MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held October 2, 2023
Washington County Conference Room

Regular meeting of the Washington County Plan Commission was called to order at 6:35 p.m. Board members present were Todd Ewen, Danielle Walker, Emily Rodman, Andrew Katt, and Lori Gilstrap; absent were Kevin Baird, Mark "Bubba" Abbott, Mark Hartman, and Deirdre Miller. Board of Zoning Appeals member present was Lori Gilstrap; absent were John Mishler, Mark Hartman, Denise Coots, and Marsha Dailey. Also present were Plan Director Travis Elliott, Commission Attorney John Mead, and members of the public Max and Rhonda Greene.

The Pledge of Allegiance was led by Andrew Katt; Todd Ewen offered prayer. Todd Ewen asked that everyone keep Mark Hartman and family in their prayers due to a recent auto accident.

Minutes of the August 7, 2023 meeting were reviewed. Upon motion by Emily Rodman, second by Andrew Katt, the minutes were unanimously approved as presented.

Minutes for the July 3, 2023 meeting reflecting quorum was not met were reviewed. Upon motion by Emily Rodman, second by Andrew Katt, the minutes were unanimously approved as presented.

Emily Rodman provided copies of draft ordinances for review. There was discussion regarding the process for compiling draft ordinances with current County ordinances. Commission members appreciated having all of the draft ordinances in hard copy and in one place. Members were encouraged to bring the documents with them to future meetings.

Commission Attorney John Mead informed the Commission of his need to end his services with the Commission effective December, 2023 due to health concerns. Commission members understood his concerns and want him to do what is best for his health. Todd Ewen spoke for the entire Commission, thanking John for his many years of service to the Commission and to Washington County. At this time, John left the meeting.

Andrew Katt reminded the Commission that the last Chapter 5 section discussed was §518. Discussion ensued regarding §519 – Tourist Home or Cabin. Commission members agreed that all new tourist homes/cabins will follow the Building Commissioner's codes. Andrew Katt expressed concerns about building a cabin/home for private residence and then converting it to a tourist home/cabin. Plan Director Travis Elliott provided comments regarding existing homes/cabins that are being used as Airbnb's (or similar). Lori Gilstrap asked if what is occurring violates any current zoning ordinances. The question was raised as to how Airbnb's (or similar) are different from hotels/motels. Travis Elliott stated that the Washington County Health Department should have more information. It is possible that many tourist homes/cabins will be discovered after they have already been advertised as such. The Commission does not expect anyone will consider the need to visit the Building Commissioner's office to transition a family home/cabin to a tourist home/cabin, etc. Following discussion, upon motion by Andrew

Katt, second by Emily Rodman, the Commission unanimously approved §519 as presented with the last sentence of §519.2 being removed.

The Commission next reviewed §520 – Transient Amusement Enterprises, including concerts, rodeos, and racetracks. Todd Ewen shared that these are happening in the county and they have not historically been a problem when event organizers are permitted, insured, etc. Todd asked Travis if anyone has ever visited the Building Commissioner's office to obtain permits for these types of event. Travis did not recall anyone requesting such a permit. Emily Rodman questioned the difference between §519 and §520 relative to parking in public rights-of-way and suggested including the wording "or in any set-back area" following "public right-of-way" in §520.1. Emily also questioned §520.5 in comparison to §502 – Agritourism and §507 – Event Center and the proposed activities occurring a minimum of two hundred (200) feet from the exterior property lines. §502 and §507 were reviewed to ensure consistency with §520. Commission members also requested to remove the wording in §520.6 related to noise and decibel levels. Following discussion, upon motion by Andrew Katt, second by Emily Rodman, the Commission unanimously approved §520 with discussed changes.

Due to the length of §521 – Wind Energy Conversion Systems, Todd Ewen suggested waiting to review until the November meeting. Danielle Walker encouraged members to review §516 – Commercial Solar Farms before the next meeting for consistency.

While reviewing Chapter 5, Emily Rodman questioned §551 – Sign Regulations. She recalled a discussion at previous meetings regarding signs. According to the draft Chapter 5 document, §551 was approved at the February, 2020 meeting. Todd Ewen volunteered to confirm this with the meeting minutes.

Andrew Katt requested that the Chapter 5 document be available to view on the monitors at the next meeting. Travis Elliott agreed to take care of this for the November meeting.

The next meeting will be held Monday, November 6, 2023 at 6:30 p.m.

The Board of Zoning Appeals was not called to order; no action taken.

There being no further business to come before the Commission, upon motion by Emily Rodman, second by Andrew, the Board unanimously approved to adjourn the meeting at 7:50 p.m.

Washington County Plan Commission by:

Todd M. Ewen
Todd Ewen, President

Kevin Baird
Kevin Baird, Vice President

D Walker
Danielle Walker

Emily Rodman
Emily Rodman

Deirdre Miller

Mark Hartman

Mark "Bubba" Abbott

Andrew Katt

Lori Gilstrap

Board of Zoning and Appeals by:

Mark Hartman

John Mishler

Lori Gilstrap

Denise Coots

Marsha Dailey

WCPC/BZA Attorney:

John W. Mead