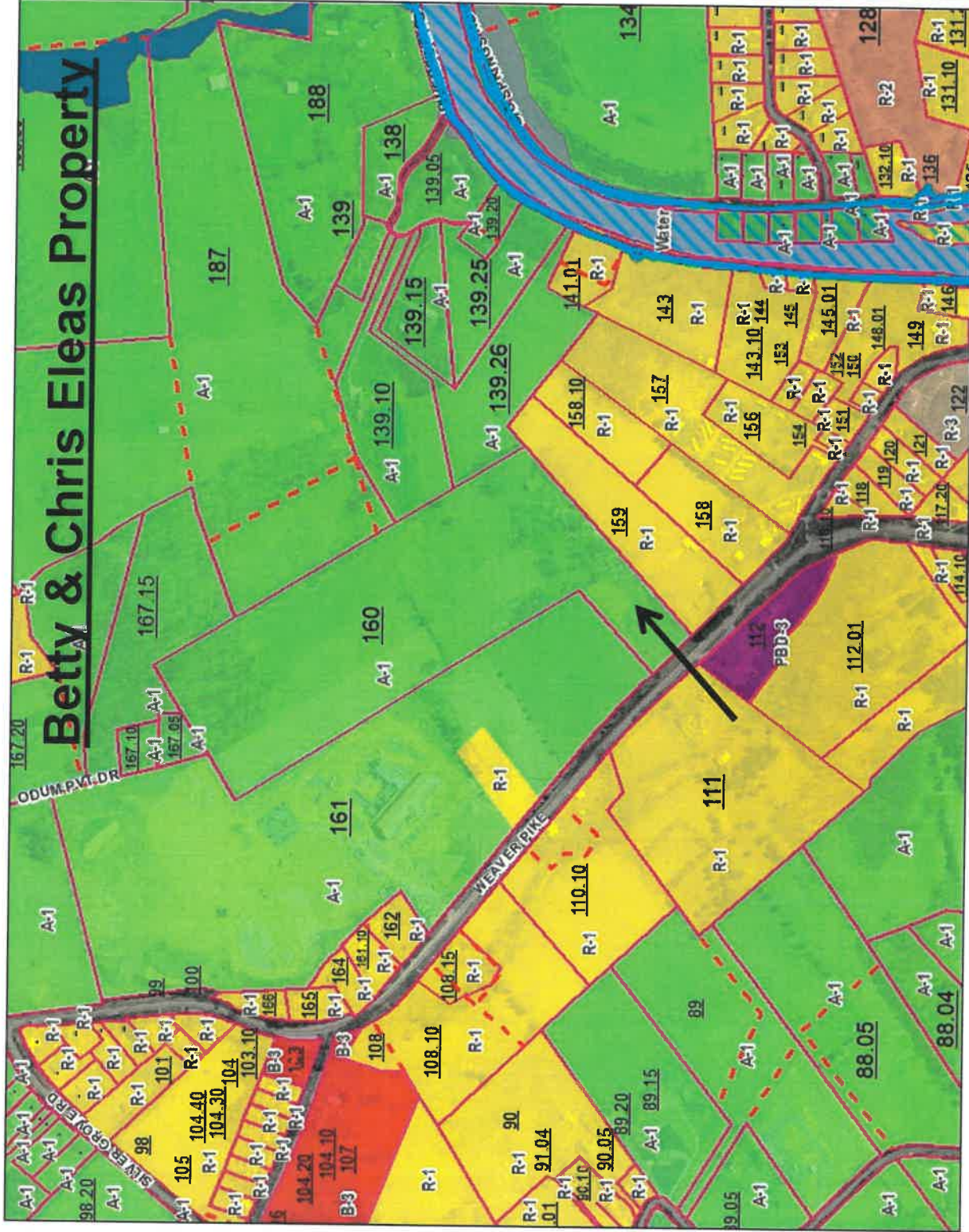
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Sullivan County Zoning

- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PM D-1
- PM D-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



- Flood Zone, ZONE, SUBTY**
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Sullivan County, TN
Planning and Codes Dept.



12.03.2020





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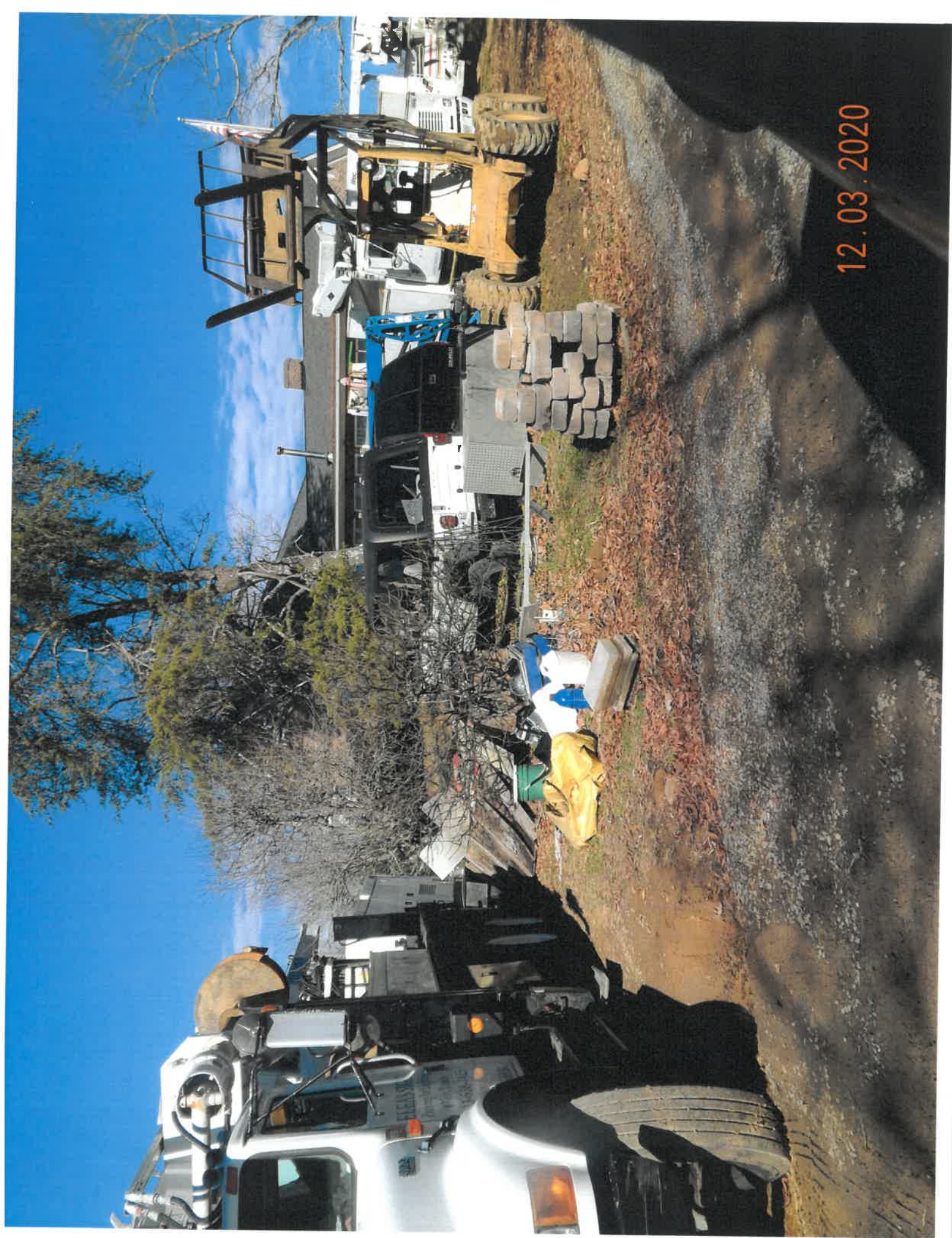


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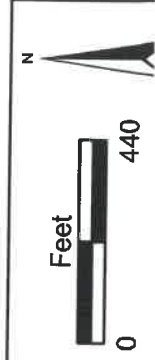


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Lot Lines
 1997 - 400' b&w
 Image



Sullivan County, TN
 Planning and Codes Dept.



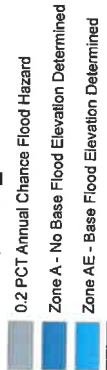
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Flood Zone, ZONE, SUBTY



Sullivan County, TN
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