

Johnson County Government

Larry Potter, County Mayor
222 West Main Street
Mountain City, TN 37683



Thursday, March 19, 2026

To: Commissioners of Johnson County Tennessee

Eugene Campbell, Lester Dunn, Jerry Gentry, Tracy Greer, Jerry Grindstaff, Huey Long, James Lowe, Megan McEwen, Gina Meade, Kody Norris, Cody Osborne, Freddy Phipps, Tommy Poore, Brian Taylor and Rick Wallace.

JOHNSON COUNTY COMMISSION WILL MEET THURSDAY, March 19, 2026, at 7:00 PM. THE MEETING WILL BE HELD IN THE UPPER COURTROOM AT THE JOHNSON COUNTY COURTHOUSE LOCATED AT 222 WEST MAIN STREET IN MOUNTAIN CITY, TN.

AGENDA:

1. Opening Prayer
2. Pledge of Allegiance
3. Roll Call
4. Call to Order
5. Public Comments
6. Acceptance of January Minutes
7. Committee Reports
8. Approve Notaries
9. Approve Budget Amendments
10. Reappraisal Plan/ Equalization Board. -Matthew Lewis
11. Highway 67 Bridge Issue-Ryan Carroll
12. Update Local Park Recreation Funds Grant.-Mayor Potter
13. Approve Resolution Authorizing the Application for a Local Park and Recreation Fund (LPRF) Grant and Authorizing Mayor Potter to Execute All Necessary Documents. - Mayor Potter
14. Approval to partner with the Johnson County Trails Association and First Tennessee Development District to pursue a ThreeStar Grant for the development of a Trail Center on Highway 91 in Laurel Bloomery. Up to \$250,000; no Match Required. - Mayor Potter
15. Regional Housing Policy Summit-Mayor Potter
16. Parkdale Update selling price. -Mayor Potter

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17. Johnson County Trails Association Requests the County Commissioners support of Resolution for the extension of the Laurel Creek Trail into Damascus, VA and its connection to the Virginia Creeper Trail. -Phillip Burt-Henderson
18. Approval of bid for paving of Winchester Rd. using state aid funds-Russell Robinson
19. Approval of bid for Little Dry Run Road Bridge Replacement. -Russell Robinson
20. Southern Appalachian Quilts Invitation to 250-SVF of Quilts- Tammy Love
21. Planning Commission -Regulation regarding Water Source- Jerry Grindstaff
22. Any other matters which may duly come before the commission for official action.

JOHNSON COUNTY PLANNING COMMISSION

222 West Main Street
Mountain City, Tennessee 37683
423.727.9696



JOHNSON COUNTY PLANNING COMMISSION REGULATION

BOARD MEMBERS: *Cindy Crestsinger, Kim Wilson, Tommy Poore, Jerry Grindstaff, Bob Pardue, Allen Hammons*

Effective Date: March 02, 2026

1. General Requirement

All subdivided lots, whether developed or undeveloped, must have a proven, permanent potable water supply capable of providing adequate flow for a 3-bedroom residential home.

2. Water Sourced from a Community/Public Supplier

If water is to be supplied by an external community water provider:

- Listing Requirement: A complete list of all lots served must be submitted to the Planning Committee.
- Certification: A certified letter from the supplier, confirming that a tap/connection is approved and available for each individual lot, must be provided.
- Deed Requirement: A copy of the certified letter confirming water availability must be recorded along with the deed for each lot.

3. Water Sourced from a Private Well

If water is to be sourced from an individual, on-site well:

- Well Driller Certification: A certified letter from a licensed well driller must be submitted, stating the specific gallons per minute (GPM) yield of the well. The well must have sufficient flow capacity to provide for a 3-bedroom home as defined by local health department standards.
- Maintenance Agreement: A formal, legally binding well maintenance agreement, drafted or reviewed by a qualified attorney, must be provided for each lot. This agreement shall outline responsibility for maintenance, testing, and repair, and must be attached to the property deed to run with the land.

4. Compliance

No final plat approval, building permit, or certificate of occupancy shall be issued for a lot that fails to meet these water supply standards.