

**Washington County Board of Zoning Appeals  
Agenda  
April 7, 2026**

**Call to Order and Roll Call.**

**Prayer and Pledge of Allegiance.**

**Approval of the Agenda.**

**Approval of the March 3, 2026 Meeting Minutes.**

**Public Comment and Public Hearing:**

*Each individual shall be given three (3) minutes to address the Board regarding Agenda items. Comments shall be limited to items on the meeting's Agenda.*

Public Comment Regarding Agenda Items

Public Hearing Regarding Interpretation Request

**Old Business:**

None

**New Business:**

Interpretation Requests

1. Midway Baptist Church  
3414 West Walnut Street (Tax Map 053J, Group C, Parcel 022.00), Johnson City  
Interpretation of Section 510.2.2 regarding conformity with sign regulations.  
(File #26WC-00171)

**Other Business:**

None

**Adjournment.**

**Washington County Board of Zoning Appeals  
Meeting Minutes  
March 3, 2026**

Members Present: Chair Roger Verran, Bill Graham, Wayne Rupert, Mike Masters

Members Absent: Vice-Chair Lesley Musick

Staff Present: Christopher Pape, GISP; Brice McNamer

Visitors: Christopher Shaver, Matt Stanley, Mark Kolarsky, Mike Kearney, Chad Correll

Chair Verran called the meeting to order at 9:00 A.M., and the attendance roster circulated. On a motion made by Mr. Graham, seconded by Mr. Masters, the agenda was approved unanimously (4-0).

On a motion made by Mr. Masters, seconded by Mr. Graham, the December 2, 2025, minutes were approved unanimously (4-0)

Chair Verran opened the meeting for public comment and public hearing related to agenda items. Christopher Shaver and Mike Kearney spoke in favor of the request. Matt Stanley and Chad Correll approached with general questions, but no opposition or support of the request. Seeing no one else to speak, the public comment and public hearing were both closed.

The Board considered a variance request to Section 621.9.2 of the Zoning Resolution to reduce the “clear fall zone” of a wireless transmission facility located at 184 Joe R. McCrary Road from 325 feet to 180 feet. Staff reported that the initial construction of the wireless transmission facility was by means of a previous variance request, and that supporting documentation was provided at that time to support a lesser fall zone in relation to the proximity to property lines. A new variance request is needed to clarify the “clear fall zone” as it relates to building locations. Referencing that the supporting documentation is adequate, a motion was made by Mr. Masters, seconded by Mr. Graham, to approve the request as presented. The motion carried unanimously upon a voice vote (4-0).

There being no further business, Mr. Rupert made a motion to adjourn the meeting, seconded by Mr. Graham. The motion carried unanimously (4-0), and the meeting adjourned at 9:18 A.M.

**Interpretation Request – Midway Baptist Church  
3414 West Walnut Street, Johnson City, TN 37604  
Tax Map 053J, Group C, Parcel 022.00, 8<sup>th</sup> Civil District**

**Owner/Petitioner:** Midway Baptist Church

**Agent:** Austin Brown, Foster Signs

**Lot Size:** 1.5 acres

**Zoning/Use:** R-1 (Low Density Residential District) / Church

**Request:** Interpretation of Section 510.2.2 regarding conformity with sign regulations.

**Analysis:** The petitioner requests an interpretation of Section 510.2.2 of the Zoning Resolution. This section states the following:

510.2.2 Conformance Required

All signs erected, replaced, reconstructed, expanded, or relocated on any property shall conform with the provisions of this Article and with all other pertinent laws. For the purposes of sign regulation, this Article shall supersede the provisions of Article III where the two Articles conflict.

This request is related to a submitted sign permit application for an electronic message board sign. The sign structure is existing, but does not meet current setback regulations.

**Staff Interpretation:** It is the opinion of Planning Staff that any establishment of an electronic message board sign requires full conformance with current regulations. This is due to electronic message boards being defined and regulated as a specific type of sign, such as wall signage and freestanding signage. Introduction of a different type of sign, such as an electronic message board, within the area of an existing sign face or cabinet that was previously either permitted or understood as a legal nonconformity and no longer meeting current regulations, does not constitute a continuation of the existing sign.

Interpretation Request  
Midway Baptist Church  
Application

Application No. 26WC-00171

**BOARD OF ZONING APPEALS**  
Washington County, Tennessee

Application for  
**Zoning Variance or Interpretation**

Filing Date: 3/16/26  
Application Number: 26WC-00171  
Fee: 1206.00

Zoning Ordinance Interpretation Request?  Yes  No

Type of Variance Requested: \_\_\_\_\_ Area Variance  
\_\_\_\_\_ Use Variance

[An area variance provides relief from the dimensional requirements of the zoning ordinance. A use variance permits a use of the land other than those prescribed in the zoning ordinance.]

**NOTICE:** This application must be completed legibly and filed with the Office of the Zoning Administrator within ten days of the determination of the Zoning Administrator. The application must be specific in all sections of the application.

**A. STATEMENT OF OWNERSHIP AND INTEREST**

	Applicant	Owner (if different)	Attorney/Agent
Name	<u>Austin Brown</u>	<u>Midway Baptist Church Inc.</u>	_____
Address	<u>146 N. Lincoln Ave</u>	<u>3414 W Walnut St</u>	_____
	<u>Jonesborough, TN 37659</u>	<u>Johnson City, TN 37604</u>	_____
Telephone	<u>423-753-6585</u>	<u>423-926-1650</u>	_____
Fax	_____	_____	_____

PREMISES AFFECTED

Address (number and street) 3414 W. Walnut St, Johnson City, TN 37604  
Side of street (north, east, etc.) \_\_\_\_\_  
Assessment Map: District \_\_\_\_\_, Map 053J, Group C, Parcel 022.00  
1. Date acquired by current owner: 12/12/2002

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- 2. When purchased, said premise was zoned (district name): \_\_\_\_\_
- 3. Present use of property: Church 05 - Religious
- 4. Current Zoning Classification (district name): 08 B-1
- 5. Has any previous application or appeal been filed with this Board in connection with the premises?  yes  no If yes, when? \_\_\_\_\_
- 6. Has the work, use, or occupancy to which this appeal relates begun?  yes  no
- 7. What is the applicant's interest in the premises?  owner  leasee  option holder

A. **ARE YOU REQUESTING AN INTERPRETATION?**  yes  no  
 (If yes, answer each of the sections below.)

- 1. Of what section(s) of the Zoning Ordinance are you seeking an interpretation?  
 Section(s) 510.2.2 Conformance Required
- 2. How do you request this section be interpreted? The church would like to reuse the existing sign structure to combat the additional expense of demolition and Refabrication of brick base. The addition of the FMU will modernize and enhance the Church's ability to communicate with the community and its members.
- 3. Do you request alternative zoning relief in the event that you do not obtain an interpretation you require?  yes  no
- 4. If the answer to #3 is "yes," what alternative relief do you request?  
 use variance (as stated below)       area variance (as stated below)

B. **ARE YOU REQUESTING AN AREA VARIANCE?**  yes  no  
 (If yes, answer each of the sections below.)

- 1. Applicant requests relief from the following dimensional requirements:

Section of Zoning Resolution	Type of Requirement	From	To
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

- 2. Unique circumstances related to land are an essential element of a dimensional variance. Unique circumstances related to land are extreme

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narrowness or shallowness, irregular shape, unusual topographical characteristics (like wetlands, flood plains or a deep ravine), or unusual development in adjacent property. Also, your neighbors' feeling about your request for a variance are important, but applicants should realize that neighbors' signatures on a petition or testimony at the hearing is not necessarily sufficient in itself to convince the Board that granting the variance will not be *detrimental to the neighborhood*. Variances go with the land, not with the current landowner. Consequently, the Board may be inclined to take a broader and longer view, one that may be more impartial than the opinions of your neighbors. Please *explain* here what is the problem with *your land*:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Explain why the granting of an area variance will not produce a change in the character of the neighborhood or cause a detriment to nearby properties: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

4. Can the benefits sought be achieved by some other feasible method other than an area variance?  yes  no If "no," what alternatives have been explored and why are they not acceptable? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. The variance requested is the minimum variance which will solve the applicant's problem because: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

6. Explain why the granting of an area variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Was the alleged difficulty self-created  yes  no If "no," did you purchase the property with the knowledge of the difficulty?  yes  no

B. **ARE YOU REQUESTING A USE VARIANCE?**  yes  no  
(If yes, answer each of the sections below.)

1. The applicant requests relief to waive the use permitted in Zone \_\_\_\_\_ by permitting the following use(s):  
\_\_\_\_\_

2. Economic gain is not a factor the Board can take into consideration and by itself is never sufficient cause to grant a variance. The premise in question cannot yield a reasonable return if used only for a purpose allowed in that zone because:  
\_\_\_\_\_  
\_\_\_\_\_

3. Have you explored all possible alternatives? The Board expects some indication that you have, in fact, looked for possible alternatives to do what you want on your parcel. Variances are not granted merely for the convenience of the applicant. As the Board may only approve the minimum variance necessary to provide relief, it must determine that the applicant could not make legal use of the parcel without a variance or determine the degree at which a lesser variance should prevail. The variance requested is the minimum variance which will alleviate the specific unnecessary hardship because:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. The hardship relating to the property must be unique and should not apply to a substantial portion of the district or neighborhood. The Board will need to be convinced that the nature of your parcel *does not allow you to do* with your property *what others* in your district are *rightfully able to do*. The practical difficulty you claim cannot be based upon a condition or situation that is common in your zoning district and it would make more sense for Washington County to amend its zoning regulations rather than grant

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individual variances. The unique circumstances are: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. The use variance, if granted will not alter the essential character of the neighborhood because: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Was the alleged difficulty self-created  yes  no If "no," did you purchase the property with the knowledge of the difficulty?)  yes  no

**Meeting Information:**

\_\_\_\_\_ I agree to attend all meetings that concern this request as follows:

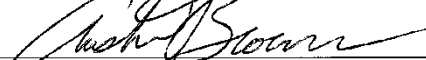
Washington County Board of Zoning Appeals  
Washington County Courthouse  
Jonesborough, Tennessee

Date: 4/7/26 Time: 9:00 A.M.

\_\_\_\_\_ I understand staff will post a sign advertising the meeting date, time and location. I understand that I must ensure that the sign is maintained until after all meetings are concluded. Staff will then retrieve the sign afterwards.

\_\_\_\_\_ I understand that making application for the variance request does not guarantee that I will receive any relief or in the fashion requested.

\_\_\_\_\_ I understand that I must submit a site plan for the Board of Zoning Appeals for this request prior to the application deadline.

**Applicant Signature:** 

**Staff Signature:** 

**Date Received:** 03/16/2026

**APPLICATION FEE:** \$300.00 + \$5.00 ARCHIVE FEE

**PAYABLE TO KATHY STOREY, WASHINGTON COUNTY CLERK, AT TIME OF APPLICATION.**

## Interpretation Request Midway Baptist Church Location Maps

