MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held January 16, 2024
Washington County Conference Room

The regular meeting of the **Washington County Plan Commission** was called to order at approximately 6:30 P.M. Board members present included Todd Ewen, Kevin Baird, Emily Rodman, Andrew Katt, Lori Gilstrap, and Rondale Brishaber; absent were Danielle Walker and Deidre Miller.

Board of Zoning Appeals members present were Denise Coots, John Mishler, Marsha Dailey, and Lori Gilstrap.

Also present were Plan Director Travis Elliott and Commission Attorney, Lisa M. Fleming. Members of the public present included Max Greene and Rhonda Greene.

Kevin Baird offered a prayer and all in attendance recited the Pledge of Allegiance.

Todd Ewen welcomed Rondale Brishaber to the Plan Commission. Rondale filled Mark "Bubba" Abbott's position on the Plan Commission. There is a vacant spot on the Plan Commission Board due to the untimely passing of Mark Hartman, late last year. Todd said that he has asked around to see if there was interest, but had not found anyone yet. He is still making inquiries. Todd asked if there were any new nominations for President or Vice President. There were none. There was a motion from Lori Gilstrap which was seconded by Emily Rodman for Todd to remain in the position of President with Kevin Baird to remain as Vice President for the duration of 2024. There was a unanimous vote to accept this slate.

Todd Ewen asked if Travis Elliott had anything to report. Travis noted that there were **three appeals on setbacks** and that we would need to discuss variances, packets that must be completed by those appealing the set-back requirements and advertisement of the Appeals Hearing in the newspaper. Travis noted that the Washington County Herald, a relatively new publication, would be contacted to see if the notices can be published in sufficient time before a late January, 2024 meeting. He noted that the publication in the Washington County Herald is recognized as legal notice. Travis indicated he would check with Andrea Ratts of the Herald to see if there was enough time to get two publications in prior to the next meeting.

There was a brief discussion about Section 5, the **Wind Energy Conversion** issue. Todd noted that the State passed legislation (Senate Enrolled Act No. 411) that addresses wind energy conversion. The document is 20-pages in length and Emily Rodman sent a pdf of the Act to Plan Commission members. Todd led a discussion on whether or not we should adopt what the state has passed. There was a motion by Andrew Katt to approve adoption of the state regulation. Emily Rodman seconded the motion. A vote was held and all in attendance voted in

favor of removing what was previously written in our plan and adopting what the state approved.

Todd mentioned that KK Gephart had previously suggested that we utilize **commercial zones**. Todd led a discussion on this topic and asked members to think about what we want our county to look like. He gave an example of an area on Highway 56 where there are several commercial properties located including, the new Dollar General Store, Cottingim, a day care, a used lumber business and Hoskins Lumberyard. He said it makes sense to cluster commercial business in an area where they can connect to readily available utilities and where roads can be widened if needed. Todd asked that the Board give some thought to commercial zones and think about if we even want to establish commercial zones. Todd said that we want to encourage growth but want it to be done in certain areas. A discussion ensued with Emily noting that we have already established about ten (10) commercial zones. Emily also noted that Towns and Boards are excluded. Zone boundaries follow property lines in most counties. It was suggested that we benchmark and see what other counties are doing with commercial zones. We must be careful changing residential Zones to Commercial Zones as tax rates will increase. Todd said it should not be our intent to change zoning.

A motion was made by Lori Gilstrap to **approve the December 4, 2023 Meeting minutes**. Kevin Baird seconded the motion. There was a unanimous vote to approve the minutes.

The meeting adjourned at approximately 7:00 P.M.

Washington County Plan Commission by:

Todd Ewen, President	**Kevin Baird, Vice President**
Danielle Walker	**Emily Rodman**
Deirdre Miller	**Rondale Brishaber**
Andrew Katt	**Loris Gilstrap**
Vacant	**Lisa M. Fleming, Attorney for WCPC/BZA**

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Washington County Plan Commission by:

Todd M. Ewen
Todd Ewen, President

Kevin Baird
Kevin Baird, Vice President

Danielle J. Walker
Danielle Walker

Emily Rodman
Emily Rodman

Deirdre Miller

Rondale Brishaber

Andrew Katt
Andrew Katt

Loris Gilstrap

Vacant

Lisa M. Fleming, Attorney for WCPC/BZA