

COUNTY COMMISSION- REGULAR SESSION

JUNE 19, 2000

BE IT REMEMBERED THAT:

COUNTY COMMISSION MET PURSUANT TO ADJOURNMENT IN REGULAR SESSION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS THIS MONDAY MORNING, JUNE 19, 2000, 9:00 A.M. IN BLOUNTVILLE, TENNESSEE. PRESENT AND PRESIDING WAS HONORABLE GIL HODGES, COUNTY EXECUTIVE, JEANIE F. GAMMON, COUNTY CLERK AND WAYNE ANDERSON, SHERIFF OF SAID BOARD OF COMMISSIONERS,

TO WIT:

The Commission was called to order by County Executive, Gil Hodges. Sheriff Wayne Anderson opened the commission and Comm. James L. King, Jr. gave the invocation. Pledge to the flag was led by County Executive, Gil Hodges.

COMMISSIONERS PRESENT AND ANSWERING ROLL WERE AS FOLLOWS:

CAROL J. BELCHER	
BRYAN K. BOYD	JUNE CARTER
FRED CHILDRESS	O. W. FERGUSON
MIKE GONCE	RALPH P. HARR
DENNIS HOUSER	MARVIN HYATT
SAMUEL JONES	ELLIOTT KILGORE
JAMES "BUDDY KING	JAMES L. KING, JR.
DWIGHT MASON	GARY MAYES
WAYNE MCCONNELL	PAUL MILHORN
RANDY MORRELL	HOWARD PATRICK
ARCHIE PIERCE	MICHAEL B. SURGENOR
MARK A. VANCE	EDDIE WILLIAMS

23 PRESENT 1 ABSENT

(BLAYLOCK PRESENT AFTER LUNCH)

The following pages indicates the action taken by the Commission on re-zoning requests, approval of notary applications and personal surety bonds, motions, resolutions and other matters subject to the approval of the Board of Commissioners.

Motion was made by Comm. Harr and seconded by Comm. Hyatt to approve the minutes of the May 15, 2000 session of County Commission. Said motion was approved by voice vote.

PUBLIC COMMENTS JUNE 19, 2000

THOSE SPEAKING DURING PUBLIC COMMENTS WERE:

#1 Mr. Lon Boyd, Alderman with the City of Kingsport challenging the Commissioners and other surrounding cities to enter the crazy boat race on July 15 in Kingsport.

#2 Mr. Gary Medlin concerning application he submitted in March for placement of plaque in the Courthouse.

#3 Mr. Jerry Dykes on the Smart Growth Plan

#4 Angie Luster asking Commission for the county to take over Rogers Lane in Bluff City.

#5 Linda Madlin petitioning the Commission to exclude the Wayne Madlin Farm in Urban Growth in regards to the 1101 Growth Plan.

State of Tennessee
County of Sullivan

Election of Notaries

15-May-00

Annis Faye Bass	Jennifer J. Keith	Dennis Phil Addison
Suzanne Hurst Booher	Carla R. Kemp	
Barbara A. Brown	Debra S. Knott	
Kathy J. Matney-Browning	Margie H. Larkins	
Edithann Buckles	Oliver S. Larkins	
Adam Carver	Ginger Litton	
Phyllis H. Collier	Cindy Minton	
Ken R. Cormier	Carol E. Moore	
Louise Dean	Melanie B. Peters	
Ramona H. Dean	Sharon Phillippi	
Brenda S. Dishner	Ronald D. Rentz	
Charles H. Dotson, Jr.	James T. Robinette	
Pamela D. Estep	Ray D. Robinette	
Rita F. Gayewski	Earl Roller	
Bonnie R. Guite	Margaret R. Ryans	
Joy Hall	Sandra K. Sproles	
Pamela J. Hendrick	Robin D. Sutherland	
Vicky L. Hickman	Keith Taylor	
Evelyn I. Hicks	Terrance K. Tyree	
Kenneth Clyde Hill	Traci Vanhook	
Floyd C. Horne	Patricia N. Ward	
Mari Page Jeffers	Diane E. Watson	

UPON MOTION MADE BY COMM. HARR AND SECONDED
BY COMM. HYATT TO APPROVE THE NOTARY
APPLICATIONS HEREON, SAID MOTION WAS
APPROVED BY ROLL CALL VOTE OF THE COMMISSION.
22 AYE, 2 ABSENT.

0469

STATE OF TENNESSEE
COUNTY OF SULLIVAN

APPROVAL OF NOTARY
PUBLIC SURETY BONDS

19-Jun-00

Roy L. Brackett

Novella Caywood

Preston E. Deal

Sandra S. Fletcher

Diane M. K. Hills

Randy Shipley

Nancy Gail Warren

UPON MOTION MADE BY COMM. HARR AND SECONDED BY COMM. HYATT TO APPROVE THE
NOTARY BONDS OF THE ABOVE NAMED INDIVIDUALS, SAID MOTION WAS APPROVED BY ROLL
CALL VOTE OF THE COMMISSION. 22 AYE, 2 ABSENT.

RESOLUTIONS ON DOCKET FOR JUNE 19, 2000

RESOLUTIONS	ACTION
#1 THE SULL. CO. BOARD OF COMM. TO CONSIDER AMENDMENTS TO THE SULL. CO. ZONING RESOLUTIONS AS AMENDED	APPROVED 06/19/00
#2 SUPPORT OF A GRANT TO CONSTRUCT A BIKING/HIKING TRAIL	DEFERRED 06/19/00
#3 REMOVAL OF STOP SIGN ON MINGA RD AND PLACE STOP SIGN ON BOONE DAM RD IN THE 18 TH CD	DEFERRED 06/19/00
#4 ESTABLISHMENT OF NEW COUNTY COMMISSION DISTRICTS AND REDUCTION IN MEMBERSHIP OF COUNTY LEGISLATIVE BODY	DEFERRED 06/19/00
#5 INCREASE IN COMPENSATION OF COUNTY COMMISSIONERS	FAILED 06/19/00
#6 APPROPRIATE UP TO \$89,000 FOR REPLACEMENT OF BRIDGE OVER HARPER CREEK ON DENTON VALLEY RD 19 TH CD	APPROVED 06/19/00
#7 ACCEPTANCE OF REMAINDER OF ROGERS PRIVATE DRIVE AS PUBLIC RD	DEFERRED 06/19/00
#8 APPOINTMENT OF CLARENCE E (E.C.) GOULDING, M.D. TO THE PRE-HOSPITAL CARE REGULATORY BOARD	APPROVED 06/19/00
#9 COUNTY PURCHASING AGENT TO SELL PROPERTY GENERALLY KNOWN AS "OLD LADY ACADEMY SCHOOL PROPERTY " AT PUBLIC AUCTION	1 ST READING 06/19/00
#10 25 MPH SPEED LIMIT IN 12 TH CD	1 ST READING 06/19/00
#11 STOP SIGNS IN THE 7 TH CD	1 ST READING 06/19/00
#12 SPEED LIMITS IN THE 10 TH CD	1 ST READING 06/19/00
#13 SPEED LIMIT SIGN IN THE 7 TH CD	1 ST READING 06/19/00
#14 STOP SIGN ON LANE HOLLOW RD	1 ST READING 06/19/00
#15 ANNEXATION AGREEMENT BLUE CITY	APPROVED 06/19/00
#16 APPROPRIATION OF SURPLUS FUNDS IN THE FALL CREEK COMMUNITY SEWER PROJECTS TO JOHN H. POTEAT DEVELOPER	1 ST READING 06/19/00
#17 THE PLANNING DIRECTOR TO BEG'N WORK ON A NEW COUNTYWIDE ZONING RESOLUTION	APPROVED 06/19/00
#18 AMEND THE GENERAL PURPOSE SCHOOL BUDGET TO MEET NECESSARY EXPENDITURES FOR THE CURRENT FISCAL YEAR	APPROVED 06/19/00
#19 THE WAYNE MEDLIN FARM BE ASSIGNED AS RURAL FARM LAND IN REGARDS TO THE SULLIVAN COUNTY TWENTY-YEAR GROWTH PLAN	FAILED 06/19/00
#20 AMEND THE GENERAL PURPOSE SCHOOL BUDGET TO MEET NECESSARY EXPENDITURES FOR THE CURRENT FISCAL YEAR	APPROVED 06/19/00
#21 AMEND THE GENERAL PURPOSE SCHOOL BUDGET FOR THE TECHNOLOGY LITERACY GRANT	APPROVED 06/19/00

Agenda

Public Notice

Sullivan County Board of County Commission

June 19, 2000

The Sullivan County Board of County Commissioners will hold a public hearing on Monday, June 19, 2000 at 9:00 A.M. in the Sullivan County Courthouse, Blountville, TN to consider the following requests:

- (1) File No. 3/00/1 Shirley Saylor
Reclassify A-1 property at 3629 Hwy-75 to B-3 to allow a transmission repair shop and automobile repair shop.
- (2) File No. 4/00/1 Mark A. Darnell
Reclassify R-3A property at 1113 Harrison Ave. to R-2 to allow a singlewide mobile home to be placed on the property. **Kingsport Planning Commission**
- (3) File No. 8/99/2 Darrell Shoemaker
Reclassify R-1 property at 760 Bell Ridge Road to A-1 for the purpose of allowing pond rental for fishing tournaments. **Kingsport Planning Commission**

Amendments to the Sullivan County Zoning Resolution.

- (4) Amend Section 603.1.4 to read as follow:

603.1.4 Customary accessory buildings or structures provided however, if they are located in the rear yard they shall not be closer than five (5) feet to any lot line; otherwise, the applicable setback requirements for that particular zone will apply.
- (5) Add to Zoning Resolution Definitions.

Light Commercial Recreation. A recreation facility operated as a seasonal business, open to the public for a fee and designed and equipped for recreational activities. For the purpose of this resolution, light commercial recreation shall be limited to the following such uses: non-motorized bicycle motocross, skateboard/rollerblade park, miniature golf, golf courses, fish ponds, paint ball, horseback riding, archery ranges, boating and swimming.

Sullivan County Board of County Commission

Staff Comments – June 19, 2000

File No. 3/00/1

Property Owner: Shirley Saylor

Reclassify: A-1 to B-3

Location: 3629 Hwy 75

Purpose: To allow the continuation of a transmission and automobile repair shop.

Surrounding Zoning: The property is surrounded by A-1 with scattered B-3 "spot" zones in the vicinity.

Neighborhood Opposition/Support:

There has not been any opposition or support from the adjoining notified property owners that staff has been made aware of prior to this meeting.

Staff Recommendation:

This lot is already being used illegally as a transmission and automobile repair shop. This parcel is not contiguous with any existing business district. Should this rezoning be approved, the business owner shall submit a site plan to the Planning & Zoning Department for review and approval to ensure proper setbacks, drainage, screening and buffering, parking and paving requirements. It appears that the current operation does not meet the technical requirements for any business district. Furthermore, this property is narrow, with only approximately 1/3 of the lot as usable without extensive blasting and grading. This highway is scheduled to be widened to 4 or 5 lanes. With the assumption that part of this property shall be acquired for right-of-way dedication/acquisition the usable portion of this lot would be further reduced. Due to the fact that this property is not part of an established business district and the above suitability determination, staff recommends denial of this rezoning request to B-3 in order to protect and preserve the established surrounding neighborhood.

Sullivan County Regional Planning Commission Action:

Approval: May 16, 2000 (6 yes, 1 abstained, 0 no, 2 absent)

Denial: Reason for denial:

Defer: Reason for deferral:

Sullivan County Board of County Commission Action:

Approval:

Denial: Reason for denial:

Defer: Reason for deferral:

3/05/1

0474

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Property Owner Shirley Taylor
 Address 3637 Hwy 75
Kpt. In 3766.3
 Phone 323-0966 Date of Request 2-16-08
 Property Located in 18th Civil District
Shirley Taylor
 Signature of Applicant

OFFICE USE ONLY
 Meeting Date 4-18-08 Time 7:00 P.M.
 Place 2nd Floor Courthouse
Main St. Bldg.
 Planning Commission Approved _____
 Denied _____
 County Commission Approved X
 Denied _____
 Other Roll Call Vote 15 AYE, 6 NAY, 1 PASS
 2 ABSENT
 Final Action Date 06/19/00

PROPERTY IDENTIFICATION

Tax Map 107 Group _____ Parcel 400
 Zoning Map 25 Zoning District A1 Proposed District B-3
 Property Location Hwy 75
 Purpose of Rezoning to allow a transmission repair shop (auto repair shop)

The undersigned, 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.

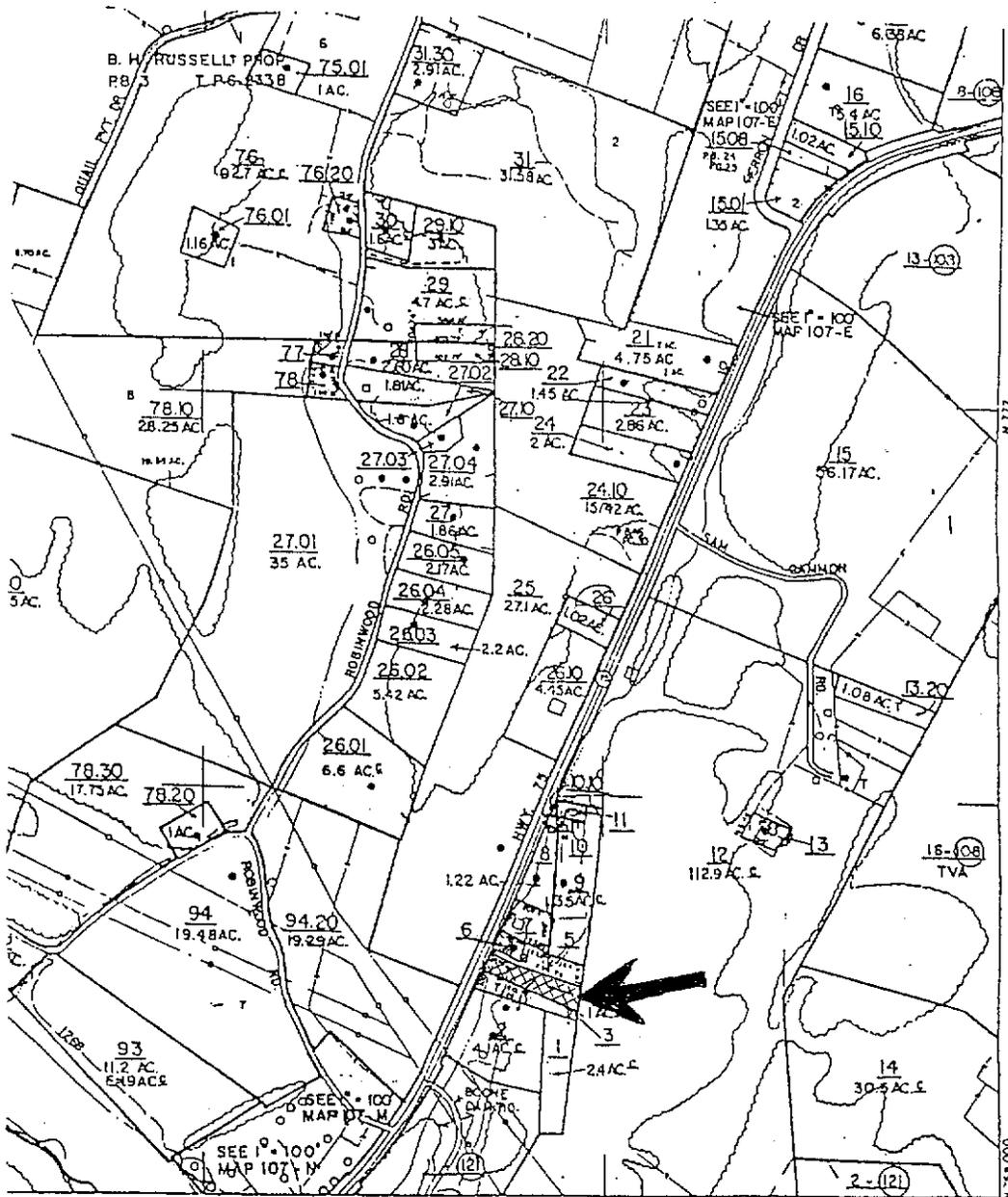
Shirley Taylor

Sworn to and subscribed before me this 16th day of Feb, 2008.

Dennis K. Hansen
Notary Public

My Commission Expires: 12-20-03

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SULLIVAN CO., TENN.		MAP #
DATE OF SURVEY: MAY, 1998	DATE OF PLOTTING: MAY, 1998	107

Sullivan County Board of County Commission

Staff Comments – June 19, 2000

File No. 4/00/1

Property Owner: Mark A. Darnell

Reclassify: R-3A to R-2

Location: 1113 Harrison Avenue

Purpose: To allow a single-wide mobile home to be placed on property

Surrounding Zoning: The property is surrounded by single-family residential with lots containing houses and mobile homes (R-1B in the City of Kingsport) and high-density single-family residential (R-3A in the county).

Neighborhood Opposition/Support:

Staff received some calls from adjoining property owners. These calls were forwarded on to the City of Kingsport Planning Department.

Staff Recommendation:

See the attached planning staff report from the City of Kingsport. This parcel abuts the City of Kingsport city limits with the R-1B zoning. This zoning corresponds to the R-2 zoning of the county and therefore shall not be considered "spot" zoning; assuming this parcel is annexed by the City of Kingsport in the future. Therefore the permitted uses shall remain compatible with one another.

City of Kingsport Regional Planning Commission Action:	
Approval:	May 18, 2000, unanimous
Denial:	Reason for denial:
Defer:	Reason for deferral:

Sullivan County Board of County Commission Action:	
Approval:	
Denial:	Reason for denial:
Defer:	Reason for deferral:

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Property Owner <u>MARK A. DARNELL</u> Address <u>1113 HARRISON AVE.</u> <u>Kingsport, TN 37665</u> Phone <u>378-9471</u> Date of Request <u>3-17-00</u> Property Located in <u>12th</u> Civil District <u>Mark A. Darnell</u> Signature of Applicant	<p style="text-align: center;"><u>OFFICE USE ONLY</u></p> Meeting Date <u>5-18-00</u> Time <u>7:00 pm</u> Place <u>City Hall - Kingsport</u> <u>2nd FLOOR</u> Planning Commission Approved _____ Denied _____ County Commission Approved <u>x</u> Denied _____ Other Roll Call Vote <u>22 AYE, 2 ABSENT</u> Final Action Date <u>06/19/00</u>
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PROPERTY IDENTIFICATION

Tax Map 29E Group B Parcel 37.00
 Zoning Map 5 Zoning District R-3A Proposed District R-2
 Property Location 1113 HARRISON AVE.

Purpose of Rezoning To Place A Single-Wide Mobile Home

The undersigned, 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.

Sworn to and subscribed before me this 18th day of March, 2000.

Mark A. Darnell
Josh Morrison
 Notary Public

My Commission Expires: 12-20-03



CITY OF KINGSPORT, TENNESSEE

May 22, 2000

Tim Earles, Zoning Administrator/Building Official
Sullivan County Tennessee
PO Box 509
Blountville, TN 37616

RE: Rezoning of 1113 Harrison Avenue

Dear Mr. Earles:

Enclosed please find a copy of the staff report, maps, and a draft copy of the minutes for the Kingsport Regional Planning Commission May 18, 2000 meeting. At that meeting, the Planning Commission did vote to recommend the proposed rezoning of the property, as noted on the attached, from R-3A to R-2. The vote was unanimous. Please inform us as to the actions of the Sullivan County Commission regarding the request.

Please feel free to contact the Planning Department at 229-9485 if you have any questions.

Sincerely,

Sharyl F. Carter, Planner

C: Jeff Fleming
San Harrison

Enclosures

(fullco.2.00ltr)

City Hall 225 West Center Street Kingsport, TN 37660-4237 (423) 229-9400

The Model City - Built by design and planning for the future.

REZONING REPORT

File # 00-10100010

TO: KINGSFORT REGIONAL PLANNING COMMISSION

FROM: SHARYL CARTER

DATE: May 8, 2000

APPLICANT: MR. MARK A. DARNELL, PROPERTY OWNER

REQUESTED ACTION: Rezone approximately 2.19 acres from R-3A, High-Density Residential District, to R-2, Medium-Density Residential District.

LOCATION: 1113 Harrison Avenue, which is surrounded by the Kingsport City boundary in the Twelfth Civil District of Sullivan County.

EXISTING LAND USE: Single-family Residential with one dwelling on the lot. The remainder of the lot has some outbuildings or is vacant.

PROPOSED USE: Requester is seeking rezoning of his 2.19-acre parcel to allow the placement of a mobile home on the lot.

SURROUNDING ZONING:

North: R-1B, Single-family Residential District with lots containing single-family houses and mobile homes in the City.

South: R-3A, High-Density Single-family Residential District, in the County.

East: R-1B, Single-family Residential District with lots containing single-family houses and mobile homes in the City.

West: R-3A, High-Density Single-family Residential District, in the County.

LAND USE PLAN(S):

The Conceptual Land Use Plan - 2010, indicates that the area should be a single-family residential district.

UTILITIES: Utilities are available and adequate for this type of development.

TRANSPORTATION:

The site is located on a local street. This use will not adversely impact the roadway.

PHYSICAL CHARACTERISTICS:

Approximately 2.19 acres are included in this rezoning. The property is steep over the proposed site, and some grading will likely occur to accommodate a mobile home.

OPTIONS:

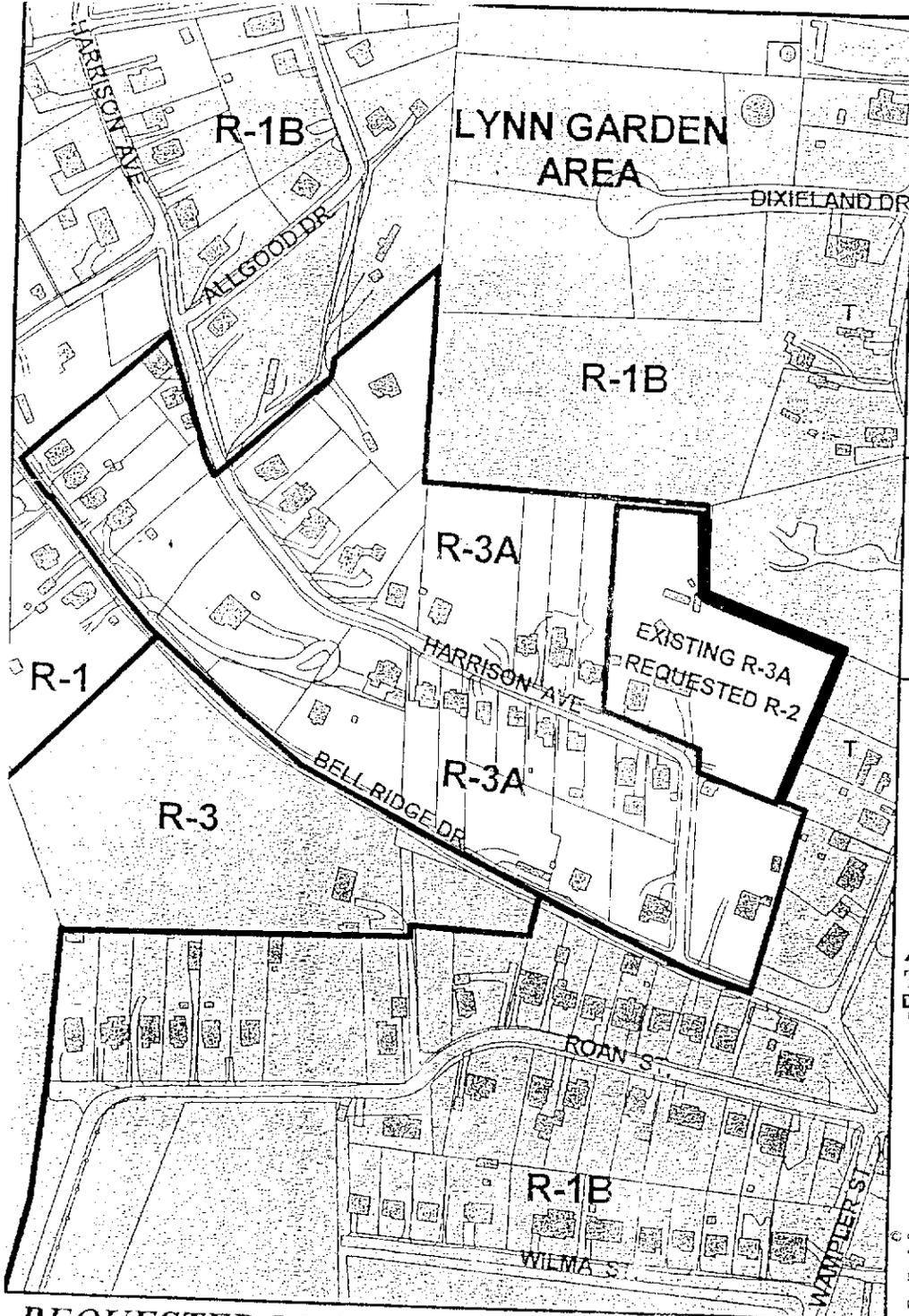
The Planning Commission's options are as follows:

1. Approve the rezoning as requested.
2. Deny the rezoning and state the reasons for denial in writing.
3. Postpone action pending receipt of additional information.

STAFF

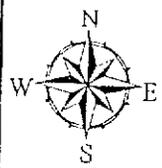
RECOMMENDATION:

Staff recommends Option 1; approve the rezoning as requested.



Legend

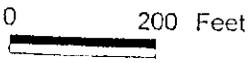
-  City Limits
-  TRAILER



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 All Rights Reserved
 Map Reference # Proj0112
 Date 04 - 11 - 2000

REQUESTED MARK DARNELL REZONING

00 101 00010



Sullivan County Board of County Commission

Staff Comments – June 19, 2000

File No. 8/99/2

Property Owner: Darrell Shoemaker

Reclassify: R-1 to A-1

Location: 760 Bell Ridge Road

Purpose: To allow pond rental for fishing tournaments.

Surrounding Zoning: The property is surrounded single-family residential districts (R-1) within the county and city.

Neighborhood Opposition/Support:

Against Rezoning – See attached list.

For Rezoning – A list of homeowners in the area signed a statement that they are for the development of the fishing tournaments on this property. However, this rezoning request was deferred from last year and the neighborhood response was negative at that time. It appears that the homeowners are not against the use of the land as a fishing pond but would be against the other uses categorized under the light commercial recreation definition. Within the A-1 district, light commercial recreation includes uses, which might not be compatible with the surrounding residential properties.

Staff Recommendation:

See the attached planning staff report from the City of Kingsport. The property is over 15 acres in size and thus precludes "spot" zoning.

City of Kingsport Regional Planning Commission Action:

Approval:	May 18, 2000, (3 yes – 2 no)
Denial:	Reason for denial:
Defer:	Reason for deferral:

Sullivan County Board of County Commission Action:

Approval:	
Denial:	Reason for denial:
Defer:	Reason for deferral:

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Property Owner DARRELL L. SHOEMAKER
Address 760 BELL RIDGE RD.
KINGSFORT, TN 37660
Phone 246-1593 Date of Request 8-18-99
Property Located in 12 Civil District

X Daniel Shoemaker
Signature of Applicant

OFFICE USE ONLY

Meeting Date 10-21-99 Time 7:00 PM
Place CITY HALL 2ND FLOOR
.....
Planning Commission Approved _____
Denied _____
County Commission Approved X
Denied _____
Other ROLL CALL VOTE 22 AYE, 2 ABSENT
Final Action Date 06/19/00

PROPERTY IDENTIFICATION

Tax Map 29-C Group A Parcel 13.50
Zoning Map 5 Zoning District R-1 Proposed District A-1
Property Location BELL RIDGE RD.

Purpose of Rezoning POND RENTAL FOR FISHING TOURNAMENTS

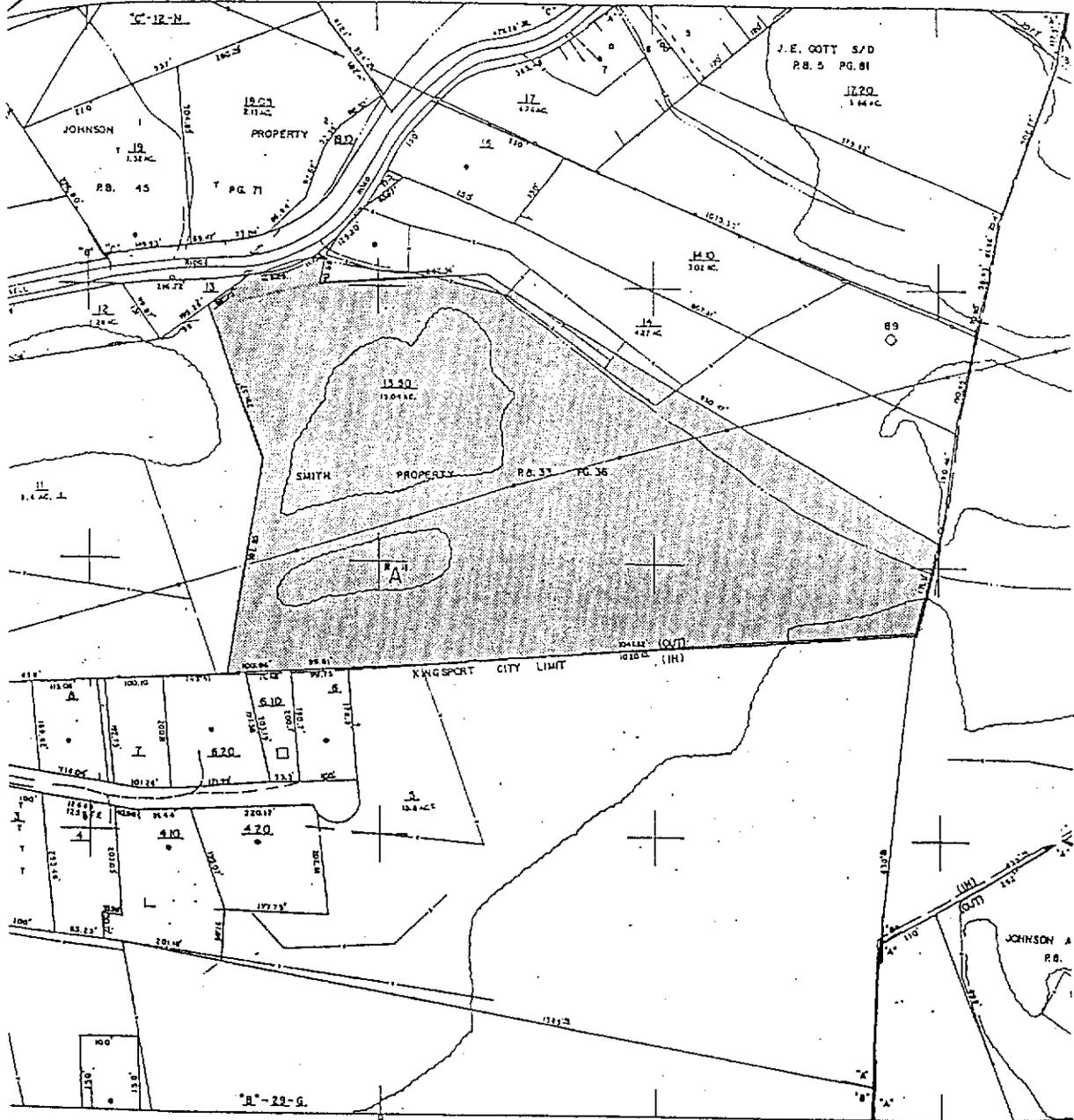
The undersigned, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

X Daniel Shoemaker

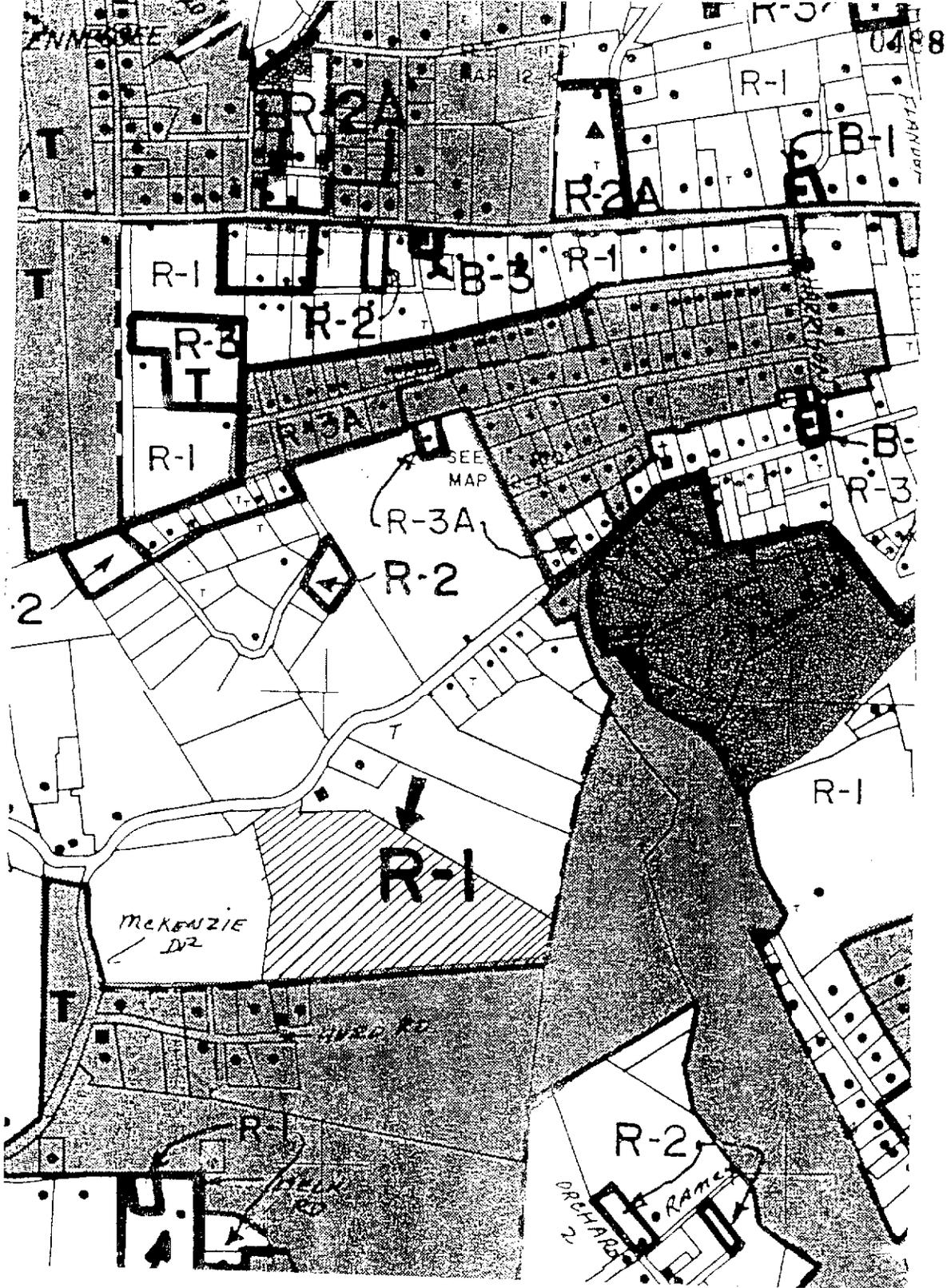
Sworn to and subscribed before me this 18TH day of AUG, 1999.

Jack Morrison
Notary Public

My Commission Expires: 1-26-2000



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|--|--|---|--|------|------|------|------|------|------|
| <ul style="list-style-type: none"> 1. PARCEL NUMBER 2. PARCEL AREA 3. INTEREST 4. DISTRICT 5. COUNTY 6. TOWNSHIP 7. RANGE 8. SECTION | <ul style="list-style-type: none"> 9. PARCEL IN CONTROLLING MAP NO. 10. IMPROVEMENT 11. FENCE 12. CLOSET 13. DRIVE 14. SCHOOL 15. WOODS 16. POND | <ul style="list-style-type: none"> 17. CREEK 18. STATE LINE 19. CO. LINE 20. COUNTY LINE 21. TOWNSHIP LINE 22. RANGE LINE 23. SECTION LINE | <table border="1"> <tr> <td>12-0</td> <td>12-1</td> </tr> <tr> <td>25-0</td> <td>25-1</td> </tr> <tr> <td>30-0</td> <td>30-1</td> </tr> </table> | 12-0 | 12-1 | 25-0 | 25-1 | 30-0 | 30-1 |
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0489



CITY OF KINGSPORT, TENNESSEE

May 19, 2000

Tim Earles, Zoning Administrators/Building Officials
Sullivan County Tennessee
P.O. Box 509
Blountville, TN 37617

RE: 760 Bell Ridge Rd.

Dear Mr. Earles:

Enclosed please find a copy of the staff report, and a draft copy of the minutes for the Kingsport Regional Planning Commission meeting on May 18, 2000. The Planning Commission voted 3-2 to recommend rezoning the property from R-1 to A-1. I am also including documents and two phone logs from the requester and neighbors. I hope you will be able to set an appointment with the property owner, and visit the interior of the property (as opposed to viewing it from the outside on Bell Ridge Road and Hurd Road) in order to witness its unique topography.

If I can be of any assistance, please call me at 224-2482.

Sincerely,

Robert Nemeth
Planner

c: Jeff Fleming
Stan Harrison

ENCLOSURES

City Hall 225 West Center Street Kingsport, TN 37660-4237 (423) 229-9400

The Model City - Built by design and planning for the future.

Bell Ridge Road Rezoning (99-101-00011) - Planning Commission was asked to re-consider a rezoning request for approximately 15 acres of property adjacent to the North Kingsport city boundary, located on Bell Ridge Road near Harrison Avenue. Last fall, at the October 15th meeting, the Kingsport Planning Commission voted to postpone making a decision until the Sullivan County Commission changed its zoning text to include fishponds under uses for light commercial recreation in A-1 districts which it did at its April 17th meeting. The current proposal was to rezone the property from its current R-1 zoning classification to an A-1 zoning district. Staff recommended the rezoning based on the rationale that the steep topography surrounding the property would contain all uses allowed under an A-1 district without adversely affecting the surrounding area. On a motion by Steve Blades, seconded by Jenny Clemmer, the Planning Commission voted 3-2 to recommend the rezoning to the Sullivan County Commission. Commissioners John Faust and Mark Selby opposed the rezoning because they believed the property could not control some of the potential uses permitted under an A-1 district.

MEMORANDUM

TO: THE KINGSPORT REGIONAL PLANNING COMMISSION

FROM: ROBERT NEMETH, PLANNER
BRUCE SLOOP, TECHNICIAN II

DATE: MAY 18, 2000

SUBJECT: 760 BELL RIDGE ROAD REZONING (COUNTY)
PROJECT NUMBER 99-101-00011

INTRODUCTION

Planning Commission is asked to consider a rezoning proposal for property located in Sullivan County within the 12th Civil District. Petitioner for the request is Darrell Shoemaker, property owner.

INTRODUCTION OF SUBJECT

Planning Commission is asked to re-consider a rezoning request for approximately 15 acres of property adjacent to the North Kingsport city boundary, located on Bell Ridge Road near Harrison Avenue. Last fall, at the October 15th meeting, the Kingsport Planning Commission voted to postpone making a decision until the Sullivan County Commission changed its zoning text to include fishponds under uses for light commercial recreation in A-1 districts which it did at its April 17th meeting. The current proposal is to rezone the property from its current R-1 zoning classification to an A-1 zoning district. The proposed use is for a fishing tournament pond considered light commercial recreation, which is now a use allowed in Sullivan County's A-1 zoning text.

The pond is shielded from view along both its northern and southern borders by its steep elevation and tall trees. The pond is located at the base of the hill 1000 feet from Bell Ridge Road. The property is served by an existing water line and upgrades to those lines as well as extension of sanitary sewer trunk lines along Bell Ridge Road should be completed by August. The future extension by the Commission of the corporate boundary is a consideration due to the adjacent location of the property to the city, as well as the use of city services.

Neighbors had opposed the rezoning last fall. Last week, letters notifying neighbors of the May 18th Planning Commission meeting were sent.

OPTIONS

The Commission's options are as follows:

1. Recommend the rezoning request to the Sullivan County Board of Commissioners.
2. Recommend denial of this rezoning request and state the reasons for denial in writing.

3. Postpone action until additional information is presented.

RECOMMENDATION

Staff recommends option 1 for the following reasons:

1. The A-1 rezoning will not adversely affect the surrounding area due to its topography.
2. The property's large 15.04 acre size precludes "spot" zoning.

0493

Text Amendment
For the
Sullivan County Zoning Resolution

- 601.1.15. Light Commercial Recreation. Light commercial recreation, provided the parcel of land contains a minimum of one (1) acre and the design of the site conforms to the requirement set forth in this resolution. Parking for such establishments must be adequate for the greatest number of customers allowed at one time.

(Add to Definitions)

Recreation, Light Commercial. A recreation facility operated as a part time business, open to the public for a fee during daylight hours only; designed and equipped for usual recreational activities. For the purpose of this resolution, light commercial recreation shall be limited to the following such uses: non-motorized bicycle motocross, skateboard/rollerblade parks, miniature golf, golf courses, fish ponds, paint ball, horseback riding, archery ranges, boating and swimming.

245. Recreational Vehicle Park. An area or tract of land containing not less than three (3) acres where two or more recreational vehicles sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. For the purposes of this resolution, a recreational vehicle park shall be considered a light commercial recreation use.

- 603.1.4. Customary accessory buildings or structures provided however, if they are located in the rear yard and not closer than five (5) feet to any lot line. Otherwise, the applicable setback requirements for that particular zone will apply.

REZONING REPORT
FILE: 99-101-00011

TO: KINGSFORT REGIONAL PLANNING COMMISSION

FROM: Robert Neureth

DATE: May 18, 2000

APPLICANT: Darrell Shoemaker

REQUESTED ACTION: Rezoning from R-1, Single-family Residential District to A-1, Agricultural District. The property lies within the Planning Region, and outside the city limits.

LOCATION: 760 Bell Ridge Road.

EXISTING LAND USE: Single Family Residential/ Vacant

PROPOSED USE: Fishing Tournament Pond

SURROUNDING ZONING AND LAND USE:

North: R-1, including Single Family Residential

South: R-1B, Single Family Residential

East: R-1, including Single Family Residential

West: R-1, including Single Family Residential and agricultural uses

LAND USE PLAN (S): Land Use Plan 2010 identifies the area as appropriate for single-family residential uses.

UTILITIES: Water is available to serve the site. The North Kingsport water line upgrades and sanitary sewer trunk lines are currently being installed along Bell Ridge Road, and will be completed within a three months.

TRANSPORTATION: Bell Ridge Road has been identified as a collector by the Kingsport Major Street and Road Plan.

PHYSICAL CHARACTERISTICS:

The property requested for rezoning includes approximately 15.04 acres along the southerly right-of-way of Bell Ridge Road. The

property is flat along the road frontage, and takes a steep rise as it moves southward. The southerly property line adjoins the existing Kingsport corporate boundary.

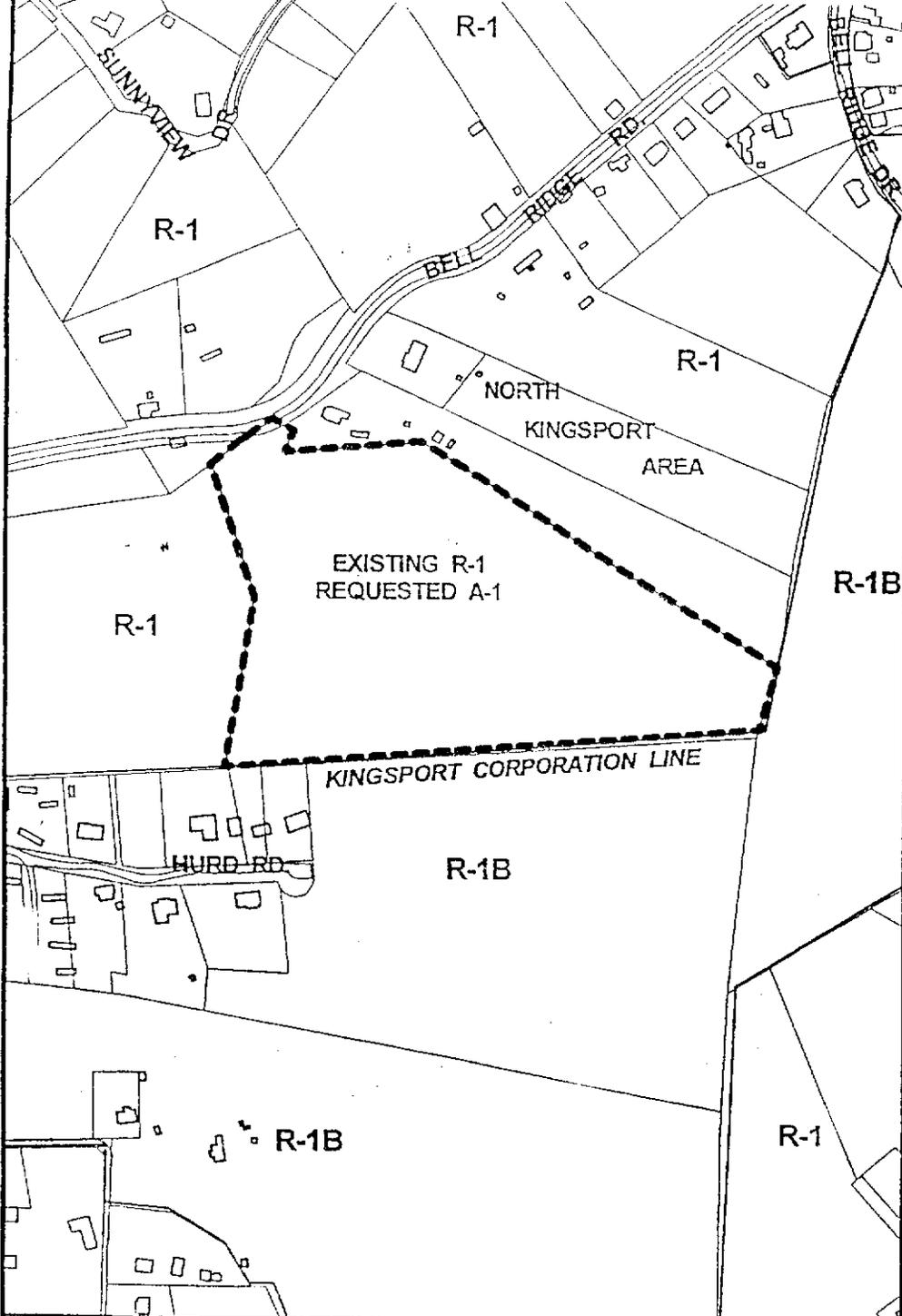
OPTIONS:

The Planning Commission's options are the following:

1. Approve the rezoning and recommend to the Sullivan County Commission.
2. Disapprove the rezoning, state the reasons in writing, and recommend the denial to the County Commission.
3. Postpone action until additional information is presented.

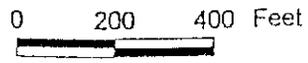
STAFF RECOMMENDATIONS: Option 1.

Parcel



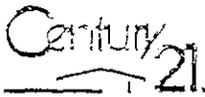
© City of Kingsport, Tennessee
 All Rights Reserved.
 Map Reference # Proj0189
 Date 10 - 15 - 1999

**REQUESTED REZONING
 760 BELL RIDGE RD.**



We, the undersigned citizens of the Bell Ridge Community, do approve of the development of fishing ponds at 760 Bell Ridge for fishing tournaments. We feel that this will be positive recreation for the community and will not adversely affect the community.

NAME	ADDRESS
1. Norman McManis	755 Bell Ridge Rd.
2. Norman McManis	755 Bell Ridge Rd.
3. Billy Everett	750 Bell Ridge Rd.
4. Steve Odum	1035 Bell Ridge Rd.
5. Dan Marcum	999 Bell Ridge Rd.
6. Andy Stamps	913 Bell Ridge Rd.
7. Wayne McKenzie	963 Bell Ridge Rd.
8. Lynn & Keturah Fournier	937 Bell Ridge Rd.
9. Mr. & Mrs. John	784 Bell Ridge Rd.
10. John Smith	784 Bell Ridge Rd.
11. Willis & Beckie Stamer	732 Bell Ridge Rd.
12. Mary Carson	733 Bell Ridge Rd.
13. Miss Willis Stamer	617 W. Caples St.
14. Jewel Cowden	726 Bell Ridge Rd.
15. Floyd Fletcher	1601 HARRISON AVE. KPT. TN.
16. W. M. Maxwell	504 Mayfield Ave. KPT TN
17. Gerallie Fletcher	608 Clonce Ave.
18. Jenny T. Fletcher	608 Clonce Ave.
19. Ralph Matlock	1604 Bramble St.
20. Linda Matlock	1604 Bramble St.
21. Jane Jones	601 Bell Ridge Road
22. Paul Chapman	753 Bell Ridge Rd.
23. Summit M. Jones	556 Mayfield Ave. KPT 37665
24. Harold E. Harts	530 BELL RIDGE RD. KPT 37665
25. Larry D. Harts	351 McKenzie Rd KPT TN 37660



0498

Able Realty & Auction Co.
2122 Netherland Inn Road
Kingsport, Tennessee 37660-3012
(423) 247-8107

May 16, 2000

Mr Darrell Shoemaker
760 Bell Ridge Road
Kingsport, Tennessee 37660

Mr Shoemaker,

It is my opinion the building of fishing ponds on the property that is presently owned by you will not devalue the adjoining property owners property value as these ponds will not be in view.

If I can be of further service, please give me a call.

Sincerely,

A handwritten signature in cursive script that reads "Frank L. Marsh".

Frank L. Marsh
Broker Associate
CENTURY 21 Able Realty & Auction Co.

REZONING INQUIRY SHEET

LOCATION
APPLICANT
REZONED FROM TO
PROPOSED USE
DATE

NAME	FAVOR	OPPOSE	DATE	REMARKS
Nancy Marshall		X	8/11	1. Lower property value
412 McKenzie				2. Campgrounds
				3. Handeling
PHONE home: 245-2873				
work: 378-2211				
NAME	FAVOR	OPPOSE	DATE	REMARKS
ADDRESS				
ADDRESS				
PHONE				
NAME	FAVOR	OPPOSE	DATE	REMARKS
ADDRESS				
ADDRESS				
PHONE				
NAME	FAVOR	OPPOSE	DATE	REMARKS
ADDRESS				
ADDRESS				
PHONE				
NAME	FAVOR	OPPOSE	DATE	REMARKS
ADDRESS				
ADDRESS				
PHONE				
NAME	FAVOR	OPPOSE	DATE	REMARKS
ADDRESS				
ADDRESS				
PHONE				

REZONING INQUIRY SHEET

LOCATION 760 BELL RIDGE RD.
 APPLICANT DARRYL SUDEMAKER
 REZONED FROM R-1 TO H-1
 PROPOSED USE FISHING TOURNAMENT POND
 DATE 10/5/99

NAME	FAVOR	OPPOSE	DATE	REMARKS
			10/5	
ADDRESS				
ADDRESS				
PHONE				
NAME			10/5	
ANNETTE CONNOR				
ADDRESS				
MILLIE SMITH				
ADDRESS				
PHONE				
NAME			10/20	
ADDRESS				
ADDRESS				
PHONE				
NAME				
ADDRESS				
ADDRESS				
PHONE				
NAME				
ADDRESS				
ADDRESS				
PHONE				
NAME				
ADDRESS				
ADDRESS				
PHONE				

0501
Request:

Darrell Shoemaker
760 Bell Ridge Road

Neighbors

Mr. Emmett Cookenour
431 Brentwood Drive
Kingsport, TN 37660

Mr. Herman Shoemaker
755 Bell Ridge Road
Kingsport, TN 37660

Mr. Michael Johnson
784 Bell Ridge Road
Kingsport, TN 37660

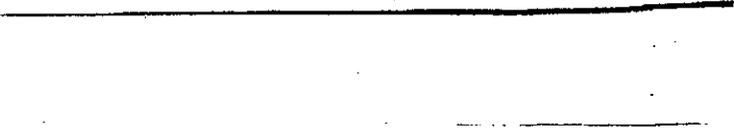
Mr. Stacy McQueen
871 Ridge Road
Kingsport, TN 37660

Mr. Jess Hurd
455 Hurd Road
Kingsport, TN 37660

Mr. William Farmer
463 Hurd Road
Kingsport, TN 37660

Mr. Robert Buurgess
471 Hurd Road
Kingsport, TN 37660

Mr. Fred Elliott
464 Hurd Road
Kingsport, TN 37660



RECEIVED OCT 26 1999

0502

To: Sullivan County Planning & Zoning
Attn. Tim Earles

From: Robert T. Burgess

Subject: Rezoning of Darrell L. Shoemaker
property from R-1 to A-1 zoning

Date: 22 October 1999

Dear Planning Commission:

I am the property owner located at 471 Hurd Road in Kingsport, Tennessee. I bought this property a little over a year ago with the knowledge that the surrounding property was zoned R-1 residential. I would like to keep R-1 zoning and am opposed to rezoning any of the surrounding property.

The North side of my residential property is less than 100 feet from the Shoemaker property line.

It is my understanding that before Mr. Shoemaker can use the property, for his stated use, a change to the A-1 zoning must be approved by the commission. This proposed usage change would allow "Light Commercial Recreation". It is also my understanding "Light Commercial Recreation" would include camping, motorcross cycle racing, paint ball combat competitions etc. This usage is not compatible with a residential area and has nothing to do with farming for which A-1 is intended to preserve. I am opposed to this proposed change to A-1 zoning.

It is my firm belief that rezoning the Shoemaker property, next to my property, to A-1 would lower the value of my property.

Some of my other concerns as follows:

- * A-1 allows firing ranges, not compatible with residential.
- * Camping in this wooded area creates a fire hazard to my property.
- * Nonresident people on or near my property.

I live on my property but from what I can tell from the map I received Mr. Shoemaker does not live on the property he wishes to rezone.

Please notify me of any future actions on this rezoning.

cc: City of Kingsport
Zoning Commission

Yours truly

Robert T. Burgess

THESE ARE MINOR LANGUAGE CHANGES TO THESE TEXT AMENDMENTS
WHICH WERE ADOPTED ON APRIL 17, 2000

Amendments to the Sullivan County Zoning Resolution:

Amend Section 603.1.4 to read as follows:

603.1.4 Customary accessory buildings or structures provided however, if they are located in the rear yard they shall not be closer than five (5) feet to any lot line; otherwise, the applicable setback requirements for that particular zone will apply.

This language change to the resolution changes the word to "shall" instead of "may."

AMENDMENT APPROVED 06/19/00 ROLL CALL VOTE 21 AYE, 1 NAY, 2 ABSENT

Add to the Zoning Resolution Definitions:

Light Commercial Recreation. A recreation facility operated as a seasonal business, open to the public for a fee and designed and equipped for recreational activities. For the purpose of this resolution, light commercial recreation shall be limited to the following such uses: non-motorized bicycle motor-cross, skateboard/rollerblade park, miniature golf, golf courses, fish ponds, paint ball, horseback riding, archery ranges, boating and swimming.

This minor language change to the resolution includes the word "seasonal" for the business, as opposed to, the words "part-time." As always, within any district and their permitted uses, any customary accessory uses shall also be permitted.

MOTION TO DEFER BY GONCE, SECOND BY BLAYLOCK. MOTION TO DEFER FAILED BY VOICE VOTE OF THE COMMISSION. MOTION TO APPROVE AMENDMENT MADE BY JONES AND SECONDED BY MCCONNELL. AMENDMENT APPROVED AS ABOVE BY COMMISSION. ROLL CALL VOTE 16 AYE, 6 NAY, 2 ABSENT.

PROPOSED AMENDMENT TO

RES. # _____ - RATIFICATION OF THE PUBLIC CHAPTER 1101

Amend as Follows:

THAT, WHEREAS the Coordinating Committee, along with the Cities
of Bristol, Kingsport, Bluff City and Johnson City have approved an
1101 Smart Growth Plan.
AND WHEREAS, the Cities have agreed to annexation moratorium agreements for
various areas as attached
NOW THEREFORE the Sullivan County Board of Commissioners ratify the Public
Chapter 1101 Growth Plan as approved by all parties and all moratoriums
become part of the file as well.

Introduced by: _____ Vance
Seconded by: _____ Harr

COMMENTS: _____

Sullivan County, Tennessee
Board of County Commissioners

No. 1
2000-06-00

To The Honorable Gil Hodges, County Executive, and The Members of The Sullivan County Board of Commissioners in Regular Session on this the 19th day of June, 2000.

RESOLUTION AUTHORIZING the Board of County Commissioners to consider amendments to the Sullivan County Zoning Resolution as amended.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee assembled in Regular Session on the 19th day of June, 2000.

THAT, WHEREAS, the attached rezoning petitions have been duly initiated, have been before the Planning Commission (recommendations enclosed), and have received a public hearing as required; and,

WHEREAS, such rezoning petitions will require an amendment to the Sullivan County Zoning Resolution.

NOW THEREFORE BE IT RESOLVED, that the Board of County Commissioners consider the attached rezoning petitions and vote upon the proposed amendments, individually or otherwise at the discretion of the Commission, by roll call vote and that the vote be valid and binding and that any necessary amendments to the official zoning map be made so.

All resolutions in conflict herewith be and the same rescinded insofar as such conflict exist.

This resolution shall become effective on _____ 2000, the public welfare requiring it.

Duly passed and approved this 19 day of JUNE, 2000.

Attested: Jeani Danner Date: 6/19/00 County Clerk
Gil Hodges Date: 06-20-2000 County Executive

Introduced By Commissioner: Belcher Estimated Cost: \$ _____

Seconded By Commissioner(s): Ferguson Fund: _____

Committee Action	Approved	Disapproved	Deferred	No Action
Administrative				
Budget				
Executive				

Commission Action	Aye	Nay	Pass	Absent	Total
Roll Call					
Voice Vote	X				

alt
Comments: APPROVED 06/19/00 VOICE VOTE

Sullivan County, Tennessee
Board of County Commissioners

5
No. 8

Budget Committee
2000-04-53

To the Honorable Gil Hodges, County Executive, and the Members of the Sullivan County Board of Commissioners in Regular Session this 17th day of April, 2000.

RESOLUTION AUTHORIZING Increase in Compensation of County Commissioners

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee assembled in Regular Session on the 17th day of April, 2000:

WHEREAS, serving in the position of County Commissioner is very time consuming; and

WHEREAS, due to the continued increase in gasoline prices and automobile maintenance; and

WHEREAS, it has been many years since the compensation of the County Commissioners in Sullivan County was increased; and

WHEREAS, the compensation of County Commissioners in Sullivan County is lower than any other county of comparable size;

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners hereby approve that effective July 1, 2000 members of the Sullivan County legislative body shall receive as compensation a flat monthly salary of Three hundred (\$300.00) Dollars.

BE IT FURTHER RESOLVED that members of the Sullivan County legislative body shall no longer receive compensation for attendance at each County Commission meeting, committee meeting, etc.

All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

This resolution shall become effective on _____, 2000, the public welfare requiring it.

Duly passed and approved this _____ day of _____, 2000.

Attested: _____ Date: _____
County Clerk County Executive

Introduced By Commissioner: C. Belcher Estimated Cost: \$ _____

Seconded By Commissioner(s): J. Carter Fund: _____

Committee Action	Approved	Disapproved	Deferred	No Action
Administrative				
Budget			4/6/00	
Executive				

Commission Action	Aye	Nay	Pass	Absent	Total
Roll Call	10	11	1	2	
Voice Vote					

(a) Comments: 1st Reading 4/17/00; deferred 05/15/00; Amendment by Harr to change amount to \$200- not accepted by Sponsor; Amendment by Houser to have to attend a meeting in order to be paid-not accepted by Sponsor; Amendment by Gonce to tie in with the County Executive's Salary-accepted by Sponsor-Resolution with amendment failed 06/19/00 roll call vote

Sullivan County, Tennessee
Board of County Commissioners

No. 6
Executive Committee
2000-06-82

To the Honorable Gil Hodges, County Executive, and the Members of the Sullivan County Board of Commissioners in Regular Session this 19th day of June, 2000.

RESOLUTION AUTHORIZING Appropriate up to \$89,000 for Replacement of Bridge over Harper Creek on Denton Valley Road - 19th Civil District

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee assembled in Regular Session on the 19th day of June, 2000;

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners approves the appropriation of up to \$89,000.00 for replacement of the bridge over Harper Creek to be allocated as follows:

FROM: Account 35555 [Designated Bridge Reserve/Highway] \$89,000.00
TO: Account _____.700 [Bridge Contract Service] \$80,000.00
Account _____.300 [Bridge Contract Service] \$9,000.00

(Account number to be assigned by Accounts & Budgets Director upon passage of this resolution.)

WAIVER OF RULES REQUESTED

All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

This resolution shall become effective on _____, 2000, the public welfare requiring it.

Duly passed and approved this 19 day of JUNE, 2000.

Attested: Jeanie Sammon Date: 6/19/00 Gil Hodges Date: 06/19/2000
County Clerk County Executive

Introduced By Commissioner: R. Morrell Estimated Cost: \$ _____

Seconded By Commissioner(s): M. Hyatt Fund: _____

Committee Action	Approved	Disapproved	Deferred	No Action
Administrative	6/5/00			
Budget				
Executive	6/8/00			

Commission Action	Aye	Nay	Pass	Absent	Total
Roll Call	23			1	
Voice Vote					

irl 06-82
Comments: Waiver of Rules Requested APPROVED 06/19/00 ROLL CALL VOTE

Sullivan County, Tennessee
Board of County Commissioners

0508

No. 8
Administrative Committee
2000-06-83

To the Honorable Gil Hodges, County Executive, and the Members of the Sullivan County Board of Commissioners in Regular Session this 19 day of June, 2000.

RESOLUTION AUTHORIZING Appointment of Clarence E. (E.C.) Goulding, M.D. to the Pre-Hospital Care Regulatory Board.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee assembled in Regular Session on the 19 day of June, 2000;

WHEREAS, there is a vacancy for the Pre-Hospital Care Regulatory Board.

NOW, THEREFORE, BE IT RESOLVED that Dr. Clarence E. (E.C.) Goulding be appointed to the Pre-Hospital Care Regulatory Board for the term of July 2000 to June 2001 (Resume Attached).

All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

This resolution shall become effective on _____, 2000, the public welfare requiring it.

Duly passed and approved this 19 day of JUNE, 2000.

Attested: Janice Cummer County Clerk Date: 6/19/00 Gil Hodges County Executive Date: 6/19/00

Introduced By Commissioner: Surgenor

Estimated Cost: \$ _____

Seconded By Commissioner(s): Kilgore

Fund: _____

Committee Action	Approved	Disapproved	Deferred	No Action
Administrative				6/5/00
Budget	6/8/00			
Executive				

Commission Action	Aye	Nay	Pass	Absent	Total
Roll Call	20	2	1	1	
Voice Vote					

mag 06-83

ATTACHMENT

Comments: Approved 06/19/00 Roll Call

CURRICULUM VITAE

Name: Clarence E. (E.C.) Goulding, III, M.D.
Born: December 19, 1956 Elizabethton, Tennessee
Marital Status: Married - Tisa
Children: Justin Born 10/10/83
 Lacey E. Born 5/24/91
 Catie Born 7/11/92
Present Address: 3633 Honeywood Drive
 Johnson City, Tennessee 37604
Business Address: ECP, Inc.
 3633 Honeywood Drive
 Johnson City, Tennessee 37604
Telephone: (423) 282-8299 (Home)
 (423) 854-5880 (Work)
Health: Excellent
Physical Limitations: None
Height: 6'1"
Weight: 225 lbs.

EDUCATIONAL BACKGROUND

East Tennessee State University, Johnson City, Tennessee
 Degree: B.S. (Summa Cum Laude) May, 1978
 Major in Biology; Minor in Economics

Bowman Gray School of Medicine, Winston-Salem, North Carolina
 Degree: M.D. May, 1982

Residency, Family Practice, Richland Memorial Hospital,
 University of South Carolina School of Medicine
 Columbia, South Carolina July 1, 1982 to June 30, 1985

Board Certification in Family Practice 1985 to 1992
 Board Recertification 1992 to 1999
 Board Certification in Emergency Medicine 1990 to 2000

Advances Trauma Life Support (ATLS) Provider 1987 to present

Advanced Cardiac Life Support (ACLS) Instructor 1985 to present

Regional Affiliate Faculty member of Advanced Cardiac Life Support (ACLS) 1988 to present

Certified in Hyperbaric Medicine 1994 to present

Curriculum Vitae
 Clarence E. Goulding, III, M.D.
 Page Two

WORK EXPERIENCE

July 1986 to present	Director of Emergency Medicine Emergency Room North Side Hospital Johnson City, Tennessee
March 1991 to present	Medical Director Medworks Program (Occupational Medicine) North Side Hospital Johnson City, Tennessee (see page 4)
November 1986 to present	Emergency Room Physician Holston Valley Hospital and Medical Center Kingsport, Tennessee
November 1987 to present	Associate Attending Physician of Emergency Medicine James H. Quillen College of Medicine
October 1987 to 1992	Medical Director of Washington County Emergency Medical Services (EMS)
October 1987 to 1992	Chairman of Washington County Emergency Medical Services (EMS) Advisory Board - Member 1992 to present
September 1985 to 1988	Locum Tenens - Duane C. Budd, M.D. Family Practice - Admitting Privileges at Johnson City Medical Center Johnson City, Tennessee
July 1985 to June 1986	Emergency Room Physician Bristol Regional Medical Center Bristol, Tennessee
1983 - 1985 part-time	Emergency Room Physician Fairfield Memorial Hospital Winnsboro, South Carolina
1983 - 1985 part-time	Physician Batesburg-Leesville Emergency Medical Center Batesburg, South Carolina
1985 - 1986 part-time	Physician Bluff City Health Department Bluff City, Tennessee
1989 - 1996	Member of the Medical Executive Committee Northeast Tennessee Rehabilitation Hospital Johnson City, Tennessee
1997 - present	Medical Director of Sharpe's EMS

Curriculum Vitae
 Clarence E. Goulding, III, M.D.
 Page Three

WORK EXPERIENCE CONTINUED

1992 - 1994	Chief of the Medical Staff North Side Hospital
1995 - 1998	Member of the Board of Trustees North Side Hospital Johnson City, Tennessee

AWARDS AND HONORS

Physician's Recognition Award in Continuing Medical Education:	1985 - 1988
	1989 - 1992
	1992 - 1996
	1996 - 1998

Medical School - Bowman Gray's Gray Matter Excellence Award

College -	Phi Kappa Phi Honor Society
	Alumni Awards for highest QPA Freshman through Senior Year - Cumulative grade point average was 4.0
	Roesel Award (Biology)
	The Hamilton Economics Award

Professional - Distinguished by the Business Community Tri County Region with the "Forty Under Forty" Excellence in Business Achievement Award - MedWorks - 1996

PROFESSIONAL SOCIETIES

Fellow of American College of Emergency Physicians (FACEP)
 American Medical Association
 American Academy of Family Physicians
 Tennessee Medical Association
 Delegate to Tennessee Medical Association 1996 & 1997
 Tri-County Medical Society
 Tennessee Academy of Family Physicians
 American Heart Association Board of Directors Member

HOBBIES

Tennis, Racquetball, Swimming, Marksman (riflery and archery)

REFERENCES

Furnished upon request

Curriculum Vitae
Clarence E. Goulding, III, M.D.
Page Four

MEDWORKS

Medworks is an Occupational Medicine Program which started in 1991 with 6 companies and approximately 2,000 employees. At present, it has grown to over 200 companies and over 40,000 employees. All of these companies send the majority of their worker's comp. injuries to North Side Hospital's Emergency Room. Medworks was the first Occupational Medicine Program to offer 24 hour a day coverage in this region. We also provide pre-employment physicals, back to work evaluations, drug screens (both in the H.R. and on site at the companies), referral to physical therapy and specialists if deemed necessary.

I have been the Medical Director of the Medworks Program since its inception. At the present time with the help of the E.R. staff and 3 other ancillary employees, we continue to grow daily and add to our list of companies, not only in Johnson City, but also in the surrounding areas. Medworks currently takes care of all of the U.S. Post Office employee's in the Upper East Tennessee Region and also has companies based in Bristol, Kingsport, Elizabethton, and Morristown.

Sullivan County, Tennessee
Board of County Commissioners

No. 15
Executive Committee
2000-06-92

To the Honorable Gil Hodges, County Executive, and the Members of the Sullivan County Board of Commissioners in Regular Session this 19th day of June, 2000.

RESOLUTION AUTHORIZING Annexation Agreement - Bluff City

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee assembled in Regular Session on the 19th day of June, 2000;

WHEREAS, Section 5(a)(6)(A) of Public Chapter 1101 allows such agreements; and

WHEREAS, the City of Bluff City desires to encourage the continuation of active farming in the region; and

WHEREAS, Sullivan County desires to protect the rural character of the Bluff City area and support the continued farming operations in Bluff City; and

WHEREAS, eventual urban development in the Bluff City area should be done with adequate public services and under appropriate guidelines and be of high quality;

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners authorize Sullivan County, by and through the County Executive, to enter into the attached agreement with the City of Bluff City, said agreement to be in effect for five (5) years from the date of execution.

WAIVER OF RULES REQUESTED

All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

This resolution shall become effective on _____, 2000, the public welfare requiring it.

Duly passed and approved this 19 day of JUNE, 2000.

Attest: Jamie Sumner Date: 6/19/00 Gil Hodges Date: 06-19-00
County Clerk County Executive

Introduced By Commissioner: M. Hyatt Estimated Cost: \$ _____

Seconded By Commissioner(s): D. Mason Fund: _____

Committee Action	Approved	Disapproved	Deferred	No Action
Administrative				
Budget				
Executive				

Commission Action	Aye	Nay	Pass	Absent	Total
Roll Call	19		1	4	
Voice Vote					

trf 06-92

Attachment

Comments: Waiver of Rules Requested Approved 06/19/00 Roll Call

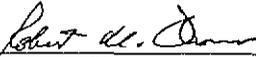
ANNEXATION MORATORIUM AGREEMENT

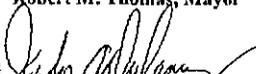
THIS AGREEMENT entered into this 19 day of June, 2000, by and between the Town of Bluff City, a Tennessee municipal corporation and Sullivan County Tennessee, a political subdivision of the State of Tennessee. For and in consideration of the adoption of the Revised Growth Plan for Sullivan County as recommended by the Sullivan County coordinating committee in a report dated May 26, 2000 pursuant to Chapter 1101 of the Tennessee Public Acts of 1998 and in accordance with Tennessee Code Annotated 6-58-104(a)(6), the Town and the County agree as follows:

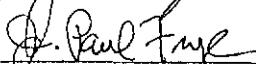
- I. During the term of this agreement, the Town shall refrain from exercising its authority to annex by ordinance any territory located within that portion of the Town's Urban Growth boundaries that is taxed as agriculture land under the provision of Tennessee Code Annotated 67-5-1005 except upon the written request of the property owner. This territory is delineated on a map which is attached hereto as Exhibit A. to this Agreement.
- II. This Agreement shall be contingent upon all five governing bodies (Johnson City, Bluff City, Bristol, Kingsport and Sullivan County) passing the revised Sullivan County Growth Plan which was recommended by the Sullivan County Coordinating Committee in a report dated May 26, 2000.
- III. This Agreement shall become null and void if (a) the Local Government Planning Advisory Committee should fail to approve the revised Growth Plan for Sullivan County; or (b) a court of competent jurisdiction should determine that the revised Growth Plan for Sullivan County should for any reason fail to become operative, or should cease to remain operative at any time during the term of this Agreement.
- IV. Nothing in this Agreement shall become construed as limiting or otherwise effecting the authority of the Town to annex territory by referendum in accordance Tennessee Code Annotated section 6-51-104.
- V. This Agreement shall continue in effect for a period of five years (5) after the date of its execution.

In Witness whereof the parties hereto have full authority to sign on behalf of their governmental entity and this Agreement has been executed in duplicate originals.

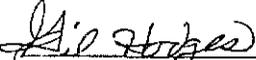
Town of Bluff City, Tennessee

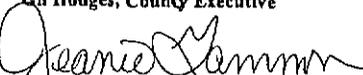

Robert M. Thomas, Mayor

Attested: 
Judy A. Dunaway, City Recorder

Approved
as to form: 
J. Paul Frye, City Attorney

Sullivan County, Tennessee


Gili Hodges, County Executive


Jeanie Gammon, County Clerk


Daniel P. Street, County Attorney

BLUFF CITY, TENNESSEE

- Yellow = Property Zoned A-1 (General Agriculture)
- Green = Current municipal boundaries of Bluff City
- Pink = Bluff City's Proposed Urban Growth Boundary

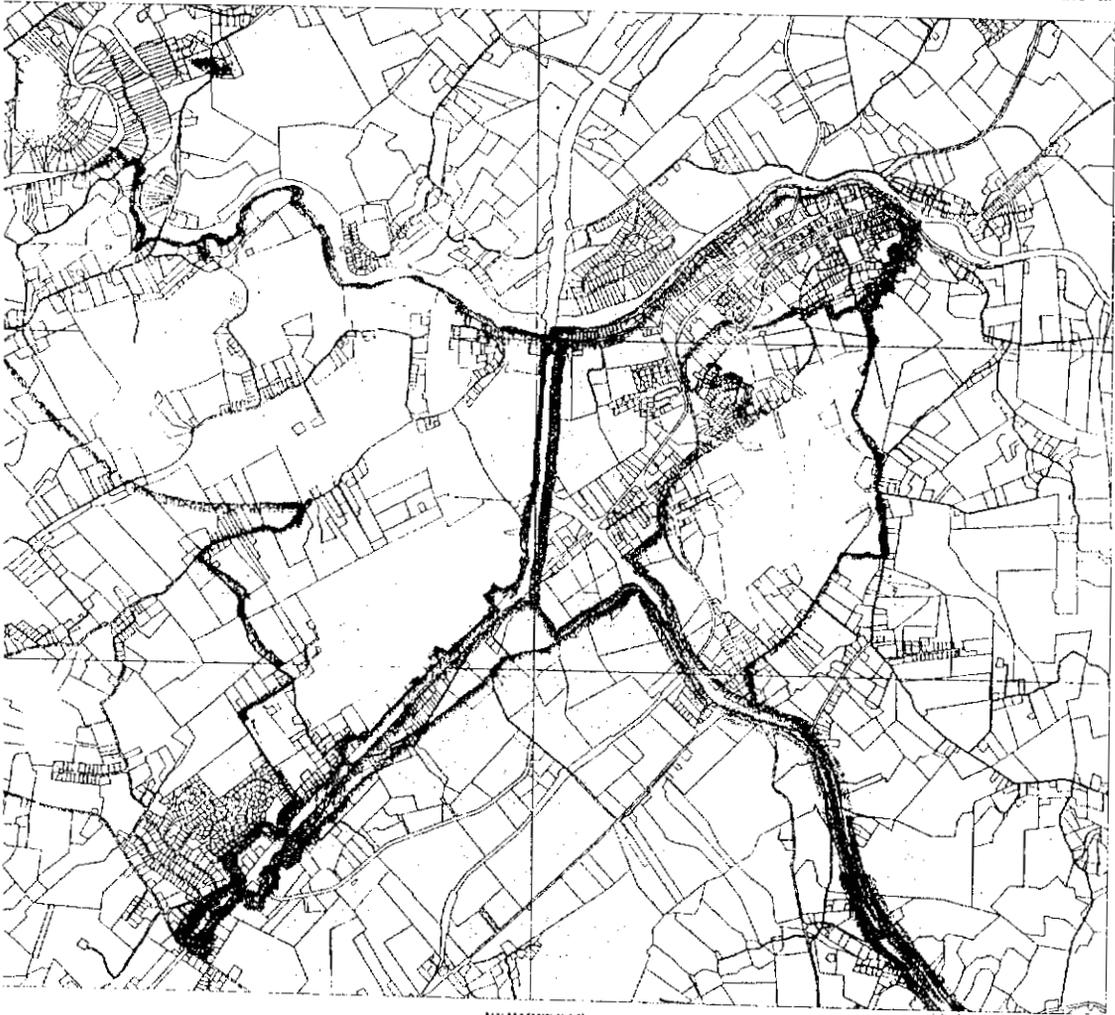


FIGURE 4

Sullivan County, Tennessee
Board of County Commissioners

No. 17
Executive Committee
2000-06-93

To the Honorable Gil Hodges, County Executive, and the Members of the Sullivan County Board of Commissioners in Regular Session this 19th day of June, 2000.

RESOLUTION AUTHORIZING The Planning Director To Begin Work On A New Countywide Zoning Resolution.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee assembled in Regular Session on the 19th day of June, 2000;

WHEREAS, the zoning resolution currently in use was established in 1988; and there has been no comprehensive review of the zoning resolution since that time; and

WHEREAS, multiple amendments have been added to the zoning resolution which has caused ambiguity in certain areas.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners authorize the Planning Director to begin work on preparing a new Countywide Zoning Resolution for Sullivan County.

BE IT FURTHER RESOLVED, that the Board of County Commissioners will review and approve the updated version of the Zoning Resolution upon completion.

BE IT FURTHER RESOLVED, that the Zoning Resolution shall be reviewed and updated by the Planning Director at a minimum of every five years in the future.

All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

This resolution shall become effective on _____, 2000, the public welfare requiring it.

Duly passed and approved this 19 day of JUNE, 2000.

Attested: *Jeanie Summa* County Clerk *Gil Hodges* County Executive

Introduced By Commissioner: Blalock

Seconded By Commissioner(s): Gonce

Committee Action	Approved	Disapproved	Deferred	No Action
Administrative				
Budget				
Executive				

Commission Action	Aye	Nay	Pass	Absent	Total
Roll Call	22	1		2	
Voice Vote					

06-93/all

Comments: Amendment made by Comm. Williams and accepted by Sponsor Blalock that as we review, we keep in mind the best way to have zoning and keep the tax base in Sullivan County. Resolution with amendment Approved 06/19/00
Roll Call

Sullivan County, Tennessee
Board of County Commissioners

No. 18
Budget Committee
2000- 06. 95

To the Honorable Gil Hodges, County Executive, and the Members of the Sullivan County Board of Commissioners in Regular Session this 19th day of June, 2000.

RESOLUTION AUTHORIZING Amend the General Purpose School Budget to meet necessary expenditures for the current fiscal year.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee assembled in Regular Session on the 19th day of June, 2000;

WHEREAS, it is necessary to amend the General Purpose School Budget for Special Education (High Cost Children).

NOW, THEREFORE, BE IT RESOLVED that the following amendment be approved by the Sullivan County Board of Commissioners;

47143.000	Education of the Handicapped	+46,596.00
71200.322	Special Education Evaluation and Testing	+36,500.00
71200.725	Special Education Equipment	10,096.00

BE IT FURTHER RESOLVED that

All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

This resolution shall become effective on _____, 2000, the public welfare requiring it.

Duly passed and approved this 19 day of JUNE, 2000.

Attested: Janie Sammon County Clerk Date: 6/19/00 Gil Hodges County Executive Date: 06-19-00

Introduced By Commissioner: Mike Surgenor Estimated Cost: \$ _____

Seconded By Commissioner(s): Dennis Houser Fund: _____

Committee Action	Approved	Disapproved	Deferred	No Action
Administrative				
Budget				
Executive				

Commission Action	Aye	Nay	Pass	Absent	Total
Roll Call	23			1	
Voice Vote					

Comments: Approved 06/19/00 Roll Call

0519

Sullivan County, Tennessee
Board of County Commissioners

No. 19
Executive Committee
2000-06-97

To the Honorable Gil Hodges, County Executive, and the Members of the Sullivan County Board of Commissioners in Regular Session this 19th day of June, 2000.

RESOLUTION AUTHORIZING that the Wayne Madlin Farm be assigned as rural farm land in regards to the Sullivan County Twenty-Year Growth Plan.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee assembled in Regular Session on the 19th day of June, 2000;

WHEREAS, the Wayne Madlin Farm is located in the 10th Civil District of Sullivan County and its boundaries are the Wallow Gap Road along Leslie Branch as per the attached map; and,

WHEREAS, it is requested that the Wayne Madlin Farm be assigned a rural farm land status in regards to the Sullivan County Twenty-Year Growth Plan.

NOW, THEREFORE, BE IT RESOLVED that the Wayne Madlin Farm, located in the 10th Civil District of Sullivan County and bordering on the Wallow Gap Road along Leslie Branch , be assigned rural farm land for the Sullivan County Twenty-Year Growth Plan.

All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

This resolution shall become effective on _____, 2000, the public welfare requiring it.

Duly passed and approved this ____ day of _____, 2000.

Attested: _____ County Clerk _____ County Executive

Introduced By Commissioner: Surgenor

Seconded By Commissioner(s): Patrick

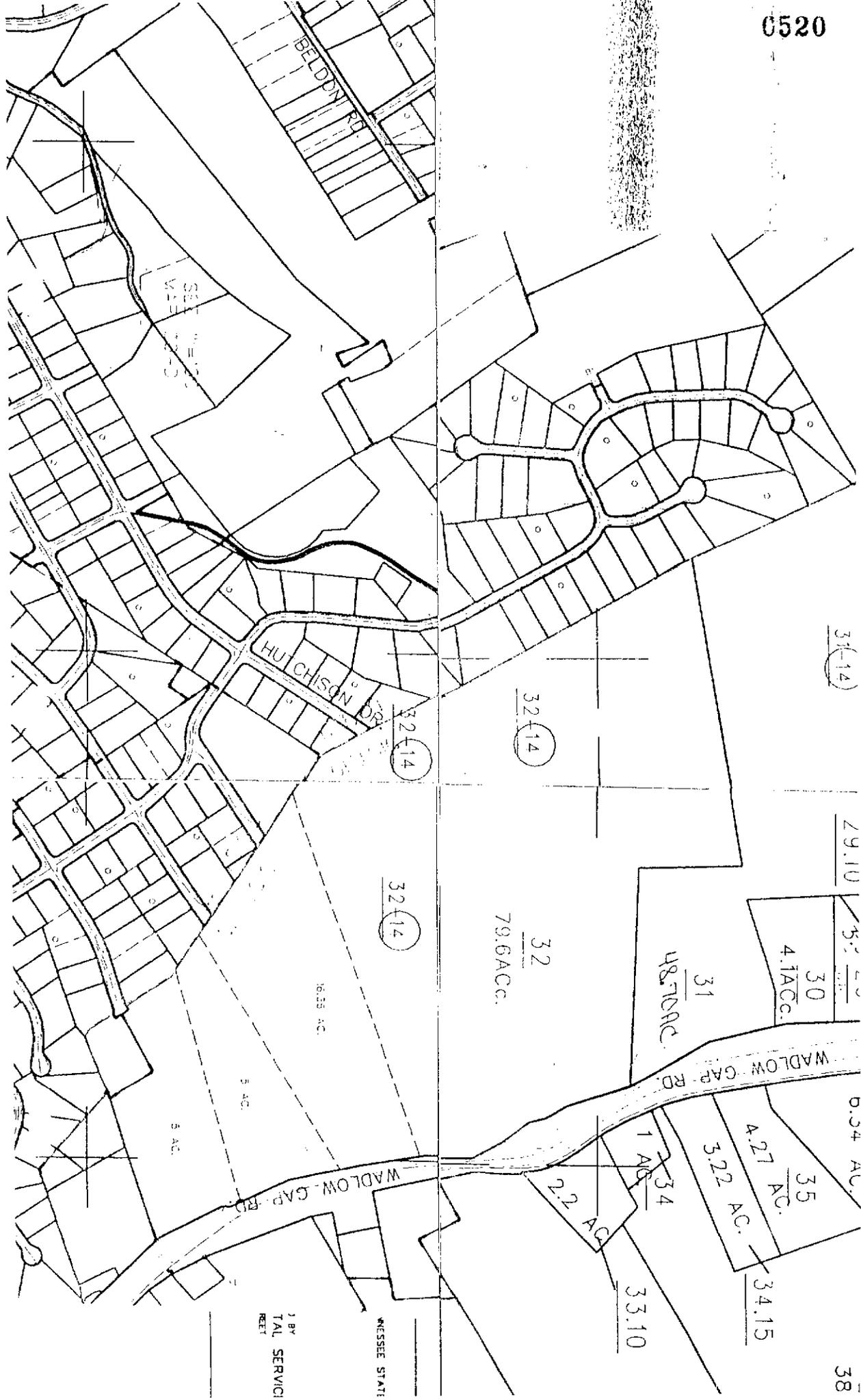
Committee Action	Approved	Disapproved	Deferred	No Action
Administrative				
Budget				
Executive				

Commission Action	Aye	Nay	Pass	Absent	Total
Roll Call	9	13		2	
Voice Vote					

06-97/alt

ATTACHMENT

Comments: Failed 06/19/00 Roll Call



31-14

29.10

30
4.1 ACC.

35
4.27 AC.

34.15

38

32-14

32
79.6 ACC.

32-14

31
48.7 ACC.

34
1 AC.

33.10

1 BY
TAL SERVICE
RETI

WESSEE STATE

SEE
MAP

HUTCHISON DR.

BELDON RD.

WADLOW GAP RD.

WADLOW GAP RD.

16.33 AC.

5 AC.

5 AC.

0521

Sullivan County, Tennessee
Board of County Commissioners

No. 20
Budget Committee
2000- 06 - 94

To the Honorable Gil Hodges, County Executive, and the Members of the Sullivan County Board of Commissioners in Regular Session this 19th day of June, 2000.

RESOLUTION AUTHORIZING Amend the General Purpose School Budget to meet necessary expenditures for the current fiscal year.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee assembled in Regular Session on the 19th day of June, 2000;

WHEREAS, it is necessary to amend the General Purpose School Budget to meet expenditures that exceeded the appropriations.

NOW, THEREFORE, BE IT RESOLVED that the following amendment be approved by the Sullivan County Board of Commissioners;

39000.000	Undesignated Fund Balance	-126,900.00
72310.510	Board of Education Trustee Fees	+32,300.00
72620.424	Maintenance of Plant Garage Supplies	+12,000.00
72620.426	Maintenance of Plant General Construction Materials	+75,000.00
72810.189	Other Salaries and Wages	+7,600.00

BE IT FURTHER RESOLVED that

All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

This resolution shall become effective on _____, 2000, the public welfare requiring it.

Duly passed and approved this 19 day of JUNE, 2000.

Attested: Jeanie Gammon County Clerk Date: 6/19/00 Gil Hodges County Executive Date: 6-19-00

Introduced By Commissioner: Mike Surgenor Estimated Cost: \$ _____

Seconded By Commissioner(s): Dennis Houser Fund: _____

Committee Action	Approved	Disapproved	Deferred	No Action
Administrative				
Budget				
Executive				

Commission Action	Aye	Nay	Pass	Absent	Total
Roll Call	23			1	
Voice Vote					

Comments: Approved 06/19/00 Roll Call

Sullivan County, Tennessee
Board of County Commissioners

No. 21
Budget Committee
2000-06 - 96

To the Honorable Gil Hodges, County Executive, and the Members of the Sullivan County Board of Commissioners in Regular Session this 19th day of June, 2000.

RESOLUTION AUTHORIZING Amend the General Purpose School Budget for the Technology Literacy Grant.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Sullivan County, Tennessee assembled in Regular Session on the 19th day of June, 2000;

WHEREAS, it is necessary to amend the General Purpose School Budget for funds received for the State's Technology Literacy Grant.

NOW, THEREFORE, BE IT RESOLVED that the following amendment be approved by the Sullivan County Board of Commissioners;

47590.000	Other Federal Through State	+78,280.00
71100.116	Regular Education Teachers	+48,701.61
71100.189	Regular Education Other Salaries and Wages	+795.60
71100.201	Social Security	+2,373.28
71100.204	State Retirement	+2,093.84
71100.212	Employer Medicare	+555.67
71100.429	Instructional Supplies and Materials	4,000.00
71200.116	Special Education Teachers	+5,427.60
71200.201	Social Security	+213.80
71200.204	State Retirement	+188.60
71200.212	Employer Medicare	+50.00
71300.116	Vocational Education Teachers	+1,591.20
71300.201	Social Security	+98.65
71300.204	State Retirement	+87.05
71300.212	Employer Medicare	+23.10
72130.123	Other Student Support Guidance Counselors	+530.40
72130.201	Social Security	+32.90
72130.204	State Retirement	+29.00
72130.212	Employer Medicare	+7.70
72210.129	Regular Instruction Program Indirect Librarians	+5,388.80
72210.201	Social Security	+175.40
72210.204	State Retirement	+154.75
72210.212	Employer Medicare	+41.05
72210.701	Administrative Equipment	+5,720.00

BE IT FURTHER RESOLVED that

All resolutions in conflict herewith be and the same rescinded insofar as such conflict exists.

This resolution shall become effective on _____, 2000, the public welfare requiring it.

Duly passed and approved this 19 day of JUNE, 2000.

Attested: Jeanie Shannon County Clerk Date: 6/19/00 Gil Hodges County Executive Date: 6-19-00

Introduced By Commissioner: Mike Surgenor Estimated Cost: \$ _____

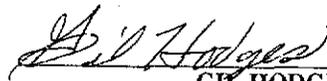
Seconded By Commissioner(s): Dennis Houser Fund: _____

Committee Action	Approved	Disapproved	Deferred	No Action
Administrative				
Budget				
Executive				

Commission Action	Aye	Nay	Pass	Absent	Total
Roll Call	23				
Voice Vote					

0523

AND THEREUPON COUNTY COMMISSION ADJOURNED UPON
MOTION MADE BY COMM. HARR TO MEET AGAIN IN REGULAR
SESSION JULY 17, 2000.



GIL HODGES

COMMISSION CHAIRMAN