

Zoning Plan: Rezoning Requests and/or Zoning Text Amendments
SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

March 16, 2023

RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.

motion by: Calton 2nd by: Gardner

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	12/29/2022	Susan Ramsey	none	yes	yes	Sullivan County	B-4	R-1	9th	5th
2	1/5/2023	Charles Bruce	none	yes	yes	Sullivan County	R-2	A-5	5th	4th
3	ZTA	Table 3-102A	none	yes	yes	all				
4	ZTA	Appendix 103.6 (4)	none	yes	yes	all				
5	ZTA	Appendix B-105.1 (11)	none	yes	yes	all				
6	ZTA	8-103.10 (3) (I)	none	yes	yes	all				
<u>Voting Summary:</u>										
Name	Case Order	yes	no	pass / abstain	absent	Approved (yes or no)				
Ramsey	1									
Bruce	2									
ZTA	3									
ZTA	4									
ZTA	5									
ZTA	6									

* Completed Application is when all information is signed, fee has been paid and no outstanding documents needed. Date of Application is when the applicant initially files

footnote:

F. REZONING REQUESTS: ZONING PLAN AMENDMENT: ZONING MAP CHANGE

F1. REZONING REQUEST FROM B-4 BACK TO R-1 FOR SINGLE-FAMILY RESIDENTIAL CONTINUED USE

FINDINGS OF FACT –

Landowner: Susan Ramsey
Applicants: same
Representative: same
Location: 5899 Hwy 11E, Piney Flats
Mailing Address of Owners: same
Civil district of rezoning: 9th
Commission District of rezoning: 5th
Parcel ID: Tax Map 1240, Group B, Parcel 011.00
Subdivision of Record: J H Trivette Property, Plat Book 5, Page 48, Blot A, part of lot 2
PC1101 Growth Boundary: Bluff City Urban Growth Boundary
Utility District: Johnson City Utility District
Public Sewer: Johnson City Sewer
Lot/Tract Acreage: approximately 80' x 200' = 16,000 square foot lot of record
Existing Zoning: B-4 (rezoned by previous landowner's request in 2002)
Surrounding Zoning: B-4 county, B-3 Bluff City and R-1
Requested Zoning: Back to R-1
Existing Land Use: Single Family Residential – site-built home in 1957
State of TN Existing Land Use: residential assessment
Surrounding Land Uses: residential on left, right and rear properties and Piney Flats Drug Store, Century Link Building and Eastman Credit Union Bank across the highway
2006 Land Use Plan: Corridor Commercial – Mixed Use
Neighborhood Opposition: none received prior to meeting.

Staff Field Notes and Findings of Facts:

- The new homeowner has been making renovations on her home. She would like to build a storage shed in the rear yard; however, B-4 zoning requires a 30-foot building setback, while if rezoned to R-1 would only require an 8-foot building setback in the rear yard.
- **Staff recommends in favor of this rezoning request for the following reasons:**
 - Previous landowner requested the rezoning to commercial back in 2002; however, the dwelling has remained as a residential use;
 - The adjacent homes are still being used as a single-family dwelling even though those landowners also requested commercial zoning;
 - Conforms to the mixed-use land use per the Land Use Plan; and
 - The proposed zoning would make the existing and continued original land use in compliance.

Meeting Notes at Planning Commission:

- *Ms. Susan Ramsey was present.*
- *Ambre Torbett read her report and recommendation. Discussion followed.*
- *The chairman asked if this request would be considered a spot zoning. Staff explained that since all of the surrounding properties were still being used as a dwelling, even though they were rezoned by request to commercial, she believes that this request would not be considered a spot zoning. The definition of a spot zoning would be if the individual request would provide a different set of land uses than the surrounding existing land uses, for the sole benefit of the applicant while creating incompatible land uses to the neighborhood. In this case, all of the properties on this side of the highway were still being used residentially.*
- ***Mary Ann Hager motioned to forward a favorable recommendation to the County Commission as requested. Darlene Calton seconded the motion and the vote in favor passed unanimously.***

PN 1/24/23
Sign 1/25/23
Letter 1/27/23

#1

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 12-29-22

Property Owner: Susan Ramsey
Address: 5899 Hwy 11E Piney Flats, TN 37686
Phone number: 423-946-0745 Email: vols-gal@live.com

Property Identification

Tax Map: 1240 Group: B Parcel: 011.00
Zoning Map: 26 Zoning District: B-4 Proposed District: R-1 Civil District: 09
Property Location: 5899 Hwy 11E Piney Flats, TN 37686 Commission District #5
Purpose of Rezoning: To place storage building closer to property line

Meetings

Planning Commission: Sullivan County Planning Commission
Place: Blountville Court House
Date: 2/21/23 Time: 6:00 pm

Approved: Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville, TN
Date: 3/16/23 Time: 6:00 PM

Approved: 23 Yes, 1 Absent Denied: _____

DEED RESTRICTIONS

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, 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: Susan Ramsey

Date: 12-29-22

Notary Public: _____

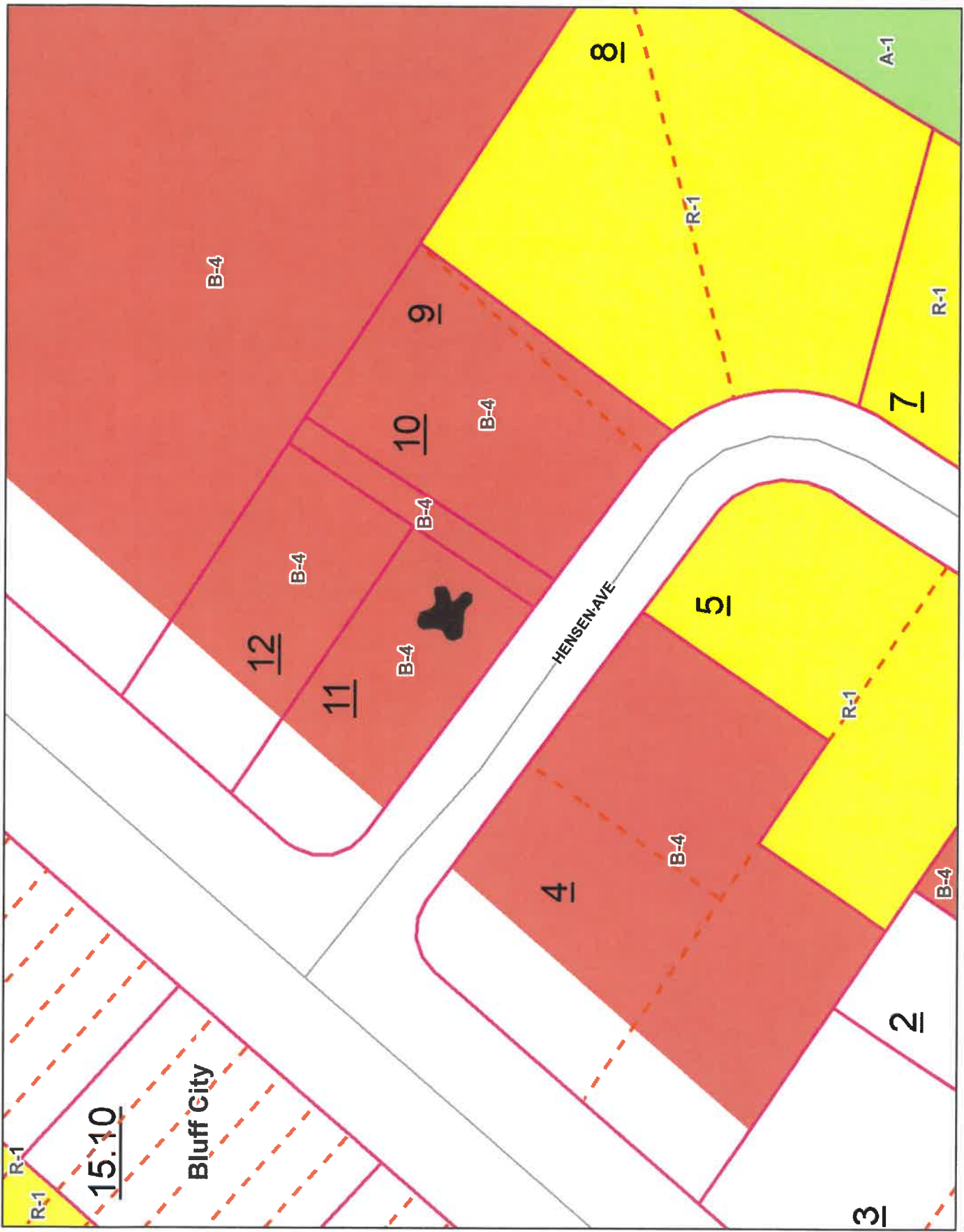
My Commission Expires: _____

- Conservation District 4
- Address Data Source
 - Sullivan County GIS
 - Kingsport GIS
 - Johnson City, JC GIS
 - Bristol GIS
 - District 6
- Notice:
 - A tax map has no legal standing unless it is certified by the State of Tennessee.
 - It cannot be used to establish boundaries, original transfer and convey property, or a land surveying in the practice of land surveying in the State of Tennessee should be retained for all purposes of boundary and lot calculations of lot lines.

- Lot Lines
- Bristol UGB
- Kingsport UGB

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
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



Flood Insurance Rate Map (FIRM) 2007

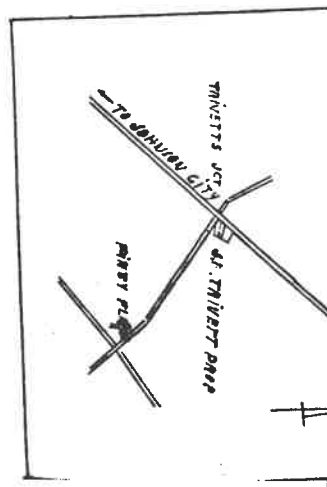
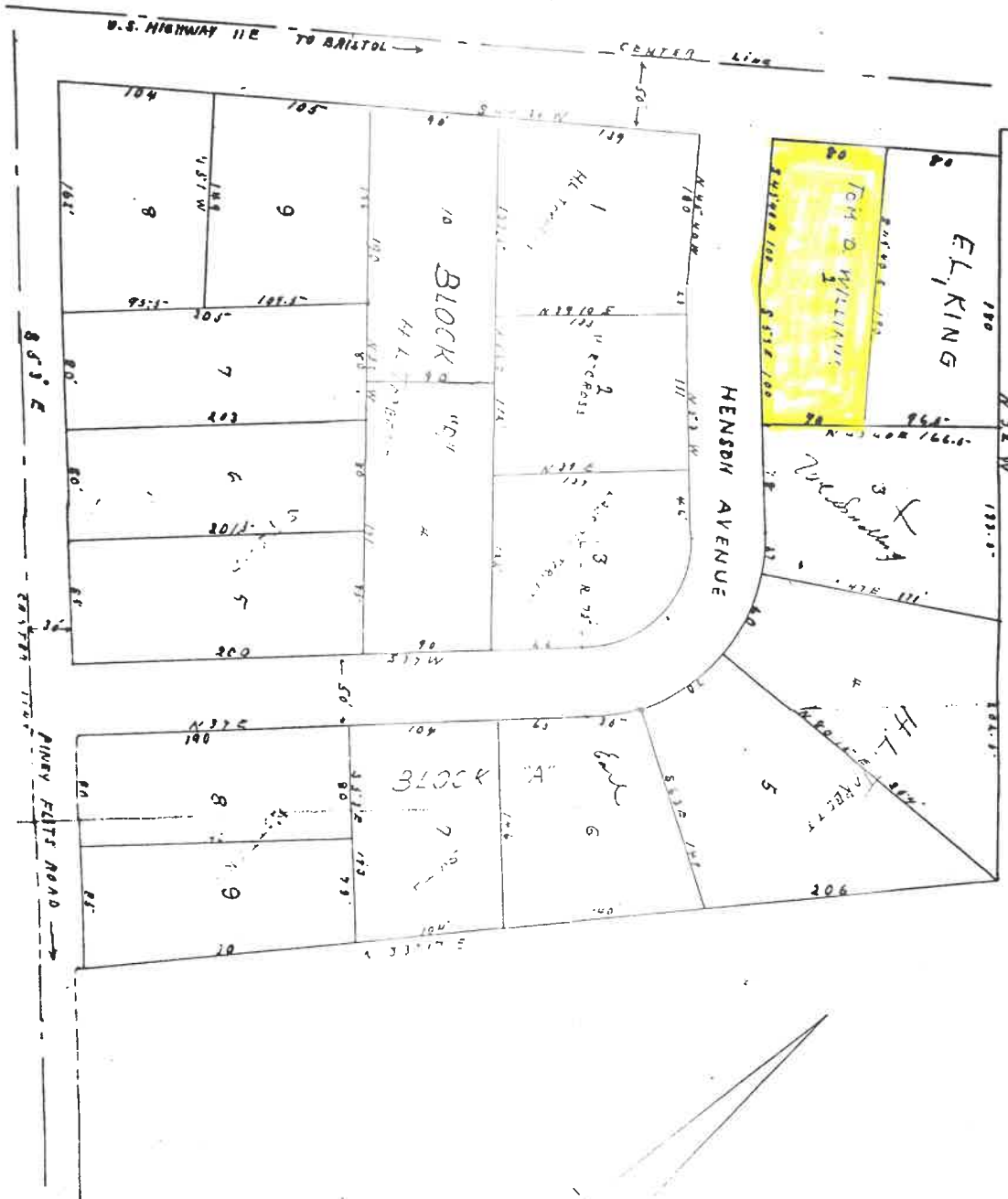
- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined

Sullivan County, TN
Planning and Codes Dept.





5-48



Comprise of 200 acres
 I hereby certify that the above described property is
 a legal and correct survey, for the amount required
 for the same, and that the same is in accordance with
 the provisions of the County and State Constitutions.
 Dated: _____
 Registrar of Deeds
 Aug. 10, 1855

Comprise of 200 acres and 200 acres
 I (J.M.) hereby certify that the above described property
 is a legal and correct survey, for the amount required
 for the same, and that the same is in accordance with
 the provisions of the County and State Constitutions.
 Dated: _____
 Registrar of Deeds
 Aug. 10, 1855

Aug. 15, 1855
 J.M. Trivett
 Secretary, Sullivan County
 Planning Commission

Filed for record on the 14th day of
 August 1855
 Noted in Note Book 11, page 321
 and recorded in Book 11, page 321
 J.M. Trivett
 Registrar of Deeds

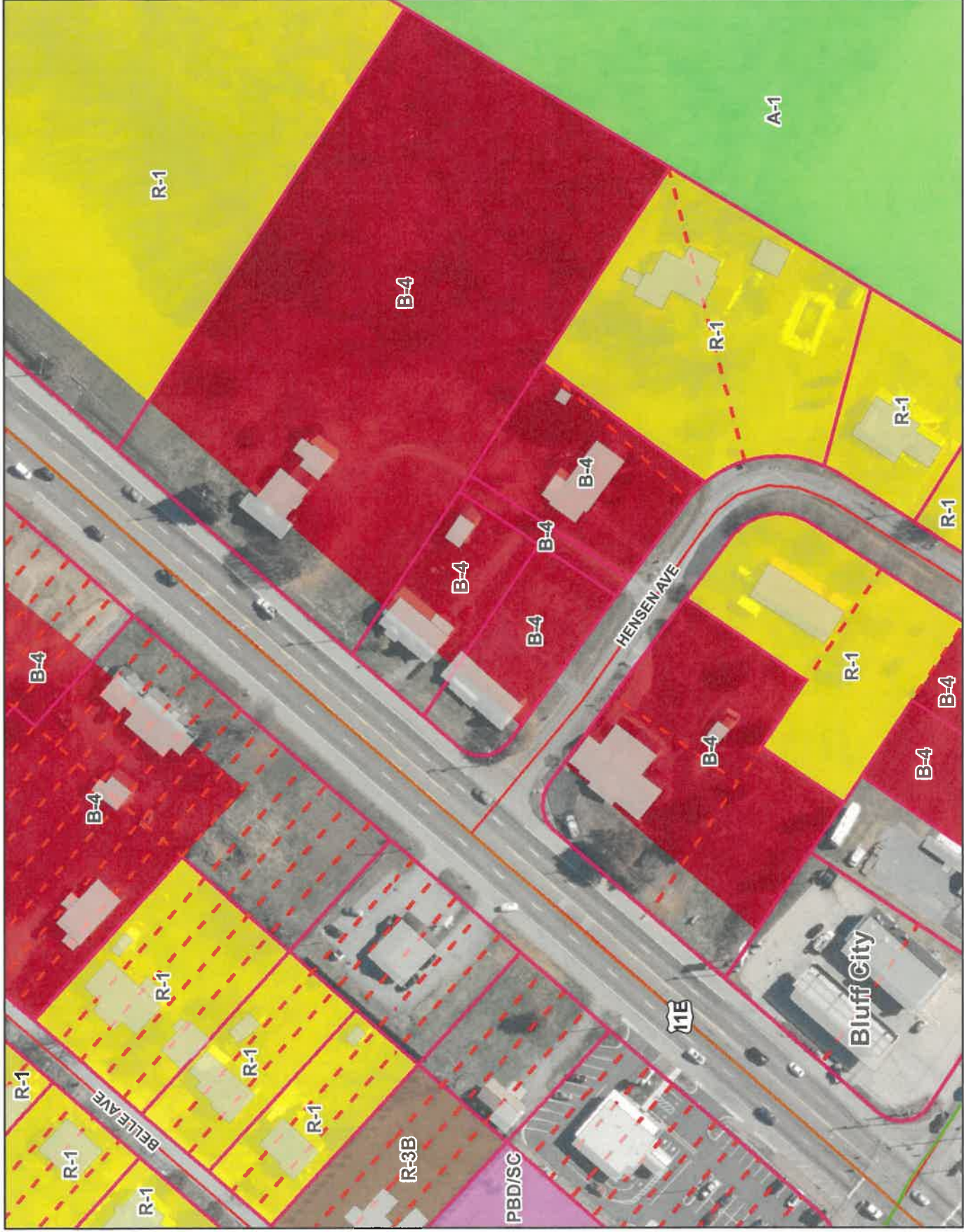
J.M. TRIVETT PROP	RECORDS OF
100' x 30'	BOOK 11
100' x 30'	PAGE 321
100' x 30'	PLAT NUMBER

Address Data Source
 Sullivan County: Sull Co 911
 Kingsport: Kpt GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

Notice:
 A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed in the state of Tennessee should be retained for all questions regarding boundary lines or locations of KPT Sewer Lines or KPT Water Lines.

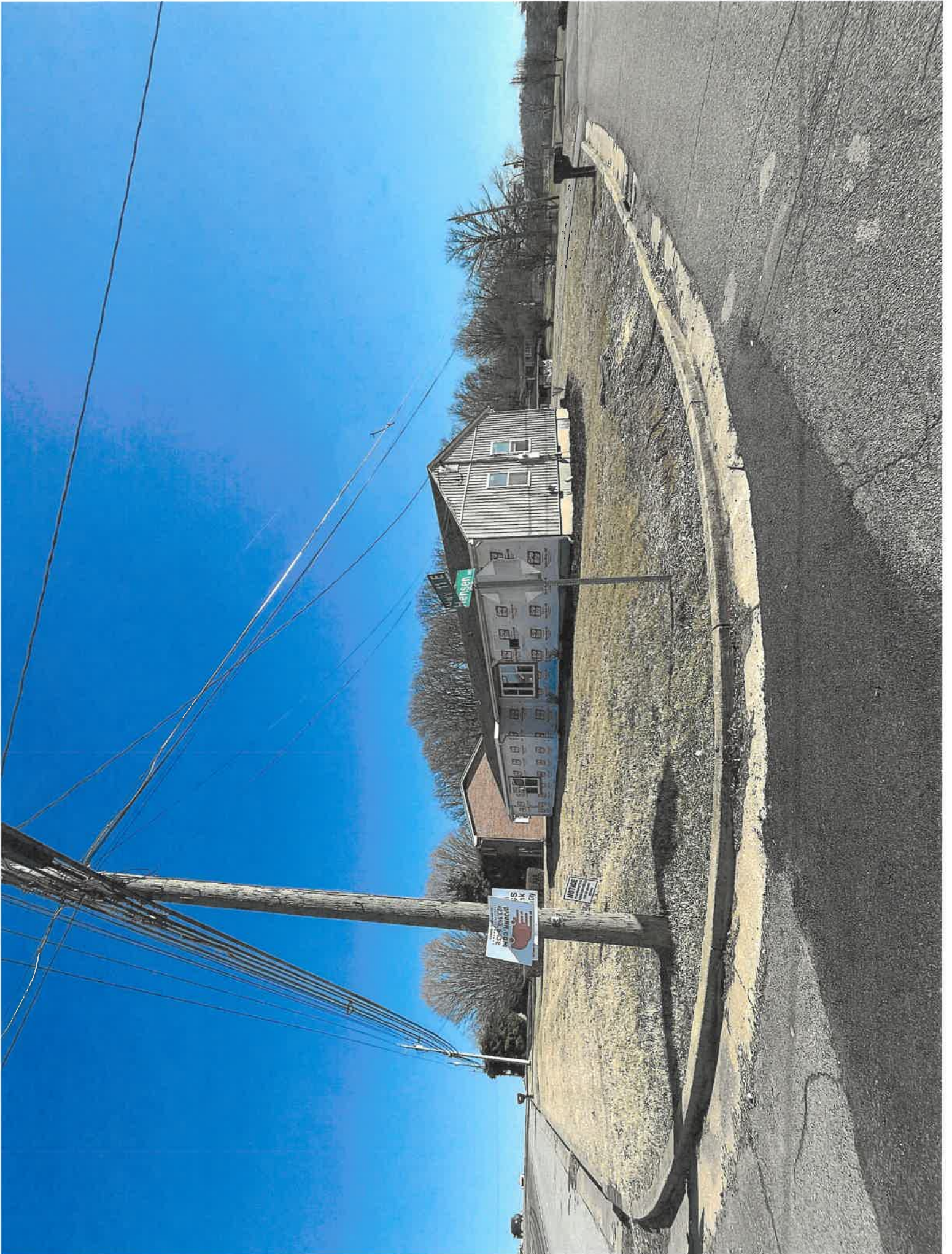
- Thoroughfares**
- KPT Water Lines
 - Arterial
 - Collector
 - Lot Lines
 - Parcel Lines (20220325)
 - Impacted Structures (BLE Deliverables) 2019

- 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
 - PMD-1
 - PMD-2
 - R-1
 - R-2
 - R-2A
 - R-3
 - R-3A
 - R-3B
 - Water



Sullivan County, TN
 Planning and Codes Dept.





SULLIVAN COUNTY

Planning & Codes Department
3425 Highway 126 | Historic Snow House
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886



NOTICE OF REZONING REQUEST


January 27, 2023

Dear Property Owner:

Please be advised Susan Ramsey has applied to Sullivan County to rezone her property at 5899 Hwy 11E, Piney Flats, from the current zoning B-4 (Arterial Business District) to R-1 (Single-family Residential District). The purpose of the rezoning request is to allow her to build a residential storage building in her back yard using the residential building setbacks as opposed to the commercial building setbacks. The property is Tax Map 124O, Group B, Parcel 011.00 on the Sullivan County Tax Map. This request shall be reviewed by the Planning Commission first and then shall be heard by the County Commission. The following are the scheduled meeting dates for this request:

Sullivan County Regional Planning Commission – 6:00 PM on February 21, 2023

Sullivan County Commission – 6:00 PM on March 16, 2023

Both public meetings shall be held in the  Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let me know if you need any special assistance for these public meetings. Both meetings are open to the general public, and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office. My email address is planning@sullivancountyttn.gov or you may call me directly at 423.279.2603.

Regards,

A handwritten signature in blue ink, appearing to read "A. Torbett".

Ambre M. Torbett, AICP
Director Planning & Community Development
Sullivan County Stormwater Coordinator

F. REZONING REQUESTS: ZONING PLAN AMENDMENT: ZONING MAP CHANGE

F2. REZONING REQUEST FROM R-2 TO A-5 – RURAL RESIDENTIAL AND ESTATE AGRICULTURAL

FINDINGS OF FACT –

Landowner: Charles Bruce
Applicants: same
Representative: same
Location: 409 Smoky Hill Private Drive off of Ellis Road, Blountville
Mailing Address of Owners: same
Civil district of rezoning: 5th
Commission District of rezoning: 4th
Parcel ID: Tax Map 065, Parcel 148.50
Subdivision of Record: n/a
PC1101 Growth Boundary: Sullivan County Rural Area
Utility District: Blountville Utility District
Public Sewer: septic
Lot/Tract Acreage: 12.34 acres
Existing Zoning: R-2
Surrounding Zoning: R-2 and A-1
Requested Zoning: A-5
Existing Land Use: Single-Family
Surrounding Land Uses: Single-Family, Vacant, Farmland
2006 Land Use Plan: Low Density Residential/General Agricultural
Neighborhood Opposition: none received prior to meeting.

Staff Field Notes and Findings of Facts:

- The applicant is requesting his tract to be rezoned from R-2, Medium Density Residential to A-5 – Rural Residential/Estate Agricultural in order to build a detached garage larger than that restricted by R-2 zoning.
- R-2 Zoning limits detached structures to a total of 1,000 square feet, while the A-5 has a maximum up to 3,000 total square feet.
- The property is approximately 12.34 acres according to a boundary survey recorded in 2022.
- The County zoned this land R-2 back in 1988; however, it was all one tract with one dwelling on each tract served by the private shared driveway. This is unusual to zone large tracts R-2 unless it was part of a duplex development plan.
- **Staff recommends in favor of this rezoning request for the following reasons:**
 - Large tract size conforms to the A-5 minimum lot size of no smaller than 5 acres;
 - This land cannot be further developed or subdivided since it is served by a shared private driveway;
 - Conforms to Land Use Plan for low-density/single-family residential and agricultural/open space

Meeting Notes at Planning Commission:

Mr. Charles Bruce was present.

Staff read her report and recommendation.

Mr. Bruce stated he purchased the property three years ago and would like a larger garage to store his cars, truck and personal equipment. The campers have been removed. He had the property surveyed prior to purchase and realized these campers were on his property. They are not his, so one was removed and the other is on his neighbor's property; although accessed from his driveway.

Linda motioned in favor of this request to A-5. She stated that this situation is exactly why the new A-5 district was created – to afford landowners with large tracts the opportunity to build a larger residential garage, not otherwise proportional to smaller lots. Mary Rouse seconded the motion and the vote **in favor passed unanimously.**

PN 1/24/23
Sworn 1/25/23
Letter 1/27/23

#2

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: 1/5/23

Property Owner: Charles Bruce

Address: 409 Smoky Hill Private Dr Blountville, TN 37617

Phone number: 423-609-4659 Email: charles.bruce@leclercfoods.com

Property Identification

Tax Map: 065 Group: Parcel: 148.50
Zoning Map: 17 Zoning District: R-2 Proposed District: A-5 Civil District: 05
Property Location: 409 Smoky Hill Pvt Dr, Blountville TN 37617 Commission District: 4th
Purpose of Rezoning: to allow for larger detach garage

Meetings

Planning Commission: Sullivan County

Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date: 2/21/23 Time: 6:00 PM

Approved: Denied:

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN

Date: 03/16/23 Time: 6:00 PM

Approved: 23 Yes, 1 Absent Denied:

DEED RESTRICTIONS

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, 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: [Signature]

Date: 1/5/23

Notary Public: Jason VanHoy

My Commission Expires:

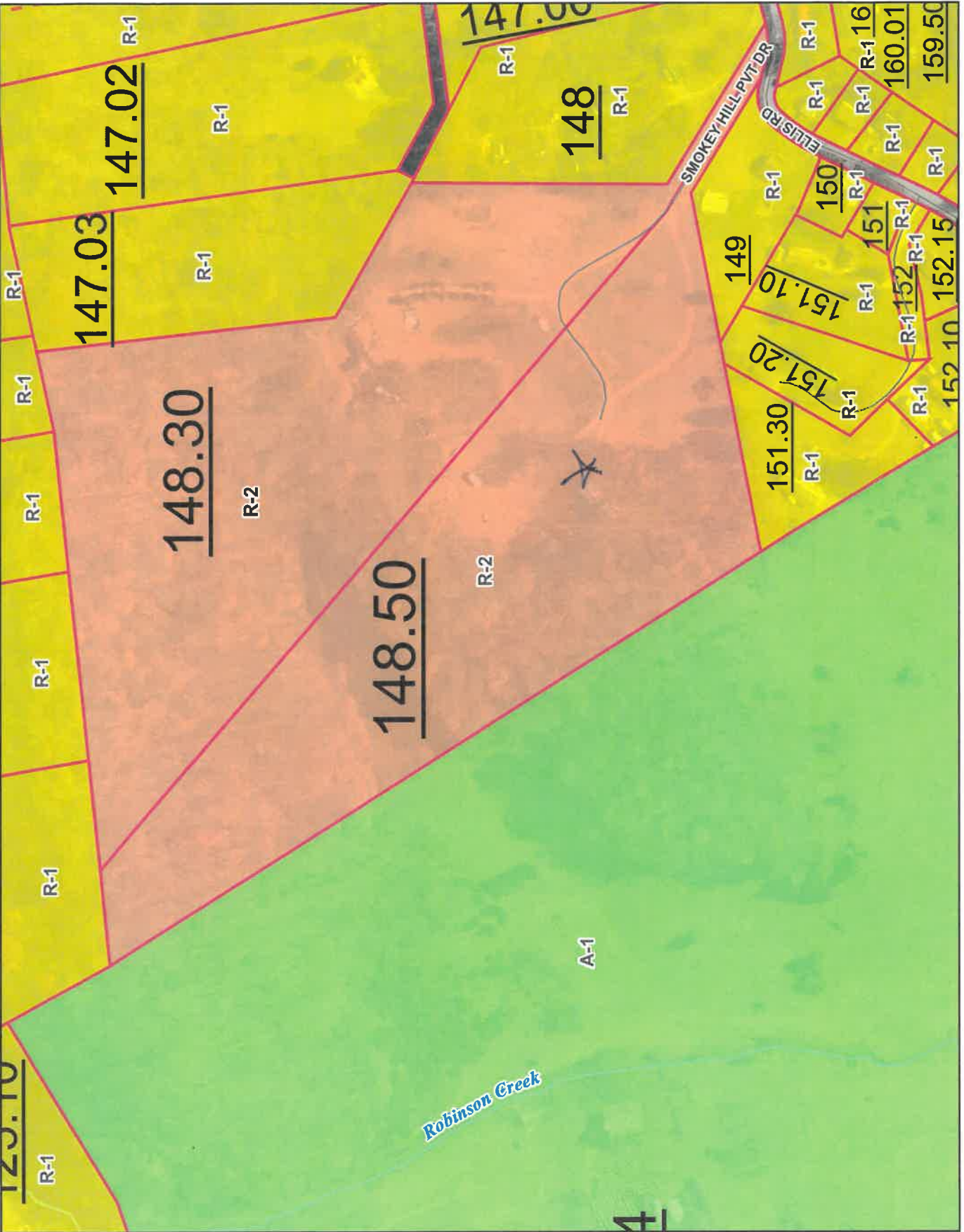


Address Data Source:
 Sullivan County: Sull Co 911
 Kingsport: Kpt GIS
 Johnson City: JC GIS
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Lot Lines
 Parcel Lines (20220325)
 Sullivan County Zoning

- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water
- Streams



Flood Insurance Rate Map (FIRM) 2007
 0.2 PCT Annual Chance Flood Hazard
 Zone A - No Base Flood Elevations Determined
 Zone AE - Base Flood Elevations Determined

**TABLE 3-103C
REGULATIONS FOR DETACHED RESIDENTIAL ACCESSORY STRUCTURES BY DISTRICT**

District	Zoning District Name	Maximum Total Square Footage for Detached Accessory Buildings	% Area
A-5	Agricultural/Large Tract Residential	3000	10%
A-2	Rural Estate Residential	2600	10%
A-1	Rural Residential	2400 if on lots 1 acre or larger and 1500 if less than an acre	10%
AR	Rural Single Family / Outdoor recreational	2000 if for individual single-family lot 1 acre or larger or SUP regs for campground developments subject to PC approval	10%
R-1	Low Density/Single Family Subdivision	1200	10%
R-2	Medium Density/Singlewide	1000	10%
R-2A	Medium Density/Duplex/Single Family	1000	10%
R-3	High Density/Mobile Home Park	1000 for single-family * See Mobile Home Park Standards	10%
R-3A	High Density/Apartments	800 for single-family and only one accessory storage building for apartment complex at 1000 max	10%
R-3B	High Density/Condos	800 for single-family detached or 1000 max for HOA – one only	10%
PUD	Planned Development	800 for single-family detached or 1000 max for HOA – one only	10%

Guidelines for approving residential accessory in commercial zones, where residential dwellings are permitted:

- Single-Family Detached Dwellings within B-1, B-2, or B-3 zones as permitted follow the square footage allowance for R-1 Zoning
- Duplexes within B-1, B-2, or B-3 zones: follow the square footage allowance for R-2A Zoning
- PUD – means (formerly called PRD or PR-BD zones – now called PBD/SC or PBD-3) – PUD zones are a common term understood by developers, realtors and bankers so that is why it got renamed. We have 2 or 3 PUD districts that are single family (Grande Harbor and Aberlea Valley subdivisions). Like the house, use R-2A setbacks and R-2A Accessory Allowances for square footage.

Guidelines for legal but non-conforming residential land uses established in planned business districts and manufacturing districts where they are not permitted (i.e. “grandfathered in”):

- Follow the square footage allotment by LAND USE, not Zoning – so for single family dwelling in M-1 for example: use the R-1 limitation. With that said, they will need to adhere to the building setbacks of the Zoning District – not the land use. So, I would encourage the landowner to apply for a rezoning back to a residential zone in this scenario. A detached residential accessory structure in a B-3 zone, will require a 30-foot building setback on all sides. Therefore, they should seek rezoning first.
- Plot Plans are required for ALL single-family and two-family LAND USES (does not matter about zoning); and
- Site Plans are required for everything else (churches, commercial, manufacturing, multi-family)

***Remember: building setbacks are determined by zoning district in ALL CASES.
Land Use is trickier – depends on legal but non-conforming status.***

Always RESEARCH prior to issuance of building permit. When is doubt, please ask.

SULLIVAN COUNTY

Planning & Codes Department
3425 Highway 126 | Historic Snow House
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886



NOTICE OF REZONING REQUEST

January 27, 2023

Dear Property Owner:

Please be advised Charles Bruce has applied to Sullivan County to rezone his property at 409 Smoky Hill Private Drive off of Ellis Road, Blountville, from the current zoning of R-2 (Medium Density/Single Family Residential District) to A-5 (General Agricultural/Estate Residential District). The purpose of the rezoning request is to allow him to build a larger detached garage. The property is Tax Map 065, Parcel 148.50 on the Sullivan County Tax Map. This request shall be reviewed by the Planning Commission first and then shall be heard by the County Commission. The following are the scheduled meeting dates for this request:

Sullivan County Regional Planning Commission – 6:00 PM on February 21, 2023

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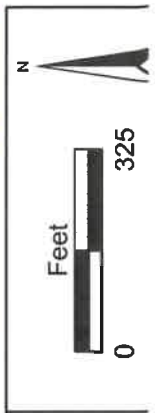
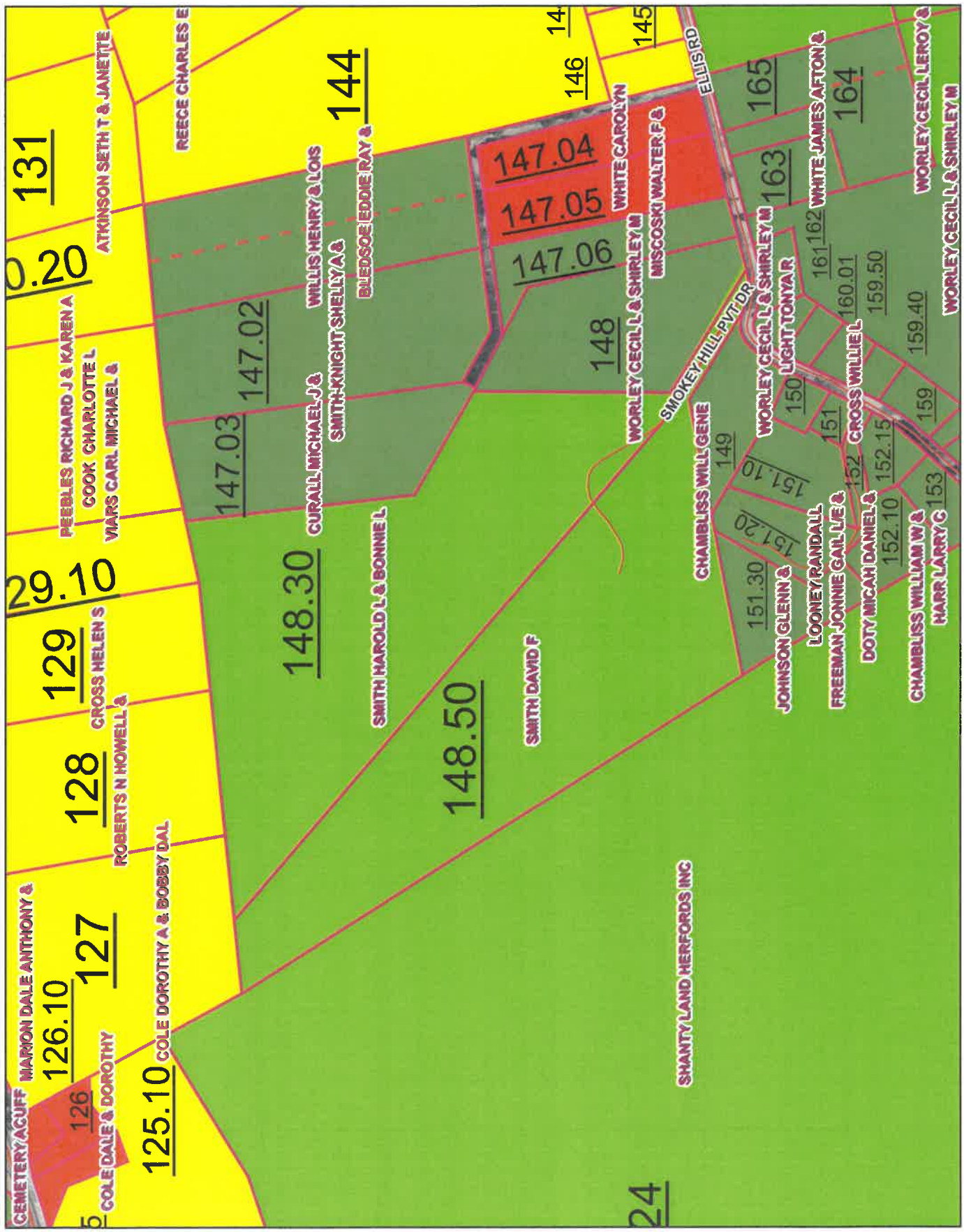
Regards,

Ambre M. Torbett, AICP
Director Planning & Community Development
Sullivan County Stormwater Coordinator

Address Data Source
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 Kingsport: Kpt GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

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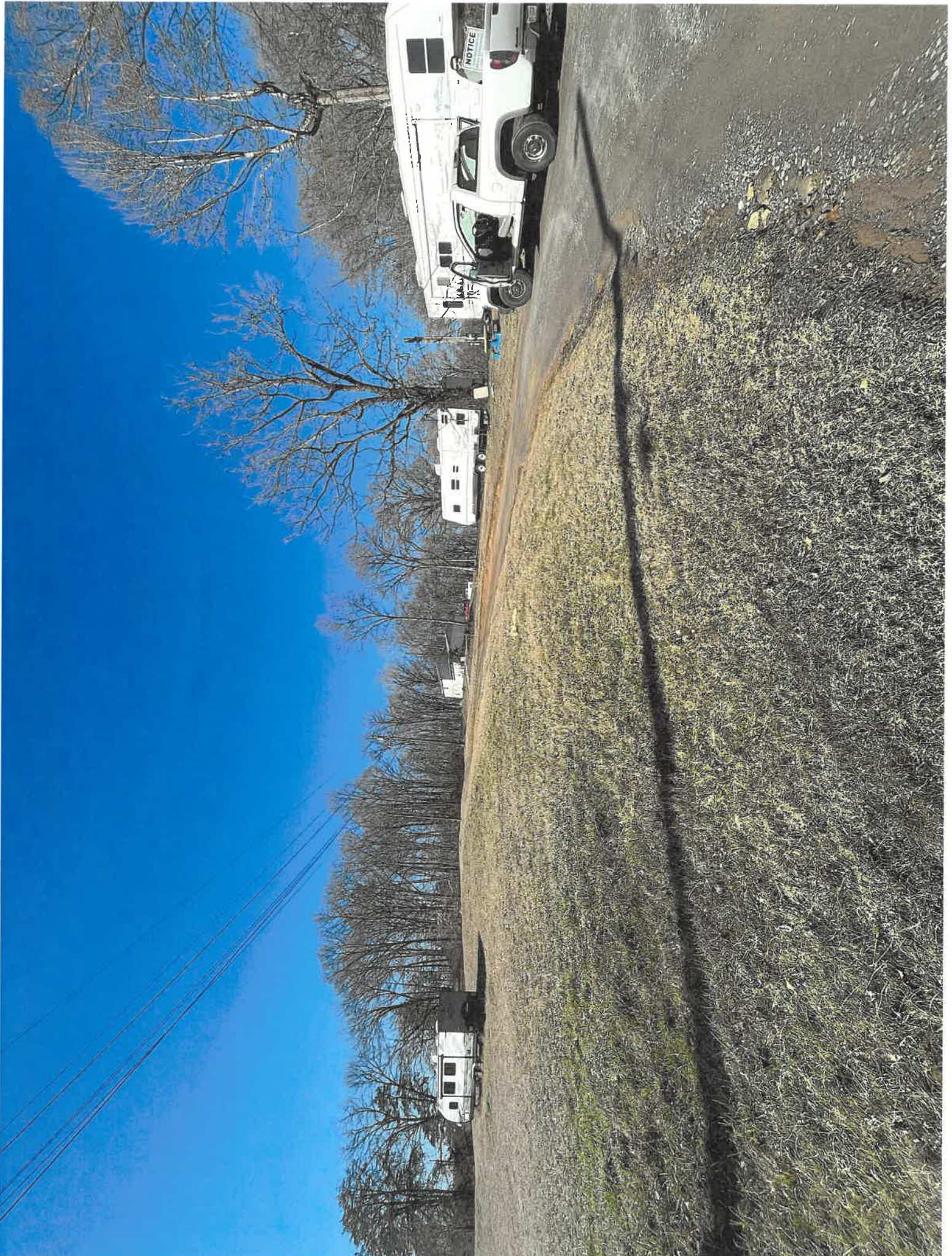
- Lot Lines
- Parcel Lines (20220325)
- Kingsport UGB
- Land Use Plan: 2006-2026
- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Corridor Commercial
- Manufac-Light Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Comm
- Plan Manufac-Lt Ind
- Plan Manufac-Hvy Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water
- Impacted Structures (BLE Deliverables)



Flood Insurance Rate Map (FIRM) 2007
 0.2 PCT Annual Chance Flood Hazard
 Zone A - No Base Flood Elevations Determined
 Zone AE - Base Flood Elevations Determined

Sullivan County, TN
 Planning and Codes Dept.







Ambre Torbett

From: Ambre Torbett
Sent: Thursday, January 26, 2023 9:10 AM
To: Kenneth Weems - City of Kingsport (kenweems@kingsporttn.gov); Garland, Savannah; Cherith Young; Heather Moore (hmoore@bristoltn.org)
Subject: more county ZTAs
Attachments: 01 17 2023 PC MINUTES.pdf; ZTA Table 3-102A - Minor and Major Home Occupations - who can approve - staff or BZA.pdf; Process for ZTA B-105.1 part 11 Supplemental Regulations for all_.pdf; Process for ZTA A-103.6 part 4 - Minor and Major Home Occ Definitions.pdf; ZTA 8-103.10 (3) (i) Peak Stormwater Management Plan - Maintenance of Drainage Plan.pdf

Good afternoon fellow planners,
My apologies but we found a few more discrepancies in our Zoning Code that needed to be refined.

The first is to delete three words from Article 8-103.10 Part 3, Section (i); then the next three amendments shall be considered all together as we are better defining Minor versus Major Home Occupations.

Attached are the full Draft minutes from our Planning Commission meeting last week, which includes my staff report.

Can you please review during your February PC meetings.

Thank you all so much.

Ambre M. Torbett, AICP
Director of Planning & Community Development
Stormwater Administrator
Sullivan County Planning & Codes Dept.
3425 Hwy. 126 | Historic Snow House
Blountville, TN 37617
423|279.2603 (desk)
423|323.6440 (main)
www.sullivancountyttn.gov

Ambre Torbett

From: Heather Moore <hmoore@bristoltn.org>
Sent: Tuesday, February 21, 2023 4:29 PM
To: Ambre Torbett
Subject: Positive recommendation to Sullivan County Commission on proposed amendments
Attachments: 07 Staff Recommendation Sullivan County ZTAs 2.20.23.pdf

Good afternoon, Ambre. Bristol Municipal Regional Planning Commission met on February 20, 2023. They voted on that date unanimously (nine) to send a favorable recommendation to Sullivan County Commission on the proposed amendments to Sullivan County Resolution. The staff recommendation is attached. Please let me know if you have any questions. Thank you!

Regards,

Heather Moore, AICP

Land Use Planner, City of Bristol, Tennessee
104 8th Street, Bristol, TN 37620

hmoore@bristoltn.org <<mailto:hmoore@bristoltn.org>>

Office: 423-989-5549

Fax: 423-989-5717

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**SULLIVAN COUNTY ZONING RESOLUTION
TEXT AMENDMENT RECOMMENDATION**



To: Bristol Municipal Regional Planning Commission
From: Heather Moore
Re: More text amendments to Sullivan County Zoning Resolution

Proposal:

On January 17, 2023, the Sullivan County Regional Planning Commission voted unanimously to forward a positive recommendation for the attached text amendments to the Sullivan County Zoning Resolution to the Sullivan County Commission. The first is to delete three words from Article 8-103.10 Part 3, Section (i). The next three amendments are to be considered together as they are to better define Minor versus Major Home Occupations. A recommendation is requested on the proposed text amendments from the Bristol Municipal Regional Planning Commission as the revisions may impact property within the City's Urban Growth Boundary.

The draft minutes from the January Sullivan County Planning Commission meeting are attached, and a brief description of each amendment is below –

1. **Article 8-103.10 Part 3, Section (i)** (delete three words) – It is mandated by the EPA – Clean Water Act – National Pollution Discharge Elimination System/Stormwater Pollution Prevention Program that all local governments enforce the regulations, which include maintenance of all stormwater management systems. Sullivan County shall not maintain systems on private property; however, the department shall enforce the regulations which require the landowner or Homeowner's Association to maintain such facilities.
2. **Appendix A-103.6 (4)** – This (definitions of Minor Home Occupations and Major Home Occupations is to codify in the Zoning Resolution (Code) what has been the policy and practice.

Appendix B-105.1 (11) – This also serves to codify in the Zoning Resolution (Code) what has been the policy and practice.

Table 3-102A – To distinguish between Minor and Major Home Occupations to align with the policies, application, and process.

Staff Recommendation:

Staff recommends that the Bristol Tennessee Municipal Regional Planning Commission forward a favorable recommendation to the Sullivan County Commission to approve the text amendments to Sullivan County Resolution.

Heather Moore, AICP
Planner

**SULLIVAN COUNTY ZONING RESOLUTION
TEXT AMENDMENT RECOMMENDATION**



To: Bristol Municipal Regional Planning Commission
From: Heather Moore
Re: More text amendments to Sullivan County Zoning Resolution

Proposal:

On January 17, 2023, the Sullivan County Regional Planning Commission voted unanimously to forward a positive recommendation for the attached text amendments to the Sullivan County Zoning Resolution to the Sullivan County Commission. The first is to delete three words from Article 8-103.10 Part 3, Section (i). The next three amendments are to be considered together as they are to better define Minor versus Major Home Occupations. A recommendation is requested on the proposed text amendments from the Bristol Municipal Regional Planning Commission as the revisions may impact property within the City's Urban Growth Boundary.

The draft minutes from the January Sullivan County Planning Commission meeting are attached, and a brief description of each amendment is below –

1. **Article 8-103.10 Part 3, Section (i)** (delete three words) – It is mandated by the EPA – Clean Water Act – National Pollution Discharge Elimination System/Stormwater Pollution Prevention Program that all local governments enforce the regulations, which include maintenance of all stormwater management systems. Sullivan County shall not maintain systems on private property; however, the department shall enforce the regulations which require the landowner or Homeowner's Association to maintain such facilities.
2. **Appendix A-103.6 (4)** – This (definitions of Minor Home Occupations and Major Home Occupations is to codify in the Zoning Resolution (Code) what has been the policy and practice.

Appendix B-105.1 (11) – This also serves to codify in the Zoning Resolution (Code) what has been the policy and practice.

Table 3-102A – To distinguish between Minor and Major Home Occupations to align with the policies, application, and process.

Staff Recommendation:

Staff recommends that the Bristol Tennessee Municipal Regional Planning Commission forward a favorable recommendation to the Sullivan County Commission to approve the text amendments to Sullivan County Resolution.

Heather Moore, AICP
Planner

SULLIVAN COUNTY ZONING RESOLUTION

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: January 17, 2023

Article Reference (Pg #): Table 3-102A | Page 14

Proposed Changes in Highlighted Yellow

TABLE 3-102A (continued)
USES AND STRUCTURES ALLOWABLE WITHIN
AGRICULTURAL AND RESIDENTIAL DISTRICTS

USES Cont.	DISTRICTS					
	A-5/A-2 A-1	AR / A-RV / RRC	R-1	R-2/R-2A	R-3A/R-3B	R-3
ACCESSORY USES AND ACTIVITIES						
Accessory Apartment (amended 2018)	SUP	SUP	SUP	SUP	X	X
Accessory Cargo Shipping Containers (Adaptive Reuse of Steel)	X/X/BZA*	X	X	X	X	X
Accessory Forest Operations	PC	PC	X	X	X	X
Accessory Plant Raising and Animal Care	P	P	SUP	SUP	SUP	SUP
Bed and Breakfast Homestay (Home Occupation – 1 to 3 rooms)	BZA	BZA	X	X	BZA	X
Bed and Breakfast Inn (4 to 12 rooms)	BZA	BZA	X	X	BZA	X
Columbarium/Mausoleum	SUP	SUP	X	X	X	X
Farm Employee Housing	SUP	SUP	X	X	X	X
Family Child Care Facility (Major Home Occ./Accessory Use)	SUP	SUP	X	SUP	SUP	X
Group Child Care Facility (Major Home Occ./Accessory Use)	SUP	SUP	X	X	X	X
Home Occupations (Minor and Major) see appendix B-105.1	SUP	SUP	SUP	SUP	SUP	SUP
Home Occupations (Major) see appendix B-105.1	BZA	BZA	BZA	X	X	X
In-Home Day Care (Minor Home Occupation – less than 4 unrelated children)	SUP	SUP	SUP	SUP	SUP	SUP
Off-Street Parking (depends on road classification and HOA's)	X	P	P	P	P	P
Parents Day Out	SUP	SUP	SUP	SUP	SUP	SUP
Private Recreation Facilities	P	P	P	P	P	P
Special Public Event on Private Property	BZA	BZA	BZA	BZA	X	X

**TABLE 3-102A (continued)
USES AND STRUCTURES ALLOWABLE WITHIN
AGRICULTURAL AND RESIDENTIAL DISTRICTS**

USES Cont.	DISTRICTS					
	A-5/A-2 A-1	AR / A-RV / RRC	R-1	R-2/R-2A	R-3A/R-3B	R-3
ACCESSORY USES AND ACTIVITIES						
Accessory Apartment (amended 2018)	SUP	SUP	SUP	SUP	X	X
Accessory Cargo Shipping Containers (Adaptive Reuse of Steel)	XX/BZA*	X	X	X	X	X
Accessory Forest Operations	PC	PC	X	X	X	X
Accessory Plant Raising and Animal Care	P	P	SUP	SUP	SUP	SUP
Bed and Breakfast Homestay (Home Occupation – 1 to 3 rooms)	BZA	BZA	X	X	BZA	X
Bed and Breakfast Inn (4 to 12 rooms)	BZA	BZA	X	X	BZA	X
Columbarium/Mausoleum	SUP	SUP	X	X	X	X
Farm Employee Housing	SUP	SUP	X	X	X	X
Family Child Care Facility (Major Home Occ./Accessory Use)	SUP	SUP	X	SUP	SUP	X
Group Child Care Facility (Major Home Occ./Accessory Use)	SUP	SUP	X	X	X	X
Home Occupations (Minor and Major) see appendix B-105.1	SUP	SUP	SUP	SUP	SUP	SUP
Home Occupations (Major) see appendix B-105.1	BZA	BZA	BZA	X	X	X
In-Home Day Care (Minor Home Occupation – less than 4 unrelated children)	SUP	SUP	SUP	SUP	SUP	SUP
Off-Street Parking (depends on road classification and HOA's)	X	P	P	P	P	P
Parents Day Out	SUP	SUP	SUP	SUP	SUP	SUP
Private Recreation Facilities	P	P	P	P	P	P
Special Public Event on Private Property	BZA	BZA	BZA	BZA	X	X
KEY TO INTERPRETING USE CLASSIFICATIONS						
X = Specifically not permitted. P = Use Permitted by Right Within the District. SUP = Principal Use Permitted with Supplemental Provisions.						
BZA = Subject to approval by the Board of Zoning Appeals PC = subject to the Regional Planning Commission approval of site plan.						
* See Supplemental Design Guidelines in Appendix B-105.2 #7 as amended on 05/16/2011						

3-103 BULK REGULATIONS

3-103.1 General - The minimum lot dimensions, maximum lot coverage, maximum density, minimum front, rear, interior and street side yards, maximum building heights and minimum separation between buildings on the same zone lot within any base agricultural or residential district shall be as indicated in TABLE 3-103A, (Bulk Regulations for Agricultural and Residential Districts), and the additional bulk regulations specified in this section. For certain uses, alternative bulk regulations, such as the Open Space Residential Development provisions, may be specified in this article or other articles of this zoning resolution.

3-103.2 Lot Area

- Basic Requirement** - Within the various agricultural and residential districts, the minimum horizontal area of a lot shall not be less than that indicated TABLE 3-103A, or in the case of multi-family dwellings situated on the same lot, that required by TABLE 3-103B. The minimum lot size is calculated by the buildable area, excluding pipe-stem or flag lot areas or areas within the designated floodway.
- Reduction in Lot Area Prohibited** - No lot, even though it may consist of one or more adjacent lots-of-record, shall be reduced in area so that yards, lot area per dwelling unit, lot width, building area, or other requirements of the zoning resolution are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose such as public utility stations, etc.

3-103.3 Lot Dimensions

- Basic Requirement** - No lot shall be created and no building permit or zoning approval shall be issued for any lot that does not meet the minimum dimensional requirements indicated in TABLE 3-103B, unless, otherwise, provided in the preliminary development plan of a planned unit development or OSRD plan as approved.

KEY TO INTERPRETING USE CLASSIFICATIONS

X = Specifically not permitted. P = Use Permitted by Right Within the District. SUP = Principal Use Permitted with Supplemental Provisions.

BZA = Subject to approval by the Board of Zoning Appeals PC = subject to the Regional Planning Commission approval of site plan.

* See Supplemental Design Guidelines in Appendix B-105.2 #7 as amended on 05/16/2011

Purpose and Need / Background Information: (Staff Report Attached)

- To distinguish between Minor and Major Home Occupations to align with the policies, application and process.

Initiated by: *Sullivan County Building Official*

Planning Director

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
Initial Discussion by SCRPC	01/17/2023	Yes	8 yes / 1 absent
2 nd Review by SCRPC			
Bristol Staff	02/20/2023	yes	9 yes
Bristol Regional PC		yes	9 yes
Kingsport Staff		yes	
Kingsport Regional PC	02/16/23	yes	yes
Public Notice			
County Commission Public Hearing	03/14/23		23 Yes, 1 Absent
<i>If CC Denies/Remands back for further Study – repeat full public review process</i>			

SULLIVAN COUNTY ZONING RESOLUTION

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: January 17, 2023

Article Reference (Pg #): A-103.6 (4) | page A 17

Proposed Zoning Resolution Text Amendment: added in Highlighted yellow text

4. **Home Occupation** – An accessory use of a dwelling unit for gainful employment which: a) is clearly incidental and subordinate to the use of the dwelling unit as a residence; b) is carried on solely within the main dwelling and does not alter or change the exterior character or appearances of the dwelling; c) is located in a residential district; and no article is for sale except such services produced by such home occupation.

4(a) – Minor Home Occupation – An accessory use that meets the above restrictions of an in-home business, which shall comply with all supplemental regulations as required in Appendix B-105 Part 11 and will not require customers, clients or students to come to the home for services; rather all business activities are restricted to on-line or off-site sales, trades or services.

4(b) – Major Home Occupation – An accessory use that meets the above restrictions of an in-home business however may require customers, clients or students coming to the home in-person for sales, trade or services. Such Major Home Occupation shall require consideration for approval by the Board of Zoning Appeals, who may consider conditions of approval to ensure the zoning principals are upheld. Such Conditions of Approval may include by-appointment-only or a limit of clients per day to safeguard the residential neighborhood.

Purpose and Need / Background Information: (Staff Report Attached)

- To codify in the Zoning Resolution (Code) what has been the policy and practice.

Initiated by: staff

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
Initial Discussion by SCRPC	01/17/2023	Yes	8 yes/1absent
2 nd Review by SCRPC			
Bristol Staff		yes	
Bristol Regional PC	02/20/23	yes	9 yes
Kingsport Staff		yes	
Kingsport Regional PC	02/16/23	yes	yes
Public Notice	<input checked="" type="checkbox"/>		
County Commission Public Hearing	03/16/23		23 Yes, 1 Absent
If CC Denies/Remands back for further Study – repeat full public review process			

A-103.6 Accessory Activities

1. **Accessory Dwelling Unit (ADU)** - An ADU shall be considered an accessory use to any single-family dwelling when such apartment is occupied by a family member and complies with the provisions of Appendix B, Section B-105.1.
2. **Bed and Breakfast Establishments**
 - A. **Bed and Breakfast Homestay** – A minor home occupation that provides one (1) to three (3) rooms for occasional paying guests on an overnight basis for periods not to exceed fourteen (14) days with one (1) daily meal being available on the premises. A bed and breakfast homestay is allowable only in a building originally constructed as a single-family dwelling.
 - B. **Bed and Breakfast Inn** - An operator or owner-occupied residence that provides between four (4) and twelve (12) rooms for paying guests on an overnight basis for periods not to exceed fourteen (14) days with one (1) daily meal being available on the premises. A bed and breakfast inn is allowable only in a building originally constructed as a residence. Bed and breakfast inns are subject to approval by the Tennessee Department of Environment and Conservation, Ground Water Protection County Office, in addition to all local requirements.
3. **Farm Employee Housing** - A single family or singlewide mobile home dwelling unit (if permitted in such zoning district) provided for an individual employed full-time at the farm on which the unit is located shall be considered as accessory to an agricultural use when such dwelling is in addition to another existing legal residence and complies with the provisions of Appendix B, Section B-105.1 (Accessory Uses Permitted).
4. **Home Occupation** – An accessory use of a dwelling unit for gainful employment which: a) is clearly incidental and subordinate to the use of the dwelling unit as a residence; b) is carried on solely within the main dwelling and does not alter or change the exterior character or appearances of the dwelling; c) is located in a residential district; and no article is for sale except such services produced by such home occupation.
 - 4(a) – **Minor Home Occupation** – An accessory use that meets the above restrictions of an in-home business, which shall comply with all supplemental regulations as required in Appendix B-105 Part 11 and will not require customers, clients or students to come to the home for services; rather all business activities are restricted to on-line or off-site sales, trades or services.
 - 4(b) – **Major Home Occupation** – An accessory use that meets the above restrictions of an in-home business however may require customers, clients or students coming to the home in-person for sales, trade or services. Such Major Home Occupation shall require consideration for approval by the Board of Zoning Appeals, who may consider conditions of approval to ensure the zoning principals are upheld. Such Conditions of Approval may include by-appointment-only or a limit of clients per day to safeguard the residential neighborhood.
5. **Truck Farming** – A type of rural home occupation, which is accessory to the general agricultural use of the land wherein agricultural products are sold on the premises or within 500 feet of the farm. For purposes of this resolution, truck farming shall not be considered the same as a flea market or farmers market but shall be an accessory use to the farming operation on a temporary and seasonal basis.
6. **Residential Accessory Storage Structures** – An accessory structure to the principal dwelling that may be used for the storage of residential goods, such as automobiles, lawn mowers, bicycles, toys, seasonal decorations, patio furniture, etc. Such structures may be detached garages, pool houses, gazebos, carports, utility sheds, garden/potting sheds or other similar structures that cannot be classified otherwise.

SULLIVAN COUNTY ZONING RESOLUTION

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: January 17, 2023

Article Reference (Pg #): B-105.1 (11) | Page B-47

Proposed Zoning Resolution Text Amendment: added in Highlighted yellow text

11. Home Occupation - In all zones permitting residences and home occupations therein ~~that exceed the standards for minor home occupations~~ may be approved as conditional accessory uses subject to the following **Supplemental Regulations** :
 - a. Participants - The home occupation is to be conducted only by members of the family residing in the dwelling unit, plus no more than one (1) nonresident assistant or employee. Persons engaged in the building trades or similar fields, using their dwelling units or residential premises as an office for business activities carried on off the premises, may have more employees that the limitation set forth above, if such persons are not employed on the premises.
 - b. Hours of Operation - In no case shall a home occupation be open to the public at times earlier than **8:00 a.m.**, or later than **10:00 p.m.**
 - c. Scale - A home occupation shall be conducted within a dwelling and shall be clearly incidental to the use of the structure as a dwelling. No more than five hundred (500) square feet or twenty-five (25) percent of the floor area of the dwelling, whichever is less, may be utilized by the home occupation.
 - d. Residential Appearance and Character - In no way shall the appearance of the structure be altered or the occupation, within the residence be conducted in a manner that would cause the premises to differ from its residential character either by use of colors, materials, construction, lights, signs, or the emission of noise or vibration.
 - e. Noise, Equipment and Process Restrictions - No equipment or process shall be used in any home occupation that creates noise, vibration, glare, fumes, odors or electrical interference detectable to the formal senses off the lot. In the case of electrical interference, no equipment or processes shall be used which creates visual or audible interference in any radio or television receivers off the premises.
 - f. Restriction of Wholesale and Retail Sales - There shall not be conducted on the premises the business of selling stocks of merchandise, supplies or products, provided that orders previously made by telephone or at a sales party may be picked up and products or goods produced or fabricated on the premises as a result of the home occupation may be sold. However, direct sales of products produced off premises are not permitted.
 - g. Deliveries and Large Vehicle Storage - The home occupation shall not involve the use, parking, storage or repair of any vehicle exceeding a gross vehicle weight of eleven thousand (11,000) pounds, except deliveries by parcel post, United Parcel Service, or similar in town delivery service trucks.
 - h. Outside Storage - There shall be no storage of equipment, vehicles, or supplies associated with the home occupation outside the dwelling or accessory building.
 - i. Display of Products Prohibited - There shall be no display of products visible in any manner from outside the dwelling.
 - j. Hazards - No home occupation shall require internal or external alterations or involve construction features or the use of mechanical or electrical equipment that would change the fire rating of the structure or the district in which the structure is located. No hazardous materials shall be used or stored on the property in conjunction with any home occupation permitted, hereunder. No use shall be permitted which involves the manufacture or storage of products that are dangerous in terms of risk of fire, explosion or hazardous emissions.

- k. Heavy Transportation and Construction Equipment Prohibited - No home occupation shall involve the on-site use or storage of tractor-trailers, semi-trucks, or heavy construction equipment.
- l. Parking - A parking plan shall be presented with each request for a conditional use permit presented, hereunder. The plan shall demonstrate:
 - i. That adequate off-street parking can be provided on the site to accommodate the additional needs generated by the home occupation.
 - ii. That any added parking would not detract from the visual appearance of the residence or adversely impact adjoining properties.

Purpose and Need / Background Information: (Staff Report Attached)

- To codify in the Zoning Resolution (Code) what has been the policy and practice.

Initiated by: staff

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
Initial Discussion by SCRPC	01/17/2023	Yes	8 yes/1absent
2 nd Review by SCRPC			
Bristol Staff		yes	
Bristol Regional PC	02/20/23	yes	9 yes
Kingsport Staff		yes	
Kingsport Regional PC	02/16/23	yes	yes
Public Notice	✓		
County Commission Public Hearing	03/16/23		23 Yes, 1 Absent
<i>If CC Denies/Remands back for further Study – repeat full public review process</i>			

SULLIVAN COUNTY ZONING RESOLUTION

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: January 17, 2023

Article Reference (Pg #): 8-103.10 (3) (i) – Maintenance of Drainage System | page 87

Existing Zoning Resolution Text:

(i) Maintenance of Stormwater Management Facilities Drainage Plan – Upon final site plan or subdivision plat approval, the maintenance of the stormwater plan shall remain the responsibility of the current landowner(s) and shall by no means be the enforcement duty or maintenance responsibility of the county except for those stormwater systems within county rights-of-way or other county-owned properties.

Proposed Zoning Resolution Text Amendment:

(i) Maintenance of Stormwater Management Facilities Drainage Plan – Upon final site plan or subdivision plat approval, the maintenance of the stormwater plan shall remain the responsibility of the current landowner(s) and shall by no means be ~~the enforcement duty~~ or maintenance responsibility of the county except for those stormwater systems within county rights-of-way or other county-owned properties.

Purpose and Need / Background Information: (Staff Report Attached)

- *It is mandated by the EPA – Clean Water Act – National Pollutant Discharge Elimination System/Stormwater Pollution Prevention Program that all local governments enforce the regulations, which includes maintenance of all stormwater management systems. **Sullivan County shall not maintain systems on private property**; however, the department shall enforce the regulations which requires the landowner or Homeowners' Association to maintain such facilities.*

Initiated by: Sullivan County Planning & Codes Department – Building Official

Planning Director

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
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2 nd Review by SCRPC	n/a		
Bristol Staff		yes	
Bristol Regional PC	02/20/23	yes	9 yes
Kingsport Staff		yes	
Kingsport Regional PC	02/16/23	yes	yes
Public Notice	✓		
County Commission Public Hearing	03/16/23		23 Yes, 1 Absent
<i>If CC Denies/Remands back for further Study – repeat full public review process</i>			

excessive parking for your type of development, discuss the issue with the County Staff. If the County Staff feels a reduction in the number of required parking spaces is justified, a variance can be submitted to the Board of Zoning Appeals to reduce the parking requirements which in turn will reduce the amount of impervious surface installed.

- (h) Increased use of trees, shrubs and ground cover, which absorb up to 14 times more rainwater than grass and require less maintenance.

Any stormwater detention or retention pond shall also be designed to pass the post development 100-year storm (peak attenuation to the 100-year predevelopment rate is not required) through the pond without overtopping any portion of the dam. This can be accomplished through the principal spillway or an emergency spillway or using both. The emergency spillway shall be installed on virgin soil and is not to be placed on fill material or the dam. If it is not feasible to place the emergency spillway on virgin soil, then the principal spillway shall be designed for the 100-year storm.

The overflow path through the site and from any stormwater management device for stormwater runoff above the design storm event, shall not adversely impact any onsite structures such as buildings and roadway stability.

Provide hydraulic calculations for stormwater facilities sealed by a design professional qualified to prepare hydraulic calculations in accordance with State of Tennessee law. As a minimum, the calculations shall include a pre and post development drainage area map, brief narrative, pre and post development runoff data, and routing calculations to determine the outflow rate from the stormwater management facility.

Provide location, size, details, and layout of proposed stormwater management. Provide appropriate details such as a profile through the principal spillway with cutoff trench, anti-seep control, trash rack details, compaction/backfill details or notes, riser detail, outlet stabilization, and emergency spillway detail for detention ponds and other details/sections as needed for the contractor to build the structures. The low flow opening in a riser structure and its overflow shall have a trash rack to prevent the opening, the riser, and/or the principal spillway from becoming clogged. The trash racks shall not be flat across the openings.

The location and amount of stormwater runoff leaving site after construction and from stormwater management measures proposed should be evaluated to protect adjoining and downstream properties and existing drainage facilities and systems. The plan must address the adequacy of outfalls from the development. When water is concentrated, what is the capacity of waterways and storm drains, if any, accepting stormwater off-site, and what measures including infiltration, sheet flowing into buffers, outfall setbacks, etc. are to be used to spread concentrated runoff and prevent the scouring of waterways and drainage areas off-site.

Outfall pipes from storm drain systems and stormwater management facilities shall be setback sufficiently from offsite properties to allow the concentrated water to spread out back to pre-development flow characteristics. Under no circumstance shall an outfall pipe, as measured from the end section, headwall, or pipe, if no end structure is used, be any closer than ten (10) feet from the offsite property unless a drainage easement from the offsite property owner is obtained and recorded. The outfall setback shall be determined by the design professional and shall be based on outflow rate and the receiving channel or pipe characteristics.

Stormwater discharge from a concentrated point such as a pipe outfall shall discharge onto rip rap or other velocity/energy dissipating method to reduce erosion potential. All rip rap or other stone used to reduce velocity shall be placed on a geotextile to prevent scouring and the stone from sinking into the underlying soil.

- (i) Maintenance of Stormwater Management Facilities Drainage Plan – Upon final site plan or subdivision plat approval, the maintenance of the stormwater plan shall remain the responsibility of the current landowner(s) and shall by no means be ~~the enforcement duty of~~ maintenance responsibility of the county except for those stormwater systems within county rights-of-way or other county-owned properties.

Stormwater management facilities or devices, including detention ponds, which are located in subdivisions, shall be located on a non-buildable lot or within an easement if located on a buildable lot. Any existing and proposed easements shall be shown on the construction drawings as well as the

SULLIVAN COUNTY ZONING RESOLUTION

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: January 17, 2023

Article Reference (Pg #): B-105.1 (11) | Page B-47

Proposed Zoning Resolution Text Amendment: added in Highlighted yellow text

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 - g. Deliveries and Large Vehicle Storage - The home occupation shall not involve the use, parking, storage or repair of any vehicle exceeding a gross vehicle weight of eleven thousand (11,000) pounds, except deliveries by parcel post, United Parcel Service, or similar in town delivery service trucks.
 - h. Outside Storage - There shall be no storage of equipment, vehicles, or supplies associated with the home occupation outside the dwelling or accessory building.
 - i. Display of Products Prohibited - There shall be no display of products visible in any manner from outside the dwelling.
 - j. Hazards - No home occupation shall require internal or external alterations or involve construction features or the use of mechanical or electrical equipment that would change the fire rating of the structure or the district in which the structure is located. No hazardous materials shall be used or stored on the property in conjunction with any home occupation permitted, hereunder. No use shall be permitted which involves the manufacture or storage of products that are dangerous in terms of risk of fire, explosion or hazardous emissions.

- k. Heavy Transportation and Construction Equipment Prohibited - No home occupation shall involve the on-site use or storage of tractor-trailers, semi-trucks, or heavy construction equipment.
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 - i. That adequate off-street parking can be provided on the site to accommodate the additional needs generated by the home occupation.
 - ii. That any added parking would not detract from the visual appearance of the residence or adversely impact adjoining properties.

Purpose and Need / Background Information: (Staff Report Attached)

- To codify in the Zoning Resolution (Code) what has been the policy and practice.

Initiated by: staff

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
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